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

**Held on Wednesday, September 26, 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 |
|  |  | Valerie Hunter |
|  |  | Jim Mason |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Maureen Juran |
| Also in Attendance: |  |  |
| David Neville |  | KKRDN General Counsel |
| Carrie Bartow |  | CPA, CliftonLarsonAllen, |
| Jariah Walker |  | Executive Director |
| Dean Beukema |  | CSURA Staff |
| 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 11:05 a.m.

**Item 2 –Approval of the August 22, 2018 CSURA Meeting Minutes**.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Peter Scoville to approve the CSURA meeting minutes of August 22, 2018. The motion passed 12–0.

**Item 3 –Approval of the Financial Report as of August 31, 2018**

Carrie Bartow, reviewed the monthly revenue and expenditures report as of August 31, 2018 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 Jim Mason, seconded by Commissioner Randy Case to approve the Financial Report and check register as of August 31, 2018. The motion passed 12-0.

**Item 4 – Citizen Comment**

None

**Item 5 – Ricker Cunningham AFA Contract and Pre Retainer**

Jariah Walker presented the Ricker Cunningham proposal for urban renewal services contract and predevelopment retainer agreement with the developer associated with the Air Force Academy Visitor Center.

A motion was made by Commissioner Randy Case, seconded by Commissioner Merv Bennett to approve the Ricker Cunningham proposal for urban renewal services. The motion passed 12 - 0.

A motion was made by Commissioner Randy Case, seconded by Commissioner Valerie Hunter to approve the predevelopment retainer agreement with the developer. The motion passed 12 - 0.

**Item 6 – South East Façade Improvement Program Application**

Jariah Walker presented the Mission Trace Shopping Center South East façade and frontage improvement grant application. Discussion followed with the board.

**Item 7 – Dan Jablan (URA Consultant) Contract**

Jariah Walker introduced Dan Jablan, managing partner with Cherry Point Strategies. Cherry Point Strategies is a lobbying and government affairs firm that would monitor and lobby legislation and regulatory proposals that have the potential to impact the Colorado Springs Urban Renewal Authority.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Jim Mason to approve the Cherry Point Strategies Group Contract. The motion passed 12 - 0.

**Item 8 – Insurance**

Jariah Walker discussed the insurance renewal application process with CB Insurance. Jill Webb, Vice President of CB Insurance will come to the October board meeting with the final renewal application.

A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Jim Mason to approve moving forward on the CSURA insurance renewal application. The motion passed 12 - 0.

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

Jariah Walker presented highlights from the Executive Director’s Report as attached in the agenda. Please refer to the CSURA Board meeting audio for the complete report discussion.

**Item 10 – Non-Agenda Items**

Chair Wynne Palermo asked Gary Feffer, Chair of the Task Force Fee Committee and Tiffany Colvert, CSURA Representative on the Downtown Review Board if they had any reports.

Gary Feffer, Chair -Task Force Fee Committee – reported that they have not reconvened again but will do so in the near future.

Tiffany Colvert – Downtown Review Board Representative stated there were two items:

1. Conditional Use Permit for Springs Rescue Mission to add 150 additional beds. This will be beneficial to the Hot Team to enforce the no camping ordinance.
2. Carl Schuler gave another update on PlanCOS.

Chair Wynne Palermo asked the board to place a hold on their calendars for October 10th for a possible Special CSURA board meeting regarding South Nevada Avenue.

**Item 11 – Executive Session**

Chair Wynne Palermo read the legal explanation as per CRS 24-6-402(4)(b) conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions.

A motion was made by Commissioner Jim Mason, seconded by Valerie Hunter to enter into executive session.

The board came out of executive session at 12:50 p.m.

**Item 12 – Adjournment**

There being no further business the meeting adjourned at 12:55 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for October 24, 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)