



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda Urban Renewal Authority

Tuesday, June 23, 2026

6:30 PM

Council Chambers

[Link to Watch or Comment Virtually: https://bit.ly/URA2026](https://bit.ly/URA2026)

I. Call Meeting to Order

6:30 p.m.

II. Roll Call

III. Approval of the Agenda

IV. Consent Agenda

6:00-6:35 p.m.

[2026-403](#) Approval of the April 28, 2026 Urban Renewal Authority Meeting Minutes

Attachments: [04-28-2026 URA Minutes](#)

[2026-404](#) Approval of the May 26, 2026 Urban Renewal Authority Meeting Minutes

Attachments: [05-26-2026 URA Minutes](#)

[2026-368](#) 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 Construction of the Downtown Infrastructure Improvements

Attachments: [Resolution 26-010](#)

V. Public Comment

6:35-6:45 p.m.

VI. Adjournment

6:45 p.m.

Translation Services

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the Town Clerk's Office at TownClerk@ErieCO.gov or call 303-926-2710. Please submit requests at least 48 hours prior to the meeting.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la

reunión del Consejo, por favor llame a la Ciudad al TownClerk@ErieCO.gov o 303-926-2710. Por favor envíe sus solicitudes al menos 48 horas antes de la reunión.



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Urban Renewal Authority

Board Meeting Date: 6/23/2026

File #: 2026-403, **Version:** 1

SUBJECT:

Approval of the April 28, 2026 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 April 28, 2026 Urban Renewal Authority Meeting.

SUMMARY/KEY POINTS

NA

BACKGROUND OF SUBJECT MATTER:

NA

ATTACHMENT(S):

1. 04-28-2026 URA Minutes



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Urban Renewal Authority

Tuesday, April 28, 2026

6:30 PM

Council Chambers

Link to Watch or Comment Virtually: <https://bit.ly/URA2026>

I. Call Meeting to Order

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

II. Roll Call

- Present** 8 - Andrew Moore
 Brandon Bell
 Anil Pesaramelli
 Brian O'Connor
 Emily Baer
 John Mortellaro
 Dan Hoback
 Meosha Babbs
- Absent** 3 - Ashraf Shaikh
 Scott James
 Owin Orr

III. Approval of the Agenda

Commissioner Baer made a motion to approve the Agenda. Commissioner Babbs seconded the motion. The motion passed by the following vote at 6:30 p.m.

- Ayes** 8 - Chairperson Moore
 Vice Chair Bell
 Commissioner Pesaramelli
 Commissioner O'Connor
 Commissioner Baer
 Commissioner Mortellaro
 Commissioner Hoback
 Commissioner Babbs
- Absent** 3 - Commissioner Shaikh
 Commissioner James
 Commissioner Orr

IV. Consent Agenda

- [2026-311](#) Approval of the March 24, 2026 Urban Renewal Authority Meeting Minutes

Attachments: [03-24-2026 URA Minutes](#)

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

Ayes 8 - Chairperson Moore
 Vice Chair Bell
 Commissioner Pesaramelli
 Commissioner O'Connor
 Commissioner Baer
 Commissioner Mortellaro
 Commissioner Hoback
 Commissioner Babbs

Absent 3 - Commissioner Shaikh
 Commissioner James
 Commissioner Orr

V. Public Comment

With no speakers in person or online virtually, Chair Moore opened and closed Public Comment at 6:31 p.m.

VI. General Business

[2026-246](#) Public Hearing: A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Providing for Supplemental Appropriations for the 2026 Budget Year

Attachments: [Memo](#)
[Presentation](#)
[Resolution 26-007](#)

Chair Moore opened the Public Hearing at 6:32 p.m.

Lockie Woods, Development & URA Accounting Analyst, presented the item at 6:33 p.m.

With no speakers in house or online virtually, Chair Moore closed the Public Comment portion of the Public Hearing at 6:35 p.m.

Commissioner Mortellaro made a motion to approve URA Resolution 26-007. Vice Chair Bell seconded the motion. The motion passed by the following vote at 6:36 p.m.

- Ayes** 8 - Chairperson Moore
 Vice Chair Bell
 Commissioner Pesaramelli
 Commissioner O'Connor
 Commissioner Baer
 Commissioner Mortellaro
 Commissioner Hoback
 Commissioner Babbs

- Absent** 3 - Commissioner Shaikh
 Commissioner James
 Commissioner Orr

VII. Executive Session

[2026-314](#)

EXECUTIVE SESSION 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); 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.

Vice Chair Bell made a motion to approve go into Executive Session. Commissioner O'Connor seconded the motion. The motion passed by the following vote at 6:38 p.m.

Chair Moore stated that the meeting would adjourn at the end of Executive Session.

- Ayes** 8 - Chairperson Moore
 Vice Chair Bell
 Commissioner Pesaramelli
 Commissioner O'Connor
 Commissioner Baer
 Commissioner Mortellaro
 Commissioner Hoback
 Commissioner Babbs

- Absent** 3 - Commissioner Shaikh
 Commissioner James
 Commissioner Orr

VIII. Adjournment



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Urban Renewal Authority

Board Meeting Date: 6/23/2026

File #: 2026-404, **Version:** 1

SUBJECT:

Approval of the May 26, 2026 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 May 26, 2026 Urban Renewal Authority Meeting.

SUMMARY/KEY POINTS

NA

BACKGROUND OF SUBJECT MATTER:

NA

ATTACHMENT(S):

1. 05-26-2026 URA Minutes



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Urban Renewal Authority

Tuesday, May 26, 2026

6:30 PM

Council Chambers

Link to Watch or Comment Virtually: <https://bit.ly/URA2026>

I. Call Meeting to Order

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

II. Roll Call

- Present** 8 - Andrew Moore
Brandon Bell
Anil Pesaramelli
Emily Baer
John Mortellaro
Dan Hoback
Ashraf Shaikh
Meosha Babbs
- Absent** 2 - Brian O'Connor
Scott James

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 6:32 p.m.

- Ayes** 8 - Chairperson Moore
Vice Chair Bell
Commissioner Pesaramelli
Commissioner Baer
Commissioner Mortellaro
Commissioner Hoback
Commissioner Shaikh
Commissioner Babbs
- Absent** 2 - Commissioner O'Connor
Commissioner James

V. Public Comment

With no speakers in person or online virtually, Chair Moore opened and closed Public Comment at 6:32 p.m.

VI. General Business

[2026-316](#)

A Resolution of the Board of Commissioners of the Town of Erie Urban

Renewal Approving the First Amendment to the Agreement with Rearview Mirror Concepts, LLC

Attachments: [URA Resolution 26-009](#)
[First Amendment](#)
[Original Agreement](#)
[Presentation](#)

Stephanie Pitts-Nagus, Economic Development Manager, presented the item at 6:34 p.m.

Commissioner Baer made a motion to approve URA Resolution 26-009. Commissioner Mortellaro seconded the motion. The motion passed by the following vote at 7:02 p.m.

Ayes 8 - Chairperson Moore
Vice Chair Bell
Commissioner Pesaramelli
Commissioner Baer
Commissioner Mortellaro
Commissioner Hoback
Commissioner Shaikh
Commissioner Babbs

Absent 2 - Commissioner O'Connor
Commissioner James

[2026-329](#) Presentation: TOEURA Annual Report 2025

Attachments: [TOEURA Annual Report 2025](#)

Julian Jacquin, Director of Economic Development & TOEURA, and Lockie Woods, URA and Development Accounting Analyst, presented the item at 7:03 p.m.

VII. Adjournment

Chair Moore adjourned the meeting at 7:21 p.m.



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Urban Renewal Authority

Board Meeting Date: 6/23/2026

File #: 2026-368, **Version:** 1

SUBJECT:

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 Construction of the Downtown Infrastructure Improvements

DEPARTMENT: Finance

PRESENTER(S): Lockie Woods, URA and Development Accounting Analyst

TIME ESTIMATE: 0 minutes

For time estimate: please put 0 for Consent items.

FISCAL SUMMARY:

Cost as Recommended:	\$116,588.50
Balance Available:	\$214,987.50
Fund	Urban Renewal Authority
Line Item Number:	800-90-872-605000-100419
New Appropriation Required:	No

POLICY ISSUES:

The Town of Erie Urban Renewal Authority’s Purchasing Policy requires the TOEURA Board to approve expenditures over \$100,000.

STAFF RECOMMENDATION:

Staff recommend approval of the resolution.

SUMMARY/KEY POINTS

- The construction of downtown infrastructure improvements is an appropriate use of URA funds.
- The Town of Erie, not the URA, will facilitate the construction of this project.

BACKGROUND OF SUBJECT MATTER:

The Downtown Infrastructure Improvements have been completed with some cost overrun due to increased quantities of irrigation material. The Town of Erie will consider a contract amendment to increase the cost of the construction contract with Goodland Construction, Inc. for the Downtown

File #: 2026-368, **Version:** 1

Infrastructure Improvements. This resolution grants the Town the authority to expend the additional TOEURA funds necessary to fulfill the amended contract.

ATTACHMENT(S):

1. Resolution

**Town of Erie Urban Renewal Authority
Resolution No. 26-010**

**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 Construction of the Downtown Infrastructure
Improvements**

Whereas, the Downtown Infrastructure Improvements have been completed and required additional irrigation materials at an increased cost.

Now Therefore be it Resolved by the Board of Commissioners of the Town of Erie Urban Renewal Authority that:

Section 1. The Board of Commissioners hereby approves the payment of \$116,588.50 for a new amount not to exceed \$2,423,489.50 to the Town of Erie for the cost of the construction contract for the Downtown Infrastructure Improvements.

Adopted this 23rd day of June, 2026.

Andrew J. Moore, Chair

Attest:

Debbie Stamp, Town Clerk