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

**Held on Wednesday, September 25, 2019**

**CS Utilities Blue River Board Room, 121 South Tejon Street**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  | Lori Bellingham |
|  |  | Randy Case |
|  |  | Gary Feffer |
|  |  | Jill Gaebler |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Tiffany Colvert  Jim Mason |
| 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 Randy Case called the meeting to order at 11:02 a.m.

**Item 2 –Approval of the August 28, 2019 CSURA Meeting Minutes**

A motion was made by Commissioner John Olson, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of August 28, 2019. The motion passed 8 – 0.

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

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

Commissioner Maureen Juran and Commissioner Jill Gaebler entered the meeting.

**Item 4 – Citizen Comment**

None

Commissioner Gary Feffer entered the meeting

**Item 5 – URA Political Consultant/Legislative Update**

Dan Jablan, Consultant from Cherry Point Strategies gave a brief legislative update on the key topics of the legislative session. Four bills were tracked with two pertaining to the urban renewal authorities.

**Item 6 – Vineyard Update/Vectra Commitment**

Vince Colarelli, Vineyards, LLC presented a PowerPoint on the developer improvements made to date at the Vineyards. The Vineyard is seeking a loan commitment of $7M to reimburse for qualified expenses through the Vineyards Metro District in exchange for the TIF pledge from the URA. David Neville discussed the commitment letter before the board today.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Jill Gaebler to grant approval for the Executive Director and Legal Counsel to approve the commitment letter only administratively once all components are in place. The motion passed 11 – 0.

**Item 7 – Switchbacks Stadium Bond Resolution**

Kurt Kaufman, David Neville and Jariah Walker presented the Indenture Trust and Resolution that approves the URA to issue bonds for the Switchbacks Stadium.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner John Olson to approve **Resolution No. 09-19**:

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF COLORADO SPRINGS URBAN RENEWAL AUTHORITY TAX INCREMENT REVENUE BONDS (STADIUM PROJECT) SERIES 2019 IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $14,000,000 TO FINANCE A SPORTS STADIUM; AUTHORIZING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF AN INDENTURE OF TRUST, A REIMBURSEMENT AGREEMENT, CLOSING DOCUMENTS AND SUCH BONDS IN CONNECTION THEREWITH; MAKING DETERMINATIONS AS TO OTHER MATTERS RELATED TO SUCH FINANCING; AND REPEALING ANY ACTION HERETOFORE TAKEN IN CONFLICT HEREWITH. The motion passed 11 - 0.

**Item 8 – Colorado College/CSURA Reimbursement Agreement**

David Neville presented the Reimbursement Agreement between Colorado College and the Colorado Springs Urban Renewal Authority.

A motion was made by Commissioner Peter Scoville, seconded by Commissioner Toby Gannett to approve **Resolution No. 10-19**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING REIMBURSEMENT AGREEMENT BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE COLORADO COLLEGE IN CONNECTION WITH THE COLORADO SPORTS AND EVENT CENTER PROJECT. The motion passed 11 - 0.

**Item 9 – Polaris Pointe/City IGA**

David Neville and Jariah Walker presented the Intergovernmental Agreement between the Copper Ridge Metropolitan District and the City of Colorado Springs. The CSURA is added only for the purposes of the requisition process.

A motion was made by Commissioner John Olson, seconded by Commissioner Brian Olson to approve the execution and delivery of the Intergovernmental Agreement by and among the Copper Ridge Metropolitan District, the City of Colorado Springs and the Colorado Springs Urban Renewal Authority, together with such minor changes as the Chair shall approve, and the performance thereof by the Colorado Springs Urban Renewal Authority. The motion passed 11 - 0.

**Item 10 – SNA /Ivywild Assignment**

Jariah Walker presented the Assignment and Assumption Agreement between SNA Development LLC and Ivywild Development.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Peter Scoville to authorization staff to administratively approve the Assignment and Assumption Agreement between SNA Development LLC and Ivywild Development. The motion passed 11 - 0.

**Item 11 – C4C Independent Engineer Engagement Letters**

Jariah Walker presented the C4C Independent Engineer Engagement Letters from Fulcrum for construction consulting services for the United States Air Force Academy (USAFA) Visitor Center and for the Robson Arena (Colorado College).

A motion was made by Commissioner Brian Olson, seconded by Commissioner John Olson to approve the Independent Engineer Engagement Letters. The motion passed 11 - 0.

**Item 12 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report for September 2019. Please refer to the agenda attachment and board meeting audio for the complete report.

**Item 13 – Non-Agenda Item**

The Urban Renewal Authority Task Force members have not been decided on.

The CSURA fall retreat and board meeting will be held at 8:00 a.m. and 11:00 a.m. at Gold Hill Mesa on the 13th of November.

**Item 14 – Adjournment**

There being no further business the meeting adjourned at 12:52 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for October 23, 2019. It will be held at the CS Utilities Building in the Blue River Board Room on the 5th Floor, 121 South Tejon Street 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)