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

**Held on Wednesday, July 29, 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 |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
| c |  | John Olson  |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent:  |  | Jill GaeblerWynne PalermoBrian Olson |
| 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 |

Citizens in Attendance:

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:05 a.m.

**Item 2 –Approval of the June 24, 2020 CSURA Meeting Minutes**

A motion was made by Commissioner Tiffany Colvert, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of June 24, 2020. The motion passed 9 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Toby Gannett, Maureen Juran, John Olson, Anthony Perez, Peter Scoville.

**Item 3 –Approval of the Financial Report as of June 30, 2020**

Carrie Bartow reviewed the monthly revenue and expenditures report as of June 30, 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 Lori Bellingham to approve the Financial Report and check register as June 30, 2020. The motion passed 9 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Toby Gannett, Maureen Juran, John Olson, Anthony Perez, Peter Scoville.

**Item 4 – Citizen Comment**

None

**Item 5 – C4C Robson Presentation**

Lesley Irvine, Vice President of Athletics of Colorado College gave a PowerPoint presentation on the Ed Robson Arena. The timeline is on track for opening in the summer of 2021 with the CC Hockey season starting in the fall of 2021. This will be the first time that CC Hockey is played on campus.

Commissioner Jim Mason entered the meeting.

**Item 6 – SNA Development (S. Nevada URA) Presentation**

Danny Mientka, SNA Development, LLC gave a presentation on the South Nevada URA Creekwalk project. Over 40% has been leased with retail/restaurants such as Oak Barrell Wine and Liquor, Flowers Restaurant, and Nectar Juice Bar. Five pieces of Starr Kempf artwork will be mounted on foundations along Cheyenne Creek. Landscaping along Cheyenne Blvd will be very nursery designed.

**Item 7 – City of Colorado Springs Sales Tax/Budget Discussion**

Charae McDaniel, Chief Financial Officer of the City of Colorado Springs gave a Sales Tax/Budget presentation. Charae discussed how the TABOR “ratchet down” would affect the City due to the impact Covid 19 had on the economy. If the actual revenue declines in a particular year, the City’s TABOR base declines to the lower amount. Sales and Use Tax thru May was down 3.3% compared to last year and 8.17% year to date. The LART tax fund is down 73.78% for the month of April/May and down 49% for the year. Going forward revenue can only increase by the TABOR growth factor. If the economy rebounds strongly in the next year and the revenue increases at a rate greater than allowed by the growth factor, the City would exceed the TABOR cap and would be in a position to either refund the amount over the cap, or ask the voters to retain the amount. TABOR does not just apply to sales tax; it applies to all revenue funds. A proposed ballot item would be to eliminate the 2020 TABOR ratchet down affect and keep the base at the prior year’s revenue of 2019.

**Item 8 – Engagement Letter JLG Architects (Robson Arena Project)**

Jariah Walker presented the engagement letter from JLG Architects for the Ed Robson Arena Project.

A motion was made by Commissioner Lori Bellingham, seconded by Commissioner John Olson to approve the JLG Architects engagement letter. The motion passed 10 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Anthony Perez, Peter Scoville.

**Item 9 – Engagement Letter EPS Consultants (Zebulon Flats Project)**

Jariah Walker presented the engagement letter from EPS Consultants for the Zebulon Flats Project.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner John Olson to approve the proposal based on the present engagement letter from EPS Consultants for the Zebulon Flats Project. The motion passed 10 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Anthony Perez, Peter Scoville.

**Item 10 – CSURA Bylaw Amendment and Board Policy Resolutions on Electronic Participation Meetings**

David Neville discussed the bylaw amendment and board policy resolution on electronic participation meetings.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Jim Mason to approve **Resolution 11-20:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND ADOPTING AN AMENDMENT TO BYLAWS REGARDING REMOTE PARTICIPATION. The motion passed 10 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Anthony Perez, Peter Scoville.

A motion was made by Commissioner Lori Bellingham, seconded by Commissioner Jim Mason to approve **Resolution 12-20:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND ADOPTING A POLICY REGARDING TELEPHONIC/ELECTRONIC PARTICIPATION DURING MEETINGS OF THE BOARD OF COMMISSIONERS AND ELECTRONIC PARTICIPATION MEETINGS DURING TIMES OF EMERGENCY. The motion passed 10 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Anthony Perez, Peter Scoville.

**Item11 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report for July 2020. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue. A tour of the UCCS sports medicine facility will be scheduled in August for the board members. The tours will be staggered in groups of 4/5 Commissioners.

**Item 10 – Non-Agenda Item**

Chair Randy Case stated that the meetings would continue to be held electronically for the present.

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 1:03 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for August 26, 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)