Colorado Springs Urban Renewal Authority Board Meeting Minutes Draft

Wednesday, October 28, 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 11:08 a.m. In attendance at the meeting were Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, and Mark Tremmel. Commissioner Bill Wysong was excused from the meeting.

Item 2 - Approval of August 26, 2026, Meeting Minutes
A motion was made by Commissioner John Olson, seconded by Commissioner Bob Riefstahl to approve the CSURA meeting minutes of August 26, 2026. The motion passed 11 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, and Mark Tremmel.

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

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Sam Friesema to accept the financial report and approve the claims as of September 30, 2026. The motion passed 11 – 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, and Mark Tremmel.

Item 4 - Citizen Discussion
None

Item 5 – S. Nevada/SNA Development Presentation
Danny Mientka and Melissa Harrison presented a PowerPoint on the South Nevada/SNA Development status.

Item 6 – Fidelis Security Presentation
Jariah Walker presented the September 2026 security report from Fidelis Security Solutions to the board. Officers documented 469 incidents across the service area. Patrol operations supported local businesses by responding to merchant assistance requests, documenting suspicious activity, addressing trespassing concerns, identifying fire hazards, and facilitating emergency responses when needed.

Item 7 – Bristol Lowell Metro District Pledge Agreement
David Neville and Jariah Walker presented the Bristol Lowell Metro District Pledge Agreement.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Tom Bailey to approve Resolution No. **06-26**:

A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE PROPERTY TAX INCREMENT REVENUE AGREEMENT BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND LOWELL METROPOLITAN DISTRICT IN CONNECTION WITH THE BRISTOW-LOWELL URBAN RENEWAL PLAN

The motion passed 10 - 0 by Commissioners: Tom Bailey, Mike DeGrant, Gary Feffer, Sam Friesema, Maureen Juran, Parth Melpakam, Wynne Palermo, Anthony Perez, Bob Riefstahl, and Mark Tremmel. Commissioner John Olson was recused from the vote.

Item 8 – N. Nevada Charrette Update
Sam Friesmam, Mike DeGrant, Mark Tremmel, and John Olson who are on the URA Team updated the board on the design process on the North Nevada Development. The vision is to develop a redevelopment framework that aligns land use, urban design, and infrastructure investments with urban renewal tools that create a clear, market-supported implementation strategy for the North Nevada Corridor.

Item 9 - Executive Director Report
Jariah Walker presented the October Executive Director report as presented in the agenda packet.

Item 10 – Non-Agenda Item

Item 11 – Adjournment

There being no further business, the meeting adjourned at 1:05 p.m.

The next regular CSURA board meeting is scheduled for November 12, 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