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

**Held on Wednesday, June 26, 2019**

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

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| In attendance were: |  |  |
| Commissioners: |  | Lori Bellingham |
|  |  | Randy Case |
|  |  | Gary Feffer |
|  |  | Jill Gaebler |
|  |  | Maureen Juran |
|  |  | Brian Olson |
|  |  | John Olson |
|  |  | Peter Scoville |
|  |  |  |
| Absent: |  | Tiffany Colvert  Toby Gannett  Jim Mason  Wynne Palermo  Anthony Perez |
| Also in Attendance: |  |  |
| David Neville |  | KKRDN General Counsel |
| Thuy Dam |  | CPA, CliftonLarsonAllen (filled in for Carrie Bartow) |
| Jariah Walker |  | Executive Director |
| Dean Beukema |  | CSURA Staff |
| Bob Cope |  | City Economic Development Officer |
| Ryan Tefertiller |  | Urban Planning Manager |
| Charae McDaniel |  | Chief Financial Officer |
| Chris Wheeler |  | Budget Manager |

Citizens in Attendance: Lance James, Chief Development Officer for the Pikes Peak Library District.

**Item 1 – Call to Order**

Chair Randy Case called the meeting to order at 11:13 a.m. Changes to the agenda order - Item 5 “The Mayor’s Strategic Plan” will be heard first on the agenda. Item 12 - Executive Session will be held before Item 11.

A motion was made by Commissioner John Olson, seconded by Commissioner Jill Gaebler to approve the agenda as amended. The motion passed 7- 0.

Commissioner Maureen Juran entered the meeting at 11:31 a.m.

**Item 5 – Mayor’s Strategic Plan Update**

Charae McDaniel, Chief Financial Officer and Chris Wheeler, Budget Manager presented a power pointe presentation on the Mayor’s Strategic Plan.

**Item 2 – Approval of the May 22, 2019 CSURA Meeting Minutes**

A motion was made by Commissioner John Olson, seconded by Commissioner Jill Gaebler to approve the CSURA meeting minutes of May 22, 2019. The motion passed 8 – 0.

**Item 3 –Approval of the Financial Report as of May 31, 2019**

Thuy Dam, CLA reviewed the monthly revenue and expenditures report as of May 31, 2019 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 Peter Scoville, seconded by Commissioner Brian Olson to approve the Financial Report and check register as of May 31, 2019. The motion passed 8 - 0.

**Item 4 – Citizen Comment**

None

**Item 6 – AFA Visitor Center MEAP MOU**

David Neville and Jariah Walker presented the second memorandum of understanding for the dedication of the minimum element allocation percentages between the city and the Air Force Academy. This is an acknowledgement by the URA that 6% of the Regional Tourism Act Dollars will be taken from the flexible sub account and added to the existing 5% allocation for the USAFA project.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Brian Olson to approve the Air Force Academy Visitor Center second memorandum of understanding acknowledgement. The motion passed 8 – 0.

**Item 7 – True North Commons Resolution for Cooperation Agreement CSURA/City**

David Neville and Jariah Walker presented the True North Commons Cooperation Agreement between the City of Colorado Springs and the CSURA. The Cooperation Agreement will go before City Council for a final vote on July 9, 2019.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Lori Bellingham to approve **Resolution No. 08-19:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE COOPERATION AGREEMENT BETWEEN THE CITY OF COLORADO SPRINGS, COLORADO AND THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY IN CONNECTION WITH THE TRUE NORTH COMMONS URBAN RENEWAL PLAN. The motion passed 8 – 0.

**Item 8 – a, b, and c**

The items were presented by David Neville and Jariah Walker. The link to the City of Colorado Springs Procurement Policy for C4C projects is <https://coloradosprings.gov/procurement-services/page/procurement-regulations-and-documents?mlid=10045>.

1. Adoption of the City of Colorado Springs Procurement Policy for C4C Projects

A motion was made by Commissioner Brian Olson, seconded by Commissioner John Olson to approve the adoption of the City of Colorado Springs Procurement Policy for C4C Projects. The motion passed 8 - 0.

1. Engagement Letter for North Slope Capital for Switchbacks Stadium

A motion was made by Commissioner John Olson, seconded by Commissioner Peter Scoville to approve the engagement letter for North Slope Capital for the Switchbacks Stadium. The motion passed 8 - 0.

1. Engagement Letter for Sherman Howard for Switchbacks Stadium

A motion was made by Commissioner Brian Olson, seconded by Commissioner John Olson to approve the engagement letter for Sherman Howard for the Switchbacks Stadium. The motion passed 8 - 0.

**Item 9 – Vectra Bank Agreement with CSURA for Ivywild Development**

David Neville and Jariah Walker presented the commitment letter from Vectra Bank with CSURA for the Ivywild Development.

A motion was made by Commissioner Brian Olson, seconded by Commissioner Lori Bellingham to accept the Commitment Letter with Vectra Bank related to the Ivywild Core Development Inc. Sales Tax TIF on the condition that the requirements to do TIF agreements is needed. The motion passed 8 - 0.

**Item 10 – Engagement Letter for M&S Civil Consultants for EVC Harder (S. Nevada)**

David Neville and Jariah Walker presented the costs certification engagement letter for M&S Consultants for EVC Harder. The engagement letter approves the use of M&S Civil Consultants to do the third party certification for eligible TIF disbursements for the EVC Harder project within the South Nevada URA as required for all projects under the CSURA redevelopment agreements.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Peter Scoville to approve the costs certification engagement letter for M&S Civil Consultants for EVC Harder for South Nevada Avenue. The motion passed 8 - 0.

**Item 12 – Executive Session**

Commissioner Jill Gaebler 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.

A motion was made by Commissioner Jill Gaebler, seconded by Commissioner Brian Olson to enter into executive session. The motion passed 8 - 0. The board entered into executive session at 12:31 p.m. The board came out of executive session at 1:27 p.m.

**Item 11 – Hyatt Hotel Resolution for Developer Agreement**

David Neville and Jariah Walker presented the urban renewal agreement for development of the City Auditorium Block Urban Renewal Area.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Brian Olson to approve **Resolution No. 09-19:**

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE CITY AUDITORIUM BLOCK URBAN RENEWAL AREA BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND A & A ENTERPRISE OF COLORADO SPRINGS, INC. IN CONNECTION WITH THE CITY AUDITORIUM BLOCK URBAN RENEWAL PLAN. Noted: The resolution allows for minor changes to be approved by the Chair of the CSURA and confirmation of Exhibit B, the pubic improvements and the TIF projections that is to be included with the changes. The motion passed 8 - 0.

Commissioners Lori Bellingham, Jill Gaebler, and Peter Scoville left the meeting.

**Item 13 – Executive Director’s Report**

Jariah Walker presented the Executive Director’s Report for June 2019. Please refer to the agenda attachment and board meeting audio for the complete report.

**Item 14 – Non-Agenda Item**

**Item 15 – Adjournment**

There being no further business the meeting adjourned at 1:30 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for July 24, 2019. It will be held at City Hall, in the Pikes Peak Conference Room, Suite 200, located at 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)