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

**Held on Wednesday, April 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 |
|  |  | Toby Gannett Via Zoom |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Parth Melpakam |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez Via Zoom |
|  |  | 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 |

Attendance Roll Call:

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| --- |
| Randy Case y |
| Gary Feffer y |
| Sam Friesema excused |
| Toby Gannett y |
| Maureen Juran y |
| Jim Mason |
| Parth Melpakam y |
| Brian Olson y |
| John Olson y |
| Wynne Palermo y |
| Anthony Perez |
| Peter Scoville y |
| Tom Strand y |

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:09 a.m.

**Item 2 –Approval of the March 9, 2022 CSURA Meeting Minutes**

A motion was made by Commissioner Brian Olson seconded by Commissioner Wynne Palermo to approve the CSURA meeting minutes of March 9, 2022. The motion passed 10 - 0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Maureen Juran, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Peter Scoville, and Tom Strand.

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

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of March 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 Brian Olson, seconded by Commissioner Peter Scoville to approve the Financial Report and claims as of March 31, 2022. The motion passed 11 - 0 by Commissioners: Randy Case, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Peter Scoville, and Tom Strand.

**Item 4 – Citizen Comment**

None

Commissioner Anthony Perez entered the meeting via Zoom.

**Item 5 – Impact Report Gold Hill Mesa Commercial**

Jariah Walker stated that the board had previously approved the financial analysis, condition study and plan for this project. By approving the impact report, Jariah Walker will move forward with noticing the taxing districts on the formation of a new URA. The Gold Hill Mesa Commercial URA was initially formed in 2015 but due to several development and timing factors the project was never able to be realized. Sarah Dunmire from EPS also participated.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Wynne Palermo to approve the Gold Hill Mesa Commercial Impact Report. The motion passed 11 - 0 by Commissioners Randy Case, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand. Commissioner John Olson was recused from the vote.

**Item 6 – Election of Officers**

Jariah Walker stated that April is the month in which the board decides who will serve as Chair and Vice Chair of the CSURA board. He asked the board for nominations and Maureen Juran was nominated to serve as Chair and Gary Feffer was nominated to serve as Vice Chair.

A motion was made by Commissioner Randy Case, seconded by Commissioner Jim Mason to set as a slate Commissioner Maureen Juran as the Chair and Commissioner Gary Feffer as the Vice Chair of the CSURA Board. The motion passed 12 - 0 by Commissioners Randy Case, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

A motion was made by Commissioner Jim Mason, seconded by Commissioner John Olson to elect Commissioner Maureen Juran as the Chair and Commissioner Gary Feffer as the Vice Chair of the CSURA Board. The motion passed 12 - 0 by Commissioners Randy Case, Gary Feffer, Toby Gannett, Maureen Juran, Jim Mason, Parth Melpakam, Brian Olson, John Olson, Wynne Palermo, Anthony Perez, Peter Scoville, and Tom Strand.

Jariah Walker stated that Randy Case, Anthony Perez, Maureen Juran and Wynne Palermo were just reappointed to the CSURA board by the Mayor and City Council at the April 26, 2022 council meeting.

**Item 7 – Retreat Date/Topics**

The board decided that Friday, June 3, 2022 would be the next retreat date. Location will be determined.

**Item 8 – Executive Director Report**

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

Board read the report.

**Item 9 – Non-Agenda Item**

None

**Item 10 – Adjournment**

There being no further business the meeting adjourned at 12:45 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for May 25, 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 May 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)