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

**Held on Wednesday, January 27, 2021**

**This Meeting was held via Zoom Teleconference**

**11:00 A.M.**

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

**Item 1 – Call to Order**

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

**Item 2 –Approval of the December 9, 2020 CSURA Meeting Minutes**

A motion was made by Commissioner Brian Olson, seconded by Commissioner Toby Gannett to approve the CSURA meeting minutes of December 9, 2020. The motion passed 10 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, and Peter Scoville.

**Item 3 –Approval of the Financial Report as of December 31, 2020**

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of December 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 Wynne Palermo, seconded by Commissioner Brian Olson to approve the Financial Report and check register as December 31, 2020. The motion passed 10 - 0 by Commissioners: Randy Case, Tiffany Colvert, Gary Feffer, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, and Peter Scoville.

**Item 4 – Citizen Comment**

None

**Item 5 – Polaris Pointe Update Presentation**

Tim Mitros gave an update and PowerPoint presentation on Polaris Pointe and the progress of the North Powers Boulevard extension. North Powers Boulevard is being constructed and financed through district bonds which the URA pledges into and will be repaid using a portion of the 1.75% sales and property tax increments generated by the retail center.

**Item 6 – Lexus Dealership Draft Development Agreement for consideration or either administrative action or 2nd presentation at February meeting**

Jariah Walker and David Neville presented the draft Lexus Dealership Draft Agreement. The proposed Lexus Dealership property is located within the boundaries of the North Nevada Avenue Corridor Urban Renewal Plan. The Lexus Dealership is slated to be built where a church currently sits between UC Health and the veterinary clinic. Tom Cone, Developer answered questions from the board.

Commissioner Gary Feffer left the meeting.

A motion was made by Commissioner John Olson, seconded by Commissioner Maureen Juran to grant approval for the Executive Team to go forward with the agreement as presented in the agenda packet with the parameters provided. The motion passed 9 - 0 by Commissioners: Randy Case, Tiffany Colvert, Sam Friesema, Toby Gannett, Maureen Juran, Brian Olson, John Olson, Wynne Palermo, and Peter Scoville.

**Agenda Item 8 was taken next due to time constraints.**

**Item 8 – Non-Agenda Item**

Legislative bill - Brian Olson spoke on a possible bill that is being introduced at the state level. The proposed building energy performance bill would force energy performance standards on large buildings. Discussion followed concerning retainment of a lobbyist to review the bill.

**Item 7 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report for January 2021. Please refer to the agenda attachment and board meeting audio for the complete report on each project and issue.

**Item 9 – 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 February 24, 2021. **(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)