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

**Held on Wednesday, January 29, 2020**

**CS Utilities Blue River Board Room, 121 South Tejon Street**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case |
|  |  | Gary Feffer |
|  |  | Jill Gaebler |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Lori Bellingham  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 Absent |
| Ryan Tefertiller |  | Urban Planning Manager |

Note: Adjustments were made in the order of agenda items presented. The minutes are listed in the order that the agenda item was presented during the meeting.

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:04 a.m.

**Item 2 –Approval of the December 11, 2019 CSURA Meeting Minutes**

A motion was made by Commissioner Jill Gaebler seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of December 11, 2019. The motion passed 11 – 0.

**Item 3 –Approval of the Financial Report as of December 31, 2019**

Carrie Bartow reviewed the monthly revenue and expenditures report as of December 31, 2019 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 Maureen Juran, seconded by Commissioner Anthony Perez to approve the Financial Report and check register as of December 31, 2019. The motion passed 11 - 0.

**Item 4 – Citizen Comment**

None

**Item 5 – C4C Engagement Letter – Dazzio & Associates**

Carrie Bartow, CliftonLarsonAllen CPA presented the engagement letter from Dazzio & Associates outlining the scope of professional services for the C4C projects and for the Southwest CS Downtown infrastructure project.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Maureen Juran to approve the C4C Engagement Letter from Dazzio & Associates. The motion passed 11 – 0.

**Item 6 – Museum & Park Development Agreements**

David Neville and Jariah Walker presented the Museum & Park Development Agreements and gave a brief summary of each item.

Chris Jenkins addressed the board and thanked them for all of their hard work. It was a partnership among many sources and designed for future generations. A short presentation was shown of the beginning pictures of the Olympic Museum area as compared to the current pictures of the Museum area.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve **Resolution No: 01-20**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE PROPERTY TAX INCREMENT REVENUE AGREEMENT BY AND AMONG THE SW DOWNTOWN METROPOLITAN DISTRICT NOS. 1-2 AND THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY IN CONNECTION WITH THE MUSEUM & PARK URBAN RENEWAL PLAN. The motion passed 11 – 0.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve **Resolution No: 02-20**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE MUSEUM & PARK URBAN RENEWAL AREA BY AND AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, INTERURBAN DEVELOPMENT COMPANY, LLC AND SW DOWNTOWN BUSINESS IMPROVEMENT DISTRICT IN CONNECTION WITH THE MUSEUM & PARK URBAN RENEWAL PLAN. The motion passed 11 – 0.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve **Resolution No: 03-20**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE COOPERATION AGREEMENT FOR REDEVELOPMENT OF PORTIONS OF SOUTHWEST DOWNTOWN, COLORADO SPRINGS, COLORADO BY AND AMONG THE CITY OF COLORADO SPRINGS, COLORADO, COLORADO SPRINGS UTILITIES, SW DOWNTOWN BUSINESS IMPROVEMENT DISTRICT, COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND INTERURBAN DEVELOPMENT COMPANY, LLC. The motion passed 11 – 0.

**Item 9 – CSURA Lease Fourth Amendment**

Jariah Walker presented the fourth amendment to the lease between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs for the use of office space in the City Administration Building. David Neville stated the lease had been amended to reflect the new area on the 6th floor.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Jim Mason to approve **Resolution No: 04-20**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE FOURTH AMENDMENT TO THE LEASE BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE CITY OF COLORADO SPRINGS FOR THE USE OF OFFICE SPACE IN THE CITY ADMINISTRATION BUILDING. The motion passed 10 – 0.

**Item 10 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report for January 2020 on the various projects. The complete report is listed in the agenda packet. There are seven slots available for the DCI 2020 State Conference taking place April 14th – 17th in downtown Colorado Springs.

Commissioner Jill Gaebler left the meeting at 12:05 p.m.

**Item 7 – Annual Meeting Notice Location**

David Neville stated that the Open Meetings Law states that the public location for posting for the public body shall be designated annually at the local public body’s first regular meeting of each calendar year. The CSURA Board must vote for the official location for the posting of the CSURA Board Meeting Agendas. The agenda is posted on the City Clerk’s bulletin board, the CSURA website and as a courtesy the City of Colorado Springs posts the agenda on the city website.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner John Olson to post the official meeting notices on the City Clerk’s bulletin board and on the CSURA website. The motion passed 10 - 0.

**Item 8 – CSURA Board Meeting Schedule**

Chair Randy Case presented the proposed CSURA Board Meeting Schedule for 2020. Some of the dates were changed due to the availability of the Blue River Board Room. Chair Randy Case polled the board on having a retreat. The board decided on March 13, 2020. Topics will be meeting location, how we want to present to the public - video/audio, what the board wants to accomplish when and how. A small agenda was suggested to allow for more comment time.

A motion was made by Commissioner Brian Olson, seconded by Commissioner John Olson to have the CSURA board retreat on March 13, 2020 from 8:00 a.m. to 12:00 p.m. at the Pikes Peak Area Realtors Association conference room. The motion passed 10 – 0.

A motion was made by Commissioner Brian Olson, seconded by Commissioner John Olson to approve the CSURA Board Meeting Schedule for 2020. The motion passed 10 – 0.

A joint meeting with CSURA/City Council and with CSURA/El Paso County Commissioners will be scheduled in the future.

**Item 11 – Non-Agenda Item**

**Item 12 – Adjournment**

There being no further business the meeting adjourned at 1:00 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for February 26, 2020. It will be held at the CS Utilities – Blue River Board Room, 5th Floor – Plaza of the Rockies South Tower – 121 South Tejon Street at 11:00 – 1:00 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)