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

**Held on Wednesday, May 26, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.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 |
|  |  | Tom Strand |
|  |  |  |
| Absent: |  | Peter Scoville |
| 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 |

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:03 a.m.

**Item 2 –Approval of the April 28, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner John Olson, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of April 28, 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 Tom Strand.

**Item 3 –Approval of the Financial Report as of April 30, 2021**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of April 30, 2021 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet.

Commissioner Gary Feffer entered the meeting.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Brian Olson to approve the Financial Report and check register as of April 30, 2021. 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 Tom Strand.

**Item 4 – Citizen Comment**

None

**Item 5 – Amendment and Resolution to the Tejon and Costilla URA Development Agreement**

Jariah Walker and David Neville presented an amendment and resolution to the developer agreement for the Tejon and Costilla URA. The amendment is pushing the completion date to December 31, 2022.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Jim Mason to approve Resolution No. **05-21**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE FIRST AMENDMENT TO URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE TEJON & COSTILLA URBAN RENEWAL 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 Tom Strand.

**Item 6 – Museum and Park Update/Presentation**

Jeff Finn, Senior Vice President from Norwood Development gave a PowerPoint presentation and update on the Museum and Park URA. There will be a July 1st ribbon cutting for the bridge connecting the American the Beautiful Park and the Olympic Museum.

**Item 7 – Consultant Engagement SHE Development Research**

Jariah Walker, Jesse Silverstein (Development Research Partners), and Andy Arnold (SHE) presented the SHE Consultant Engagement Letter.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Toby Gannett to give the Executive Director administrative approval of the SHE Consultant Engagement Letter after the retainer portion is complete. 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 Tom Strand.

**Item 8 – Retreat Topics and Discussion**

1. URA philosophy and target areas
2. Fee discussion
3. Board packets/expectations get on Fridays tracking sheet on projects
4. Logistics Meeting Space
5. Opportunities

The board decided to keep the retreat agenda as listed above. The board also decided to postpone the June 4th retreat to a later date but go ahead with the tour on June 4th. Other topics might be affordable housing, smaller developer initiatives, and a working spread sheet on the status of the current projects.

**Item 9 – Executive Director Report**

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

**Item 10 – Non-Agenda Item**

A Joint City Council and CSURA Board meeting/lunch will be scheduled at a date to be determined.

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 1:07 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for June 23, 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)