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

**Held on Wednesday, April 29, 2020**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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| In attendance were:  |  |  |
| Commissioners:  |  | Lori Bellingham |
|  |  | Randy Case  |
|  |  | Tiffany Colvert |
|  |  | Gary Feffer |
|  |  | Jill Gaebler |
|  |  | Toby Gannett |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Brian Olson |
|  |  | John Olson  |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  |  |
| Absent:  |  |  |
| 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 |

Citizens in Attendance: None

**Item 1 – Call to Order**

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

**Item 2 –Approval of Resolution on Electronic Participation**

David Neville discussed the purpose of the resolution due to the Coronavirus and emergency procedures going forward.

A motion was made by Commissioner Maureen Juran seconded by Commissioner Brian Olson to approve **Resolution No 08-20:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING EMERGENCY PROCEDURES AND AUTHORIZING ELECTRONIC PARTICIPATION FOR REGULAR AND SPECIAL MEETINGS. The motion was approved unanimously 10 - 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Anthony Perez, Peter Scoville, Wynne Palermo.

Commissioner Toby Gannett left the meeting due to technical difficulties.

Commissioner Jill Gaebler entered the meeting.

**Item 3 –Approval of the February 26, 2020 CSURA Meeting Minutes**

A motion was made by Commissioner Brian Olson seconded by Commissioner Lori Bellingham to approve the CSURA meeting minutes of February 26, 2020. The motion was approved unanimously 10 - 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Jill Gaebler, Maureen Juran, Brian Olson, John Olson, Anthony Perez, Peter Scoville, Wynne Palermo.

Commissioner Gary Feffer entered the meeting.

**Item 4 –Approval of the Financial Report as of March 31, 2020**

Carrie Bartow reviewed the monthly revenue and expenditures report as of March 31, 2020 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 Lorie Bellingham, seconded by Commissioner Wynne Palermo to approve the Financial Report and check register as March 31, 2020. The motion was approved unanimously 11 - 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Maureen Juran, Brian Olson, John Olson, Anthony Perez, Peter Scoville, Wynne Palermo.

**Item 5 – Citizen Comment - None**

Commissioner Jim Mason entered the meeting.

**Item 6 – Acceptance of the 2019 Audit Report**

Carrie Bartow, CliftonLarsonAllen CPA reviewed the Audit Report for the year ending December 31, 2019.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to accept the 2019 Audit Report. The motion was approved unanimously 12 - 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Maureen Juran, Jim Mason, Brian Olson, John Olson, Anthony Perez, Peter Scoville, Wynne Palermo.

**Item 7 – Participation in DDA Downtown Business Relief Fund**

Jariah Walker discussed with the board the participation of the CSURA in the DDA Downtown Business Relief Fund. Discussion followed by the board with concerns regarding the current financial status due to the Coronavirus. The board decided this would be the best program to participate in.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Peter Scoville to contribute $10,000 to the DDA Downtown Business Relief Fund. The motion was approved unanimously 12 - 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Maureen Juran, Jim Mason, Brian Olson, John Olson, Anthony Perez, Peter Scoville, Wynne Palermo.

**Item 8 – South Nevada Avenue Traffic Study Update**

Chair Randy Case stated that since the board was reviewing so many projects, they requested the presentation/update on the South Nevada Avenue Traffic Study. Karen Aspelin, PE, PTOE with Max Green Engineers and Tim Roberts, Principal Transportation Planner, Colorado Springs Traffic Engineering presented a Power Pointe presentation on the South Nevada Avenue Traffic Study. The board requested that they be included on any future traffic study meetings.

**Item 9 – Vineyards Term Sheet and North Slope Engagement Letter**

David Neville and Jariah Walker presented the Vineyards Term Sheet and the North Slope Engagement Letter.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Brian Olson to approve the Vineyards Term Sheet and North Slope Engagement Letter. The motion was approved unanimously 12 - 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Maureen Juran, Jim Mason, Brian Olson, John Olson, Anthony Perez, Peter Scoville, Wynne Palermo.

**Item 10 – Board Resolution AFA Amendment Waiver and Release Agreement**

David Neville presented the USAFA Amendment Waiver and Release Agreement.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Anthony Perez to approve **Resolution No. 09-20:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE AMENDED WAIVER AND RELEASE AGREEMENT BETWEEN THE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO ECONOMIC DEVELOPMENT COMMISSION, THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY. The motion was approved unanimously 12 - 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Maureen Juran, Jim Mason, Brian Olson, John Olson, Anthony Perez, Peter Scoville, Wynne Palermo.

***Note: Item 12 Election of Officers was taken before Item 11.***

**Item 12 – 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 both Randy Case and Maureen Juran were nominated again. Randy Case and Maureen Juran have both agreed to serve another term.

A motion was made by Commissioner John Olson, seconded by Commissioner Lori Bellingham to elect Randy Case as the Chair and Maureen Juran as the Vice Chair of the CSURA Board. The motion was approved unanimously 12 - 0 by Commissioners: Lori Bellingham, Randy Case, Tiffany Colvert, Gary Feffer, Jill Gaebler, Maureen Juran, Jim Mason, Brian Olson, John Olson, Anthony Perez, Peter Scoville, Wynne Palermo.

Commissioners Gary Feffer and Brian Olson left the meeting.

**Item 11 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report for April 2020. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

**Item 13 – Non-Agenda Item**

Chair Randy Case asked the board when they would like to have a retreat since the March retreat was cancelled. The remaining board members decided on Monday, May 18th at 12:00 to 3:00 p.m. The board will be polled to see if the majority can attend. It will be held electronically thru Zoom. The board also decided that the May board meeting should also be held electronically.

**Item 14 – Adjournment**

There being no further business the meeting adjourned at 1:22 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for May 27, 2020. **(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)