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

**Held on Wednesday, February 28, 2018**

**City Hall – Pikes Peak Conference Room – 11:00 A.M.**

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| In attendance were: |  |  |
| Commissioners: |  | Merv Bennett |
|  |  | Randy Case |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  |  |
| Absent: |  | Valerie Hunter By Phone  Peter Scoville |
| 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 Manager |
| Peter Wysocki |  | City Planning Director |
| Ryan Tefertiller |  | Urban Planning Manager |
| Carl Schuler |  | Comprehensive Planning Manager |
| Conrad Olmedo |  | Comprehensive Planner II, AICP |

Citizens in Attendance: See sign in sheet.

Chair Wynne Palermo called the meeting to order at 11:00 a.m.

**Item 1 –Approval of the January 24, 2018 meeting minutes**.

A motion was made by Commissioner Toby Gannett, seconded by Commissioner Jim Mason to approve the meeting minutes of January 24, 2018. The motion passed 10–0.

**Item 2 –Approval of the Financial Report as of January 31, 2018**

Carrie Bartow reviewed the monthly revenue and expenditures report as of January 31, 2018 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet. In January, CSURA collected $2,235,513 from the corporate fund for the City for Champions, United States Olympic Museum for their portion of the construction.

A motion was made by Commissioner Randy Case, seconded by Commissioner Brian Olson to approve the Financial Report and check register as of January 31, 2018. The motion passed 10-0.

**Item 3 – CSURA 2017 Budget Amendments**

Carrie Bartow presented the five budget amendments for the CSURA 2017 Budget.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Anthony Perez to approve **Resolution No. 01-18:**

A RESOLUTION APPROVING FIVE 2017 CSURA BUDGET AMENDMENTS AS PRESENTED TO AUTHORITY MEMBERS:

IN THE DEBT SERVICE FUND – NORTH NEVADA PROJECT AREA, IVYWILD PROJECT AREA, IN THE CAPITAL PROJECT FUND – CITY AUDITORIUM PROJECT AREA, SOUTHWEST DOWNTOWN PROJECT AREA, IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND – FLEXIBLE SUB-ACCOUNT. The motion passed 10-0.

**Item 4 – Citizen Comment**

None

**Item 5 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report. The report has been uploaded to the agenda on the website. Please refer to the CSURA Board meeting audio for the complete report.

Commissioner Maureen Juran entered the meeting.

**Item 6 – South Nevada URA Canyon Creek Bonds**

Commissioners Tiffany Colvert and John Olson were recused from the meeting with a conflict of interest.

David Neville announced there were no final documents to review at this time. Participation at the work session last Friday was well attended. Jariah Walker announced that we would need a special meeting prior to the next board meeting to finalize the bonds after the City Council meeting on March 13th. City Council is considering an approval of the pledge agreement of the special districts.

Commissioners Tiffany Colvert and John Olson entered the meeting again.

**Item 7 – Tejon/Costilla Hotels**

David Cooper from DGC Consulting presented the blight study condition report to the board. Jim DiBiase, principal at Olive Real Estate gave a power point presentation on the proposed downtown Marriott Hotel Development. Jim DiBiase stated the intent of the presentation is for the CSURA board to approve the condition and blight studies, create hotel specific URA boundaries, and to have the approval for the CSURA staff to negotiate with the different taxing entities. Several City of Colorado Springs staff members and other people from the community spoke in favor of the project.

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Jim Mason to adopt the blight study condition report and authorize CSURA staff to proceed with the review process and get agreement with other taxing entities with the intent to make this an urban renewal area. The motion passed 11-0.

Commissioner Merv Bennett left the meeting at 12:45 p.m.

**Item 8 – South Nevada Danny Mientka Update**

Danny Mientka, The Equity Group LLC gave an update on the SNA Development Creek Walk of the South Nevada Urban Renewal area. Robyn Moore from GK Baum spoke on the bond financing.

**Item 9 – Executive Session\***

Chair Wynne Palermo read the legal explanation as per CRS 24-6-402(4)(e)(L) Determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators; and CRS 24-6-402(4)(b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions. As per CRS 24-6-402(4)(f) personnel matters.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Maureen Juran to enter into executive session. The motion passed 10–0.

Commissioner Anthony Perez left executive session at 1:30 p.m.

The board came out of executive session at 2:03 p.m.

**Item 10 – Non Agenda Items**

A motion was made by Commissioner Brian Olson, seconded by Commissioner John Olson to increase the Executive Director’s salary to $86,000 per year plus benefits. The motion passed unanimously.

There being no further business the meeting adjourned at 2:10 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for March 21, 2018. It will be held at City Hall, Pikes Peak Conference Room, Suite 200, 107 North Nevada Avenue at 11:00 – 1:00 P.M.

**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)