



**Final Meeting Minutes of the Regular CSURA Board Meeting**  
**Held on Wednesday, September 28, 2016**  
**Pikes Peak Conference Room – City Hall – 11:00 A.M.**

In attendance were:

Commissioners: Merv Bennett  
Gary Feffer  
Toby Gannett  
Valerie Hunter  
Brian Olson  
Wynne Palermo  
Robert Shonkwiler  
Jack Wiepking

Absent: Randy Case  
Tiffany Colvert  
Jim Mason  
Jim Raughton  
Peter Scoville

Also in Attendance:

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

Citizens in Attendance: See attached signup sheet

Chair Wynne Palermo called the meeting to order at 11:08 a.m. Chair Palermo introduced and welcomed the new CSURA Executive Director Kitty Clemens.

**Item 1 – Citizens Comment**

Colin Mullaney, Executive Director from the Vanguard School located on South Corona addressed the Board regarding the South Nevada Avenue Urban Redevelopment Area. They are very interested in the development and would like to be involved and part of the solution in improving the area.

**Item 2 –Approval of the August 24, 2016 CSURA Meeting Minutes**

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Valerie Hunter to approve the meeting minutes of August 24, 2016. The motion passed 7-0.

Commissioner Gary Feffer entered the meeting.

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

Carrie Bartow, CliftonLarsonAllen, CPA reviewed the monthly revenue and expenditures report as of August 31, 2016 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 Jack Wiepking, seconded by Commissioner Valerie Hunter to approve the Financial Report and check register as of August 31, 2016. The motion passed 8-0.

**Item 4 – US Olympic Museum Update**

Peter Maiurro, Interim Chief Operating Officer for the United States Olympic Museum gave a brief report on the status of the museum. Peter Maiurro stated that BJ Hybl was in Denver today meeting with UMB Bank officials and that they have a tentative term sheet. With continued conversations with North Slope Capital Advisors, they hope in the next few weeks to have a final term sheet for the private placement bonds of 39 million. At the Mayor’s State of the City luncheon, he announced that an additional 4 million dollars had been raised. Basic utility construction and site preparation is anticipated to begin this year with the building construction to start next year.

**Item 5 – City of Colorado Springs Comprehensive Plan Update**

Carl Schueler, Comprehensive Planning Manager for the City of Colorado Springs gave a brief report on the process of updating the City’s Comprehensive Plan. The City of Colorado Springs, together with City Council, is working on updating the Comprehensive Plan which has not been updated since 2001. Carl Schueler stated that it is an encompassing visionary land use based

plan and that they have been meeting with the different groups to promote the brand recognition **PlanCOS**.

The CSURA Board has three members that are on the Comprehensive Plan Executive Steering Committee appointed by the Mayor, Commissioners Merv Bennett, Jim Raughton and Robert Shonkwiler. Carl Schueler stated that they want to coordinate with the strategic plans of the Urban Renewal Board supporting the comprehensive strategy with URA that connects well with the city's overall vision for comprehensive planning and economic development. Commissioner Merv Bennett stated that if we don't have a good vision then we don't have a good plan. They want to get people involved and need the global perspective from citizens. Information about the two year process and how to become involved can be found on the city's website: [coloradosprings.gov/PlanCOS](http://coloradosprings.gov/PlanCOS).

**Item 6 – Approval to add Kitty Clemens as Signatory on Bank Account**

A motion was made by Commissioner Robert Shonkwiler, seconded by Commissioner Merv Bennett to approve A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING SIGNATURE AUTHORITY FOR THE EXECUTIVE DIRECTOR, KITTY CLEMENS. The motion passed 8-0.

**Item 7 – New Insurance Policies, Approval for Director to Sign Contracts**

Kitty Clemens, Executive Director requested signature authority to sign contracts. David Neville stated that in the CSURA Bylaws "Except as otherwise authorized by resolution of the Authority, the Chairman shall sign all contracts, deeds, and other instruments made by the Authority." David Neville stated that this should be a topic of discussion for the Board Retreat.

Discussion followed regarding the CSURA insurance policies. Kitty Clemens requested confirmation from the board to process a one month premium so the insurance policy does not lapse while other options are researched. Kitty Clemens stated that the current premium will more than double by the current insurer. Suggestions were to check with CML, other special interest groups and other Urban Renewal Authorities around the state.

**Item 8 – Board Retreat**

Kitty Clemens, CSURA Executive Director proposed having a board retreat in the month of October or November. The board agreed that October would be the best month. Topics of discussion should be sent to the Executive Director. After speaking with a facilitator a poll will be sent out to determine the best date and location.

**Item 9 – Project Quarterly Report**

Jim Rees presented the CSURA quarterly project activity report and reviewed the status of each of the projects. The full report is attached in the agenda packet and posted on the website.

**Item 10 – Other Non-Agenda Items**

Chair Wynne Palermo reminded the board that there will be a joint meeting of the CSURA Board and the Colorado Springs City Council on October 5, 2016 at 2:30 – 4:00 p.m. The location is to be determined and will be announced when the agenda is distributed.

A welcome reception for the new CSURA Executive Director, Kitty Clemens will be held after the joint meeting on October 5<sup>th</sup> at the El Paso Club, 5:00 – 7:00 p.m.

There being no further business the meeting adjourned at 12:21 p.m.

The next regular Urban Renewal Authority Board Meeting is scheduled for October 26, 2016

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

[www.csurbanrenewal.org](http://www.csurbanrenewal.org)