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

**Held on Wednesday, October 24, 2018**

**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 |
|  |  | Valerie Hunter |
|  |  | Maureen Juran |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  |  |
| Absent: |  | Tiffany Colvert  Jim Mason  Brian Olson  Anthony Perez  Peter Scoville |
| Also in Attendance: |  |  |
| David Neville |  | KKRDN General Counsel |
| Thuy Dam |  | BizOps Controller, 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 |
| Carl Schuler |  | Comprehensive Planning Manager |
| Conrad Olmedo |  | Comprehensive Planner II |

Citizens in Attendance: See sign in sheet.

**Item 1 – Call to Order**

Chair Wynne Palermo called the meeting to order at 11:08 a.m. and stated that Item 5 – PlanCOS would be heard first on the agenda. Commissioner John Olson entered the meeting after Item 5. The rest of the meeting followed in agenda order.

**Item 2 – Approval of the September 26, 2018 CSURA Meeting Minutes**.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Valerie Hunter to approve the CSURA meeting minutes of September 26, 2018. The motion passed 8 – 0.

**Item 3 –Approval of the Financial Report as of September 30, 2018**

Thuy Dam, reviewed the monthly revenue and expenditures report as of September 30, 2018 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet. Total revenues through September 30, 2018 are $279,911 and total expenditures are $208,726, or 52% of the total annual budget.

A motion was made by Commissioner Randy Case, seconded by Commissioner Maureen Juran to approve the Financial Report and check register as of September 30, 2018. The motion passed 8 -0.

**Item 4 – Citizen Comment**

None

**Item 5 – PlanCOS Adoption Process**

Carl Schuler, Comprehensive Planning Manager presented a PowerPoint presentation of PlanCOS. PlanCOS will have 6 vision themes – Vibrant Neighborhoods, Unique Places, Thriving Economy, Strong Connections, Renowned Culture and Majestic Landscapes. Adoption of the plan is anticipated at the end of January, 2019.

**Item 6 – Insurance Renewal Update**

Jill Webb, Vice President of CB Insurance gave a brief update on the insurance renewal process for 2019. After reviewing the markets for the best pricing, they are again recommending Hartford as the best for insuring the general liability and personal property. For the public officials liability and employment practices liability insurance policy they are recommending Indian Harbor. The renewal date will be November 15, 2018.

A motion was made by Commissioner Randy Case, seconded by Commissioner Valerie Hunter to approve the renewal of the insurance policies. The motion passed 8 - 0.

**Item 7 – Museum & Park Urban Renewal Final Plan**

Jariah Walker presented the Museum & Park Urban Renewal Final Plan. David Neville presented the resolution.

A motion was made by Commissioner John Olson, seconded by Commissioner Toby Gannett to approve **Resolution 03-18:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE MUSEUM & PARK URBAN RENEWAL AREA AND URBAN RENEWAL PLAN. The motion passed 8 - 0.

**Item 8 – Tejon and Costilla Urban Renewal Final Plan**

Jariah Walker presented the Tejon and Costilla Urban Renewal Final Plan. Jim DiBiase, principal at Olive Real Estate stated that the plan will now have widened sidewalks and the addition of additional hotel rooms on the top floor. The anticipated ground breaking will be March 1, 2019.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Valerie Hunter to approve **Resolution No. 04-18:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE TEJON AND COSTILLA URBAN RENEWAL AREA AND URBAN RENEWAL PLAN. The motion passed 8 - 0.

**Item 9 – CSURA 2019 Budget**

Thuy Dam reviewed the proposed draft of the 2019 CSURA Budget. The projected revenue for 2019 is $398,800\* adding to the total funds available for a balance of $858,242. The projected expenditures budget for 2019 is $420,000\* for an ending fund balance of $438,242. *(\*Total revenues are approximately $21,000 less than total expenditures. Anticipated fees on new projects are not reflected in revenues.)* The public hearing to approve the 2019 budget will be at the December 12, 2018 board meeting.

**Item 10 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report attached in the agenda. The State EDC tour of the City for Champions projects went very well.

**Item 11– Non-Agenda Items**

Chair Wynne Palermo asked if there were any committee reports.

Gary Feffer, Chair – Fee Task Force Committee stated that the committee met on October 22nd and will bring the final plan for vote at the December meeting.

Tiffany Colvert – Downtown Review Board Representative sent a note stating that the DRB recently approved/endorsed the Mill Street Neighborhood Plan.

Chair Wynne Palermo reminded the board that Jariah Walker’s review would be coming up.

**Item 12 – Adjournment**

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 November 14, 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. The meeting is moved to the 2nd Wednesday of the month due to the Thanksgiving holiday.

**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)