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

**Held on Wednesday, March 8, 2023**

**This Meeting was held thru Zoom Teleconference only**

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  |  |
|  |  | Cami Bremer Excused |
|  |  | Randy Case  |
|  |  | Gary Feffer  |
|  |  | Sam Friesema  |
|  |  | Toby Gannett  |
|  |  | Maureen Juran  |
|  |  | Jim Mason  |
|  |  | Parth Melpakam  |
|  |  | John Olson  |
|  |  | Wynne Palermo  |
|  |  | Anthony Perez  |
|  |  | Tom Strand Excused |
|  |  |  |
| 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  |
| Peter Wysocki |  | City Planning Director Absent |

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:06 a.m.

**Item 2 –Approval of the February 22, 2023, CSURA Meeting Minutes**

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Jim Mason to approve the CSURA meeting minutes of February 22, 2023, as presented.  The motion passed 8 - 0 by Commissioners: Randy Case, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez.

**Item 3 –Approval of the Interim Claims as of February 28, 2023**

Carrie Bartow, CLA reviewed the interim claims as of February 28, 2023, as provided in the agenda packet.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Anthony Perez to approve the interim claims as of February 28, 2023. The motion passed 8 - 0 by Commissioners: Randy Case, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez.

**Item 4 – Citizen Comment**

Commissioner Gary Feffer entered the meeting.

**Item 5 – Budget Resolution and Amendments and Draft Audit**

Carrie Bartow, CliftonLarsonAllen CPA discussed the ten budget amendments for the CSURA 2022 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 2022 Budget Amendments. There was no public comment. The Public Hearing was then closed.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Jim Mason to approve Resolution No. **05-23**:

A RESOLUTION APPROVING TEN 2022 CSURA BUDGETAMENDMENTS AS PRESENTED TO AUTHORITY MEMBERS:

 IN THE DEBT SERVICE FUND – IVYWILD NEIGHBORHOOD PROJECT AREA,

IN THE DEBT SERVICE FUND – CANYON CREEK PROJECT AREA,

 IN THE CAPITAL PROJECT FUND – COPPER RIDGE PROJECT AREA,

 IN THE CAPITAL PROJECT FUND – SOUTH NEVADA PROJECT AREA,

 IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (ADMIN),

 IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (ARENA),

IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (UCCS),

 IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (USAFA),

 IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (FLEX SUB-ACCOUNT),

 IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (STADIUM)

Commissioner Parth Melpakam entered the meeting.

The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, and Anthony Perez. Commissioner Parth Melpakam abstained from the vote since the budget amendments were read before he entered the meeting.

**Item 6 –** **Hancock Commons Development Agreement Resolution No. 06-23**

A motion was made by Commissioner Jim Mason, seconded by Commissioner Wynne Palermo to approve Resolution No. **06-23**:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE HANCOCK COMMONS URBAN RENEWAL AREA BY AND AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, HC20, LLC, HANCOCK METROPOLITAN DISTRICT NO. 1 AND HANCOCK METROPOLITAN DISTRICT NO.2, IN CONNECTION WITH THE HANCOCK COMMONS URBAN RENEWAL PLAN**

The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 5 – Continued - Draft Audit**

Carrie Bartow, CLA presented the draft 2022 Audit Report after Item 6.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Anthony Perez to accept the draft 2022 audit report. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 7 – Weidner/City Gate 2.0 Developer Agreement with Resolution No. 07-23**

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner John Olson to approve Resolution No. **07-23**:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE CITY GATE 2.0 URBAN RENEWAL AREA BY AND AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, CITY GATE APARTMENTS I, LLC, CITY GATE APARTMENTS II, LLC, CITY GATE APARTMENTS III, LLC, AND CITY GATE APARTMENTS V, LLC, IN CONNECTION WITH THE CITY GATE 2.0 URBAN RENEWAL PLAN**

The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 8 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for March 2023. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

**Item 9 – Non-Agenda Item**

None

**Item 10 – Adjournment**

There being no further business the meeting adjourned at 12:09 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for April 26, 2023.

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 thru 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**](http://www.csura.org)