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

**Held on Wednesday, July 27, 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 excused |
|  |  | Brian Olson  |
|  |  | John Olson  |
|  |  | Wynne Palermo  |
|  |  | Anthony Perez  |
|  |  | Peter Scoville excused |
|  |  | Tom Strand  |
|  |  |  |
| Also in Attendance:  |  |  |
| David Neville  |  | KKRDN General Counsel via Zoom |
| Carrie Bartow |  | CPA, CliftonLarsonAllen excused |
| Jariah Walker |  | Executive Director  |
| Dean Beukema  |  | CSURA Staff  |
| Bob Cope  |  | City Economic Development Officer |
| Ryan Tefertiller |  | Urban Planning Manager  |
| Peter Wysocki |  | City Planning Director via zoom |

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:01 a.m.

**Item 2 –Approval of the June 30, 2022 CSURA Meeting Minutes**

A motion was made by Commissioner Tom Strand seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of June 30, 2022 as presented with the correction on roll call that Commissioner Sam Friesema was not in attendance via zoom.  The motion passed 9 - 0 by Commissioners: Randy Case, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand. Commissioner Brian Olson abstained from the vote.

Commissioner Gary Feffer entered the meeting.

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

Carrie Bartow, CLA was excused from the meeting, so Jariah Walker reviewed the monthly revenue and expenditures report as of June 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 Toby Gannett, seconded by Commissioner Anthony Perez to approve the Financial Report and claims as of June 30, 2022. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, and Tom Strand.

**Item 4 – Citizen Comment**

Walt Harder, South Nevada Developer requested why he could not access the TIF for the properties he owns. Seeking a solution to build up his side of the street using TIF funds. David Neville commented on the issue and requested that a meeting be setup between them.

**Item 5 – Economic Development Agreement Between City of COS and CS Dual Hotel, LLC**

Jariah Walker presented the Economic Development Agreement between the developer and the city with a request for formal URA board acknowledgement. The agreement seeks a pledge from the city of 50% of the City’s 2% general sales and use tax paid by Company or Company’s contractors or subcontractors on taxable purchases of Construction Materials. The sales and use tax ask are consistent with our previous approved Museum and Park and True North URA plans.

City Council approved the Tejon and Costilla plan on December 11, 2018 and the CSURA Board signed a resolution approving the Urban Renewal Agreement for development of the Tejon and Costilla urban renewal area with CS Dual Hotel, LLC on May 22, 2019. The project has been completed and is now a SpringHill Suites and Element brand Marriott hotel.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Wynne Palermo to execute the acknowledgement of the Economic Development Agreement between the City of Colorado Springs and the CS Dual Hotel, LLC. The motion passed 9 - 0 by Commissioners: Randy Case, Gary Feffer, Sam Friesema, Maureen Juran, Jim Mason, Brian Olson, John Olson, Wynne Palermo, and Anthony Perez. Commissioners Toby Gannett and Tom Strand abstained from the vote.

**Item 6 – Draper Lowell Commons Update**

Toby Gannett gave an update on the Draper/Lowell Commons site. In August of 2021 the board approved the formal application for beginning the process to form a new URA at the Draper/Lowell Commons site (compromised of two areas at Fountain and Wahsatch and Las Animas and Weber). The board received project approval and full TIF asks from the Pikes Peak Library District and School District 11 before the developer (Toby Gannett) needed to adjust the project and turn a portion of it into a Housing Authority project. Due to affordable housing being included in our URA area as the chief public improvement for URA, designation has halted their efforts in pursuing the other TIF asks and going to Council with the project. Developer Toby Gannett presented some new ideas on pursuing a different URA designation.

**Item 7 – Retreat Breakdown and Discussion of Next Steps**

On June 3, 2022, the URA Board met to discuss what the URA currently is and what it wants to be. From that discussion, some consensus emerged as well as questions for further exploration. Discussion followed with the board about preparing a CSURA strategic plan.

**Item 8 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for July 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 1:02 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for August 27, 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)