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

**Held on Wednesday, July 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 Officer |
| Peter Wysocki |  | City Planning Director |
| Ryan Tefertiller |  | Urban Planning Manager |
| Jeff Greene |  | Chief of Staff |

Citizens in Attendance: See sign in sheet.

Chair Wynne Palermo called the meeting to order at 11:18 a.m. **Item 6-A - South Nevada Avenue Update** was added to the agenda.

**Item 1 –Approval of the June 27, 2018 CSURA Meeting Minutes**

A motion was made by Commissioner Merv Bennett, seconded by Commissioner John Olson to approve the CSURA meeting minutes of June 27, 2018 as amended with the following corrections, Bob Cope’s title from Manager to Officer and the correct spelling of Carolynne White’s name on Item 5. The motion passed 12–0.

**Item 2 –Approval of the Financial Report as of June 30, 2018**

Carrie Bartow, reviewed the monthly revenue and expenditures report as of June 30, 2018 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet. The year to date 2018 CSURA Budget was reviewed to see if any adjustments are needed.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Toby Gannett to approve the Financial Report and check register as of June 30, 2018. The motion passed 12 -0.

**Item 3 – Citizen Comment**

None

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

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

**5 – City Auditorium Impact Report (draft)**

Jariah Walker reviewed the draft Tax Forecast and County Impact Report prepared by DGO Consulting for the City Auditorium block urban renewal area.

A motion was made by Commissioner Jim Mason, seconded by Commissioner John Olson to give the CSURA Executive Direct permission to negotiate with the districts towards producing a final impact report. The motion passed 11 - 0. Commissioner Gary Feffer was recused from the vote.

**Item 6 – United States Air Force Visitor Center Presentation**

Dan Schnepf, President and Managing Member and Eric Smith, Director of Development from Blue & Silver Development Partners, LLC presented a PowerPoint presentation on the United States Air Force Visitor Center enhanced use leasing project.

**Item 6.A – South Nevada Avenue Discussions Update**

Jariah Walker and David Neville reviewed the South Nevada Urban Renewal Plan Structure Position received from SNA Development LLC as of July 23, 2018. A schedule of performance from SNA Development was also reviewed. Discussion followed.

Commissioner Merv Bennett left the meeting at 12:50 p.m.

A special meeting may be necessary regarding the South Nevada Avenue Urban Renewal Plan. The urgent issues are the utilities and the fourth silo.

**Item 7 – Non-Agenda Items**

There being no further business the meeting adjourned at 1:02 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for August 22, 2018. It will be held at City Hall, in the Pikes Peak Conference Room, Suite 200, located at 107 North Nevada Avenue at 11:00 – 1:00 P.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)