**Draft Meeting Minutes of the Regular CSURA Board Meeting**

**Held on Wednesday, April 25, 2018**

**City Hall – Pikes Peak Conference Room – 11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  | Merv Bennett |
|  |  | Randy Case |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Valerie Hunter |
| 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 |
| Carl Schueler |  | Comprehensive Planning Manager |
| Conrad Olmedo |  | Comprehensive Planner II, AICP |

Citizens in Attendance:

Jim DiBiase and others.

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

**Item 1 –Approval of the March 21, 2018 CSURA Meeting Minutes**.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Jim Mason to approve the CSURA meeting minutes of March 21, 2018 with the correction on Item 3 to read Acceptance of the 2017 Financial Audit Report. The motion passed 11 –0.

**Item 2 –Approval of the April 17, 2018 CSURA Special Meeting Minutes**.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Peter Scoville to approve the CSURA special meeting minutes of April 17, 2018. The motion passed 11 –0.

Commissioner Toby Gannett entered the meeting.

**Item 3 –Approval of the Financial Report as of March 31, 2018**

Carrie Bartow, reviewed the monthly revenue and expenditures report as of March 31, 2018 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet.

A motion was made by Commissioner Randy Case, seconded by Commissioner John Olson to approve the Financial Report and check register as of March 31, 2018. The motion passed 12 -0.

**Item 4 – CSURA Board Election of Chair and Vice Chair**

Jariah Walker asked for nominations for the Chair position on the CSURA Board.

Commissioner Jim Mason nominated Wynne Palermo and Commissioner Anthony Perez nominated Tiffany Colvert for the Chair position. Commissioner Tiffany Colvert declined the nomination for Chair stating she would like to continue serving as Vice Chair.

The vote was declared unanimously for Wynne Palermo to serve as Chair of the Colorado Springs Urban Renewal Authority 12 – 0.

Commissioner Brian Olson nominated Randy Case and Commissioner Maureen Juran nominated Tiffany Colvert for the Vice Chair position.

Upon a call for vote, the Commissioners voted as stated:

For Tiffany Colvert For Randy Case

Tiffany Colvert Merv Bennett

Gary Feffer Randy Case

Toby Gannett Brian Olson

Maureen Juran Wynne Palermo

Jim Mason

John Olson

Anthony Perez

Peter Scoville

The vote was declared for Tiffany Colvert to serve as Vice Chair of the Colorado Springs Urban Renewal Authority 8 – 4.

**Item 5 – Citizen Comment**

None

**Item 6 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. Jariah Walker stated that the South Nevada Bond closing will be on May 17th. The report notes have been uploaded to the agenda on the website. Please refer to the CSURA Board meeting audio for the complete report.

**Item 7 – Downtown Marriott Hotel Update**

Jariah Walker stated that the items in red are the new developer responses on the third party review sheet that was handed out. Jim DiBiase stated they were here today to answer any questions that the board may have on the Marriott Hotel project. Discussion followed regarding the parking spaces.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Jim Mason to approve the executive director to continue negotiations with the other taxing entities because it is a general consensus of the board that the project will be approved. The motion passed 12 -0.

Commissioner Jim Mason left the meeting at 12:50 P.M.

**Item 8 – Plan COS**

Carl Schueler, Comprehensive Planning Manager presented an update on Plan COS.

Mr. Schueler stated he would like to come back in June to give a more complete update. Town hall meetings will be held this summer.

**Item 9 – CSURA By-Laws Update**

Chair Wynne Palermo tabled the CSURA By-Laws update to the next meeting due to time constraints.

**Item 10 – Executive Session\***

Chair Wynne Palermo read the legal explanation as per CRS 24-6-402(4)(b) conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions.

A motion was made by Chair Wynne Palermo, seconded by Commissioner Maureen Juran to enter into executive session. The motion passed 12 - 0.

Commissioner Toby Gannett left the meeting.

The board came out of executive session at 1:20 P.M.

**Item 11 – Non Agenda Items**

There being no further business the meeting adjourned at 1:25 P.M.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for May 23, 2018. It will be held at City Hall, Pikes Peak Conference Room in Suite 200, located at 107 North Nevada Avenue at 11:00 A.M.

**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)