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

**Held on Wednesday, February 24, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Sam Friesema |
|  |  | Jill Gaebler |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  |  |
| Absent: |  | Peter Scoville |
| 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 11:03 a.m.

**Item 2 –Approval of the January 27, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner Brian Olson, seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of January 27, 2021. The motion passed 9 - 0 by Commissioners: Randy Case, Tiffany Colvert, Sam Friesema, Toby Gannett, Jim Mason, Brian Olson, John Olson, Wynne Palermo, and Anthony Perez.

**Item 3 –Approval of the Financial Report as of January 31, 2021**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of January 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 Anthony Perez, seconded by Commissioner Jim Mason to approve the Financial Report and check register as January 31, 2021. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Jill Gaebler, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, and Anthony Perez.

**Item 4 – Citizen Comment**

None

**Item 5 – Gold Hill Mesa Update**

Stephanie Edwards, Executive Vice President presented a PowerPoint update on Gold Hill Mesa. They are making progress on clearing out remnants of the old gold processing mill plant and concrete rubble. The old smokestack will stay as an historic landmark of Gold Hill Mesa. They are working on the preservation of it. Stephanie announced that John Olson is their new planner helping with their projects.

**Item 6 – Almagre (formerly Zebulan Flats) Final Plan and Financial Impact Report with Resolution**

Jariah Walker and David Neville presented the final plan and financial analysis/impact report for the Almagre housing project. This would be the first project within the Southeast side of Colorado Springs and the first CSURA project that contains affordable housing. The Plan Area is comprised of two parcels on approximately 3.28 acres of land. The project is located at the Southeast corner of Verde Drive and Zebulon Drive.

A motion was made by Commissioner John Olson, seconded by Commissioner Anthony Perez to approve Resolution No. **01-21**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE ALMAGRE URBAN RENEWAL AREA AND URBAN RENEWAL PLAN. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Jill Gaebler, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, and Anthony Perez.

**Item 7 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report for February 2021. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

**Item 8 – Non-Agenda Item**

Randy Case stated depending on the weather the board should plan on a tour of the Marriott Hotel and Kinship.

Randy Case suggested a May retreat at Gold Hill Mesa depending on Covid numbers.

**Item 9 – Adjournment**

There being no further business the meeting adjourned at 1:00 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for March 10, 2021. **(Due to the Coronavirus the meeting will be held electronically thru Zoom)**

**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)