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

**Held on Wednesday, May 25, 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 in Attendance: | | |
|  |  | Randy Case |
|  |  | Gary Feffer excused |
|  |  | Sam Friesema |
|  |  | Toby Gannett excused |
|  |  | Maureen Juran |
|  |  | Jim Mason |
|  |  | Parth Melpakam excused |
|  |  | Brian Olson excused |
|  |  | John Olson |
|  |  | Wynne Palermo |
|  |  | Anthony Perez |
|  |  | Peter Scoville |
|  |  | Tom Strand excused |
|  |  |  |
| 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 |

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:02 a.m.

**Item 2 –Approval of the April 27, 2022 CSURA Meeting Minutes**

A motion was made by Commissioner Randy Case, seconded by Commissioner Wynne Palermo to approve the CSURA meeting minutes of April 27, 2022. The motion passed 8 - 0 by Commissioners: Randy Case, Sam Friesema, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

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

Carrie Bartow, CLA reviewed the monthly revenue and expenditures report as of April 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 Peter Scoville, seconded by Commissioner Anthony Perez to approve the Financial Report and claims as of April 30, 2022. The motion passed 8 - 0 by Commissioners: Randy Case, Sam Friesema, Maureen Juran, Jim Mason, John Olson, Wynne Palermo, Anthony Perez, and Peter Scoville.

**Item 4 – Citizen Comment**

None

**Item 5 – Gold Hill Mesa Resolution and Development Agreement and IGA Amendments**

Jariah Walker stated there are two amendments before the board today. One is to adjust the schedule of the approved improvement costs in the development agreement between the URA and Gold Hill Mesa and the other is to adjust the IGA between the URA and the district. These amendments will reflect the ability for the district to capture any increases in added increment for eligible improvements that are consistent with the previously approved plan.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Wynne Palermo to approve Resolution No. **06-22**:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AMENDMENTS TO THE URBAN RENEWAL AGREEMENT FOR REDEVELOPMENT OF GOLD HILL MESA PROPERTY RESIDENTIAL PHASE AND TO THE INTERGOVERNMENTAL TAX SHARING AGREEMENT IN CONNECTION WITH THE AMENDED GOLD HILL MESA URBAN RENEWAL PLAN.**

The motion passed 7 - 0 by Commissioners: Randy Case, Sam Friesema, Maureen Juran, Jim Mason, Wynne Palermo, Anthony Perez, and Peter Scoville. Commissioner John Olson was recused from the vote.

**Item 6 – South Nevada URA/Creekwalk update**

Danny Mientka gave an update on the South Nevada Urban Renewal Area and Creekwalk.

**Item 7 – Downtown Review Board Update**

Commissioner Sam Friesema gave an update on the Downtown Review Board and the Hygge House project.

**Item 8 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for May 2022 and the June 3, 2022 Retreat Agenda. 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 1:00 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for June 22, 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 June 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)