**Draft Meeting Minutes of the Regular CSURA Board Meeting**

**Held on Wednesday, February 23, 2022 at 11:00 A.M.**

**via Zoom Teleconference**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case |
|  |  | Gary Feffer |
|  |  | Sam Friesema |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Parth Melpakam |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  | Tom Strand |
|  |  |  |
| Absent: |  |  |
| 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 Officer |
| Peter Wysocki |  | City Planning Director |
| Ryan Tefertiller |  | Urban Planning Manager |

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:04 a.m. and introduced our new Commissioner Parth Melpakam who is our school district representative.

**Item 2 –Approval of the January 26, 2022 CSURA Meeting Minutes**

A motion was made by Commissioner Tom Strand, seconded by Commissioner Jim Mason to approve the CSURA meeting minutes of January 26, 2022. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand. New Commissioner Parth Melpakam abstained from the vote.

**Item 3 –Approval of the Financial Report as of January 31, 2022**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of January 31, 2022 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 Jim Mason, seconded by Commissioner Maureen Juran to approve the Financial Report and check register as January 31, 2022. The motion passed 13 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 4 – Citizen Comment**

None

**Item 5 – City Aud Block Transit Center Cooperation Agreement and Board Resolution**.

The Cooperation Agreement with the City, Norwood, Mountain Metro and the Parking Enterprise was presented. This agreement would begin the process on how the city’s downtown transit center could be incorporated on the block. The board heard from each of the entities; Ryan Phipps-City Public Works, Craig Blewitt – Mountain Metro, Scott Lee – City Parking Enterprise, and Jeff Finn – Norwood Development.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve **Resolution No. 03-22:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE COOPERATION AGREEMENT BY AND AMONG THE CITY OF COLORADO SPRINGS, COLORADO, dba MOUNTAIN METROPOLITAN TRANSIT, THE CITY OF COLORADO SPRINGS, COLORADO, on behalf of the COLORADO SPRINGS PARKING ENTERPRISE, THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND NOR’WOOD LIMITED, INC. dba NORWOOD DEVELOPMENT GROUP

A RESOLUTION OF THE COLORADO SPRINGS URBAN. The motion passed 13 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 6 – Park Union Condition Study**

A condition study by David Cooper, consultant was presented. Moving ahead with the condition study would all the necessary data for the impact report to be collected. Both the impact report, analysis and condition study are requirements before the taxing districts are noticed about the desire to create a new URA.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Anthony Perez to approve the condition study as presented in the agenda packet. The motion passed 13 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 7 – Development Agreement Almagre/Panorama Heights**

Jariah Walker and David Neville presented the Development Agreement for the Almagre URA. This is the first URA affordable housing project. The fees will be deferred on the first 15 years and recouped on the final 10 years of the project. This allows the URA to partner with the developer to get the deal done on the front end while allowing the URA to collect fees on the backend.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Jim Mason to approve **Resolution No. 04-22:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE ALMAGRE URBAN RENEWAL AREA BY AND AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, COHEN-ESREY DEVELOPMENT GROUP, LLC, AND LOFTS AT 1609, LLC IN CONNECTION WITH THE ALMAGRE URBAN RENEWAL PLAN.The motion passed 13 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 8 – Gold Hill Mesa Commercial Condition Study**

Jariah Walker introduced Sarah Dunmire from EPS who presented the Gold Hill Mesa Commercial Condition Study.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Brian Olson to approve the Gold Hill Mesa Commercial Condition Study. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand. Commissioner John Olson was recused from the vote.

**Item 9 – Ivywild LLC South Nevada Update**

Ray O’Sullivan from Ivywild Development LLC gave a presentation on how the hotel portion of their project and development schedule is progressing.

**Item 10 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for February 2022. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

Board read the report.

**Item 11 – Non-Agenda Item**

**Item 12 – Adjournment**

There being no further business the meeting adjourned at 1:27 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for March 9, 2022.

Due to spring break, the meeting will be held on the second Wednesday of the month. The board meeting will be a hybrid meeting being held both in person and thru Zoom. If you cannot attend in person, please use the Zoom link listed at the top of the March agenda.

**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)