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

**Held on Wednesday, December 8, 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 |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Tom Strand |
|  |  |  |
| 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 11:02 a.m.

**Item 2 –Approval of the November 16, 2021 Meeting Minutes**

A motion was made by Commissioner Brian Olson, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of November 16, 2021. 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, Anthony Perez, and Tom Strand.

**Item 3 –Approval of the Claims Report as of November 30, 2021**

Carrie Bartow, CLA reviewed the monthly claims report as of November 30, 2021 as provided in the agenda packet. Since the board meeting is held early this month, the financial reports will not be presented until the January meeting.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Tom Strand to approve the check register as November 30, 2021. 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, Anthony Perez, and Tom Strand

**Item 4 – Citizen Comment**

None

**Item 5 – Museum and Park Area Presentation and Consultant Engagement Letters**

1. Engagement Letter Museum & Park – Bob Cope and Chris Jenkins gave a presentation on the vision of the new Museum & Park Urban Renewal Area. Jariah Walker presented the consultant engagement agreement to begin the study work to create the new area with an updated 25-year clock. The old Museum & Park plan would be terminated and replaced with the new plan.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Anthony Perez to approve the 5.a Engagement Letter for Museum & Park. 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, Anthony Perez, and Tom Strand.

1. Engagement Letter O’Neil – Jariah Walker presented the engagement letter with EPS Consulting for beginning the URA due diligence on Kevin O’Neil’s proposed project. The project includes two main components, a 25-story residential building and a 11-story office building. The buildings are located on the block bound by Sahwatch to the west, Cascade to the east, Costilla to the south, and Vermijo to the north.

A motion was made by Commissioner Tom Strand, seconded by Commissioner Jim Mason to approve the 5.b Engagement Letter. 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, Anthony Perez, and Tom Strand.

**Item 6 – Vineyard CSURA Assignment**

Jariah Walker presented the assignment agreement to transfer the CSURA agreement with Vince Colarelli to Falcon Data Centers for the completion of the Vineyards URA.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve **Resolution No. 12-21:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING ASSIGNMENT AND AMENDMENT OF THE VINEYARD REDEVELOPMENT AND REIMBURSEMENT AGREEMENT AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, VINEYARD METROPOLITAN DISTRICT AND VINEYARD II LLC IN CONNECTION WITH THE VINEYARD PROPERTY URBAN RENEWAL PLAN. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand. Commissioner Toby Gannett was recused from the vote.

**Item 7 – Ivywild LLC.**

Ray O’Sullivan gave an update on the hotel portion of their project and how the development schedule is progressing since the URA issued bonds that had a requirement of permits being pulled by March of 2021.

**Item 8 – Finalize CSURA Budget**

Carrie Bartow, CliftonLarsonAllen CPA reviewed the draft of the CSURA 2022 Budget as presented in the agenda packet. It is anticipated that CSURA will end the current year with approximately $577,084 in the general fund. General fund revenues for 2022 are projected to be $772,890 and expenditures are projected to be $600,000. Projected ending fund balances is $749,974.

Chair Randy Case opened the floor for public hearing on the budget. There was no public input on the budget. The public hearing was then closed.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Anthony Perez to approve the CSURA 2022 Budget as presented in the budget packet. 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, Anthony Perez, and Tom Strand.

**Item 9 – Finalize CSURA/City Lease**

Jariah Walker presented the fifth amendment to the lease between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs for the use of office space in the City Administration Building.

A motion was made by Commissioner Jim Mason, seconded by Wynne Palermo to approve extending the term of the Lease by an additional two years from the effective date hereof with said term terminating on December 13, 2023. 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, Anthony Perez, and Tom Strand.

**Item 10 – Meetings Moving Forward**

Chair Randy Case combined items 10 and 11 due to time constraints. The board discussed meeting space and where they would like to meet. Jariah listed some of the positives of the Zoom meetings; the audio recordings are much better, the money savings from not ordering lunches, time constraints of consultants driving down from Denver. Commissioner Tom Strand updated the board on Hybrid meetings in the Pikes Peak Room at City Hall. The executive team will contact Emily Evans, City Council Administrator on future scheduling. The mayor will be bringing forward the recommendation for Jim Mason to replace the vacant spot from Tiffany Colvert on the CSURA board. We are working thru a future joint meeting with City Council.

**Item 11 – Executive Director Report**

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

Board read the report.

The Marriott Hotel tour is proposed for January 27, 2022. The board will be polled to see what time everyone can meet.

**Item 12 – Non-Agenda Item**

**Item 13 – Adjournment**

There being no further business the meeting adjourned at 1:12 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for January 26, 2022.

**(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)