Colorado Springs Urban Renewal Authority Board Meeting Minutes Draft

Wednesday, July 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 Gary Feffer 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 Wyson (via Zoom).

Item 2 - Approval of June 24, 2026, Meeting Minutes
A motion was made by Commissioner Anthony Perez, seconded by Commissioner John Olson to approve the CSURA meeting minutes of June 24, 2026. The motion passed 12 - 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.

Item 3 - Approval of the CSURA Financial Report and Claims as of June 30, 2026
Carrie Bartow, CLA reviewed the financial report and claims as of June 30, 2026, as provided in the agenda packet.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Bob Riefstahl to accept the financial report and approve the claims as of June 30, 2026. The motion passed 12 – 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.

Item 4 - Citizen Discussion
None.

Item 5 – South Nevada Avenue Clean and Safe Update
Jariah Walker provided an extensive update regarding efforts to secure funding and implement safety enhancements within the South Nevada corridor. Jariah reported that the recent City Council work session was productive and that council members responded generally positively to the proposal. CSURA is requesting a supplemental appropriation to the Retail Marijuana Tax Fund in the amount of $458,000 to fund a contract with the Colorado Springs Urban Renewal Authority to help provide security services in the South Nevada corridor.

A substantial portion of the board discussion centered on the Springs Rescue Mission. Jariah stated that the Springs Rescue Mission plays an important role but must also be an engaged community partner. A meeting with the Mission's director is planned. Jariah highlighted collaboration with CSPD on installation of surveillance cameras and potential deployment of drone technology. Public Works have twice-weekly cleanup operations and are evaluating trash can placement throughout the corridor.

Item 6 – North Nevada Avenue Update
Jariah Walker reported on ongoing organizational and planning work associated with the North Nevada Avenue Corridor project. Discussions are underway with City Staff and consultants regarding project governance and reporting relationships. Jariah is recommending Ryan Phipps, Capital Improvements Manager, to serve as the project manager for design-related engineering work. Also noted are the ongoing discussions with utilities regarding their involvement in the corridor, emphasizing the need for their participation to support infrastructure improvements. Jariah also mentioned plans for a charrette potentially scheduled for the week of October 19th.

Item 7 – Odyssey at North Weber Development Update and Fee Discussion
Jariah Walker provided the Board with an update on the Odyssey at North Weber Development Agreement. Due to numerous last-minute revisions made by legal counsel to the CSURA Development Agreement, the presentation was postponed and could not be delivered at this meeting. The Development Agreement is expected to be finalized and ready for Board consideration at the August 26, 2026, Board meeting.

Item 8 - Executive Director Report
Jariah Walker presented the July 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 12:52 p.m.

The next regular CSURA board meeting is scheduled for August 26, 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