Colorado Springs Urban Renewal Authority Board Meeting Minutes Draft

Wednesday, August 26, 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 11:03 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, Bob Riefstahl, Mark Tremmel, and Bill Wysong. Commissioner Maureen Juran was excused from the meeting.

Item 2 - Approval of July 22, 2026, Meeting Minutes
A motion was made by Commissioner Mark Tremmel, seconded by Commissioner Mike DeGrant to approve the CSURA meeting minutes of July 22, 2026. The motion passed 10 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Parth Melpakam, Wynne Palermo, Bob Riefstahl, Mark Tremmel, and Bill Wysong.

Item 3 - Approval of the CSURA Financial Report and Claims as of July 31, 2026
Carrie Bartow, CLA reviewed the financial report and claims as of July 31, 2026, as provided in the agenda packet.

A motion was made by Commissioner Cecilia Harry, seconded by Commissioner Bob Riefstahl to accept the financial report and approve the claims as of July 31, 2026. The motion passed 10 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Parth Melpakam, Wynne Palermo, Bob Riefstahl, Mark Tremmel, and Bill Wysong.

Item 4 - Citizen Discussion
None

Commissioner Anthony Perez entered the meeting.

Item 5 – N. Nevada Development Agreement Resolution 05-26
David Neville presented the North Nevada Agreement for development of the Odyssey at North Weber.

A motion was made by Commissioner Mark Tremmel, seconded by Commissioner Anthony Perez to approve Resolution No. **05-26**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE ODYSSEY AT NORTH WEBER URBAN RENEWAL AREA BY AND BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND WEBER INVESTORS LLC, IN CONNECTION WITH THE ODYSSEY AT NORTH WEBER URBAN RENEWAL PLAN

The motion passed 11 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Parth Melpakam, Wynne Palermo, Anthony Perez, Bob Riefstahl, Mark Tremmel, and Bill Wysong.

Commissioner John Olson entered the meeting

Item 6 – N. Nevada design contract MOU (Motion to Approve)
Jariah Walker presented the North Nevada Design Contract for approval.

A motion was made by Commissioner Tom Bailey, seconded by Commissioner Bob Riefstahl to approve the MOU on the North Nevada Design Contract subject to administrative oversight of the portion of the Consultant contract related to the Land Use Analysis and Urban Planning for the neighborhoods and areas adjacent to the North Nevada Corridor.

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

Item 7 – S. Nevada Security Contract (Motion for administrative approval)
Jariah Walker discussed the supplemental appropriation to provide funding for a contract with CSURA to support security services in the South Nevada Avenue corridor. Under this arrangement, the City will contract with the URA, which will in turn contract with Fidelis Security Solutions to deliver security staffing and patrol services.

A motion was made by Commissioner John Olson, seconded by Commissioner Mike DeGrant to approve the Executive Director permission to administer the security contract with Fidelis Security Solutions and MOU between the Colorado Springs Police Department and the CSURA.

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

Item 8 - Executive Director Report
Jariah Walker presented the August 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 12:34 p.m.

The next regular CSURA board meeting is scheduled for September 23, 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