



Wednesday, March 25, 2015

11:00 AM

Pikes Peak Conf. Room – City Hall

Meeting Minutes - Final

In attendance were:

Commissioners:

Merv Bennett
Valerie Hunter
Wynne Palermo
Nolan Schriener
Robert Shonkwiler

Absent:

Jim Raughton
Tiffany Colvert
Peter Scoville

Also in Attendance:

David Neville	CSURA Legal Counsel
Jim Rees	CSURA Executive Director
Dean Beukema	CSURA Staff
Carrie Bartow	CliftonLarsonAllen, CPA
Sam Sharp	D. A. Davidson & Company
Bob Cope	City Economic Development

Chair Wynne Palermo called the meeting to order. There were no introductions.

Item 1 –Approval of the February 25, 2015 CSURA Meeting Minutes

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Nolan Schriener to approve the meeting minutes of February 25, 2015. The motion carried 5-0.

Item 2 –Approval of the Financial Report as of February 28, 2015

Ms. Carrie Bartow, CliftonLarsonAllen CPA, reviewed the monthly revenue and expenditures report as of February 28, 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 Valerie Hunter, seconded by Commissioner Merv Bennett to approve the Financial Report as of February 28, 2015. The motion carried 5-0

Item 3 – Citizens Comment Period

No citizens were present.

Item 4 – Work Session Outline Discussion

Mr. Jim Rees presented a draft of the CSURA Board work session topics as provided in the agenda packet. The CSURA Board discussed the proposed timeframe for the workshop, different locations, and what the expectations of the facilitator would be. The CSURA Board felt the work session should be scheduled after their new Board Member, Zachary McComsey starts in April. The CSURA Board proposed the first week in May for their work session and June or July to have a joint meeting with the CSURA Board, new City Council and new Mayor.

Mr. Sam Sharp from D. A. Davidson & Company entered the meeting.

Item 5 – Quarterly Project Status Report

Mr. Jim Rees presented the quarterly project status report as provided in the agenda packet highlighting the following:

Copper Ridge – a pay request was received for 457,567 to pay for gas line, sanitary sewer and engineering. Mr. Jim Rees stated that the Cooperation Agreement and the Redevelopment Agreement require the City's signature verifying that it is in the Powers Corridor and that the work has been done properly before payment is made. Mr. Jim Rees stated he has requested a precertification form from the City. When he receives the certification form he will send it out to all of the board members.

Gold Hill Mesa – Mr. Jim Rees stated both the amended Urban Renewal Plan and the new Commercial Area Urban Renewal Plan which the board approved last month, is tentatively scheduled to go before the Planning Commission on April 16th followed by a work session with the City Council on May 11th. The public hearing and approval process would be on May 26th at the City Council meeting.

Ivywild School – Mr. Jim Rees stated Navajo Street has been paved and that the curb and gutter have been installed along with diagonal parking.

City for Champions – Mr. Jim Rees and Chair Wynne Palermo will be meeting tomorrow in Denver with the Economic Development Commission staff regarding their first quarterly report. Mr. Jim Rees will send out a summary of the meeting to the CSURA Board.

South Nevada – Mr. Jim Rees stated that a couple of the developers are potentially working on a collaborative effort regarding the east side of South Nevada in the Travel Lodge area and also the west side area of South Nevada. Discussion followed regarding the CSURA Board involvement.

Commissioner Robert Shonkwiler requested clarification on the funding regarding the Sports Stadium and Olympic Museum. Mr. David Neville stated that in the Economic Development Commission (EDC) resolution, each one of the projects is independent from each other. Mr. David Neville stated that it is designed specifically that if the Sports Stadium and Events Center does not move forward, the infrastructure money will still be funded to the project 100% and it will be reallocated in order to facilitate the Olympic Museum. Mr. David Neville also stated that in the Economic Development Commission (EDC) resolution, there is a requirement that the infrastructure be finished within the 10 year timeline.

Mr. Bob Cope, City Economic Development entered the meeting.

Item 6 – Executive Session

Chair Wynne Palermo read the legal explanation to go into executive session. A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Nolan Schriener to enter into executive session. The motion carried 5-0.

Commissioner Merv Bennett left the meeting.

The Board came out of executive session and reconvened into open session.

Item 7 – Other Matters

There being no further business to discuss, the meeting adjourned at 1:20 p.m.

The next regular Urban Renewal Authority Board Meeting is scheduled for April 22, 2015.

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

www.csurbanrenewal.org