



Draft Meeting Minutes of the Regular CSURA Board Meeting
Held on Wednesday, March 13, 2024
This Meeting was held through Zoom only
11:00 A.M.

Item 1 – Call to Order and Roll Call

Chair Maureen Juran called the meeting to order at 11:02 a.m. In attendance were Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez. Commissioner Jim Mason was excused.

Also in attendance: Jariah Walker, CSURA Executive Director, David Neville, KKRDN General Counsel, Carrie Bartow, CPA, CliftonLarsonAllen, Rob Lange, Controller, CliftonLarsonAllen, Dean Beukema, Admin Staff, and Ryan Tefertiller, Urban Planning Manager, City of Colorado Springs.

Item 2 –Approval of the February 21, 2024, CSURA Meeting Minutes

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Randy Case to approve the CSURA meeting minutes of February 21, 2024. The motion passed 10 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

Item 3 –Approval of the CSURA Financials and Claims as of February 29, 2024

Carrie Bartow, CLA reviewed the financial report and claims as of February 29, 2024, as provided in the agenda packet.

A motion was made by Commissioner Randy Case, seconded by Commissioner Anthony Perez to approve the financial report, and claims as of February 29, 2024. The motion passed 11 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

Item 4 – Citizen Comment

None

Item 5 – Budget Resolution and Amendments for 2023

Carrie Bartow, CliftonLarsonAllen CPA discussed the nine budget amendments for the CSURA 2023 Budget as presented in the agenda packet. The Public Hearing Notice was posted in the Gazette prior to the meeting.

Chair Maureen Juran opened the Public Hearing regarding the 2023 Budget Amendments. There was no public comment. The Public Hearing was then closed.

A motion was made by Commissioner Wynne Palermo, seconded by Cami Bremer to approve Resolution No. 03-24:

A RESOLUTION APPROVING NINE 2023 CSURA BUDGET
AMENDMENTS AS PRESENTED TO AUTHORITY MEMBERS:

- IN THE DEBT SERVICE FUND – IVYWILD NEIGHBORHOOD PROJECT AREA,
- IN THE DEBT SERVICE FUND – VINEYARD PROJECT AREA,
- IN THE CAPITAL PROJECT FUND – COPPER RIDGE PROJECT AREA,
- IN THE CAPITAL PROJECT FUND – GOLD HILL MESA PROJECT AREA
- IN THE CAPITAL PROJECT FUND – SOUTH NEVADA PROJECT AREA,
- IN THE CAPITAL PROJECT FUND – TEJON AND COSTILLA PROJECT AREA,
- IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (USOM),
- IN THE CAPITAL PROJECT FUND – SOUTHWEST INFRASTRUCTURE FUND (SWI),
- IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (STADIUM)

The motion passed 12 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

Item 6 – Impact Report

Tom Binnings, Summit Economics LLC. presented the new 2023 Impact Report to the board. Please refer to the agenda attachments for the complete report.

Item 8 – Executive Director Report (*Item 8 was taken before Item 7*)

Jariah Walker presented the Executive Director’s Report for March 2024. Please refer to the agenda attachments and board meeting audio for the complete report on each project and issue.

Item 7 – Closed Executive Session

Chair Maureen Juran read the legal explanation * As per C.R.S. 24-6-402(4)(b) Conference with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Toby Gannett to enter executive session. The motion passed 11 - 0 by Commissioners: Cami Bremer, Randy

Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, John Olson, Wynne Palermo, and Anthony Perez.

The board entered executive session at 12:05 p.m. The board came out of executive session at 12:49 p.m.

Item 9 – Non-Agenda Item

Reminder of Joint City Council/CSURA meeting tomorrow, March 14, 2024, at 11:00 a.m. at the City Administration Building, Room 102.

Item 10 – Adjournment

There being no further business the meeting adjourned at 12:56 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for April 24, 2024.

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 through 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