# Colorado Springs Urban Renewal Authority Board Meeting Minutes Final

Wednesday, June 24, 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, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel, and Bill Wysong.

**Item 2 - Approval of May 31, 2026, Meeting Minutes**
A motion was made by Commissioner Anthony Perez, seconded by Commissioner Cecilia Harry to approve the CSURA meeting minutes of May 31, 2026. 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 May 31, 2026**
Carrie Bartow, CLA reviewed the financial report and claims as of May 31, 2026, as provided in the agenda packet.

A motion was made by Commissioner Bob Riefstahl, seconded by Commissioner Anthony Perez to accept the financial report and approve the claims as of May 31, 2026. 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 – OneVeLa Presentation**
Kevin O'Neil, CEO of the O'Neil Group Company, gave an update on the OneVeLa project along with his team members; Nick Benjamin, Jeff Black, Julie Gross, and Aaron Egbert. They anticipate the project to start within 4 to 6 months.

**Item 6 – Vineyards Assignment**
David Neville presented the Vineyards assignment, assumption and third amendment of the Vineyards Agreement. Vince Corelli gave a brief history on the Vineyards.

A motion was made by Commissioner John Olson, seconded by Commissioner Anthony Perez to approve Resolution No. 04-26:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING ASSIGNMENT, ASSUMPTION AND THIRD AMENDMENT OF THE VINEYARD REDEVELOPMENT AND REIMBURSEMENT AGREEMENT AMONG THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, VINEYARD METROPOLITAN DISTRICT, VINEYARD II LLC AND PRIME STONE X, LLC IN CONNECTION WITH THE VINEYARD PROPERTY URBAN RENEWAL 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 7 – N. Nevada Infrastructure Plan Consultants – Option 1 Olsson w/HDR National Option 2 Stantec Independent**
Jariah Walker gave a brief recap of the presentation given last month on the North Nevada Infrastructure Plan. Jariah introduced Gayle Sturdivant, PE, PMP Deputy Public Works Director/City Engineer and Ryan Phipps, Capital Improvements Manager from the City of Colorado Springs who further discussed the integrated land use, urban design, infrastructure, and implementation plan within the 2026 calendar year. Working with CSURA and other stakeholders and community partners will create a more functional and sustainable asset to the community.

A motion was made by Commissioner John Olson, seconded by Commissioner Wynne Palermo to approve the North Nevada Corridor Design Study contribution up to $417,500. 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.

Jariah Walker, Executive Director and Commissioners John Olson, Sam Friesema, Mark Tremmel, and Mike DeGrant volunteered to serve on the North Nevada Design Committee.

**Item 8 - Executive Director Report**
Jariah Walker presented the June 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 1:05 p.m.

The next regular CSURA board meeting is scheduled for July 22, 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