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

**Held on Wednesday, September 22, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case |
|  |  | Gary Feffer |
|  |  | Sam Friesema |
|  |  | Toby Gannett |
|  |  | Jim Mason |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  | Tom Strand |
|  |  |  |
| Absent: |  | Maureen Juran  Brian Olson |
| 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 11:00 a.m.

**Item 2 –Approval of the August 25, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner Anthony Perez seconded by Commissioner Jim Mason to approve the CSURA meeting minutes of August 25, 2021. The motion passed 9 – 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Jim Mason, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

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

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of August 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 August 31, 2021. The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Jim Mason, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 4 – Citizen Comment**

None

**Item 5 – Hancock Commons Vote to Begin talks with Taxing Districts on URA Plan**

Jariah Walker presented the impact report and plan to review to begin the process to form an Urban Renewal Area near the intersection of Chelton and Hancock on the city’s Southeast side. This item was tabled last month to clarify some of the information. The developer is seeking URA designation because Hancock has some flooding and alignment issues. Ray O’Sullivan also gave a brief update on the project.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Toby Gannett to give the Executive Director permission to work with the taxing entities to engage in forming a retainer agreement and working with a consulting team on the condition study, impact report and draft plan for the Hancock Commons. The motion passed 8 - 1 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Jim Mason, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner John Olson voted Nay.

**Item 6 – Weidner/City Gate Condition Study**

Sarah Dunmire from Economic and Planning Systems (EPS) presented the condition study and draft plan for review. The board voted in April 2021 to move forward with the developer’s formal application. The Weidner team is seeking URA designation for additional parking, adding a public plaza, better streetscape, and lighting. This new URA will start the clock to achieve the goals and purposes from the plan back in 2007.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Anthony Perez to accept the condition study as presented for the Weidner/City Gate URA. The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Jim Mason, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 7 – Gold Hill Mesa Consultant Engagement Letter**

Jariah Walker presented the application and engagement letter from Economic and Planning Systems (EPS) to form a new Gold Hill Mesa Commercial URA.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Anthony Perez to give the Executive Director permission to engage in forming a retainer agreement and working with a consulting team on the draft plan for the new Gold Hill Mesa Commercial URA. The motion passed 8 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Jim Mason, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner John Olson was recused from the vote.

Commissioner Tom Strand entered the meeting.

**Item 8 – South Nevada Sales Tax Increment Increase Referral to City Council**

Jariah Walker introduced Danny Mientka, SNA Development who updated the board on the fiscal impacts of the South Nevada/Tejon URA if the current pass through of 1.5% of taxable sales to the URA and the three private developers is increased to 2.0%. David Neville stated that the creek work was an amendment that was not in the original budget.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to recommend, and support the South Nevada Sales Tax Increment Increase Referral of 2% to City Council. The motion passed 8 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Jim Mason, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

**Item 9 – Retreat Breakdown**

The board decided to postpone the retreat discussion to the next meeting in October when there are more board members in attendance.

**Item 10 – Executive Director Report**

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

**Item 11 – Non-Agenda Item**

**Item 12 – Adjournment**

There being no further business the meeting adjourned at 1:01 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for October 27, 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)