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

**Held on Wednesday, November 16, 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 |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  | Tom Strand |
|  |  |  |
| Absent: |  | Jim Mason |
| 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 11:00 a.m.

**Item 2 –Approval of the October 27, 2021, CSURA Meeting Minutes**

A motion was made by Commissioner Anthony Perez seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of October 27, 2021. . The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand. Commissioner Sam Friesema abstained from the vote since he was not present for the meeting.

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

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

**Item 4 – Citizen Comment**

None

**Item 5 – Retool – Morgan Hester (City of Colorado Springs)**

Jariah Walker introduced Morgan Hester, Planning Supervisor for Land Use Review, City of Colorado Springs. A PowerPoint presentation was given on the retool of the zoning book.

**Item 6 – Weidner/City Gate 2.0 Impact Report and Gap Analysis**

Jariah Walker presented the Impact Report and Gap analysis for Weidner/City Gate.

A motion was made by Commissioner Anthony Palermo, seconded by Commissioner John Olson to approve the impact report, and gap analysis for the Weidner/City Gate URA and give the Executive Director permission to move forward with the district notifications process. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand

**Item 7 – Resolution Approving TIF Sharing Agreements for Almagre URA (Panorama Heights)**

David Neville and Jariah Walker presented the taxing entity agreements for the Almagre (Panorama Heights) project.

A motion was made by Commissioner Perez, seconded by Commissioner Tom Strand to approve **Resolution No. 09-21:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE PROPERTY TAX INCREMENT REVENUE AGREEMENTS BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE APPLICABLE TAXING ENTITIES IN CONNECTION WITH THE ALMAGRE URBAN RENEWAL PLAN. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 8 – Resolution Approving Cooperation Agreement for S. Nevada URA**

Jariah Walker and David Neville presented Resolution No. **10-21** approving the First Amendment to the Cooperation Agreement for the South Nevada URA. The Sales Tax amount has not yet been determined.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Brian Olson to approve Resolution No. **10-21**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE FIRST AMENDMENT TO COOPERATION AGREEMENT BETWEEN THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY IN CONNECTION WITH THE SOUTH NEVADA AVENUE AREA URBAN RENEWAL PLAN. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner Tom Strand abstained from the vote.

Due to time constraints Item 11 was presented before Item 9.

**Item 11 – Creekwalk BID Cooperation Agreement and Resolution**

David Neville and Jariah Walker presented Resolution No. **11-21** approving the Creekwalk BID Cooperation Agreement.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Brian Olson to approve Resolution No. **11-21**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE FIRST AMENDMENT TO COOPERATION AGREEMENT BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE CREEKWALK MARKETPLACE BUSINESS IMPROVEMENT DISTRICT IN CONNECTION WITH THE SOUTH NEVADA AVENUE AREA URBAN RENEWAL PLAN. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 9 – Finalize CSURA Budget**

Carrie Bartow and Jariah Walker presented the 2022 CSURA Budget for discussion and review. The formal approval of the budget will be at the December 8, 2021 board meeting.

**Item 10 – Audit Engagement Letter**

Carrie Bartow and Jariah Walker presented the Audit Engagement Letter.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Tom Strand to approve the Audit Engagement Letter. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, Peter Scoville, and Tom Strand.

**Item 12 – Retreat Breakdown**

Jariah Walker went over some of the highlights from the retreat and some of the past discussions with the board.

* As we lay out our different initiatives such as affordable housing, we need to put better definition into what we can and can’t do. Affordable housing cannot be built everywhere and what the urban renewal authority is able to do and where they can do it and mitigating unrealistic expectations are important.
* Our projects are developer driven and how do we focus on future areas. Are we proactive or reactive? Where do we want to allocate dollars to some of these efforts?
* Joint meeting with City Council – Tom Strand will work on for 2022.
* Schedule the next board retreat for April 2022.

**Item 13 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for November 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 14 – Non-Agenda Item**

**Item 15 – Adjournment**

There being no further business the meeting adjourned at 1:05 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for December 8, 2021. Due to the holidays, this board meeting will be held on the second Wednesday of December.

**(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)