



Final Meeting Minutes of the Regular CSURA Board Meeting
Held on Wednesday, November 16, 2016
Pikes Peak Conference Room – City Hall – 11:00 A.M.

In attendance were:

Commissioners:

Randy Case
Tiffany Colvert
Gary Feffer
Toby Gannett
Valerie Hunter via teleconference phone
Jim Mason
Wynne Palermo
Jim Raughton
Robert Shonkwiler

Absent:

Merv Bennett
Brian Olson
Peter Scoville
Jack Wiepking

Also in Attendance:

David Neville	CSURA Legal Counsel
Carrie Bartow	CliftonLarsonAllen, CPA
Jim Rees	CSURA Staff
Dean Beukema	CSURA Staff
Bob Cope	City Economic Development Manager
Peter Wysocki	City Planning Director
Jariah Walker	City Economic Development Staff

Citizens in Attendance: None

Chair Wynne Palermo called the meeting to order at 11:00 a.m.

Commissioner Valerie Hunter participated via teleconference phone.

Item 1 – Approval of the October 26, 2016 CSURA Meeting Minutes

A motion was made by Commissioner Jim Mason, seconded by Commissioner Jim Raughton to approve the meeting minutes of October 26, 2016. The motion passed 7 - 0.

Item 2 – Approval of the November 10, 2016 Special CSURA Meeting Minutes

A motion was made by Commissioner Tiffany Colvert, seconded by Commissioner Robert Shonkwiler to approve the meeting minutes of November 10, 2016 as amended with the clarification that Valerie Hunter did not participate in the votes or in the Executive Session. The motion passed 7 - 0.

Item 3 – Approval of the Financial Report as of October 31, 2016

Carrie Bartow, CliftonLarsonAllen, CPA reviewed the monthly revenue and expenditures report as of October 31, 2016 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet.

Carrie Bartow noted that when the North Nevada Bond debt was restructured, the Continuing Disclosure Report is now due annually not quarterly.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Tiffany Colvert to approve the Financial Report and check register as of October 31, 2016. The motion passed 7 - 0.

Commissioner Gary Feffer entered the meeting.

Item 4 – Approval of the CSURA 2017 Budget

Carrie Bartow, CliftonLarsonAllen, CPA reviewed the draft of the CSURA Budget as presented in the agenda packet. It is anticipated that CSURA will end the current year with approximately \$460,699 left in the general fund. General fund revenues for 2017 are projected to be \$417,716 and expenditures are projected to be \$340,930. The 2017 budget includes a 6 months operating reserve amount of \$170,500. The 2016 CSURA budget will be amended for the North Nevada debt service debt refinancing before the audit in January 2017. Discussion followed regarding the different line items and projects.

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Robert Shonkwiler to approve the CSURA 2017 Budget. The motion passed 8 - 0

Item 5 – Citizen Comment – None

Item 6 – Executive Session*

Chair Wynne Palermo read the legal explanation as per *CRS 24-6-402(4)(f) Personnel Matters to go into executive session.

A motion was made by Commissioner Randy Case, seconded by Commissioner Jim Mason to enter into executive session. The motion passed 8 - 0. Commissioner Valerie Hunter did not participate in the Executive Session.

The Colorado Springs Urban Renewal Authority Board came out of executive session.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Jim Mason to appoint Jariah Walker as Acting Director of CSURA and that the Board will wait to make the determination whether or not to do an internal posting through the City or an external posting. Commissioner Robert Shonkwiler suggested that it be amended to state that we will be posting the position either internally or externally. Commissioner Toby Gannett agreed to amend the motion as proposed. Jim Mason moved that the amended motion be seconded, seconded by Robert Shonkwiler. The motion passed 8 - 0.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Toby Gannett that the draft contract for Jim Rees be further reviewed by the Chair and amended from a 60 day notice to a 30 day notice with additional amendments as the Chair sees fit for presentation to Jim Rees. The motion passed 8 – 0.

Item 7 – Other Non-Agenda Items

Chair Wynne Palermo reminded the board that there is a URA Board Member training available on December 9th from 9:00 a.m. to 3:00 p.m. conducted by Downtown Colorado Inc. at the Rodolfo “Corky” Gonzales Branch Library, 1498 Irving Street in Denver. The agenda for the training was emailed to all of the board members.

There being no further business the meeting adjourned at 12:43 p.m.

The next regular Urban Renewal Authority Board Meeting is scheduled for December 21, 2016

Copies of the Board agendas, minutes and audio recordings are posted on the Colorado Springs Urban Renewal Authority website.

www.csurbanrenewal.org