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

**Held on Wednesday, January 25, 2023**

**This Meeting was a hybrid meeting held in person and via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  |  |
|  |  | Cami Bremer |
|  |  | Randy Case Zoom |
|  |  | Gary Feffer  |
|  |  | Sam Friesema  |
|  |  | Toby Gannett Zoom |
|  |  | Maureen Juran  |
|  |  | Jim Mason Zoom |
|  |  | Parth Melpakam  |
|  |  | John Olson  |
|  |  | Wynne Palermo  |
|  |  | Anthony Perez  |
|  |  | Tom Strand  |
|  |  |  |
| 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 |
| Ryan Tefertiller |  | Urban Planning Manager  |
| Peter Wysocki |  | City Planning Director  |

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:00 a.m. Item 7 was amended from closed executive session to an information item.

**Item 2 –Approval of the December 14, 2022 Meeting Minutes**

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Tom Strand to approve the CSURA meeting minutes of December 14, 2022 as presented.  The motion passed unanimously 12 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

**Item 3 –Approval of the Financials and Claims as of December 31, 2022**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of as of December 31, 2022, 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 Tom Strand, seconded by Commissioner Anthony Perez to approve the Financial Report, and claims as of December 31, 2022. The motion passed unanimously 12 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

**Item 4 – Citizen Comment**

None

**Item 5 – USOPM Refinance**

David Neville discussed the United States Olympic Paralympic Museum refinance with the board.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve Resolution No. **01-23**:

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF COLORADO SPRINGS URBAN RENEWAL AUTHORITY TAX INCREMENT REVENUE BONDS (UNITED STATES OLYMPIC & PARALYMPIC MUSEUM AND HALL OF FAME PROJECT) IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO $35,000,000 TO FINANCE AND REFINANCE THE UNITED STATES OLYMPIC & PARALYMPIC MUSEUM AND HALL OF FAME AND CERTAIN RELATED INFRASTRUCTURE; AUTHORIZING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF AN AMENDED AND RESTATED INDENTURE OF TRUST, REIMBURSEMENT AGREEMENTS (AND/OR AMENDMENTS TO EXISTING REIMBURSEMENT AGREEMENTS), CLOSING, TAX AND OTHER RELATED DOCUMENTS AND SUCH BONDS IN CONNECTION THEREWITH; DELEGATING THE DETERMINATION OF CERTAIN TERMS OF THE BONDS TO OFFICIALS OF THE AUTHORITY; MAKING DETERMINATIONS AS TO OTHER MATTERS RELATED TO SUCH FINANCING AND REFINANCING; AND REPEALING ANY ACTION HERETOFORE TAKEN IN CONFLICT HEREWITH. The motion passed 11 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

Commissioners Randy Case and Tom Strand left the meeting.

**Item 6 –** **S. Nevada/Ivywild LLC Project/Progress Update**

Ray O’Sullivan gave an update on the hotel portion of their project and overall development schedule progression.

**Item 7 – Closed Executive Session**

This item was changed to an information item. David Neville went over the responsibilities and authority of the CSURA on future projects.

**Item 8 – Project Garnet Condition Study, Plan, and Impact Report**

Jariah Walker presented the board with an update to the condition study, impact report and plan. The project will go before City Council for approval at the February 14th city council meeting.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve the project Garnet Condition Study, Plan and Impact Report. The motion passed 10 - 0 by Commissioners: Cami Bremer, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 9 – Future Meeting Postings**

David Neville stated that the Open Meetings Law states that the public location for posting for the public body shall be designated annually at the local public body’s first regular meeting of each calendar year. The CSURA Board must vote for the official location for the posting of the CSURA Board Meeting Agendas. The agenda is posted on the City Clerk’s bulletin board, the CSURA website and as a courtesy the City of Colorado Springs posts the agenda on the city website.

A motion was made by Commissioner John Olson, seconded by Commissioner Cami Bremer to post the official meeting notices on the City Clerk’s bulletin board and on the CSURA website. The motion passed 10 - 0 by Commissioners: Cami Bremer, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 10 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for January 2023. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

**Item 11 – Non-Agenda Item**

None

**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 February 22, 2023.

The board meeting will be held in the Pikes Peak Conference Room at City Hall at 107 N. Nevada Avenue. The board meeting will be a hybrid meeting being held both in person and thru Zoom. If you cannot attend in person, please use the Zoom link listed at the top of the agenda.

**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)