



Meeting Minutes - Final

In attendance were:

Commissioners: Merv Bennett
Valerie Hunter
Wynne Palermo
Nolan Schriener
Jim Raughton
Robert Shonkwiler

Absent: Zachary McComsey
Peter Scoville
Tiffany Colvert

Also in Attendance:
David Neville CSURA Legal Counsel
Jim Rees CSURA Executive Director
Dean Beukema CSURA Staff
Bob Cope City Economic Vitality

Citizens in Attendance: Rich Laden, Gazette

Chair Wynne Palermo called the meeting to order.

Item 1 –Approval of the October 28, 2015 CSURA Meeting Minutes

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Nolan Schriener to approve the meeting minutes of October 28, 2015 with the amended changes, addition of Wynne Palermo to those present, and that Senator Mike Merrifield was not only speaking for Representative Pete Lee but also for himself as a representative and citizen. The motion carried 6-0.

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

Ms. Carrie Bartow, CliftonLarsonAllen, CPA reviewed the monthly revenue and expenditures report as of October 31, 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 Jim Raughton, seconded by Commissioner Robert Shonkwiler to approve the Financial Report as of October 31, 2015. The motion carried 6-0.

A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Jim Raughton to approve the Check Register as of October 31, 2015. The motion carried 6-0.

Item 3 – Citizens Comment Period

No citizen comments.

Item 4 – Gold Hill Mesa Commercial Area Cooperation Agreement

Commissioner Nolan Schriener stated he may have a conflict of interest regarding the Gold Hill Mesa Commercial Area Cooperation Agreement. Discussion followed with Commissioner Nolan Schriener recusing himself. Commissioner Nolan Schriener did not return to the meeting.

The CSURA Board decided to discuss Item 5 - South Nevada Avenue before further discussion of the Gold Hill Mesa Commercial Area Cooperation Agreement.

Mr. David Neville presented the Gold Hill Mesa Commercial Area Cooperation Agreement. Discussion followed regarding the Tax Increment Financing (TIF). Mr. David Neville stated the agreement was authorizing the CSURA Chair to sign the agreement without the Tax Increment Financing (TIF) amount being filled in.

Commissioner Merv Bennett stated that he would like for the agreement to go forward to the City Council with the recommendation of the CSURA Board without the TIF amount being filled in. The City Council will decide with the recommendation of the Mayor what the TIF amount will be on the agreement.

A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Jim Raughton to approve a Resolution of the Colorado Springs Urban Renewal Authority approving the Cooperation Agreement between the City of Colorado Springs, Colorado and the Colorado Springs Urban Renewal Authority in connection with the Gold Hill Mesa Commercial Urban Renewal Project Urban Renewal Plan. The motion carried 5-0.

Item 5 – South Nevada Avenue Cooperation Agreement (taken out of order before Item 4)

Commissioner Valerie Hunter recused herself from the South Nevada Avenue Cooperation Agreement vote with a conflict of interest. Commissioner Robert Shonkwiler is recused from the South Nevada Avenue Cooperation Agreement with a conflict of interest. With three Commissioners absent, two Commissioners with conflict of interests and with Commissioner Nolan Schriener leaving the meeting, there was no quorum for the vote.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Jim Raughton to continue the vote on the South Nevada Avenue Cooperation Agreement until the next CSURA Board meeting. The motion carried 3-0.

Ayes: Commissioners Merv Bennett, Jim Raughton, and Chair Wynne Palermo. Commissioners Robert Shonkwiler and Valerie Hunter were recused.

Mr. Bob Cope left the meeting.

Item 6 – 2016 CSURA Budget

Ms. Carrie Bartow, CliftonLarsonAllen, CPA presented the 2016 Colorado Springs Urban Renewal Authority Budget. Two corrected pages for the budget were handed out, the General Fund forecasted 2016 Budget and the Debt Service Fund for the Ivywild Project Area.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Jim Raughton to approve the 2016 CSURA Budget as presented. The motion passed 5-0.

Item 7 – HB15-1348 Update (taken out of order before Item 6)

Chair Wynne Palermo presented the report prepared by Mr. William Mutch, Principal with Morgan Douglas Mutch & Associates, Inc. Mr. William Mutch represented the CSURA Board at the Capitol for the Governor’s Task Force meeting on November 4th regarding clarifications of HB-1348.

Item 8 – Other Matters

Ms. Carrie Bartow presented the engagement letter from Mr. Steve Dazzio. The engagement letter is for the preparation and audit of the 2015 Audit Report which is due to the City by March 1, 2016. Mr. Steve Dazzio will be bringing forward a separate engagement letter for the certification of the City for Champions costs that will be happening on a monthly basis.

Mr. David Neville stated that the cost for Mr. Steve Dazzio is for his opinion and that the actual report is prepared by CliftonLarsonAllen, CPA.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Valerie Hunter to contract with Dazzio and Associates to provide CSURA auditing services for the year ending December 31, 2015. The motion passed 5-0.

The CSURA Board directed staff to draft a policy decision for an RFP every 3-5 years regarding the auditor position.

There being no further business the meeting adjourned.

The next regular Urban Renewal Authority Board Meeting is scheduled for December 16, 2015.

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

www.csurbanrenewal.org