

Colorado Springs Urban Renewal Authority Board Meeting Minutes Draft

Wednesday, December 10, 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, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong. Parth Melpakam was excused from the meeting.

Item 2 - Approval of November 12, 2025, Meeting Minutes

A motion was made by Commissioner Cecilia Harry, seconded by Commissioner Bob Riefstahl to approve the CSURA meeting minutes of November 12, 2025. The motion passed 10 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Sam Friesema, Cecilia Harry, 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 October 31, 2025

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

A motion was made by Commissioner Mark Tremmel, seconded by Commissioner Wynne Palermo to accept the financial report and approve the claims as of October 31, 2025. The motion passed 11 – 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 – Szanton Senior Affordable Housing Project Update

Carl Szanton presented a PowerPoint presentation on their proposed senior affordable housing project at 1865 South Chelton Road. This presentation was to update the new board members on the project.

Item 6 – North Nevada Corridor Strategy Engagement

Jariah Walker discussed with the board the North Nevada Corridor Strategy Engagement. A ULI Advisory Services panel studied the area and provided recommendations for the North Nevada Corridor to redevelop as an innovation district. As part of this recommendation, CSURA is evaluating the North Nevada Corridor for a potential new urban renewal plan area.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Sam Friesema to approve the quote from EPS for the bid. The motion passed 12 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

Item 7 – CSURA 2026 Budget Approval

Carrie Bartow, CliftonLarsonAllen CPA reviewed the draft of the proposed CSURA 2026 budget as presented in the agenda packet. It is anticipated that CSURA will end the current year with

approximately \$1,250,228 in the general fund. General fund revenues for 2026 are projected to be \$1,342,380 and expenditures are projected to be \$1,164,500. Projected ending fund balance is \$1,428,108.

Chair John Olson opened the floor for public hearing on the budget. A motion to open the public hearing was made by Commissioners Maureen Juran, seconded by Mike DeGrant.

A motion to close the public hearing was made by Commissioners Mark Tremmel, seconded by Wynne Palermo.

Both motions passed by 12 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

A motion was made by Commissioner Bob Riefstahl, seconded by Commissioner Cecilia Harry to approve Resolution No. **10-25**:

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026

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

Item 8 - Executive Director Report

Jariah Walker presented the December Executive Director report as presented in the agenda packet.

Item 9 – Non-Agenda Item

Commissioner Maureen Juran addressed the board with her concerns regarding the safety of the South Nevada Avenue Urban Renewal Area. Discussion followed with the board.

Item 10 – Adjournment

There being no further business, the meeting adjourned at 1:10 p.m.

The next regular CSURA board meeting is scheduled for January 28, 2026. 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 agenda, minutes and audio recordings are posted on the Colorado Springs Urban Renewal Authority website: www.csura.org