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

**Held on Wednesday, February 22, 2023**

**This Meeting was a hybrid meeting held in person and via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Cami Bremer |
|  |  | Randy Case |
|  |  | Gary Feffer |
|  |  | Sam Friesema |
|  |  | Toby Gannett Zoom and in person |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Parth Melpakam |
|  |  | John Olson Zoom |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Tom Strand |
|  |  |  |
| 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 |
| Ryan Tefertiller |  | Urban Planning Manager |
| Peter Wysocki |  | City Planning Director |

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:05 a.m.

**Item 2 –Approval of the January 25, 2023, CSURA Meeting Minutes**

A motion was made by Commissioner Tom Strand seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of January 25, 2023, as presented.  The motion passed 12 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

**Item 3 –Approval of the Financials and Claims as of January 31, 2023**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of January 31, 2023, and the claims as provided in the agenda packet.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Cami Bremer to approve the Financial Report and claims as of January 31, 2023. The motion passed 12 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

**Item 4 – Citizen Comment**

**Item 5 – True North Commons Update**

Dan Schnepf gave a PowerPoint presentation/update on True North Commons. The Air Force Visitor Center is scheduled to be turned over to the Air Force in March of 2024. The grand opening will be late 2024 or early 2025.

Commissioner Tom Strand left the meeting.

**Item 6 –** **Hancock Commons Taxing Entity Agreements Resolution No. 02-23**

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Jim Mason to approve Resolution No. **02-23**:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE TAX INCREMENT REVENUE AGREEMENTS BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE APPLICABLE TAXING ENTITIES AND THE COOPERATION AGREEMENT WITH THE CITY OF COLORADO SPRINGS IN CONNECTION WITH THE HANCOCK COMMONS URBAN RENEWAL PLAN**

The motion passed 11 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 7 – Project Garnet Taxing Entity Agreements Resolution No. 03-23**

A motion was made by Commissioner Jim Mason, seconded by Commissioner Anthony Perez to approve Resolution No. **03-23**:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE TAX INCREMENT REVENUE AGREEMENTS BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE APPLICABLE TAXING ENTITIES AND THE COOPERATION AGREEMENT WITH THE CITY OF COLORADO SPRINGS IN CONNECTION WITH THE PROJECT GARNET URBAN RENEWAL PLAN**

The motion passed 11 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

Commissioner Toby Gannett entered the meeting in person.

**Item 8 – Project Garnet Developer Agreement with Resolution No. 04-23**

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve Resolution No. **04-23**:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE PROJECT GARNET URBAN RENEWAL AREA BY AND BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND ENTEGRIS, INC. IN CONNECTION WITH THE PROJECT GARNET URBAN RENEWAL PLAN**

The motion passed 11 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 9 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for February 2023. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

**Item 10 – Non-Agenda Item**

None

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 12:04 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for March 8, 2023

The board meeting will be held in the Pikes Peak Conference Room at City Hall at 107 N. Nevada Avenue. The board meeting will be a hybrid meeting being held both in person and thru Zoom. If you cannot attend in person, please use the Zoom link listed at the top of the agenda.

**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)