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

**Held on Wednesday, April 28, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M. – 2:00 P.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  |  |
|  |  | Randy Case  |
|  |  | Tiffany Colvert  |
|  |  | Gary Feffer  |
|  |  | Sam Friesema  |
|  |  | Toby Gannett  |
|  |  | Maureen Juran  |
|  |  | Jim Mason  |
|  |  | Brian Olson  |
|  |  | John Olson  |
|  |  | Wynne Palermo  |
|  |  | Anthony Perez  |
|  |  | Peter Scoville |
|  |  |  |
| Absent:  |  | Tom Strand - excused |
| 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  |

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:01 a.m.

**Item 2 –Approval of the March 10, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner Toby Gannett seconded by Commissioner Mason to approve the CSURA meeting minutes of March 10, 2021. The motion passed 10 – 0 by Commissioners: Randy Case, Tiffany Colvert, Sam Friesema, Toby Gannett, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 3 –Approval of the Financial Report as of March 31, 2021**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of March 31, 2021 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 Anthony Perez, seconded by Commissioner Jim Mason to approve the Financial Report and check register as March 31, 2021. The motion passed 11 – 0 by Commissioners: Randy Case, Tiffany Colvert, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 4 – Citizen Comment**

None

**Item 5 – Weidner URA Application**

Laura Neumann, City Gate Project Lead and Greg Cerbana, Vice President of Government Affairs with the Weidner team gave the board a formal presentation on the Weidner URA Application.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner John Olson to give the Executive Director permission to engage in forming a retainer agreement and working with a consulting team on the condition study, impact report and draft plan for the CSURA Board presentation at a later date. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 6 – Weidner EPS Engagement**

Jariah Walker presented the Weidner Economic & Planning Systems (EPS) engagement letter for approval.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Wynne Palermo to approve the Weidner EPA Engagement Letter. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 7 – Gazette SF URA Application**

Jeff Finn, Senior Vice President from Norwood Development gave the board a formal presentation on the Gazette and St. Francis URA Application. The buildings are near Pikes Peak and Prospect. This project is proposed as a mixed use.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Toby Gannett to give the Executive Director permission to engage in forming a retainer agreement and working with a consulting team on the condition study, impact report and draft plan for the CSURA Board presentation at a later date. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 8 – Hancock Commons URA Application**

Ray O’Sullivan and James Buller from RJ Development gave the board a formal presentation and application on forming a Hancock Commons URA near the intersection of Chelton and Hancock on the city’s South East side.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Maureen Juran to give the Executive Director permission to engage in forming a retainer agreement and working with a consulting team on the condition study, impact report and draft plan for the CSURA Board presentation at a later date. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 9 – Hancock Commons EPS Engagement**

Jariah Walker presented the Hancock Commons Economic & Planning Systems (EPS) engagement letter for approval.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Jim Mason to approve the Hancock Commons EPA Engagement Letter. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 10 – Draper/Lowell Commons URA Application**

Toby Gannett and Brendan Clarke gave the board a formal presentation and application on forming a Draper/Lowell Commons URA site at two areas at Fountain and Wahsatch and Las Animas and Weber. The project is comprised of 2 phases and proposes the creation of affordable and attainable housing within the project boundaries.

Commissioner Toby Gannett recused himself from the vote.

A motion was made by Commissioner John Olson, seconded by Commissioner Anthony Perez to give the Executive Director permission to engage in forming a retainer agreement and working with a consulting team on the condition study, impact report and draft plan for the CSURA Board presentation at a later date. The motion passed 11 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 11 – Draper/Lowell Commons EPS Engagement**

Jariah Walker presented the Draper/Lowell Commons Economic & Planning Systems (EPS) engagement letter for approval.

Commissioner Toby Gannett recused himself from the vote.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner John Olson to approve the Draper/Lowell Commons EPA Engagement Letter. The motion passed 11 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 12 – SNA/URA MOU**

Jariah Walker and David Neville presented the SNA/URA Memo of Understanding (MOU). The MOU is an understanding that the URA would allow Danny Mientka to have the ability to move funds that the URA had held in reserve for further completion of streetscape to further work on public improvements along Cheyenne Creek. This reallocation would allow for greater improvements within the creek but would not relieve the developer’s responsibility of completing the streetscape at a later date.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Brian Olson to give the Executive Director and CSURA Chair permission to sign the SNA/URA Memo of Understanding (MOU). The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 13 – SNA Development Amendment and Resolution**

Jariah Walker and David Neville presented the SNA Development and Resolution. The amendment is to the schedule B of the developer agreement adding in added costs and eligible improvements for work along Cheyenne Creek.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Maureen Juran to approve Resolution No. **04-21**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHRITY APPROVING THE SECOND AMENDMENT TO URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE SOUTH NEVADA AVENUE AREA URBAN RENEWAL PLAN AREA. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 14 – Election of Officers**

Jariah Walker stated that April is the month in which the board decides who will serve as Chair and Vice Chair of the CSURA board. He asked the board for nominations and both Randy Case and Maureen Juran were nominated again. Randy Case and Maureen Juran have both agreed to serve another term.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Anthony Perez to elect Randy Case as the Chair and Maureen Juran as the Vice Chair of the CSURA Board. The motion was approved unanimously 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 15 – Retreat Topics**

The board discussed the retreat topics and will email the Executive Director with any comments regarding the retreat that will be held on June 4, 2021 at 8:00 a.m. to 12:00 p.m. at the Gold Hill Mesa Community Center. Retreat topics are:

1. URA philosophy and target areas
2. Fee discussion
3. Board packets/expectations
4. Logistics Meeting Space
5. Opportunities

**Item 16 – Executive Director Report**

Due to time restraints Jariah Walker did not give the Executive Director’s report. The report is in the agenda packet.

**Item 17 – Non-Agenda Item**

None.

**Item 18 – Adjournment**

There being no further business the meeting adjourned at 1:58 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for May 26, 2021. **(Due to the Coronavirus the meeting will be held electronically thru Zoom)**

**The CSURA Board Retreat will be held on June 4, 2021 8:00 – 12:00 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)