

Colorado Springs Urban Renewal Authority Board Meeting Minutes Final



Wednesday, August 27, 2025
11:00 – 1:00 p.m.

This meeting was a hybrid meeting held in person and through a zoom teleconference.

Item 1 - Call to Order and Roll Call

Chair John Olson called the meeting to order at 11:00 a.m. In attendance at the meeting were Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel, and Bill Wysong.

Item 2 - Approval of July 23, 2025, Meeting Minutes

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Wynne Palermo to approve the CSURA meeting minutes of July 23, 2025. The motion passed 13 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

Item 3 - Approval of the CSURA Financial Report and Claims as of July 31, 2025

Carrie Bartow, CLA reviewed the financial report and claims as of July 31, 2025, as provided in the agenda packet.

A motion was made by Commissioner Mike DeGrant, seconded by Commissioner Anthony Perez to accept the financial report and approve the claims as of July 31, 2025. The motion passed 13 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

Item 4 - Citizen Discussion

None

Item 5 – Budget Resolution 08-25 Amendment - Clean and Safe Program

Carrie Bartow and Jariah Walker presented the 2025 Budget Amendment for the Clean and Safe Program.

Chair John Olson opened the floor for public hearing on the budget. A motion was made by Commissioner Anthony Perez, seconded by Commissioner Mike DeGrant to open the public hearing. The motion passed 13 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

A motion was made by Commissioner Tom Bailey, seconded by Commissioner Mark Tremmel to approve the 2025 Budget Amendment Resolution No. 08-25:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE 2025 BUDGET AMENDMENT FOR THE CLEAN AND SAFE PROGRAM

The motion passed 13 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

A motion was made by Mark Tremmel, seconded by Maureen Juran to close the public hearing. The motion passed 13 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

Item 6 – Ivywild Hotel Update

Ray O'Sullivan and John Goede gave an update on the Ivywild Hotel (the Canyon Creek portion of the South Nevada URA).

Item 7 – Strategic Plan Adoption

Sarah Dunmire, Senior Associate from EPS presented the final draft of the CSURA Strategic Plan.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Sam Friesema to approve the final draft of the CSURA Strategic Plan. The motion passed 13 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

Item 8 – Retreat Planning Conversation

The board discussed having a fall retreat and what agenda items would be discussed. A doodle poll will be sent out to determine the date.

Item 9 – Mt. Carmel and Veteran Sponsorship Asks/Opportunities

Jariah Walker discussed with the board the sponsorship requests he had received from the Mt. Carmel Veterans Services.

A motion was made by Maureen Juran, seconded by Gary Feffer to approve the request for the 11,500 to the Veterans Services Organizations with the condition that next year an objective process be developed to disburse the CSURA funds to the different entities. The motion passed 12 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong. Commissioner Cecilia Harry abstained from the vote.

Item 10 - Executive Director Report

Due to time restraints please review Jariah Walker's August Executive Director report as presented in the agenda packet.

Item 11 – Non-Agenda Item

Item 12 – Adjournment

There being no further business, the meeting adjourned at 1:05 p.m.

The next regular CSURA board meeting is scheduled for September 24, 2025. 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 held both in person and through Zoom teleconference. If you cannot attend in person, please use the Zoom link listed at the top of the agenda. Copies of the Board agendas, minutes and audio recordings are posted on the Colorado Springs Urban Renewal Authority website: www.csura.org