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

**Held on Wednesday, June 24, 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 Excused |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  |  |
| 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 11:03 a.m.

**Item 2 –Approval of the May 27, 2020 CSURA Meeting Minutes**

A motion was made by Commissioner Tiffany Colvert seconded by Commissioner Jill Gaebler to approve the CSURA meeting minutes of May 27, 2020. The motion passed 10 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville.

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

Carrie Bartow reviewed the monthly revenue and expenditures report as of May 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 Brian Olson, seconded by Commissioner Lori Bellingham to approve the Financial Report and check register as May 31, 2020. The motion passed 10 – 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville.

**Item 4 – Citizen Comment**

None

**Item 5 – USAFA Visitor Center Presentation**

Eric Smith, Director of Development from Blue Star Development, LLC gave an update on the United States Air Force Academy Visitor Center. The sale of the bonds was delayed on March 10, 2020 due to the financial market turmoil and bond market volatility related to the coronavirus pandemic. The financing of the project will move ahead within the next 6 months as the markets normalize. A 6-month extension for the bond sale will not affect the required completion of the Visitor Center by December 16, 2023.

Commissioner Jim Mason entered the meeting.

**Item 6 – UCCS Hybl Sports Medicine Facility**

Dr. Steve Johnson from UCCS gave a PowerPoint presentation on the UCCS Hybl Sports Medicine Facility. The faculty will move in on June 24th thru the 26th. The medical, imaging and performance clinics will open June 30, 2020. The grand opening events will be held on August 20th thru the 22nd in staggered events to keep social distancing due to the pandemic. Classes will start on August 24, 2020.

**Item 7 – Zebulon Flats**

Lisa Sorenson from Cohen-Esrey Development Group gave a PowerPoint presentation on their proposed affordable housing project. The proposed site is located at 1609 Zebulon/3725 Verde Drive in the Valley Hi neighborhood. Per the City of Colorado Springs’ PlanCOS map this area has been identified as a special focus mature/redevelopment area. In addition, neighborhood planning and attainable housing are specifically listed as a major initiative in the Plan COS Alignment.

Zebulon Flats will contribute to both of these initiatives through the construction of a $38 million multi-family community and the corresponding benefits of construction/consulting jobs, MBE/WBE outreach, employment opportunity for local neighborhood, and sales tax revenue from both the construction of the project and the 138 families that will live there

Commissioner Anthony Perez left the meeting.

A motion was made by Commissioner John Olson, seconded by Commissioner Wynne Palermo 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, Toby Gannett, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Peter Scoville.

**Item 8 – CSURA Board Policy Electronic Participation Meetings**

David Neville presented the draft policy regarding telephonic/electronic participation during meetings of the board of commissioners and electronic participation meetings during times of emergency. Discussion followed with the board. David Neville will bring the final version back to the board for approval.

Commissioner Toby Gannett left the meeting.

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

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

**Item 10 – Non-Agenda Item**

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 1:13 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for July 29, 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)