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

**Held on Wednesday, September 23, 2020**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  | Lori Bellingham |
|  |  | Randy Case  |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Jill Gaebler |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson  |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent:  |  |  |
| Also in Attendance:  |  |  |
| David Neville  |  | KKRDN General Counsel |
| Thuy Dam |  | 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 11:01 a.m.

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

A motion was made by Commissioner Anthony Perez seconded by Commissioner Brian Olson to approve the CSURA meeting minutes of July 29, 2020. The motion passed 13 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville.

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

Thuy Dam, CLA filling in for Carrie Bartow, reviewed the monthly revenue and expenditures report as of August 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 Toby Gannett, seconded by Commissioner Brian Olson to approve the Financial Report and check register as of August 31, 2020. The motion passed 13 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville.

**Item 4 – Citizen Comment**

None

**Item 5 – C4C Switchbacks Stadium Presentation**

Nick Ragain, President of the Colorado Springs Switchbacks, gave a PowerPoint presentation and update on the Switchbacks Stadium. The timeline is on track for opening in March of 2021. They have started selling season tickets for next year. El Paso County is updating the parking system to be more automated for parking for the Switchbacks Stadium.

**Item 6 – County Assessor/Gallagher Amendment Presentation**

Steve Schleiker, El Paso County Assessor gave a PowerPoint presentation on the Gallagher Amendment and the Amendment B that will be coming before the voters in November. Amendment B would repeal the Gallagher Amendment of 1982, which limits the residential and non-residential property tax assessment rates so that residential property taxes equal 45% of the total share of state property taxes and non-residential property taxes equal 55% of the total share of state property taxes.

**Item 7 – Ivywild LLC Hotel Development update (South Nevada URA)**

Ray O’Sullivan gave an update on the Ivywild Hotel Development portion of their South Nevada project. The CSURA issued bonds that had a requirement of permits being pulled by March of 2021. Due to COVID and their development schedule, it is important for the board to receive progress reports should the bondholders request information.

**Item 8 – North Nevada URA Bond Refinance Engagement Letter/Resolution**

Jariah Walker gave a brief review on the North Nevada URA Bond Refinance. The CSURA has an opportunity to refinance the existing bonds again while paying off the subordinate debt. If the refinance is successful, it will free up future TIF money on new development to go to project specific site improvements or corridor wide improvements such as finishing the sidewalk and streetscape on the S/W edges of the area.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Jim Mason to approve **Resolution 13-20:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE LETTER AGREEMENT FOR INVESTMENT BANKING SERVICES BY AND BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND D.A. DAVIDSON & CO. IN CONNECTION WITH THE NORTH NEVADA AVENUE CORRIDOR URBAN RENEWAL PLAN. The motion passed 13 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville.

**Item 9 – Mission Trace potential URA Presentation**

Toby Gannett, Developer and Jariah Walker presented the Tax Increment Financing Application and Site Plan to the board for the proposed Urban Renewal Area of the Mission Trace Shopping Center located at 3175 Jet Wing Drive. The development/redevelopment of the Mission Trace Shopping Center would remove the old King Soopers and construct approximately 280 affordable and low-income apartments and a New Market Tax Credit commercial center.

Commissioners Toby Gannett and John Olson recused themselves from the vote.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Jim Mason to authorize staff to begin TIF discussions with the taxing districts and to engage independent consultants on performing a condition study and impact report if need be. The motion passed 11 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Maureen Juran, Jim Mason, Brian Olson, Wynne Palermo, Anthony Perez, Peter Scoville.

**Item10 – Executive Director’s Report**

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

**Item 11 – Non-Agenda Items**

Randy Case reminded the board of the Joint City Council/CSURA board meeting on October 7th at 10:00 a.m. The meeting will be held thru Zoom.

Jariah stated that the board would receive a draft CSURA Budget for 2021 before the October 28th board meeting.

Randy Case polled the board to see if they would like a fall retreat. The board decided on Friday, October 30th at 8:30 – 12:00 p.m. The retreat will be held at the Gold Hill Mesa Community Room to comply with social distancing. Proposed topics should be sent to Jariah Walker. After the suggested topics are received, the board will vote on prioritizing them due to the limited timeframe of the retreat.

**Item 12 – 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 October 28, 2020. **(Due to the Coronavirus the meeting maybe held electronically)**

**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)