



Final Meeting Minutes of the Regular CSURA Board Meeting
Held on Wednesday, September 27, 2023
This meeting was thru Zoom Teleconference
11:00 A.M.

In attendance were:

Commissioners:

Cami Bremer	
Randy Case	
Gary Feffer	
Sam Friesema	Excused
Toby Gannett	
Cecilia Harry	
Randy Helms	
Maureen Juran	Excused
Jim Mason	Excused
Parth Melpakam	
John Olson	
Wynne Palermo	
Anthony Perez	

Also in Attendance:

David Neville	KKRDN General Counsel
Carrie Bartow	CPA, CliftonLarsonAllen
Jariah Walker	Executive Director
Dean Beukema	CSURA Staff
Ryan Tefertiller	Urban Planning Manager

Item 1 – Call to Order

Vice Chair Gary Feffer called the meeting to order at 11:03 a.m.

Item 2 –Approval of the August 23, 2023, CSURA Meeting Minutes

A motion was made by Commissioner Randy Case, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of August 23, 2023. The motion passed 7 - 0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Randy Helms, John Olson, Wynne Palermo, and Anthony Perez.

Commissioner Cecilia Harry entered the meeting.

CSURA Final Meeting Minutes of September 27, 2023**Item 3 –Approval of the CSURA Financials and Claims as of August 31, 2023**

Carrie Bartow CPA, CLA reviewed the financial report and claims as of August 31, 2023, as provided in the agenda packet.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Wynne Palermo to approve the financial report, and claims as of August 31, 2023. The motion passed 8 - 0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Cecilia Harry, Randy Helms, John Olson, Wynne Palermo, and Anthony Perez.

Item 4 – Citizen Comment

None

Commissioner Cami Bremer entered the meeting.

Item 5 – Vineyards Resolution

A motion was made by Commissioner Randy Case, seconded by Commissioner Wynne Palermo to approve Resolution No. **09-23**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING ASSIGNMENT, ASSUMPTION AND THIRD AMENDMENT OF THE VINEYARD REDEVELOPMENT AND REIMBURSEMENT AGREEMENT AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, VINEYARD METROPOLITAN DISTRICT AND VINEYARD II LLC IN CONNECTION WITH THE VINEYARD PROPERTY URBAN RENEWAL PLAN.

The motion passed 8 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Cecilia Harry, Randy Helms, John Olson, Wynne Palermo, and Anthony Perez. Commissioner Toby Gannett abstained from the vote.

Commissioner Parth Melpakam entered the meeting.

Item 6 – Executive Director Report

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

Item 7 – Closed Executive Session*

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Parth Melpakam to enter executive session as per (ii) C.R.S. §24-6-402(4)(f), personnel matters. The motion passed 10 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Toby Gannett, Cecilia Harry, Randy Helms, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez. The board entered executive session at 11:42 a.m. The board came out of executive session at 12:14 p.m.

Item 8 – Non-Agenda Items

There being no further business the meeting adjourned at 12:16 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for October 25, 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 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