

**Final Meeting Minutes of the Regular CSURA Board Meeting**  
**Held on Wednesday, October 25, 2017**  
**City Administration Building, Suite 102– 11:00 A.M.**

In attendance were:

Commissioners:

Randy Case  
Tiffany Colvert  
Gary Feffer  
Toby Gannett  
Maureen Juran  
Jim Mason  
Wynne Palermo  
John Olson  
Anthony Perez  
Peter Scoville

Absent:

Merv Bennett  
Valerie Hunter  
Brian Olson

Also in Attendance:

David Neville	KKRDN General Counsel
Carrie Bartow	CPA, CliftonLarsonAllen,
Jariah Walker	Executive Director
Dean Beukema	CSURA Staff
Bob Cope	City Economic Development Manager
Peter Wysocki	City Planning Director
Ryan Tefertiller	Urban Planning Manager

Citizens in Attendance: See sign in sheet.

Chair Wynne Palermo called the meeting to order at 11:00 a.m.

Chair Wynne Palermo introduced our new board member Anthony Perez.

**Item 1 – Approval of the September 27, 2017 CSURA Meeting Minutes**

A motion was made by Commissioner Randy Case, seconded by Commissioner Jim Mason to approve the meeting minutes of September 27, 2017. The motion passed 10 – 0.

**Item 2 –Approval of the Financial Report as of September 30, 2017**

Carrie Bartow, CliftonLarsonAllen CPA reviewed the monthly revenue and expenditures report as of September 30, 2017 including the property tax received from each Urban Renewal Area as well as the check register provided in the agenda packet.

A motion was made by Commissioner Randy Case seconded by Commissioner Tiffany Colvert to approve the Financial Report and check register as of September 30, 2017. The motion passed 10 - 0.

**Item 3 – Investment Options**

Carrie Bartow presented the investment options worksheet. ColoTrust Plus remained the best investment for the CSURA operating accounts.

**Item 4 – Citizen Comment**

None

**Item 5 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. The October Executive Director’s notes were distributed at the meeting and have been uploaded to the website.

**Item 6 – South Nevada Bond Update**

Commissioner John Olson and Tiffany Colvert were recused from the meeting due to a conflict of interest.

Sam Guadagnoli and Ray O’Sullivan presented an update on the South Nevada Avenue Bonds. A drawing of the new hotel was also presented. The new hotel will have a creek side pool, pickle ball court and volley ball court. Please refer to the CSURA Board meeting audio for the complete presentation.

**Item 7 Insurance Renewal Update**

Jill Webb, Vice President of CB Insurance gave a brief update on the insurance renewal process for 2018. After reviewing the markets for the best pricing, they are again recommending Hartford as the best for insuring the general liability and personal property. For the Public Officials Liability and Employment Practices Liability Insurance Policy they are recommending Indian Harbor instead of Allied World who is raising the premium substantially. The new renewal date will be November 15, 2017.

**Item 8 – CSURA 2018 Budget**

Carrie Bartow presented the proposed draft of the 2018 CSURA Budget. The projected revenue for 2018 is \$436,429 adding to the total funds available for a balance of \$1,032,726. The projected expenditures budget for 2018 is \$430,000 for an ending fund balance of \$602,726. The complete draft of the proposed budget is posted on the website under the agenda as Item 8.

**Item 9 – Non-Agenda Items**

A poll will be sent out for the best meeting dates for the regular board meeting in December.

There being no further business the meeting adjourned at 1:00 p.m.

The CS Urban Renewal Authority Work Session will be held on Monday, October 30, 2017 from 8:30 – 12:30 p.m. at the Pikes Peak Association of Realtors, 430 N. Tejon Street.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for November 15, 2017.

**Copies of the Board agendas, minutes and audio recordings are posted on the Colorado Springs Urban Renewal Authority website.**

[www.csura.org](http://www.csura.org)