



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Agenda Urban Renewal Authority

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Tuesday, September 9, 2025

6:30 PM

Council Chambers

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

### I. Call Meeting to Order

6:30 p.m.

### II. Roll Call

### III. Approval of the Agenda

### IV. Consent Agenda

6:30 - 6:35 p.m.

[25-429](#)

Approval of the July 8, 2025 Urban Renewal Authority Meeting Minutes

Attachments:

[07-08-2025 URA Minutes](#)

### V. Public Comment

6:35 - 6:45 p.m.

### VI. Executive Session

[25-498](#)

EXECUTIVE SESSION: To hold a conference with the Authority's general counsel to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b); 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)(c); and to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a); for which a topic cannot be disclosed without compromising the purpose of the executive session.

6:45 - 7:15 p.m.

### VII. Adjournment

7:15 p.m.



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Urban Renewal Authority

**Board Meeting Date: 9/9/2025**

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**File #:** 25-429, **Version:** 1

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**SUBJECT:**

Approval of the July 8, 2025 Urban Renewal Authority Meeting Minutes

**DEPARTMENT:** Administrative Operations

**PRESENTER(S):** Debbie Stamp, Town Clerk

**TIME ESTIMATE:** 0 minutes

*For time estimate: please put 0 for Consent items.*

**FISCAL SUMMARY:**

NA

**POLICY ISSUES:**

NA

**STAFF RECOMMENDATION:**

Approve the minutes from the July 8, 2025 Urban Renewal Authority Meeting.

**SUMMARY/KEY POINTS**

**BACKGROUND OF SUBJECT MATTER:**

**TOWN COUNCIL PRIORITY(S) ADDRESSED:**

- ☐ Attractive Community Amenities
- ☐ Engaged and Diverse Community
- ☐ Prosperous Economy
- ☐ Well-Maintained Transportation Infrastructure
- ☐ Small Town Feel
- ☐ Safe and Healthy Community
- ☒ Effective Governance
- ☐ Environmentally Sustainable
- ☐ Fiscally Responsible

**ATTACHMENT(S):**

Add items in a numbered list OR delete this list and change to N/A.

1. 07-08-2025 URA Minutes



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Minutes

### Urban Renewal Authority

---

Tuesday, July 8, 2025

6:30 PM

Council Chambers

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**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, Andrew Moore, Anil Pesaramelli, Brandon Bell, Brian O'Connor, Emily Baer, John Mortellaro, Meosha Babbs, Owin Orr, and Lynette Peppler  
**Absent** 1 - Ashraf Shaikh

#### III. Approval of the Agenda

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

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

**Absent:** 1 - Commissioner Shaikh

#### IV. Consent Agenda

[25-395](#) Approval of the June 10, 2025 Urban Renewal Authority Meeting Minutes

**Attachments:** [06-10-2025 URA Minutes](#)

[25-410](#) A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Approving a First Amendment to the Tax Increment Revenue Agreement with the Town of Erie for the Erie Town Center Urban Renewal Plan

**Attachments:** [Resolution 25-036](#)  
[First Amendment to Town of Erie TIF Agreement](#)  
[Existing TIF Agreement - Town of Erie](#)  
[Erie Town Center Phase 1 Feasibility Study](#)

### [25-394](#)

A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Approving the Payment of Funds to the Town of Erie for the Colliers Hill — Historic Downtown Erie Connection (Pedestrian Bridge)

**Attachments:** [Resolution 25-035](#)

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

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

**Absent:** 1 - Commissioner Shaikh

## V. Public Comment

Chair Moore read the Public Comment rules and opened Public Comment at 6:32 p.m.

With no speakers, Chair Moore closed Public Comment at 6:32 p.m.

## VI. General Business

### [25-406](#)

Urban Renewal 101

**Attachments:** [URA 101 Attorney Presentation](#)  
[URA 101 Staff Presentation](#)

Julian Jacquin, Director of Economic Development and TOEURA, and Lockie Woods, Development & URA Accounting Analyst, introduced the item at 6:33 p.m.

Corey Hoffman, URA Attorney, presented the item at 6:34 p.m.

Julian Jacquin, Director of Economic Development and TOEURA, and  
Lockie Woods, Development & URA Accounting Analyst, presented at  
6:58 p.m

## VII. Adjournment

Chair Moore adjourned the meeting at 7:45 p.m.

Approved \_\_\_\_\_  
Chair

Attest \_\_\_\_\_  
Town Clerk



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Urban Renewal Authority

**Board Meeting Date: 9/9/2025**

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**File #:** 25-498, **Version:** 1

---

**SUBJECT:**

EXECUTIVE SESSION: To hold a conference with the Authority's general counsel to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b); 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)(c); and to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a); for which a topic cannot be disclosed without compromising the purpose of the executive session.

**DEPARTMENT:** Administrative Operations

**PRESENTER(S):**

**TIME ESTIMATE:** 30 minutes

*For time estimate: please put 0 for Consent items.*

**FISCAL SUMMARY:**

NA

**POLICY ISSUES:**

NA

**STAFF RECOMMENDATION:**

NA

**SUMMARY/KEY POINTS**

NA

**BACKGROUND OF SUBJECT MATTER:**

NA

**TOWN COUNCIL PRIORITY(S) ADDRESSED:**

- ☐ Attractive Community Amenities
- ☐ Engaged and Diverse Community
- ☐ Prosperous Economy
- ☐ Well-Maintained Transportation Infrastructure
- ☐ Small Town Feel

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**File #:** 25-498, **Version:** 1

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- ☐ Safe and Healthy Community
- ☐ Effective Governance
- ☐ Environmentally Sustainable
- ☐ Fiscally Responsible

**ATTACHMENT(S):**

NA