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

**Held on Wednesday, February 26, 2020**

**CS Utilities Blue River Board Room, 121 South Tejon Street**

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  | Lori Bellingham |
|  |  | Randy Case  |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson  |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent:  |  | Jill GaeblerWynne Palermo |
| 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: See sign in sheet.

Changes to the agenda – Two resolutions were added to the agenda – Item 7 and 8.

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:06 a.m.

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

A motion was made by Commissioner John Olson seconded by Commissioner Maureen Juran to approve the CSURA meeting minutes of January 29, 2020. The motion passed 10 – 0.

**Item 3 –Approval of the Financial Report as of January 31, 2020**

Carrie Bartow reviewed the monthly revenue and expenditures report as of January 31, 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 Peter Scoville, seconded by Commissioner Lori Bellingham to approve the Financial Report and check register as January 31, 2020. The motion passed 10 - 0.

Brian Olson entered the meeting.

**Item 4 – Citizen Comment**

None

**Item 5 – 2019 Budget Amendments**

Carrie Bartow, CliftonLarsonAllen CPA discussed the seven budget amendments for the CSURA 2019 Budget as presented in the agenda packet. The Public Hearing Notice was posted in the Gazette prior to the meeting.

A motion was made by Commissioner Brian Olson, seconded by Commissioner John Olson to open the 2019 Budget Amendments Public Hearing. The motion passed 11- 0.

There was no public comment.

A motion was made by Commissioner Jim Mason, seconded by Commissioner John Olson to close the 2019 Budget Amendments Public Hearing. The motion passed 11- 0.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Jim Mason to approve **Resolution No. 05-20:**

A RESOLUTION APPROVING SEVEN 2019 CSURA BUDGET AMENDMENTS AS PRESENTED TO AUTHORITY MEMBERS:

-IN THE DEBT SERVICE FUND – NORTH NEVADA PROJECT AREA,

-IN THE CAPITAL PROJECT FUND – COPPER RIDGE/POLARIS POINTE PROJECT AREA,

-IN THE CAPITAL PROJECT FUND – GOLD HILL MESA PROJECT AREA,

-IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (USOM),

-IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (CSEC),

-IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (STADIUM),

-IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (UCCS).

The motion passed 11 – 0.

**Item 6 – Ivywild LLC Presentation**

Jariah Walker reviewed the formation and goals of the South Nevada Urban Renewal Area with the board. Ray O’Sullivan gave an update on the Ivywild Core Development, Inc. projects. Their approximately 14 acre “Boundary” of the South Nevada Avenue Urban Renewal Area is broken into 11 sub-projects. Please see the attached agenda for the current status update on each sub-project area.

**Item 7 – Board Resolution for Museum & Park Agreements**

David Neville presented the resolution for Museum & Park.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Brian Olson to approve **Resolution No. 06-20:**

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE PROPERTY TAX INCREMENT REVENUE AGREEMENT BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE SOUTHEASTERN COLORADO WATER CONSERVANCY DISTRICT AND THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY IN CONNECTION WITH THE MUSEUM & PARK URBAN RENEWAL PLAN. The motion passed 11-0.**

**Item 8 – Board Resolution for True North Agreements**

David Neville presented the resolution for the True North Commons Agreements.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Jim Mason to approve **Resolution No. 07-20:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE PROPERTY TAX INCREMENT REVENUE AGREEMENTS BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE APPLICABLE TAXING ENTITIES IN CONNECTION WITH THE TRUE NORTH COM The motion passed 11-0.

**Item 9 – Retreat Voting/Discussion**

The CSURA Board Retreat is scheduled for March 13, 2020 at the Pikes Peak Area Realtors conference room. Chair Randy Case asked the board members to rate from 1-5 the most important topics to discuss at the board retreat. The board decided on the following agenda:

* URA Philosophy and Target Areas
* Fee Structure Discussion
* CSURA Board Meeting Packets/Expectations
* Bylaws
* Logistics

**Item 10 – Executive Director’s Report**

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

The DCI 2020 State Conference (In the Game) will be held on April 14th thru April 17th. Jariah requested that board members rsvp to him if they plan on attending. The City of Colorado Springs and the Downtown Partnership along with CSURA are sponsors.

**Item 11 – Non-Agenda Item**

None.

**Item 12 – Adjournment**

There being no further business the meeting adjourned at 12:40 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for March 11, 2020. It will be held on the second Wednesday of the month due to spring break. 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.

**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)