

**Final Meeting Minutes of the Regular CSURA Board Meeting**  
**Held on Wednesday, December 13, 2017**  
**City Hall – Pikes Peak Conference Room – 11:00 A.M.**

In attendance were:

Commissioners: Merv Bennett  
Randy Case  
Tiffany Colvert  
Gary Feffer  
Toby Gannett  
Valerie Hunter  
Jim Mason  
Wynne Palermo  
Brian Olson  
John Olson  
Anthony Perez  
Peter Scoville

Absent: Maureen Juran

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 Manager
Peter Wysocki	City Planning Director
Ryan Tefertiller	Urban Planning Manager

Citizens in Attendance: None

Chair Wynne Palermo called the meeting to order at 11:05 a.m. and announced that Item 5 - Approval of the 2018 CSURA Budget would be after Item 2 - Approval of the Financial Report and then Item 6 – Gold Hill Mesa Commercial would come next.

**Item 1 – Approval of the November 15, 2017 Meeting Minutes.**

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Brian Olson to approve the meeting minutes of November 30, 2017. The motion passed 10 – 0. Commissioner Gary Feffer abstained from the vote as he was not present for the meeting.

**Item 2 – Approval of the Financial Report as of November 30, 2017**

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Carrie Bartow, CliftonLarsonAllen CPA reviewed the monthly revenue and expenditures report as of November 30, 2017 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet.

Commissioner Peter Scoville entered the meeting at 11:10 a.m.

A motion was made by Commissioner Brian Olson seconded by Commissioner Valerie Hunter to approve the Financial Report and check register as of November 30, 2017. The motion passed 11- 0.

### **Item 3 – Citizen Comment**

No citizens present.

### **Item 4 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. Notes are attached to the agenda. Please refer to the CSURA Board meeting audio for the complete report.

### **Item 5 – Approval of the 2018 CSURA Budget**

Carrie Bartow, CliftonLarsonAllen CPA reviewed the draft of the CSURA 2018 Budget as presented in the agenda packet. It is anticipated that CSURA will end the current year with approximately \$557,732 left in the general fund. General fund revenues for 2018 are projected to be \$406,010 and expenditures are projected to be \$402,000. Jariah Walker reviewed the expenditure line items. Discussion followed.

Commissioner Toby Gannett entered the meeting at 11:30 a.m.

A motion was made by Commissioner Toby Gannett seconded by Commissioner Jim Mason to approve the CSURA 2018 Budget subject to any minor modifications to the project funds from information coming from the County Treasurer in January 2018. The motion passed 12 - 0.

### **Item 6 – Gold Hill Mesa Commercial**

David Neville reviewed the Gold Hill Mesa Commercial Assignment and Assumption Agreement. Monte McKeehen, Chairman of Gold Hill Mesa participated via conference call.

Commissioner Brian Olson left the meeting at 11:50 p.m. Commissioner Gary Feffer left the meeting temporarily at 12:03 p.m.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Randy Case to approve RESOLUTION NO. 03-17 OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING ASSIGNMENT OF THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF GOLD HILL MESA COMMERCIAL URBAN RENEWAL PROJECT URBAN RENEWAL PLAN AREA BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND GOLDEN CYCLE INVESTMENTS, LLC IN CONNECTION WITH THE GOLD HILL MESA COMMERCIAL URBAN RENEWAL PROJECT URBAN RENEWAL PLAN. The motion passed 9 -0.

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Ayes: Commissioners Merv Bennett, Randy Case, Tiffany Colvert, Toby Gannett, Valerie Hunter, Jim Mason, Wynne Palermo, Anthony Perez, Peter Scoville.

Recused: Commissioner John Olson

Absent: Commissioners Maureen Juran, Gary Feffer, Brian Olson

Commissioner Merv Bennett left the meeting at 12:30 p.m.

### **Item 7 – CSURA Application Developer Based Questions**

Jariah Walker reviewed the developer based questions for the CSURA application. Discussion followed. Revised questions will be presented in January, 2018.

Commissioner Gary Feffer re-entered the meeting at 12:40 p.m.

### **Item 8 – CSURA Lease**

Jariah Walker presented the third 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 6<sup>th</sup> floor and that the lease had been extended for two years instead one.

A motion was made by Commissioner Tiffany Colvert, seconded by Commissioner Jim Mason to approve the Third Amendment to the lease between the CSURA and the City of Colorado Springs for the use of office space in the City Administration Building. The motion passed 10 – 0

### **Item 9 – Non-Agenda Item**

Chair Wynne Palermo asked the board members how many wanted to keep the location of the board meetings at City Hall instead of the City Administration Building. The vote was unanimous agreement.

The first Fee Task Force meeting will be held on Wednesday, January 10, 2018 at the City Administration Building in Suite 603.

There being no further business the meeting adjourned at 12:55 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for January 24, 2018. It will be held at City Hall, Pikes Peak Conference Room, Suite 200, 107 North Nevada Avenue 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)