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

**Held on Wednesday, May 27, 2020**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  | Lori Bellingham |
|  |  | Randy Case |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Jill Gaebler |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| 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 |

Citizens in Attendance:

|  |
| --- |
| Lori Bellingham y |
| Randy Case Y |
| Tiffany Colvert Y |
| Gary Feffer A |
| Jill Gaebler Y |
| Toby Gannett Y |
| Maureen Juran |
| Jim Mason |
| Brian Olson |
| John Olson |
| Wynne Palermo |
| Anthony Perez |
| Peter Scoville |

Anthony perez Jill Gaebler agenda as now presented.

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:00 a.m.

**Item 2 –Approval of the April 29, 2020 CSURA Meeting Minutes**

A motion was made by Commissioner Maureen seconded by Commissioner Toby to approve the CSURA meeting minutes of April 29, 2020. The motion passed 12 – 0.

Jim Mason absent

**Item 3 –Approval of the Financial Report as of April 30, 2020**

Carrie Bartow reviewed the monthly revenue and expenditures report as of April 30, 2020 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 Brian Olson , seconded by Commissioner Anthony Perez to approve the Financial Report and check register as April 30, 2020. The motion passed 12 - 0.

**Item 4 – Citizen Comment**

None

**Item 5 – USOM Presentation**

Peter Maiurro gave a PowerPoint presentation on the United States Olympic Museum.

Commissioner Jim Mason entered the meeting at 11:42 a.m.

**Item 6 – Vineyards Presentation**

Vince Colarelli, principal developer for the project. Annexed in 2009. Iron Point largest investor in data center across the united states. gave a presentation on the Vineyards. Paul Beneditti was also present. Fourth quarter start and delivery in 2021.

**Item 7 – Vectra Bank/CSURA Custodial Agreement, Reimbursement Agreement and Resolution, North Slop Analysis**

**In the fall the board did give administrative permission for JW, CB, DN.**

Megan Severs from vince went

David Neville public development fee was never used. District expected to take bulk of improvement that is not going to happening as the CSURA is taking the lead on it. Amendment

JW all of our costs are built into these agreements.

Stephany Chichester from North Slope reviewed their portion. Independent party review. 7 year option comes with

A motion was made by Commissioner Juran , seconded by Commissioner Jim Mason to approve **Resolution No. 10-20:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING A TAX INCREMENT REVENUE LOAN, AN AMENDMENT TO REDEVELOPMENT AGREEMENT AND CERTAIN ADDITIONAL DOCUMENTS FOR THE VINEYARD PROPERTY URBAN RENEWAL PROJECT AND RELATED MATTERS. The motion passed 13 -0.

**Item 8 – Retreat Recap**

Randy Case gave an update refresh on the fees during the on retreat and how we use reserve funds. Maureen stated we made no changes on moving forward on the fees. Jariah Walker recapped the retreat and ideas that came out of it. Will continue to have discussions as they come forward. WP being a task force. Finance Committee formal or informal.

Finance reporting everyone was pleaed with.

By-Laws presently have emergency plan in place regarding virtual meetings. Revised approach to voting and electronic participation.

Logistics – made decision in early in year. To stay in the pikes peak room. Jill Gaebler updated the board regarding tv in the Pikes Peak room. Some council members zoom in. chairs have been moved to social distance. Check with IT regarding Zoom or teams. City hall is now open. Can be scheduled on the normal process. Board is discussing going with MicroSoftTeams since it is more secure. Stay with Zoom for the next couple of months.

**Item 9 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report for April 2020. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

Ryan Tef gave an update on the South Nevada Hotel.

ULI registed for June 4th meeting. 3-5 BO, RC, AP,

**Item 10 – Non-Agenda Item**

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 1:04 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for June 24, 2020. It will be held at the CS Utilities – Blue River Board Room, 5th Floor – Plaza of the Rockies South Tower – 121 South Tejon Street at 11:00 – 1:00 P.M. **(Due to the Coronavirus the meeting maybe held electronically)**

**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)