



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Urban Renewal Authority

Tuesday, December 9, 2025

6:30 PM

Council Chambers

Link to Watch or Comment Virtually: <https://bit.ly/URA2025-InPerson>

I. Call Meeting to Order

Chair Moore called the meeting to order at 6:30 p.m.

II. Roll Call

Present 10 - Dan Hoback, Ashraf Shaikh, Andrew Moore, Anil Pesaramelli, Brandon Bell, Brian O'Connor, Emily Baer, John Mortellaro, Owin Orr, and Lynette Pepler
Absent 1 - Meosha Babbs

III. Approval of the Agenda

Vice Chair Bell made a motion to approve the Agenda. Commissioner Mortellaro seconded the motion. The motion passed by the following vote at 6:31 p.m.

Aye: 10 - Commissioner Hoback
Commissioner Shaikh
Commissioner Moore
Commissioner Pesaramelli
Commissioner Bell
Commissioner O'Connor
Commissioner Baer
Commissioner Mortellaro
Commissioner Orr
Commissioner Pepler

Absent: 1 - Commissioner Babbs

IV. Consent Agenda

[25-657](#) Approval of the November 18, 2025 Urban Renewal Authority Meeting Minutes

Attachments: [11-18-2025 URA Minutes](#)

Commissioner Baer made a motion to approve the Consent Agenda. Commissioner Mortellaro seconded the motion. The motion passed by the following vote at 6:31 p.m.

Aye: 10 - Commissioner Hoback
 Commissioner Shaikh
 Commissioner Moore
 Commissioner Pesaramelli
 Commissioner Bell
 Commissioner O'Connor
 Commissioner Baer
 Commissioner Mortellaro
 Commissioner Orr
 Commissioner Pepler

Absent: 1 - Commissioner Babbs

V. Executive Session

[25-660](#)

EXECUTIVE SESSION to hold a conference with the TOEURA Executive Director to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), all regarding the Town Center DDA

Vice Chair Bell made a motion to go into Executive Session. Commissioner Shaikh seconded the motion. The motion passed by the following vote at 6:32 p.m.

Aye: 10 - Commissioner Hoback
 Commissioner Shaikh
 Commissioner Moore
 Commissioner Pesaramelli
 Commissioner Bell
 Commissioner O'Connor
 Commissioner Baer
 Commissioner Mortellaro
 Commissioner Orr
 Commissioner Pepler

Absent: 1 - Commissioner Babbs

VI Public Comment

The Board of Commissioners returned from Executive Session at 7:51 p.m.

Chair Moore read the Public Comment rules and opened Public Comment at 7:52 p.m.

With no speakers in house or online virtually, Chair Moore closed Public Comment at 7:52 p.m.

VII. General Business

[25-596](#)

A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Approving the Restated Disposition and Development Agreement for Erie Town Center

Attachments:

[URA Resolution 25-038](#)

[Erie Town Center Restated Disposition and Development Agreement](#)

[Staff Presentation](#)

[Erie Town Center Phase 1 Feasibility Study](#)

[Hilltop Securities URA Financing Analysis](#)

[Erie Town Center Phase 1 Preliminary Site Plan](#)

Julian Jacquin, Director of Economic Development & TOEURA, Lockie Woods, URA and Development Accounting Analyst, and Sarah Nurmela, Planning & Development Director, presented the item at 7:54 p.m.

Vice Chair Bell made a motion to approve URA Resolution 25-038. Commissioner Baer seconded the motion. The motion passed by the following vote at 8:19 p.m.

Aye: 10 - Commissioner Hoback
 Commissioner Shaikh
 Commissioner Moore
 Commissioner Pesaramelli
 Commissioner Bell
 Commissioner O'Connor
 Commissioner Baer
 Commissioner Mortellaro
 Commissioner Orr
 Commissioner Pepler

Absent: 1 - Commissioner Babbs

[25-652](#)

A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Approving the Disposition and Development Agreement for 130 Wells St. and 570 Kattell St.

Attachments:

[URA Resolution 25-042](#)

[Disposition and Development Agreement](#)

[Presentation](#)

[Gap Funding Analysis](#)

Stephanie Pitts-Nagus, Economic Development Manager, presented the item at 8:22 p.m.

Scott Skeepa, Birdhouse, was also in attendance to answer questions as needed.

Commissioner Pesaramelli made a motion to approve URA Resolution 25-042. Commissioner Mortellaro seconded the motion. The motion passed by the

following vote at 8:26 p.m.

Aye: 10 - Commissioner Hoback
Commissioner Shaikh
Commissioner Moore
Commissioner Pesaramelli
Commissioner Bell
Commissioner O'Connor
Commissioner Baer
Commissioner Mortellaro
Commissioner Orr
Commissioner Peppler

Absent: 1 - Commissioner Babbs

VIII. Adjournment

Chair Moore adjourned the meeting at 8:27 p.m.

Approved: 
Chair

Attest: 
Town Clerk

