

## Colorado Springs Urban Renewal Authority Board Meeting Minutes Draft

Wednesday, December 11, 2024

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 John Olson called the meeting to order at 11:00 a.m. In attendance for the meeting were Commissioners: Cami Bremer, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, and Mark Tremmel.

### Item 2 – Welcome New Board Members and Resignation Updates

Jariah Walker introduced the three new board members Mike DeGrant, Bob Riefstahl, and Mark Tremmel at the meeting and explained about the resignations. Everyone introduced themselves with a brief personal history.

### Item 3 - Approval of the November 13, 2024, CSURA Meeting Minutes

A motion was made by Commissioner Muran Juran, seconded by Commissioner Anthony Perez to approve the CSURA meeting minutes of November 13, 2024. The motion passed 10 – 0 by Commissioners: Cami Bremer, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo and Anthony Perez. The three new board members were excused from the vote since they had not attended the meeting.

### Item 4 - Approval of the CSURA Financials and Claims as of November 30, 2024

Carrie Bartow, CLA reviewed the financial report and claims as of November 30, 2024, as provided in the agenda packet.

A motion was made by Commissioner Anthony Perez, seconded by Commissioner Cecilia Harry, to accept the CSURA financial report and approve the claims as presented in the agenda packet. The motion passed 13 – 0 by Commissioners: Cami Bremer, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, and Mark Tremmel.

### Item 5 - Citizen Discussion

None

### Item 6 – CSURA 2025 Budget Approval

Carrie Bartow, CliftonLarsonAllen CPA reviewed the draft of the proposed CSURA 2025 budget as presented in the agenda packet. It is anticipated that CSURA will end the current year with approximately \$1,295,014 in the general fund. General fund revenues for 2025 are projected to be \$1,227,379 and expenditures are projected to be \$965,000. Projected ending fund balance is \$1,592,393.

Chair John Olson opened the floor for public hearing on the budget. A motion to open and close the public hearing was made by Commissioners Mike DeGrant, seconded by Commissioner Wynne Palermo.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Anthony Perez to approve Resolution No. 10-24:

**A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025**

The motion passed unanimously by Commissioners: Cami Bremer, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, Bob Riefstahl, and Mark Tremmel.

**Item 7 – Canyon Creek-Ivywild Change in Ownership**

Jariah Walker and David Neville presented the Canyon Creek-Ivywild change in ownership resolution with the transfer of share ownership from Sam Guadagnoli.

A motion was made by Commissioner Maureen Juran, seconded by Commissioner Cecilia Harry to approve the change in ownership resolution. The motion passed 12 – 0 by Commissioners: Cami Bremer, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, John Olson, Wynne Palermo, Anthony Perez, and Bob Riefstahl. Commissioner Mark Tremmel was recused from the vote.

**Item 8 – Board Resolution 09-24 for Bristow-Lowell Taxing Entity Agreement**

Jariah Walker and David Neville presented the Bristow-Lowell Taxing Entity Agreement and Resolution.

A motion was made by Commissioner Cecilia Harry, seconded by Commissioner Wynne Palermo to approve Resolution No. 09-24:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY APPROVING AND RATIFYING THE TAX INCREMENT REVENUE AGREEMENTS BETWEEN THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY AND THE APPLICABLE TAXING ENTITIES AND THE COOPERATION AGREEMENT WITH THE CITY OF COLORADO SPRINGS IN CONNECTION WITH THE BRISTOW-LOWELL URBAN RENEWAL PLAN**

The motion passed 11 - 0 by Commissioners: Cami Bremer, Mike DeGrant, Gary Feffer, Sam Friesema, Cecilia Harry, Randy Helms, Maureen Juran, Parth Melpakam, Wynne Palermo, Anthony Perez, and Bob Riefstahl. Commissioners John Olson and Mark Tremmel were recused from the vote.

**Item 9 Executive Director Report**

Jariah Walker presented the December Executive Director Report.

**Item 10 – Non-Agenda Item**

Reminder to the board about the CSURA Christmas party tomorrow night at Weidner Field.

**Item 11 - Adjournment**

There being no further business the meeting adjourned at 12:43 p.m.

The next regular CSURA board meeting is scheduled for January 22, 2025. 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](http://www.csura.org)