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

**Held on Wednesday, December 14, 2022**

**This Meeting was a hybrid meeting held in person and via Zoom Teleconference**

**11:00 A.M.**

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

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:06a.m.

**Item 2 –Approval of the October 26, 2022 CSURA Meeting Minutes**

A motion was made by Commissioner Anthony Perez seconded by Commissioner Tom Strand to approve the CSURA meeting minutes of October 26, 2022 as presented.  The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

Commissioner Jim Mason entered the meeting.

**Item 3 –Approval of the Financials and Claims as of November 30, 2022**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of November 30, 2022, 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 claims as of November 30, 2022. The motion passed 13 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 4 – Citizen Comment**

None.

**Item 5 – Sunset Amphitheatre presentation and support request**

Jariah Walker introduced Chris Liebert (NES) and Lisa Bachman (Bachman PR) who gave a presentation on the proposed Sunset Amphitheatre. The Planning Commission has approved it and it will go before City Council at the January 10, 2023 council meeting.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Anthony Perez for CSURA to issue a statement of support for the project. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner Tom Strand was recused from the vote since it will go before City Council.

**Item 6 –** **Vineyards Update and Amendment**

Vince Colarelli gave a PowerPoint presentation on the Vineyards build out.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner John Olson to approve Resolution No. **08-22**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING ASSIGNMENT, ASSUMPTION AND THIRD AMENDMENT OF THE VINEYARD REDEVELOPMENT AND REIMBURSEMENT AGREEMENT AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, VINEYARD METROPOLITAN DISTRICT AND VINEYARD II LLC IN CONNECTION WITH THE VINEYARD PROPERTY URBAN RENEWAL PLAN. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand. Toby Gannett was recused from the vote.

**Item 7 – Closed Executive Session (two items)\*/\*\***

Chair Maureen Juran read the legal explanation \*As per (i) C.R.S. §24-6-402(4)(e), determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators with regard to a potential urban renewal area and

\*\* As per (ii) C.R.S. §24-6-402(4)(f), personnel matters.

A motion was made by Commissioner Tom Strand, seconded by Commissioner Wynne Palermo to enter executive session. The motion passed 13 -0. The board entered executive session. The board came out of executive session.

**Item 8 – Finalize CSURA 2023 Budget**

Carrie Bartow, CliftonLarsonAllen CPA reviewed the draft of the CSURA 2023 Budget as presented in the agenda packet. It is anticipated that CSURA will end the current year with approximately $643,842 in the general fund. General fund revenues for 2023 are projected to be $717,430 and expenditures are projected to be $646,000. Projected ending fund balances is $715,272.

Chair Maureen Juran opened the floor for public hearing on the budget. There was no public input on the budget. The public hearing was then closed.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Jim Mason to approve the CSURA 2023 Budget as presented in the budget packet. An amendment to the motion was made by Chair Maureen Juran to add to the 2023 budget the compensation increase for Jariah Walker per the HR Department of 5.3%. The motion passed 12 – 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

**Item 9 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for December 2022. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

**Item 10 – Non-Agenda Item**

None

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 1:25 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for January 25, 2023

The board meeting will be held in the Pikes Peak Conference Room at City Hall at 107 N. Nevada Avenue. The board meeting will be a hybrid meeting being held both in person and thru Zoom. If you cannot attend in person, please use the Zoom link listed at the top of the agenda.

**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)