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

**Held on Wednesday, April 24, 2019**

**City Hall – Pikes Peak Conference Room – 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  |
|  |  | Wynne Palermo |
|  |  | Anthony Perez  |
|  |  | Brian Olson |
|  |  | John Olson  |
|  |  | Peter Scoville |
|  |  |  |
| Absent:  |  | None |
| Also in Attendance:  |  |  |
| David Neville  |  | KKRDN General Counsel |
| Thuy Dam |  | 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 |
| Carl Schuler |  | Comprehensive Planning Manager |

**Item 1 – Call to Order**

Chair Wynne Palermo called the meeting to order at 11:06 a.m. The new board members Lori Bellingham and Jill Gaebler were introduced. City Councilmember Jill Gaebler stated she would not be voting today as her appointment was not official yet. Peter Scoville has been reappointed by Mayor Suthers to serve another 5 year term.

**Item 2 –Approval of the February 27, 2019 CSURA Meeting Minutes**.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner John Olson to approve the CSURA meeting minutes of February 27, 2019 with the following change made to Item 7 – Ivywild Plan Update. Replace consensus with concern. The motion passed 12 – 0.

**Item 3 –Approval of the Financial Report as of March 31, 2019**

Thuy Dam, filling in for Carrie Bartow from CliftonLarsonAllen reviewed the monthly revenue and expenditures report as of March 31, 2019 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 Brian Olson, seconded by Commissioner Anthony Perez to approve the Financial Report and check register as March 31, 2019. The motion passed 12 - 0.

**Item 4 – Acceptance of the 2018 Audit Report**

Thuy Dam, CliftonLarsonAllen reviewed the CSURA Audit Report for the year ended December 31, 2018.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Toby Gannett to accept the Colorado Springs Urban Renewal Authority 2018 Audit Report. The motion passed 12 - 0.

**Item 5 – Citizen Comment**

None

**Item 6 – True North Commons URA Plan (Final)**

The final True North Commons Urban Renewal Area Plan was presented. Mr. Eric Smith, Director of Development with Blue & Silver Development Partners, LLC gave a brief update on the project. They are continuing to work on the master lease with the Air Force and should have the master lease draft approved in the next 2/3 weeks. City Council approved the annexation. They will be meeting with the School District and El Paso County next month. It is anticipated they will go to the bond market in July, 2019 with construction starting in September. The last date for commencement of work is at the time that the bond proceeds are in the bank. All funding is setup to complete the project. The economic impact to the area is very substantial. Discussion followed with the board.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Toby Gannett to approve the final True North Commons Urban Renewal Area Plan.

Commissioner Gary Feffer stated he had a comment he would like to go on record:

“Consistent with where I have been with regard to this issue, I am going to vote no to it and I think the best way for me to explain why I am voting no, is certainly not because I am not a huge, huge supporter of C4C , I am a huge supporter of it. The best way for me to go is to go back to congress, there was some representative or senator who was asked one time to define porno, and he said “I can’t but I know it when I see it” and so the best way for me to describe this is I don’t see urban renewal here being a part of this project, it is a tool, and so with that said while I support everything regarding C4C I would not support this going forward.” Commissioner John Olson seconded his comment. Commissioner Peter Scoville stated he could not echo that more strongly. I agree with every word Gary just said.

The motion passed 9 - 3.

Ayes: Nays:

Lori Bellingham Gary Feffer

Randy Case John Olson

Tiffany Colvert Peter Scoville

Toby Gannett

Maureen Juran

Jim Mason

Brian Olson

Wynne Palermo

Anthony Perez

**Item 7 – S. Nevada URA Ivywild Development LLC Update and Vectra Bank Pledge**

Ray O’Sullivan presented a brief update on the state of their development silo within the S. Nevada URA. There are 11 projects within the area. Three projects are complete with three projects underway. They were initially going with the Hilton Hotel but have since changed to the Wyndham.

Jariah Walker stated the development is looking to have us agree to the pledge of sales tax TIF for the Ramona Retail Center to Vectra Bank. If Vectra Bank requires a more specific board action it will be brought back to the CSURA Board.

**Item 8 – S. Nevada URA SNA Development/Creekwalk Marketplace Update**

1. Creekwalk Marketplace Cooperation Agreement
2. Creekwalk Marketplace BID TIF Revenue Reimbursement Agreement
3. Creekwalk Marketplace Board Resolution Supporting BID Issuance of Bonds

Mr. Russ Dystra stated he is the petitioner who would like to be withdrawn from the Business Improvement District (BID) because of the increase in property taxes. City Council will be deciding the outcome of the petition.

David Neville presented the Creekwalk Marketplace Cooperation Agreement and said that the exclusion would not affect the TIF portion.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Peter Scoville to approve **Resolution No. 05-19:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE AUTHORITY BOND DOCUMENTS IN SUPPORT OF TAX SUPPORTED AND SPECIAL REVENUE BONDS TO BE ISSUED BY THE CREEKWALK MARKETPLACE BUSINESS IMPROVEMENT DISTRICT IN CONNECTION WITH DEVELOPMENT OF THE SOUTH NEVADA AVENUE AREA URBAN RENEWAL AREA. The motion passed 13 -0.

**Item 9 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. Please refer to the agenda attachment and board meeting audio for the complete report.

**Item 10– Election of Officers**

Chair Wynne Palermo stated that two names had been turned in for the Chair position, Randy Case and Maureen Juran. Commissioner Maureen Juran stated she would support Randy Case as Chair

A motion was made by Commissioner Tiffany Colvert, seconded by Anthony Perez for Randy Case to be Chair. The motion passed unanimously.

A motion was made by Commissioner Tiffany Colvert, seconded by Jim Mason for Maureen Juran as Vice Chair. The motion passed unanimously.

**Item 11– Non-Agenda Item**

Retreat Date Discussion – the retreat was originally scheduled for May 2nd but Commissioners Brian Olson and Randy Case could not attend. Since Randy Case is the new Chair and would like to attend two others dates were proposed, May 8th and May 17th. May 8th was decided as the new date for the CSURA retreat.

**Item 12 – Adjournment**

There being no further business the meeting adjourned at 1:02 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for May 22, 2019. It will be held at City Hall, in the Pikes Peak Conference Room, Suite 200, located at 107 North Nevada Avenue 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)