



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Minutes

### Urban Renewal Authority

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Tuesday, April 22, 2025

6:30 PM

Council Chambers

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**Link to Watch or Comment Virtually: <https://bit.ly/URA04-22-2025>**

#### I. Call Meeting to Order

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

#### II. Roll Call

**Commissioner Peppler arrived during Public Comment.**

**Present** 11 - Dan Hoback, Ashraf Shaikh, Andrew Moore, Anil Pesaramelli, Brandon Bell, Brian O'Connor, Emily Baer, John Mortellaro, Meosha Babbs, Owin Orr, and Lynette Peppler

#### III. Approval of the Agenda

**Vice Chair Bell made a motion to approve the Agenda. Commissioner Hoback 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 Babbs  
Commissioner Orr

**Absent:** 1 - Commissioner Peppler

#### IV. Consent Agenda

[25-236](#)

Approval of the January 14, 2025 Urban Renewal Authority Meeting Minutes

**Attachments:** [01-14-2025 URA Minutes](#)

[25-227](#)

A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Approving a First Amendment to the Reimbursement Agreement with Bourbon on Briggs, LLC

**Attachments:** [Resolution 25-029](#)  
[First Amendment to Reimbursement Agreement](#)  
[Existing Reimbursement Agreement](#)

**Commissioner Baer made a motion to approve the Consent Agenda.**  
**Commissioner Babbs 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 Babbs  
Commissioner Orr

**Absent:** 1 - Commissioner Peppler

## V. Public Comment

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

With no one signed up in person or online virtually. Chair Moore closed Public Comment at 6:32 p.m.

## VI. General Business

### [25-164](#)

A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Approving the Eleventh Amendment to the Disposition and Development Agreement with the Town of Erie and Evergreen-287 & Arapahoe, LLC

**Attachments:** [Resolution 25-026](#)  
[11th Amendment to Agreement](#)  
[Financial Information from Evergreen](#)  
[Existing DDA](#)

Julian Jacquin, Director of Economic Development & TOEURA, and Tyler Carlson, 9 Mile Metropolitan District, presented the item at 6:33 p.m.

**Vice Chair Bell made a motion to approve Resolution 25-026. Commissioner Shaikh seconded the motion. The motion passed by the following vote at 7:09 p.m.**

**Aye:** 11 - Commissioner Hoback  
Commissioner Shaikh  
Commissioner Moore  
Commissioner Pesaramelli  
Commissioner Bell  
Commissioner O'Connor  
Commissioner Baer  
Commissioner Mortellaro  
Commissioner Babbs  
Commissioner Orr  
Commissioner Peppler

[25-248](#)

Public Hearing: A Resolution of the Board of Commissioners of the Town of Erie Urban Renewal Authority Providing for Supplemental Appropriations for the 2025 Budget Year

**Attachments:** [Resolution 25-030](#)  
[URA Presentation-Supplemental](#)

Chair Moore opened the Public Hearing at 7:09 p.m.

Lockie Woods, URA and Development Accounting Analyst, and Cassie Bethune, Finance Manager, presented the item at 7:10 p.m.

With no speakers in house or online virtually, Chair Moore closed the Public Hearing at 7:40 p.m.

**Commissioner Baer made a motion to approve Resolution 25-030. Commissioner Hoback seconded the motion. The motion passed by the following vote at 7:42 p.m.**

**Aye:** 11 - Commissioner Hoback  
Commissioner Shaikh  
Commissioner Moore  
Commissioner Pesaramelli  
Commissioner Bell  
Commissioner O'Connor  
Commissioner Baer  
Commissioner Mortellaro  
Commissioner Babbs  
Commissioner Orr  
Commissioner Peppler

## VII. Executive Session

**Vice Chair Bell made a motion to go into Executive Session. Commissioner Babbs seconded the motion. The motion passed by the following vote at 7:43 p.m.**

**Chair Moore stated that the Urban Renewal Authority meeting would adjourn at the end of the Executive Session.**

**Aye:** 11 - Commissioner Hoback  
Commissioner Shaikh  
Commissioner Moore  
Commissioner Pesaramelli  
Commissioner Bell  
Commissioner O'Connor  
Commissioner Baer  
Commissioner Mortellaro  
Commissioner Babbs  
Commissioner Orr  
Commissioner Peppler

[25-283](#)

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); regarding the potential purchase of real property by the Authority.

## VII. Adjournment

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

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