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

**Held on Wednesday, January 26, 2022**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case y |
|  |  | Gary Feffer y |
|  |  | Sam Friesema y |
|  |  | Toby Gannett y |
|  |  | Maureen Juran y |
|  |  | Jim Mason |
|  |  | Brian Olson y |
|  |  | John Olson y |
|  |  | Wynne Palermo |
|  |  | Peter Scoville |
|  |  | Tom Strand y |
|  |  |  |
| Absent: |  | Anthony Perez |
| 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 |

Attendance Roll Call:

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| --- |
| Randy Case y |
| Gary Feffer y |
| Sam Friesema y |
| Toby Gannett y |
| Maureen Juran y |
| Jim Mason |
| Brian Olson y |
| John Olson y |
| Wynne Palermo y |
| Anthony Perez n |
| Peter Scoville |
| Tom Strand y |

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11: a.m.

**Item 2 –Approval of the December 8, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner Tom Strand, seconded by Commissioner Wynne Palermo to approve the CSURA meeting minutes of December 8, 2021. The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, and Tom Strand.

**Item 3 –Approval of the January 5, 2022 Special Meeting Minutes**

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Tom Strand to approve the CSURA special meeting minutes of January 5, 2022. The motion passed 6 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Maureen Juran, Wynne Palermo, and Tom Strand. Commissioners Toby Gannett, Brian Olson, and John Olson abstained from the vote as they were not in attendance for the January 5, 2022 special meeting.

**Item 4 –Approval of the Financial Report as of December 31, 2021**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of December 31, 2021 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 Toby Gannett, seconded by Commissioner Brian Olson to approve the Financial Report and check register as December 31, 2021. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, and Tom Strand.

**Item 5 – Citizen Comment**

None

**Item 6 – CLA Master Service Agreement with CSURA**

Carrie Bartow, CliftonLarsonAllen CPA presented the master service agreement with CSURA. The master service agreement documents the terms, objectives, and the nature and limitations of the services CliftonLarsonAllen LLP will provide for the Colorado Springs Urban Renewal Authority.

A motion was made by Commissioner John Olson, seconded by Commissioner Maureen Juran to approve the CLA Master Service Agreement with CSURA. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Peter Scoville, and Tom Strand.

**Item 7 – Air Force Academy Visitor’s Center/True North Amendments and Resolution**

Jariah Walker and David Neville presented the two amendments and Resolution No. 02-22 related to the URA TIF pledge agreement to the BID and the True North Commons/URA Development Agreement.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Toby Gannett to approve **Resolution No. 02-22:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AMENDMENTS TO THE AMENDED AND RESTATED URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE TRUE NORTH COMMONS URBAN RENEWAL AREA AND TO THE AMENDED AND RESTATED PLEDGE AGREEMENT IN CONNECTION WITH THE TRUE NORTH COMMONS URBAN RENEWAL PLAN. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Peter Scoville, and Tom Strand.

**Item 8 – Library Impact Engagement with Summit Economics, Asking for administrative approval power on engagement with cost of $10,000**

Jariah Walker presented the proposal from Tom Binnings, Senior Partner from Summit Economics regarding research on the Urban Renewal Impacts of the Pikes Peak Library District.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Tom Strand to give the Executive Director approval power on engagement with Summit Economics. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Peter Scoville, and Tom Strand.

**Item 9 – Meeting Postings**

David Neville stated that the Open Meetings Law states that the public location for posting for the public body shall be designated annually at the local public body’s first regular meeting of each calendar year. The CSURA Board must vote for the official location for the posting of the CSURA Board Meeting Agendas. The agenda is posted on the City Clerk’s bulletin board, the CSURA website and as a courtesy the City of Colorado Springs posts the agenda on the city website.

A motion was made by Commissioner John Olson, seconded by Commissioner Jim Mason to post the official meeting notices on the City Clerk’s bulletin board and on the CSURA website. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Peter Scoville, and Tom Strand.

**Item 10 – Executive Director Report**

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

**Item 11 – Non-Agenda Item**

The board approved having the CSURA Board Spring Retreat on April 6,2022. If the Penrose House at El Pomar is available, it will be held there.

The board is still in consensus to return to in person meetings at city hall.

Dates for the City Council/CSURA joint meeting are still being worked on.

Chair Randy Case reminded the board of reappointments to the board coming up in April.

**Item 12 – Adjournment**

There being no further business the meeting adjourned at 12:37 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for February 23, 2022. The meeting will be held in the Pikes Peak Conference Room at City Hall located at 107 North Nevada Avenue.

**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)