



**Final Meeting Minutes of the Regular CSURA Board Meeting**  
**Held on Wednesday, November 15, 2023**  
**This meeting was thru Zoom Teleconference**  
**11:00 A.M.**

In attendance were:

Commissioners:

|                |      |
|----------------|------|
| Cami Bremer    |      |
| Randy Case     | Zoom |
| Gary Feffer    |      |
| Sam Friesema   | Zoom |
| Toby Gannett   | Zoom |
| Cecilia Harry  |      |
| Randy Helms    |      |
| Maureen Juran  |      |
| Jim Mason      |      |
| Parth Melpakam |      |
| John Olson     |      |
| Wynne Palermo  |      |
| Anthony Perez  | Zoom |

Also in Attendance:

|                  |                         |
|------------------|-------------------------|
| David Neville    | KKRDN General Counsel   |
| Carrie Bartow    | CPA, CliftonLarsonAllen |
| Jariah Walker    | Executive Director      |
| Dean Beukema     | CSURA Staff             |
| Ryan Tefertiller | Urban Planning Manager  |

**Item 1 – Call to Order**

Chair Maureen Juran called the meeting to order at 11:01 a.m.

**Item 2 – South Nevada Potential Project Presentation**

Walt Harder, EVC-HD South Nevada LLC gave a brief presentation on a potential South Nevada project they would like to develop on the three parcels they own on the east side of South Nevada Avenue. They have had interest from restaurants, banks, and automotive servicing. They feel their best use would be from the restaurant and automotive servicing. They will be requesting the full 2% TIF to make the projects profitable. The projects would start in 2024 with completion in 2025. The streetscape in front of their properties would be their responsibility.

**Item 3 – Kevin O’Neil Group URA Application**

Kevin O’Neil and Nick Benjamin, a principal with VeLa Development Partners presented a presentation on the revised Kevin O’Neil Group proposed project. In October of 2021 the O’Neil Group presented a project that the board approved taking the next steps on. The condition study was completed by EPS and is still good. The project is a 36-story 500-unit apartment high rise proposed for downtown Colorado Springs. The project site is on the southwest corner of a block bounded by Sahwatch and Costilla streets and Cascade and Vermijo avenue.

A motion was made by Commissioner Jim Mason, seconded by Commissioner Cecilia Harry to approve staff engaging in a retainer agreement with the O’Neil Group and an engagement letter with EPS. The motion passed 13 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 4 –Approval of the October 25, 2023, CSURA Meeting Minutes**

A motion was made by Commissioner Jim Mason, seconded by Commissioner Parth Melpakam to approve the CSURA meeting minutes of October 25, 2023. The motion passed 13 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 5 –Approval of the CSURA Financials and Claims as of October 31, 2023**

Carrie Bartow CPA, CLA reviewed the financial report and claims as of October 31, 2023, as provided in the agenda packet.

A motion was made by Commissioner Wynne Palermo, seconded by Commissioner Jim Mason to approve the financial report, and claims as of October 31, 2023. The motion passed 13 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Jim Mason, Parth Melpakam, John Olson, Wynne Palermo, and Anthony Perez.

**Item 6 – Citizen Comment**

None

**Item 7 – Gold Hill Mesa Commercial Development Agreement**

Jariah Walker and David Neville presented the agreement.

A motion was made by Commissioner Cami Bremer, seconded by Commissioner Jim Mason to approve Resolution No. **12-23**:

**A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY  
APPROVING THE URBAN RENEWAL AGREEMENT FOR DEVELOPMENT OF THE GOLD  
HILL MESA URBAN RENEWAL AREA BY AND AMONG THE COLORADO SPRINGS**

**URBAN RENEWAL AUTHORITY, GOLD HILL DEVELOPMENT, LLC, GOLD HILL NORTH METROPOLITAN DISTRICT NO. 1, GOLD HILL NORTH METROPOLITAN DISTRICT NO. 2, AND GOLD HILL NORTH BUSINESS IMPROVEMENT DISTRICT, IN CONNECTION WITH THE GOLD HILL MESA COMMERCIAL URBAN RENEWAL PLAN**

The motion passed 12 - 0 by Commissioners: Cami Bremer, Randy Case, Gary Feffer, Sam Friesema, Toby Gannett, Cecilia Harry, Randy Helms, Maureen Juran, Jim Mason, Parth Melpakam, Wynne Palermo, and Anthony Perez. John Olson was recused from the vote.

**Item 8 – CSURA Draft 2024 Budget Review**

Carrie Bartow presented the draft of the proposed CSURA 2024 budget. The board will review the budget with a final vote at the December 13<sup>th</sup> meeting.

**Item 9 – Executive Director Report**

Jariah Walker presented the Executive Director’s Report for November 2023. Please refer to the agenda attachments and board meeting audio for the complete report on each project and issue.

**Item 10 – Non-Agenda Items**

There being no further business the meeting adjourned at 12:49 p.m.

The next regular CS Urban Renewal Authority Board Meeting is scheduled for December 13, 2023. 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 being held both in person and through Zoom. 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)**