



Wednesday, October 28, 2015

11:00 AM

Pikes Peak Conf. Room – City Hall

Final Meeting Minutes

In attendance were:

Commissioners:

Valerie Hunter
Zachary McComsey
Wynne Palermo
Nolan Schriener
Jim Raughton
Peter Scoville
Robert Shonkwiler

Absent:

Merv Bennett
Tiffany Colvert

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

Citizens in Attendance:

See attached signup sheets

Chair Wynne Palermo called the meeting to order.

Item 1 –Approval of the September 23, 2015 CSURA Meeting Minutes

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Valerie Hunter to approve the meeting minutes of September 23, 2015 with the amended changes, correction on the spelling of Commissioner Nolan Schriener’s name, page 3 clarify that eminent domain is at the discretion of City Council in the bolded script. The motion carried 7-0.

Item 2 –Approval of the October 14, 2015 CSURA Special Meeting Minutes

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A motion was made by Commissioner Peter Scoville, seconded by Commissioner Valerie Hunter to approve the special meeting minutes of October 14, 2015 with the amended changes, topic listed on the Executive Session, and on Item 5 potential added before issuance of. The motion carried 7-0.

Item 3 –Approval of the Financial Report as of September 30, 2015

Ms. Carrie Bartow, CliftonLarsonAllen, CPA reviewed the monthly revenue and expenditures report as of September 30, 2015 including the property tax received from each Urban Renewal Area as well as the check register as provided in the packet.

A motion was made by Commissioner Zachary McComsey, seconded by Commissioner Peter Scoville to approve the Financial Report and check register as of September 30, 2015. The motion carried 7-0.

Item 4 – Approval of the Continuing Disclosure Report

Ms. Carrie Bartow, CliftonLarsonAllen, CPA reviewed the Continuing Disclosure Report for the third quarter ending September 30, 2015 as provided in the packet.

A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Peter Scoville to approve the Continuing Disclosure Report of September 30, 2015. The motion carried 7-0.

Item 5 – Citizens Comment Period

Mr. Longinos Gonzalez, Jr. with the Black and Latino Coalition expressed the need for redevelopment on the Southeast corridor of Academy Blvd. He stated the Coalition had met with Mayor and his Chief of Staff last month and as an action item the Mayor accepted their request that the CSURA Board present an official update on the status of any progress or initiatives in the Southeast corridor. Mr. Longinos Gonzalez, Jr. requested that it be added to the agenda for the next CSURA meeting.

Comment [JR1]: Did they ask for the CSURA Board or City Staff?

Comment [DB2]:

Item 6 – Approval of the C4C USAFA Visitor Center Cooperation Agreement - Resolution

Mr. David Neville reviewed the US Air Force Academy Center Cooperation Agreement. The difference between this agreement and the previous three C4C agreements is the mechanism for receiving funds. The USAFA concept is an enhanced use lease concept which is a public/private ownership that the DOD is using to lease land to a commercial operator for the project

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Zachary McComsey to approve a resolution of the Colorado Springs Urban Renewal Authority approving the cooperation agreement between the United States Air Force Academy and the Colorado Springs Urban Renewal Authority. The motion carried 7-0.

Item 7 – City for Champions Quarterly Report

Mr. Jim Rees reviewed the City for Champions quarterly report that is required by the Economic Development Commission. Highlights are listed in the agenda packet along with the City for Champions RTA quarterly report for the period of 7/1/15-9/30/15.

Item 8 – Gold Hill Mesa Commercial Area Cooperation Agreement

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Mr. Jim Rees introduced Mr. Ryland Halfman with Gold Hill Mesa Development Group. Discussion followed with the board.

Commissioner Nolan Schrinier recused himself from the vote.

A motion was made by Commissioner Robert Shonkwiler, seconded by Jim Raughton to go forward with the agreement without a set tax increment financing recommendation to City Council. The motion failed 4-2 with Commissioner Nolan Schrinier recused.

A motion was made by Commissioner Zachary McComsey, seconded by Valerie Hunter to go forward with the 2% tax increment financing recommendation to City Council. The motion carried 4-2 with Commissioner Nolan Schrinier recused.

Ayes: Commissioners, Zachary McComsey, Valerie Hunter, Peter Scoville, and Chair Wynne Palermo.
Nays: Commissioners Robert Shonkwiler and Jim Raughton

Item 9 – South Nevada URA Market & TIF Analysis

Commissioner Robert Shonkwiler recused himself from the meeting and did not return.

Ms. Anne Ricker and Mr. Bill Cunningham from Ricker/Cunningham gave a slide presentation on the South Nevada Urban Renewal Area market and tax increment financing analysis data. Discussion followed by the board along with various comments from citizens.

Mr. John Kim from the Southern Cross Shopping Center requested that the Board consider his requested amendment to not allow development projects within the South Nevada URA to recruit tenants from existing retail centers that are in the Urban Renewal Authority plan.

Senator Mike Merrifield stated they were very excited that the CSURA Board is looking at the South Nevada area.

A motion was made by Commissioner Peter Scoville, seconded by Valerie Hunter to go forward with the 2% tax increment financing recommendation to City Council. The motion carried 5-1 with Commissioner Jim Raughton as a nay vote.

Item 10 – UCCS Loan Extension Contract

Mr. Jim Rees reviewed the UCCS loan agreement amendment. Discussion followed by the CSURA Board. A motion was made by Commissioner Nolan Schrinier, seconded by Commissioner Jim Raughton to approve the loan agreement amendment as presented in the agenda packet between the University of Colorado and the Colorado Springs Urban Renewal Authority. The motion carried 6-0.

Item 11 – Executive Session – CSURA Performance Audit Report

Chair Wynne Palermo read the legal explanation as written on the agenda to go into executive session. A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Zachary McComsey to enter into executive session. The motion carried 6-0.

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Item 12 – Other Matters

There being no further business the meeting adjourned.

The next regular Urban Renewal Authority Board Meeting is scheduled for November 18, 2015.

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

www.csurbanrenewal.org