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

**Held on Wednesday, December 9, 2020**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Sam Friesema |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Jill Gaebler |
| Also in Attendance: |  |  |
| David Neville |  | KKRDN General Counsel y |
| Carrie Bartow |  | CPA, CliftonLarsonAllen y |
| Jariah Walker |  | Executive Director y |
| Dean Beukema |  | CSURA Staff |
| Bob Cope |  | City Economic Development Officer |
| Peter Wysocki |  | City Planning Director |
| Ryan Tefertiller |  | Urban Planning Manager y |

Citizens in Attendance:

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:50 a.m.

Commissioner Jim Mason entered the meeting.

**Item 2 – Welcome New Board Member Sam Friesema**

Jariah Walker introduced the new CSURA Board Member Sam Friesema who took Lori Bellingham’s seat.

**Item 3 –Approval of the November 17, 2020 CSURA Meeting Minutes**

A motion was made by Commissioner Brian Olson seconded by Commissioner Jim Mason to approve the CSURA meeting minutes of November 17, 2020. The motion passed 11 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner Sam Friesema abstained from the vote.

**Item 4 –Approval of the Financial Report as of November 30, 2020**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of October 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 Maureen Juran, seconded by Commissioner Anthony Perez to approve the Financial Report and check register as November 30, 2020. The motion passed 11 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner Sam Friesema abstained from the vote.

**Item 5 – Citizen Comment**

None

**Item 6 – North Nevada Commercial Update**

Tom Cone, Developer gave a brief update on the North Nevada Commercial area. Last month the bonds were refinanced. A new Lexus dealership will be relocating from Motor City to the new North Nevada Avenue commercial area. Three tenants were lost but they are viewing it as an opportunity for higher producing retailers. Restaurants have done well even with the seating restrictions.

**Item 7 – USAFA Visitors Center Project Board Resolution and Amended Waiver and Release**

Bonds were to be issued by the end of 2020 but due to the pandemic, bonds have not been secured for the project. This updated waiver will extend out the deadline for one more calendar year, so the project is able to get financed in a more natural bonding market.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Tiffany Colvert to approve Resolution No. **16-20**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE SECOND AMENDED WAIVER AND RELEASE AGREEMENT BETWEEN THE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO ECONOMIC DEVELOPMENT COMMISSION, THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY. The motion passed 12 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 8 – Executive Director’s Report**

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

**Item 9 – Non-Agenda Item**

Commissioner Jim Mason is running for City Council and if elected the board will need to fill the school board seat.

The Joint City Council and CSURA meeting should be held after the election in April along with the Spring board retreat.

Chair Randy Case stated that he hoped the CSURA Board would be part of the community stake holder process regarding the Martin Drake Plant.

**Item 10 – Adjournment**

There being no further business the meeting adjourned at 12:51 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for January 27, 2021. **(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)