



Final Meeting Minutes of the Regular CSURA Board Meeting
Held on Wednesday, January 27, 2016
Pikes Peak Conference Room – City Hall – 11:00 A.M.

In attendance were:

Commissioners:

Merv Bennett
Tiffany Colvert
Zachary McComsey
Wynne Palermo
Nolan Schriener
Peter Scoville
Jim Raughton
Robert Shonkwiler

Absent:

Valerie Hunter

Also in Attendance:

David Neville	CSURA Legal Counsel
Thuy Dam	CliftonLarsonAllen, CPA
Jim Rees	CSURA Executive Director
Dean Beukema	CSURA Staff
Bob Cope	City Economic Development Manager
Ryan Tefertiller	City Planning
BJ Hybl	United States Olympic Museum
Kristen Downs	United States Olympic Museum
Chris Jenkins	Nor'wood Development Group
Jeff Finn	Nor'wood Development Group
Carolyn White	Brownstein Hyatt Farber Schreck

Citizens in Attendance:

See attached signup sheet

Chair Wynne Palermo called the meeting to order.

Item 1 –Approval of the December 16, 2015 CSURA Meeting Minutes

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Peter Scoville to approve the meeting minutes of December 16, 2015 with the correction of Carrie Bartow, CliftonLarsonAllen, CPA added to the attendance section. The motion carried 8-0.

Item 2 –Approval of the Financial Report as of December 31, 2015

Ms. Thuy Dam, CliftonLarsonAllen, CPA reviewed the monthly revenue and expenditures report as of December 31, 2015 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 Zachary McComsey, seconded by Commissioner Jim Raughton to approve the Financial Report as of December 31, 2015. The motion carried 8-0.

Item 3 – Approval of the Continuing Disclosure Report

Ms. Thuy Dam, CliftonLarsonAllen, CPA reviewed the Continuing Disclosure Report for the fourth quarter of 2015 as provided in the agenda packet.

A motion was made by Commissioner Peter Scoville, seconded by Commissioner Zachary McComsey to approve the Continuing Disclosure Report as of December 31, 2015. The motion carried 8-0.

Item 4 – Citizens Comment Period

No citizen comments were made.

Item 5 – US Olympic Museum Update

Mr. BJ Hybl and Ms. Kristen Downs from the United States Olympic Museum announced that they would be attending the board meetings to update the board on the progress of the United States Olympic Museum.

Fact Highlights:

- Museum is on budget and scheduled to open in 2018
- Demolition of the site has begun
- Bids will be submitted for site utilities and foundation
- Exhibits projects are at 95% designed Schematic Design phase
- Fund raising is run by Mr. Dick Celeste, President of the museum’s board of director’s and Phil Lane
- A Founders Circle has been set up for donations of \$100,000 and above (9 people so far)
- \$300,000 grant from the Gates Foundation
- Financial Advisory Services request for proposal (RFP) has been posted on the CSURA website and the Museum website and is due on Friday, January 29, 2016.
- IT/Security RFQ awarded to Linx/Rimrock
- Materials Testing RFP has been posted
- Food Services and Retail RFP is going out today
- All RFP’s are posted on the US Olympic Museum website: www.usolympicmuseum.org

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- Demolition Abatement awarded to Iron Mountain Demolition
- New Board Member is Peter Diamond, Executive Vice President, Programming, NBC Olympics
- New Athlete Advisory Committee formed (Michael Johnson, Bonnie Blair, Michelle Quan, John Neighbor, Amy Purdy)
- Joey Cheek and Bonita Fitzgerald Mosley are chairing the Athlete Advisory Committee
- Groundbreaking anticipated in spring of 2016
- Newsletters are going out quarterly, follow on Facebook and Twitter

Item 6 – EVC-HD Development Agreement Amendment

Commissioners Robert Shonkwiler and Tiffany Colvert recused themselves from the presentation with a conflict of interest.

Mr. David Neville presented the first amendment to the Urban Renewal Agreement for the development of the South Nevada Avenue Area Urban Renewal Plan Area.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Jim Raughton to approve Resolution No. 01-16:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE FIRST AMENDMENT TO URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE SOUTH NEVADA AVENUE AREA URBAN RENEWAL PLAN AREA. The motion carried 6-0.

Commissioners Robert Shonkwiler and Tiffany Colvert returned to the meeting.

Item 7 – Project Status Report: 4th Quarter 2015

Mr. Jim Rees reviewed the CSURA Project Status quarterly report for the fourth quarter of 2015. Mr. Chris Jenkins will give an update later in the board meeting on the Southwest Downtown. There will be a discussion item in February regarding refinancing some of the North Nevada Avenue bonds. An update on the Vineyards was also requested for the February agenda.

Commissioner Tiffany Colvert asked when the CSURA Board will be getting its new members. Chair Wynne Palermo stated that the El Paso County Commissioners have named Mr. Brian Olsen as their board member. Chair Wynne Palermo introduced Mr. James Mason who District 11 has named for Districts 20, 11, and 2. Chair Wynne Palermo also introduced Mr. William Mutch who is a lobbyist and lives in Colorado Springs and is working on HB 1348 amended bill this year.

Item 8 – Southwest Downtown Urban Renewal Plan Discussion

Mr. Chris Jenkins, Nor'wood Development Group, Mr. Jeff Finn, Nor'wood Development Group, and Ms. Carolyn White, Brownstein Hyatt Farber Schreck presented a proposed plan to restructure the Southwest Downtown Urban Renewal Plan. Mr. Chris Jenkins stated they would like to propose that the old plan be amended and that the southwest downtown be redeveloped in phases over the next several years. The old urban renewal area would be divided into smaller multiple areas as future growth dictated. It would be up to the property owners whether they wanted to participate in the future plans. Mr. Chris Jenkins stated that Nor'wood's redevelopment vision is to transform the area into a gathering place for

tourists, downtown workers and shoppers and to connect the area with a pedestrian bridge that would span the railroad tracks and link America the Beautiful Park to the US Olympic Museum.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Jim Raughton to approve a contract with Mr. David Cooper, DGO Community Planning and Design to perform a Blight Study of the South West/Downtown Revitalization Area with the amendment that the Blight Study would be paid for upfront by Nor'wood Development. The motion carried 8-0.

Commissioner Nolan Schriener left the meeting.

Item 9– 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 Zachary McComsey, seconded by Commissioner Robert Shonkwiler to enter into executive session. The motion carried 7-0.

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

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Peter Scoville to authorize the Chair Wynne Palermo to work jointly with the City of Colorado Springs in the search for a full time Executive Director for the Colorado Springs Urban Renewal Authority Board. The motion carried 7-0

Item 10 – Other Matters

There being no further business the meeting adjourned. The next regular Colorado Springs Urban Renewal Authority Board Meeting is scheduled for February 24, 2016.

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

www.csurbanrenewal.org