

Final Meeting Minutes of the Regular CSURA Board Meeting
Held on Wednesday, September 27, 2017
City Administration Building, Suite 102– 11:00 A.M.

In attendance were:

Commissioners:

Randy Case
Tiffany Colvert
Gary Feffer
Toby Gannett
Valerie Hunter
Maureen Juran
Jim Mason
Wynne Palermo
Brian Olson
John Olson
Peter Scoville

Absent:

Merv Bennett

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
Peter Wysocki	City Planning Director
Ryan Tefertiller	Urban Planning Manager

Citizens in Attendance: See sign in sheet.

Chair Wynne Palermo called the meeting to order at 11:10 a.m.

Item 1 – Approval of the August 23, 2017 CSURA Meeting Minutes

A motion was made by Commissioner Tiffany Colvert, seconded by Commissioner Valerie Hunter to approve the meeting minutes of August 23, 2017. The motion passed 11 – 0.

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

Carrie Bartow, CliftonLarsonAllen CPA reviewed the monthly revenue and expenditures report as of August 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 Brian Olson seconded by Commissioner Randy Case to approve the Financial Report and check register as of August 31, 2017. The motion passed 11 - 0.

Item 3 – Citizen Comment

None

Item 4 – Executive Director’s Report

Jariah Walker presented the Executive Director’s Report. The South Nevada Avenue Design Standards were presented at the September 25th City Council Work Session with formal approval anticipated at the October 10th Regular City Council meeting. Jill Webb, Vice President of CB Insurance will give an update on the CSURA insurance policy at the October 25th board meeting. The Predevelopment Retainer Agreement between CSURA and Marriott Springhill CBD, LLC will soon be signed by Jim Di Biase. The draft 2018 CSURA budget will be sent out to the board by October 15, 2017. The 2018 CSURA Budget must be formally approved by the board by December 31, 2017.

Item 5 – Plan COS

Carl Schueler, Comprehensive Planning Manager for the City of CS presented an update on Plan COS. Discussion followed with various questions and suggestions from CSURA Board Members. Please refer to the audio file on the CSURA website for the complete presentation.

Item 6 – USOM Bond Funds Investment

David Neville discussed the United States Olympic Museum bond funds investment possibilities with the board. UMB is the trustee for the bonds. The funds could be invested with the Ginnie Mae Securities for an additional return.

A motion was made by Commissioner Randy Case seconded by Commissioner Maureen Juran to tell the Executive Director of CSURA Jariah Walker to direct UMB as the Trustee for the bonds, to move the United States Olympic Museum funds to the ColoTrust Plus account. The motion passed 10 - 0.

Commissioner Peter Scoville left the meeting.

Item 7 – City Auditorium Block Presentation

Jariah Walker and David Neville presented the City Auditorium Block Agreement.

A motion was made by Commissioner Toby Gannett seconded by Commissioner Jim Mason to approve the engagement letter with David Cooper, DGC Consulting and the predevelopment retainer agreement for the city auditorium block subject to final determination of developer entities and cost sharing between the entities. The motion passed 9 - 0.

Item 8 – Non-Agenda Items

Chair Wynne Palermo reminded the board that the CSURA Work Session will be held on Monday, October 30, 2017 from 8:30 – 12:30 p.m. at the Pikes Peak Association of Realtors, 430 N. Tejon Street.

There being no further business the meeting adjourned at 1:00 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for October 25, 2017.

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

www.csura.org