



Wednesday, August 26, 2015 11:00 AM Pikes Peak Conf. Room – City Hall

Final Meeting Minutes

In attendance were:

Commissioners: Tiffany Colvert
Valerie Hunter
Zachary McComsey
Nolan Schriener
Jim Raughton
Peter Scoville
Robert Shonkwiler

Absent: Merv Bennett
Wynne Palermo

Also in Attendance:
David Neville CSURA Legal Counsel
Jim Rees CSURA Executive Director
Dean Beukema CSURA Staff
Bob Cope City Economic Vitality
Peter Wysocki City Planning Director
Mike Anderson Summit Economics

Citizens in Attendance: See attached signup sheets

Vice Chair Tiffany Colvert called the meeting to order.

Item 1 –Approval of the July 22, 2015 CSURA Meeting Minutes

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Zachary McComsey to approve the meeting minutes of July 22, 2015. The motion carried 7-0.

Item 2 –Approval of the Financial Report as of July 31, 2015

Mr. Jim Rees reviewed the monthly revenue and expenditures report as of July 31, 2015 including the property tax received from each Urban Renewal Area. Mr. Jim Rees explained we had used 59% of the

budget for expenditures in the last seven months. Mr. Jim Rees also reviewed the check register as attached in the agenda.

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Zachary McComsey to approve the Financial Report and Check Register as of July 31, 2015. The motion carried 7-0.

Item 3 – Citizens Comment Period

There were no citizen comments.

Item 4 – Urban Renewal Economic Impact Report Update Proposal

Mr. Mike Anderson, Summit Economics presented the revised Urban Renewal Economic Impact Report Update Proposal. Mr. Mike Anderson explained the three changes that had been made to the proposal per the URA Board's directions at the board meeting of July 22, 2015.

1. Focus the data gathering and technical work on those six areas that are active.
2. A general summary will be prepared on the three areas that are inactive City Auditorium, City Gate and the Vineyards. Interviews with the developers will be scheduled to see what their plans are for the future at buildout.
3. The proposal was reduced from \$11,000 to \$9,400 plus reimbursable expenses not to exceed \$1,100.

Vice Chair Tiffany Colvert asked how the southwest plan would be presented and if it would be included in this plan. Mr. Jim Rees clarified that CSURA would require a separate proposal at a later time for the City for Champions (required by the EDC Resolution for City for Champions) and that this current report will be all Urban Renewal Areas.

Commissioner Robert Shonkwiler asked if there was any procedure for eliminating any Urban Renewal Areas. Mr. David Neville said there were no requirements but a proposal could be made to City Council to eliminate any non-active Urban Renewal Areas. Mr. Mike Anderson will include a statement to that affect in the report as general information.

Motion by Commissioner Valerie Hunter, seconded by Commissioner Peter Scoville to approve the Summit Economics, LLC proposal as presented in the agenda. The motion carried 7-0.

Item 5 – South Nevada/Tejon Conditions Survey (moved to the end of the agenda)

Mrs. Anne Ricker from Ricker/Cunningham presented the South Nevada/Tejon Conditions Survey and discussed the comments and concerns made by people who attended the Open House on Tuesday, August 18th.

Mrs. Anne Ricker stated that eminent domain was the biggest concern raised at the Open House. Mrs. Anne Ricker stated they had explained the process of creating an urban renewal area at the Open House.

1. Conditions Survey
2. The Urban Renewal Plan
3. Impact Analysis

Mrs. Anne Ricker reviewed the power point presentation that was presented at the Open House. The presentation is on the Colorado Springs Urban Renewal Authority website. Discussion followed by the Board regarding the boundaries of the area and the 9 different sections shown on the map.

The Proposed Redevelopment Program highlights are:

- 236,000 sq. ft. commercial retail and service- net new uses
- 200 multi-family residential units
- 110 hotel rooms
- \$24 million in public improvements
- Potential private investment = \$80 million to \$100 million
- Potential property tax increment = \$8 million to \$10 million
- Potential sales tax increment = \$20 million to \$25 million
- Potential tax increment = \$28 million to \$35 million

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Nolan Shriner to accept the conditions survey as presented today. The motion carried 5-0 with Commissioner Robert Shonkwiler and Vice Chair Tiffany Colvert recused.

A motion was made by Commissioner Zachary McComsey, seconded by Commissioner Jim Raughton to remove Section 1 and Section 2 from the plan area. The motion carried 5-0 with Commissioner Robert Shonkwiler and Vice Chair Tiffany Colvert recused.

A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Peter Scoville to authorize Ricker/Cunningham to move ahead with the South Nevada/Tejon Urban Renewal Area Plan. The motion carried 5-0 with Commissioner Robert Shonkwiler and Vice Chair Tiffany Colvert recused.

Item 6 – URA Board Training & Leadership Academy Report

Postponed to a later date.

Item 7 – Other Matters (taken out of order before Item 5.)

Commissioner Robert Shonkwiler announced he may have a potential conflict regarding the redevelopment of the South Nevada/Tejon Street area and will reclude himself from any of those discussions.

Mr. Jim Rees reminded the board about the Joint City Council/URA meeting scheduled for September 14th at 1:00 p.m. in the Pikes Peak Conference Room at City Hall. Agenda items would be:

- Status of City for Champions and what our role is
- Southwest Downtown
- TIF
- Economic Impact Report
- HB 1348 and how it changes the composition of the Board.

Mr. Jim Rees stated a special meeting will be held at 11:00 a.m. before the joint meeting to present the Urban Renewal Plan for the South Nevada/Tejon Street area. Several Commissioners stated they would not be able to attend. Vice Chair Tiffany Colvert is checking to see if she also has a conflict of interest and must recuse herself from the discussions.

Mr. Jim Rees stated the liability insurance policy is up for renewal and that the board may want to increase the limits due to the City for Champions.

Mr. Jim Rees stated he had sent the Air Force Academy Agreement back to them three weeks ago with their requested changes but he has not heard back from them.

Mr. David Neville stated he had presented to City Council the requirements of House Bill 1348 to date and how it will affect the Urban Renewal Authority. The URA Board will expand from 9 members to 13 members on January 1, 2016. A letter will be sent out to the County, School Districts, and Special Districts to inform them of this opportunity to appoint a member to serve on the board.

Commissioner Robert Shonkwiler left the meeting before the Item 5 - South Nevada/Tejon Conditions Survey report was presented.

There being no further business a motion was made by Commissioner Jim Raughton, seconded by Commissioner Valeria Hunter to adjourn the meeting. The motion carried 6-0.

The next regular Urban Renewal Authority Board Meeting is scheduled for September 23, 2015.

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

www.csurbanrenewal.org