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

**Held on Wednesday, August 24, 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 |
|  |  | Gary Feffer |
|  |  | Sam Friesema |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Parth Melpakam |
|  |  | Brian Olson excused |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  | Tom Strand |
|  |  |  |
| 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 |
| Ryan Tefertiller |  | Urban Planning Manager |
| Peter Wysocki |  | City Planning Director |

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:03 a.m.

**Item 2 –Approval of the July 27, 2022 CSURA Meeting Minutes**

A motion was made by Commissioner Toby Gannett seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of July 31, 2022 as presented.  The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 3 –Approval of the Financials and Claims as of July 31, 2022**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of July 31, 2022, including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet.

Commissioner Jim Mason entered the meeting.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Toby Gannett to approve the Financial Report and claims as of July 31, 2022. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 4 – Citizen Comment**

**Item 5 – Polaris Pointe/Copper Ridge Update**

Tim Mitros presented an update on the Polaris Pointe/Copper Ridge URA. Phase One bonds sold in November of 2019 for $63,365,000 resulting in approximately uncommitted funds of $2,000,000. The $2,000,000 will be used toward the Powers Phase 2. Additional funding will come from the proposed PPRTA 1% sales tax extension if the ballot measure passes extending the capital project tax through 2034. A map of the project phases is included in the agenda packet. Since October 25, 2019, sixteen businesses have closed but have now been repurposed.

**Item 6 –** **Condition Study O’Neil Project**

Jariah Walker introduced Sarah Dunmire from EPA who presented the condition study prepared for the proposed site for the O’Neil residential tower at Costilla and Sahwatch downtown. The project includes two main components, a 25 – story residential building and a 11 – story office building. The buildings 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 Vermejo to the north.

A motion was made by Commissioner Jim Mason, seconded by Commissioner John Olson to approve the Condition Study for the O’Neil Project. The motion passed 12 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

**Item 7 – Lowell/Draper Commons Approval of Director to take next steps**

At the July 2022 board meeting, Developer Toby Gannett had given an update on the Lowell/Draper Commons site and presented some new ideas on pursuing a different URA designation. The board granted Jariah Walker approval to take the next steps in moving forward with the Lowell/Draper Commons URA project.

**Item 8 – Executive Director Report**

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

**Item 9 – Non-Agenda Item**

None

**Item 10 – Adjournment**

There being no further business the meeting adjourned at 12:26 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for September 28, 2022.

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)