

**Final Meeting Minutes of the Regular CSURA Board Meeting**  
**Held on Wednesday, November 15, 2017**  
**City Administration Building, Suite 102 – 11:00 A.M.**

In attendance were:

Commissioners: Merv Bennett  
Randy Case  
Tiffany Colvert  
Valerie Hunter  
Jim Mason  
Wynne Palermo  
Brian Olson  
John Olson  
Anthony Perez  
Peter Scoville

Absent: Gary Feffer  
Toby Gannett  
Maureen Juran

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 absent
Peter Wysocki	City Planning Director
Ryan Tefertiller	Urban Planning Manager absent

Citizens in Attendance: See sign in sheet.

Chair Wynne Palermo called the meeting to order at 11:05 a.m. and announced that Item 5 – Gold Hill Mesa Update would be first on the agenda due to time constraints of the presenters.

**Item 1 – Approval of the October 25, 2017 CSURA Meeting Minutes**

A motion was made by Commissioner Randy Case, seconded by Commissioner Merv Bennett to approve the meeting minutes of October 25, 2017. The motion passed 10 – 0.

**Item 2 –Approval of the Financial Report as of October 31, 2017**

Carrie Bartow, CliftonLarsonAllen CPA reviewed the monthly revenue and expenditures report as of October 31, 2017 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 Peter Scoville, seconded by Commissioner Valerie Hunter to approve the Financial Report and check register as of October 31, 2017. The motion passed 10 - 0.

**Item 3 – Citizen Comment**

None.

**Item 4 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. Please refer to the CSURA Board meeting agenda and audio on the website for the complete report.

**Item 5 – Gold Hill Mesa Update**

Stephanie Edwards, introduced Robert Hadley, Principal, and Monte McKeehen, Chairman of Gold Hill Mesa.

Commissioner Valerie Hunter entered the meeting at 11:15 a.m. Commissioner Brian Olson entered the meeting at 11:18 a.m.

A presentation on the history and future of Gold Hill Mesa residential and commercial was given. There are 4 residential builders: JM Weston Townhomes, Hi-Point Homebuilders, CreekStone Homes, and the newest builder David Weekley Homes. The community center has hosted 145 events in 2017. Gold Hill Mesa is the first 1-gigabit fiber optic neighborhood in Colorado Springs. There will be 614 homes at full build out. The commercial site has faced some infrastructure design challenges due to environmental, slope and grading, and concrete debris removal.

**Item 6 – Polaris Pointe**

Gary Erickson, developer for Polaris Pointe gave an update on the urban renewal area. The Bass Pro Shop will celebrate 4 years in business on November 4<sup>th</sup>. Five new businesses opened in October for a total of 55. There is currently no tenant space available. The new Powers Blvd. Interchange construction start time is anticipated in May, 2018.

**Item 7 – 2018 CSURA General Budget**

Carrie Bartow reviewed the proposed 2018 CSURA revenues and expenditures of the General Budget. The public hearing notice to approve the 2018 budget will be posted in the Gazette and voted on at the December 13<sup>th</sup> board meeting.

**Item 8 – Non-Agenda Items**

**CSURA Final Meeting Minutes of November 15, 2017**

A Fee Task Force has been appointed by the Chair and will be meeting in the near future. Commissioner Gary Feffer will chair the task force.

There being no further business the meeting adjourned at 1:35 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for December 13, 2017. It will be held at City Hall, Pikes Peak Conference Room, Suite 200, located at 107 North Nevada Avenue.

**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)**