



Board Meeting Minutes
Wednesday, October 10, 2018
12:00 PM
Pueblo Urban Renewal Authority
115 East Riverwalk Suite 410

MEETING CALLED BY

Don Banner, Chairman, called the Wednesday, October 10, 2018 Board Meeting to order at 12:00 p.m.

COMMISSIONERS PRESENT

Dave Abeyta, Mark Aliff, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Dennis Flores, Rita Gersick, Beth Gladney, Betty Martinez, Sal Pace

COMMISSIONERS ABSENT

Meagan Kroeze, Ralph Williams

STAFF PRESENT

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

GUESTS PRESENT

Steven Meier, Lynn Clark, Jessica Corona

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

PUBLIC COMMENT

No public comment was made.

Jessica Corona, Pueblo Convention Center (PCC) General Manager (GM), introduced Charlie Roberts, Sous Chef, and Jay Pechek, Marking, both have just joined the team. Each gave a brief overview of their backgrounds and stated that they are excited about working for the PCC.

APPROVAL OF AGENDA

All agreed the Pueblo Urban Renewal Authority (PURA) Wednesday, October 10, 2018 Board Meeting Agenda should remain as presented.

COMMITTEE REPORTS

Regional Tourism Act Project Committee Report

Louie Carleo, Committee Chairman, stated that the project is on schedule and in budget. He shared no major issues have taken place during the construction to this point. The Topping Off ceremony will be taking place soon and staff will be sending more information as it is available.

Pueblo Convention Center (PCC) Report

Beth Gladney, Commissioner, shared that the Longmont Convention Center is getting rid of many items that we may have use for and asked that the PCC staff reach out. Don Banner, Chairman, stated that Spectra has sent a proposal and negotiations are underway. He shared that the board will review this proposal once he believes it is acceptable. Certain items will include a longer term and staff retention language. He continued by sharing the City of Pueblo has approved the \$400,000 from the UMB redemption account for repair and maintenance items in the current convention center building. PURA will be providing \$100,000 to complete the items requested.

Finance Committee Report

Dave Abeyta, Treasurer, stated the 2019 Draft Budget has been reviewed and will be discussed later in this meeting. The RTA buckets are in line and are being watched very closely. He shared his thanks to Louie Carleo and Ralph Williams for their participation in the RTA.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

Tuesday, September 14, 2018 Board Regular Meeting Minutes
Monday, September 4, 2018 Regional Tourism Act Committee Minutes
Monday, September 17, 2018 Regional Tourism Act Committee Minutes
Tuesday, October 2, 2018 Regional Tourism Act Committee Minutes
Wednesday, September 26, 2018 Pueblo Convention Center Committee Minutes
Friday, September 28, 2018 Finance Committee Minutes
August 2018 Pueblo Convention Center Operating Statements
August 2018 PURA Operating Statements

A motion to approve the consent agenda and all items included was made by Marlene Bregar, Commissioner. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously.

ACTION ITEMS

A Resolution authorizing the Pueblo Convention Center repair and maintenance items.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, authorizing the Pueblo Convention Center repair and maintenance items not to exceed \$500,000, authorizing the Chairman and Secretary to execute any and all necessary documents, directing and authorizing the Staff of PURA to perform any and all acts consistent with the intent of this resolution was made by Louie Carleo, Commissioner. The motion was seconded by Dave Abeyta, Treasurer. The motion passes unanimously.

A Resolution approving the Conditions Survey for EVRAZ Urban Renewal Area

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the findings of the Conditions Survey performed by Pueblo Urban Renewal Authority Staff for the proposed EVRAZ Urban Renewal Area was made by Rita Gersick, Commissioner. The motion was seconded by Beth Gladney, Commissioner. Discussion followed regarding the likelihood of EVRAZ choosing Pueblo as the destination, demolition of the Old Rail Mill will take place anyway, and next steps in the process. All agreed that this should take place as it is the next step Pueblo needs to take to position Pueblo for EVRAZ to locate here. The motion passes unanimously.

A Resolution approving the EVRAZ Urban Renewal Plan

A motion to approve a resolution of the Board of Commissioner of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the EVRAZ Urban Renewal Plan was made by Dennis Flores, Commissioner. The motion was seconded by Rita Gersick, Commissioner. Discussion followed regarding the PURA role in the overall deal with EVRAZ and the potential for this area. The motion passes unanimously.

REPORTS

Chairman's Report

Don Banner, Chairman, shared that the Executive Director Annual Evaluation will be taking place at the next Executive Committee Meeting. He continued by stating we are trying to participate in a community project with Kaiser Permanente.

Secretary's Report

Jerry M. Pacheco, Executive Director, shared that he is in the process of assessing the Urban Renewal Areas that do not perform and will report back on this. He stated we are working with the City of Pueblo on a model block in the Fountain Creek area, and our website will be launching in November.

HARP Report

Lynn Clark, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, updated the board on water quality issues, extended season, upcoming events, and site prep for the EDA project.

Pueblo Convention Center Report

Jessica Corona, PCC GM, updated the board on drone footage of the construction, potential volleyball tournament participation in 2020, beverage contract, repair/maintenance timeline, upcoming events, sponsorship/naming potentials and Felipe Garcia, PCC Assistant GM, taking some time to help the Los Cruces Convention Center in a transition period. She continued by stating we are projecting to beat budget this year!

DISCUSSION ITEMS

Cherish K. Deeg, Operations Coordinator, walked through the draft 2019 Budget. Discussion followed. No decisions were made.

ADJOURNMENT

A motion to adjourn the Wednesday, October 10, 2018, Regular Board Meeting was made by Louie Carleo, Commissioner. The motion was seconded by Beth Gladney, Commissioner. The motion passes unanimously. Don Banner, Chairman, adjourned the meeting at 1:13 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator