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

**Held on Wednesday, February 27, 2019**

**City Hall – Pikes Peak Conference Room – 11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  | Merv Bennett |
|  |  | Randy Case |
|  |  | Gary Feffer |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Wynne Palermo |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Tiffany Colvert  Anthony Perez |
| 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 |

Citizens in Attendance: See sign in sheet.

**Item 1 – Call to Order**

Chair Wynne Palermo called the meeting to order at 11:00 a.m. Chair Palermo announced that the election of officers for the CSURA board would be held at the April board meeting by secret ballot. If board members are interested in serving they should contact Jariah Walker, Executive Director.

**Item 2 – Approval of the January 23, 2019 CSURA Meeting Minutes**.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of January 23, 2019. The motion passed 8 – 0.

**Item 3 – Approval of the Financial Report as of January 31, 2019**

Carrie Bartow, reviewed the monthly revenue and expenditures report as of January 31, 2019 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 Jim Mason to approve the Financial Report and check register as of January 31, 2019. The motion passed 8 - 0.

**Item 4 – CSURA 2018 Budget Amendments**

Carrie Bartow discussed the five budget amendments for the CSURA 2018 Budget as presented in the agenda.

Commissioner John Olson entered the meeting at 11:10 a.m.

Commissioner Gary Feffer entered the meeting at 11:13 a.m.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Jim Mason to approve **Resolution No. 01-19:**

A RESOLUTION APPROVING FIVE 2018 CSURA BUDGET AMENDMENTS AS PRESENTED TO AUTHORITY MEMBERS:

IN THE GENERAL FUND,

THE DEBT SERVICE FUND – IVYWILD PROJECT AREA,

IN THE CAPITAL PROJECT FUND – GOLD HILL MESA PROJECT AREA,

IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS – ADMIN,

IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND – SOUTHWEST INFRASTRUCTURE PROJECT AREA. The motion passed 10 - 0.

**Item 5 – Citizen Comment**

None

**Item 6 – South Nevada Avenue Bond Update and Draft Review**

Danny Mientka, SNA Development LLC gave an update on the progress of the amended Schedule of Performance for the redevelopment of property Creekwalk LLC that was presented to the CSURA Board in December 2018. Mr. Mientka also presented the initial draft of the bond documents, the Trust Indenture and the Subordinate Bonds Indenture.

David Neville reminded the CSURA board that the bond issuance is by bid not thru the CSURA and the documents presented are for informational purposes. Discussion followed with the board requesting an updated consolidated map of the area.

**Item 7 – Ivywild Plan Update (Blue Star space)**

Joseph Coleman, one of the two developers of the urban renewal area discussed proposed ideas for the usage of the space in the Blue Star Building. Mr. Coleman stated that a neighborhood meeting had been held on January 24th to discuss the idea of a live music venue. The consensus of the neighborhood was the parking issue it would generate. A smaller concert venue, a clothing store, and a medical marijuana business are also being considered as future tenants.

Any changes to the TIF collections need to be reported to the lender Culebra Properties. Discussion followed with the board on whether to publically support or oppose the variance that would need to be approved by the city for the medical marijuana tenant. The board recommended that the Executive Director take no further action with the proposal.

**Item 8 – Polaris Pointe Amendments and Resolutions**

David Neville presented the Copper Ridge amendments and resolutions.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Peter Scoville to approve **Resolution No. 02-19:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE FIRST AMENDMENT TO COOPERATION AGREEMENT AMONG THE CITY OF COLORADO SPRINGS, COLORADO, THE COPPER RIDGE METROPOLITAN DISTRICT AND THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY IN CONNECTION WITH THE COPPER RIDGE AT NORTHGATE URBAN RENEWAL PLAN. The motion passed 10 - 0.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Peter Scoville to approve **Resolution No. 03-19:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE SECOND AMENDMENT TO URBAN RENEWAL AGREEMENT FOR REDEVELOPMENT OF COPPER RIDGE AT NORTHGATE PROPERTY. The motion passed 10 - 0.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Peter Scoville to approve **Resolution No. 04-19:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE PREDEVELOPMENT RETAINER AGREEMENT BETWEEN COPPER RIDGE DEVELOPMENT, INC. AND THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY IN CONNECTION WITH THE COPPER RIDGE AT NORTHGATE URBAN RENEWAL PLAN. The motion passed 10 - 0.

**Item 9 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. Please refer to the agenda attachments for the complete report.

**Item 10– Non-Agenda Items**

Commissioner Randy Case suggested that the date of the CSURA retreat be rescheduled since two board members would not be able to attend. Due to other scheduling conflicts, Chair Palermo stated it could not be rescheduled in order to hold two retreats during the year.

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 1:05 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for March 13, 2019. The meeting date was moved to the second Wednesday of the month due to spring break. 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)