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

**Held on Wednesday, August 25, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  |  |
|  |  | Randy Case  |
|  |  | Gary Feffer  |
|  |  | Sam Friesema  |
|  |  | Toby Gannett  |
|  |  | Maureen Juran  |
|  |  | Jim Mason  |
|  |  | Brian Olson  |
|  |  | John Olson  |
|  |  | Wynne Palermo  |
|  |  | Anthony Perez  |
|  |  | Peter Scoville  |
|  |  | Tom Strand  |
|  |  |  |
| Absent:  |  | Tiffany Colvert |
| 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 July 31, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner Tom Strand seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of July 28, 2021. The motion passed 12 – 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville and Tom Strand.

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

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of July 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 Toby Gannett, seconded by Commissioner Jim Mason to approve the Financial Report and check register as July 31, 2021. The motion passed 12 – 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville and Tom Strand.

**Item 4 – Citizen Comment**

None

**Item 5 – Hancock Commons Plan and Impact Report**

Andrew Knudtsen, Tim Morzel and Sara Dunmire from Economic & Planning Systems (EPS) presented the formal application from RJ Development to begin the process to form a Urban Renewal Area near the intersection of Chelton and Hancock on the city’s South East side.

After discussion the board decided to table the item for thirty days in order for the executive team to work with the consultant and get legal advice.

A motion was made by Commissioner Tom Strand, seconded by Commissioner Wynne Palermo to table the item for one month. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville and Tom Strand.

**Item 6 – Lowell Draper Plan and Impact Report**

Andrew Knudtsen, Tim Morzel and Sara Dunmire from Economic & Planning Systems (EPS) presented the formal application for beginning the process to form a new Urban Renewal Area at the Draper/Lowell Commons site compromised of two areas at Fountain and Wahsatch and Las Animas and Weber.

A motion was made by Commissioner John Olson, seconded by Commissioner Sam Friesema to approve the draft plan for Lowell Draper as presented subject to finalizing the boundaries and flexibility with the unit counts. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville and Tom Strand. Commissioner Toby Gannett was recused from the vote.

**Item 7 – Vineyard (Vectra/URA) Second Amendment to Custodial and Loan Agreements**

Jariah Walker and David Neville presented the two amendments to the Vectra loan that the CSURA pledged increment to in late 2020. The developer has stated that they need to secure another 3.5 million to finalize their exit with Iron Point, a private equity firm in order to move forward with the added data center development.

A motion was made by Commissioner Tom Strand, seconded by Commissioner Wynne Palermo to approve Resolution No. **08-21:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING CERTAIN AMENDMENTS TO LOAN DOCUMENTS AND REDEVELOPMENT AGREEMENT FOR THE VINEYARD PROPERTY URBAN RENEWAL PROJECT. The motion passed 11- 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville and Tom Strand.

**Item 8 – Gold Hill Mesa Commercial URA Application**

John Olson gave a PowerPoint presentation on the application to form a new Urban Renewal District that will be comprised of approximately 31 acres of residential single family dwellings, approximately 16 acres of commercial area, and approximately 44 acres of open space.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Maureen Juran to accept the application and give the Executive Director permission to engage in securing the consultant engagements for the Gold Hill Mesa Commercial URA. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, Wynne Palermo, Peter Scoville and Tom Strand. Commissioner John Olson was recused from the vote.

**Item 9 – Retreat Breakdown**

Item 9 is postponed to the September 22nd meeting due to time constraints.

**Item 10 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for August 2021. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

Board read the report.

**Item 11 – Non-Agenda Item**

September 15th is the Downtown Partnership Breakfast. Please rsvp to Jariah Walker. The URA will have a table.

**Item 12 – Adjournment**

There being no further business the meeting adjourned at 1:30 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for September 22, 2021. **(Due to the Coronavirus the meeting will be held electronically thru Zoom)**

**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)