

# Colorado Springs Urban Renewal Authority Board Meeting Minutes Final



Wednesday, April 22, 2026  
11:00 – 1:00 p.m.

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

## Item 1 – Call to Order and Roll Call

Chair John Olson called the meeting to order at 11:05 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, Anthony Perez, Bob Riefstahl, Mark Tremmel, and Bill Wysong. Commissioner Wynne Palermo was excused from the meeting.

## Item 2 – Board Roster Update

Jariah Walker gave a brief update on the CSURA roster. Commissioner Tom Bailey resigned from City Council but will continue to serve on the CSURA board.

## Item 3 – Approval of March 11, 2026, Meeting Minutes

A motion was made by Commissioner Cecilia Harry, seconded by Commissioner Parth Melpakam to approve the CSURA meeting minutes of March 11, 2026. The motion was passed 12 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

## Item 4 – Approval of the CSURA Financial Report and Claims as of March 31, 2026

Carrie Bartow, CLA reviewed the financial report and claims as of March 31, 2026, as provided in the agenda packet.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Bob Riefstahl to accept the financial report and approve the claims as of March 31, 2026. The motion was passed 12 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

## Item 5 – Citizen Discussion

None

## Item 6 – Election of Officers

Jariah Walker stated that April is the month in which the board decides who will serve as Chair and Vice Chair of the CSURA board. Jariah stated he had emailed the board for any nominations. Gary Feffer stated he would like to serve as Chair. Sam Friesema stated he would like to serve as Vice Chair.

A motion was made by Commissioner John Olson, seconded by Commissioner Maureen Juran to elect Commissioner Gary Feffer as Chair and Commissioner Sam Friesema as Vice Chair of the CSURA Board. The motion was passed 12 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Anthony Perez, Bob Riefstahl, Mark Tremmel and Bill Wysong.

## Item 7 – Hancock Commons Update

Ray O'Sullivan gave an update on Hancock Commons. Construction should begin within a month.

### **Item 8 – Budget Amendments 2025**

Carrie Bartow, CliftonLarsonAllen CPA discussed the five budget amendments for the CSURA 2025 Budget as presented in the agenda packet. The Public Hearing Notice was posted in the Gazette prior to the meeting.

Chair Gary Feffer opened the Public Hearing regarding the 2025 Budget Amendments with a motion from Commissioner John Olson, seconded by Commissioner Mark Tremmel. Being there was no public comment, the Public Hearing was closed with a motion from Commissioner John Olson, seconded by Commissioner Mark Tremmel.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Bob Riefstahl to approve Resolution No. **03-26**:

A RESOLUTION APPROVING FIVE 2025 CSURA BUDGET AMENDMENTS AS PRESENTED TO AUTHORITY MEMBERS:

1. IN THE DEBT SERVICE FUND – IVYWILD NEIGHBORHOOD PROJECT AREA,
2. IN THE CAPITAL PROJECT FUND – GOLD HILL MESA PROJECT AREA
3. IN THE CAPITAL PROJECT FUND – TEJON AND COSTILLA PROJECT AREA,
4. IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (USOPM)
5. IN THE CAPITAL PROJECT FUND – CITY FOR CHAMPIONS FUND (USAFA),

The motion was passed 12 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Maureen Juran, Parth Melpakam, John Olson, Anthony Perez, Bob Riefstahl, Mark Tremmel, and Bill Wysong.

### **Item 9 – HB26-1206**

Jariah Walker discussed HB26-1206 with the board. Many URA projects today are using TIF funds to not only fund challenging infrastructure development but also increasing affordability in mixed use or standalone attainable/affordable projects. This legislature should be vetted in a stand-alone bill with lenders, title companies, local governments, and redevelopment practitioners.

### **Item 10 – Executive Director Report**

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

### **Item 11 – Non-Agenda Item**

### **Item 12 – Adjournment**

There being no further business, the meeting was adjourned at 12:50 p.m.

The next regular CSURA board meeting is scheduled for May 27, 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 agendas, minutes, and audio recordings are posted on the Colorado Springs Urban Renewal Authority website:

[www.csura.org](http://www.csura.org)