



**Regular Board Meeting Minutes
Tuesday, February 13, 2018
11:30 PM
Pueblo Convention Center
320 Central Main**

MEETING CALLED BY

Don Banner, Chairman, called the Tuesday, February 13, 2018 Regular Board Meeting to order at 11:33 p.m.

COMMISSIONERS PRESENT

Dave Abeyta, Mark Aliff, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Dennis Flores, Rita Gersick, Beth Gladney, Megan Koncilja, Betty Martinez, Ralph Williams

COMMISSIONERS ABSENT

Sal Pace

STAFF PRESENT

Tony Acri, Cherish Deeg, Jerry M. Pacheco, Andrea Delagarza

GUESTS PRESENT

Jessica Corona, Doug Piersel, Ted Freeman, Jackie Massey, Larry Fenture, Jim Munch, Bob Schilling

(All meetings are recorded per PURA's Financial and Administrative Internal Controls Policy adopted February 11, 2014)

APPROVAL OF AGENDA

All agreed to approve the Pueblo Urban Renewal Authority (PURA) Tuesday, February 13, 2018 regular Board Meeting Agenda as presented.

EXECUTIVE SESSION

A motion to enter Executive Session of PURA for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), Negotiations regarding the County YES Project and negotiations regarding the Regional Tourism Act Project was made by Ralph Williams, Commissioner. The motion was seconded by Rita Gersick, Commissioner. Executive Session participants included all commissioners present; Jerry M. Pacheco, Executive Director; Cherish Deeg, Operations Coordinator; Andrea DelaGarza, Director of Community Relations; Tony Acri, RTA Project Manager; Jim Munch, Pueblo County Representative; Bob Schilling, City Council; and Doug Piersel, Legal Counsel. The motion passes unanimously. Executive Session began at 11:34 a.m.

A motion to exit Executive Session of the Pueblo Urban Renewal Authority was made by Marlene Bregar, Commissioner. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously. Executive Session ended and the regular meeting resumed at 12:40 p.m.

PUBLIC COMMENT AND CORRESPONDENCE

Larry Fenture, Pueblo Citizen, shared his concerns regarding a downtown brewery and ADA audit needed for the State Fair grounds. Ted Freeman, Pueblo Citizen, shared his concerns and criticisms of the executive session that just took place, RTA finances, Professional Bull Riders negotiation of lease, and the County projects.

COMMITTEE REPORTS

Finance Committee

Dave Abeyta, Treasurer, stated that the 2017 Audit will begin February 27th and there is a 2018 budget amendment being presented due to a discrepancy in the Vendor Fee budget.

Regional Tourism Act Project Committee

Louie Carleo, Committee Chairman, stated that the project is remaining in budget and on time. The project is going through a value engineering process and will be finalizing the guaranteed maximum price soon. Betty Martinez, Vice-Chairman, stated that the RTA Sub Committee has been working diligently with the interior designers to create a modern interior for the new building which will be discussed later in the meeting. She thanked all of the RTA Sub Committee Members for their hard work.

Pueblo Convention Center

Don Banner, Chairman, stated that he hoped everyone has read the written communication from the PCC Committee included in the packet. He continued by sharing work continues on creating a long term maintenance process for the PCC.

Dave Abeyta, Treasurer, stated that he was thankful to the board members who are reaching out with questions or concerns. However, these should be directed to Jerry M. Pacheco, Executive Director. Don Banner, Chairman, stated that the board is not the manager the executive director is. If you are concerned that your issues are not being addressed by the manager please contact the Chairman.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

- Tuesday, January 9, 2018 Regular Board Meeting Minutes
- Monday, January 8, 2018 Executive Committee Minutes
- Monday, January 29, 2018 Executive Committee Minutes
- Monday, January 8, 2018 Regional Tourism Act Committee Minutes
- Friday, February 2, 2018 Regional Tourism Act Committee Minutes
- Monday, January 22, 2018 Regional Tourism Act Sub Committee Minutes
- Wednesday, January 24, 2018 Pueblo Convention Center Committee Minutes
- Friday, January 26, 2018 Finance Committee Minutes
- November and December 2017 Pueblo Convention Center Operating Statements
- November and December 2017 PURA Operating Statements

A motion to approve the consent agenda and all items included was made by Betty Martinez, Vice-Chairman. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously.

BOARD OF COMMISSIONER OFFICER ELECTION

Board of Commissioner Chairman Election

A motion to nominate Don Banner as Chairman of the Board of Commissioners for the 2018 year was made by Louie Carleo, Commissioner. The motion was seconded by Rita Gersick, Commissioner. No other nominations were given. The motion passes unanimously.

Board of Commissioner Vice-Chairman Election

A motion to nominate Betty Martinez as Vice-Chairman of the Board of Commissioners for the 2018 year was made by Ralph William, Commissioner. The motion was seconded by Louie Carleo, Commissioner. No other nominations were given. The motion passes unanimously.

Board of Commissioner Treasurer Election

A motion to nominate Dave Abeyta as Treasurer of the Board of Commissioners for the 2018 year was made by Dennis Flores, Commissioner. The motion was seconded by Rita Gersick, Commissioner. No other nominations were given. The motion passes unanimously.

PUBLIC HEARING

Don Banner, Chairman, opened the public hearing for the draft 2018 budget amendment and opened the floor for public comment. Ted Freeman, Pueblo Citizen, asked a question regarding the Memorial Hall Inter-fund Loan. Cherish Deeg, Operations Coordinator, shared the background on the loan and stated that if Mr. Freeman would like more information he could submit a CORA request regarding this. No other comments were made. Don Banner, Chairman, closed the public hearing for the draft 2018 budget amendment.

ACTION ITEMS

A Resolution adopting an amended budget for the calendar year 2018.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, adopting an amended budget and appropriating sums of money in the amounts attached and for the purposes set forth herein for the Pueblo Urban Renewal Authority, for the calendar year 2018, commencing January 1, 2018 and ending December 31, 2018 was made by Ralph Williams, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously.

A Resolution designating Jerry M. Pacheco, Executive Director, as Secretary.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Jerry M. Pacheco, Executive Director, to serve as secretary for the 2018 year was made by Dennis Flores, Commissioner. The motion was seconded by Betty Martinez, Commissioner. The motion passes unanimously.

A Resolution approving bank signature authorizations.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, authorizing Executive Director, Jerry M. Pacheco; Chairman, Don Banner; Vice-Chairman, Ralph Williams; and Treasurer, Dave Abeyta to act on behalf of the Authority as signatory on all financial accounts was made by Marlene Bregar, Commissioner. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously.

A Resolution approving an agreement with South Side Lawn and Landscape.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving an agreement by and between the Pueblo Urban Renewal Authority and South Side Lawn and Landscape, LLC for the maintenance of Phases I and II of the Lake Avenue Streetscape Project, and Authorizing the Chairman to execute the same was made by Louie Carleo, Commissioner. The motion was seconded by Dennis Flores, Commissioner. The motion passes unanimously.

A Resolution approving the building interior image for Phase One RTA.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the building interior image for phase one of the Pueblo Regional Tourism Act Project was made by Louie Carleo, Commissioner. The motion was seconded by Dave Abeyta, Commissioner. The motion passes unanimously.

Louie Carleo, Commissioner, stated that he would like to have the staff give an estimate on how much time is being dedicated to the County projects and how much it would cost to reimburse that time moving forward. Jerry M. Pacheco, Executive Director, stated he would work on getting the estimate and begin the conversation with the County.

DIRECTORS AND PARTNER REPORTS

Chairman's Report

Don Banner, Chairman, shared the Committee assignments and requested that all board members agree to continue their participation. He stated that the Project Area committees should meet no less than every other month. All board members agreed to the assignments.

Secretary's Report

Jerry M. Pacheco, Executive Director, stated that PURA closed on the Lake Minnequa Refinancing and will have a net savings of \$210,000. He is looking forward to the work that will be discussed in this area and others.

Historic Arkansas Riverwalk Project Report

No report was given.

Pueblo Convention Center Report

Jessica Corona, Pueblo Convention Center General Manager, shared that they feel confident that the budget amendment will not be a detriment to PCC. She continued by sharing in 2017 PCC was credited for 4,165 room nights and entering 2018 they have \$443,000 on the books where in 2017 they had \$272,000. Discussion followed regarding the open chef position, upcoming events, and audio issues. No decisions were made.

DISCUSSION ITEMS

Discussion followed regarding the 2018 Board Retreat. All agreed that it should be an all-day event on a Saturday at the Pueblo Convention Center in April.

ADJOURNMENT

A motion to adjourn the Tuesday, February 13, 2018, Regular Board Meeting was made by Marlene Bregar, Commissioner. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously. Don Banner, Chairman, adjourned the meeting at 1:37 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator