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

**Held on Wednesday, October 27, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  |  |
|  |  | Randy Case |
|  |  | Gary Feffer |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  | Tom Strand |
|  |  |  |
| Absent: |  | Sam Friesema |
| 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 |

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:03 a.m.

**Item 2 –Approval of the September 22, 2021 CSURA Meeting Minutes**

A motion was made by Commissioner Jim Mason seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of September 27, 2021. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 3 –Approval of the Financial Report as of September 30, 2021**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of September 30, 2021 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 Toby Gannett, seconded by Commissioner Anthony Perez to approve the Financial Report and check register as September 30, 2021. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 4 – Citizen Comment**

None

**Item 5 – O’Neil Group Company URA Application/Proposal**

Jariah Walker introduced Alex Armani-Munn and Patrick Stephens from the O’Neil Group. They presented their application for a project that includes two major components, a 25-story residential tower and an 11-story office tower. The towers are planned for two separate assemblages both located on the block bound by Sahwatch to the west, Cascade to the east, Costilla to the south, and Vermijo to the north. This application specifically seeks URA sales tax and property tax increment on the residential component only. The existing Southwest Downtown URA boundary would be redone creating a new URA for one of the two towers.

A motion was made by Commissioner Jim Mason, seconded by Commissioner John Olson to give the Executive Director permission to advance the project as indicated by the discussion of the board members and working with the consultant on obtaining an engagement letter to be presented to the board at the November board meeting. The motion passed 9 - 1 by Commissioners: Randy Case, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner Gary Feffer was a Nay vote and Commissioner Tom Strand abstained from the vote.

**Item 6 – Weidner URA Impact Report**

Jariah Walker presented the financial analysis for review and vote to move forward with the district process on the Weidner URA. The board voted in April 2021 to move forward with the developer’s formal application. At the September 2021 meeting the board approved the plan and condition study. The Weidner team is seeking URA designation for additional parking, adding a public plaza, better streetscape, and lighting. This new URA will start the clock to achieve the goals and purposes from the plan back in 2007.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve the financial analysis, and give the Executive Director permission in moving forward with noticing the districts with the final impact report, plan, and condition study for the Weidner/City Gate URA. The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

**Item 7 – Retool COS Presentation**

Due to time constraints, Morgan Hester, from the City of Colorado Springs will give the Retool COS Presentation at the November 16th board meeting.

**Item 8 – Retreat Breakdown**

The board briefly discussed the first items on the agenda of the board retreat notes.

* Suggested to have a specific meeting to discuss the CSURA philosophy. One topic only – too many items on the retreat agenda. Focus as a single agenda item.
* Task the Executive Director to lay out for 2022 his plan and put resources towards it and then bring to the board for approval.
* As we lay out our different initiatives such as affordable housing, we need to put better definition into what we can and can’t do. Affordable housing cannot be built everywhere and what the urban renewal authority is able to do and where they can do it and mitigating unrealistic expectations are important.
* Our projects are developer driven and how do we focus on future areas. Are we proactive or reactive? Where do we want to allocate dollars to some of these efforts?
* Joint meeting with City Council – Tom Strand will work on for next year. Keep on November agenda to see what the date is as a reminder.

**Item 9 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for October 2021. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

Board read the report.

**Item 10 – Non-Agenda Item**

**Item 11 – Adjournment**

There being no further business the meeting adjourned at 1:30 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for November 16, 2021. Due to the Thanksgiving holiday, this board meeting will be held on the third Tuesday of November.

**(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)