

Colorado Springs Urban Renewal Authority Board Meeting Minutes Final



Wednesday, May 27, 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 Gary Feffer called the meeting to order at 11:02 a.m. In attendance at the meeting were Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Bob Riefstahl. Commissioners Maureen Juran, Mark Tremmel, and Bill Wysong were excused from the meeting.

Item 2 - Approval of April 22, 2026, Meeting Minutes

A motion was made by Commissioner Tom Bailey, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of April 22, 2026. The motion passed 10 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Bob Riefstahl.

Item 3 - Approval of the CSURA Financial Report and Claims as of April 30, 2026

Carrie Bartow, CLA reviewed the financial report and claims as of April 30, 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 April 30, 2026. The motion passed 10 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Bob Riefstahl.

Item 4 - Citizen Discussion

None

Item 5 – North Nevada Infrastructure Plan/Update

Jariah Walker introduced Ted Ritschard, Program Manager from Olsson who gave a presentation on the North Nevada Infrastructure Plan. Ted Ritschard introduced his team, Neal Payton, from Torti Gallas, and Troy Russ an Urban Planner.

Item 6 – Sugar Bowl Project Studies for Board Approval of Notice to Taxing Districts

Sarah Dunmire, Vice President from Economic, & Planning Systems (EPS) gave a presentation on the Szanton Company's senior affordable housing Sugar Bowl project on the southeast side of town.

A motion was made by Commissioner John Olson, seconded by Commissioner Anthony Perez to give the Executive Director permission to officially notice the taxing entities on our intent to

move forward with this URA project. The motion passed 10 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Bob Riefstahl.

Item 7 – Audit Ratification

Carrie Bartow, CliftonLarsonAllen CPA presented the draft CSURA 2025 Audit Report.

A motion was made by Commissioner Tom Bailey, seconded by Commissioner Bob Riefstahl to approve the CSURA 2025 Audit Report as of December 31, 2025. The motion passed 10 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Bob Riefstahl.

Item 8 - Executive Director Report

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

Item 9 – Non-Agenda Item

Item 10 – Adjournment

There being no further business, the meeting adjourned at 1:00 p.m.

The next regular CSURA board meeting is scheduled for June 24, 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