


# PUEBLO



## URBAN RENEWAL AUTHORITY

**Board Meeting Minutes**  
**Tuesday, February 12, 2019**  
**11:50 AM**  
**Pueblo Convention Center**  
**320 Central Main Street**

### **MEETING CALLED BY**

Don Banner, Chairman, called the Tuesday, February 12, 2019 Board Meeting to order at 12:00 a.m.

### **COMMISSIONERS PRESENT**

Dave Abeyta, Mark Aliff, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Dennis Flores, Rita Gersick, Meagan Kroeze, Betty Martinez, Garrison Ortiz, Jim Valenzuela, Ralph Williams

### **COMMISSIONERS ABSENT**

None

### **STAFF PRESENT**

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

### **GUESTS PRESENT**

Kevin Ortiz, Doug Piersel, Steven Meier, Mayor Gradisar, Rod Slyhoff

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

### **PUBLIC COMMENT**

No public comment was made. Don Banner, Chairman, introduced Nick Gradisar, Pueblo Mayor, and Garrison Ortiz, Pueblo County Commissioner.

### **APPROVAL OF AGENDA**

Approval of the Pueblo Urban Renewal Authority (PURA) Tuesday, February 12, 2019 Board Meeting Agenda as presented was generally accepted by all.

### **COMMITTEE REPORTS**

#### **Regional Tourism Act Project Committee Report**

Louie Carleo, Committee Chairman, stated that the project going well, however, the tower has been a bit of a hold up due to weather and it moved slower than expected. He shared the buildings will receive temporary certificates of occupancy by March 1<sup>st</sup>, but we have some budget issues lingering. Dennis Flores, Commissioner, thanked the Greater Pueblo Chamber of Commerce (Chamber) for their work with the Professional Bull Riders (PBR) regarding the Regional Tourism Act (RTA) Project. He shared that he attended the PBR Global Cup event where the PBR Sports Center commercial aired for the first time. This commercial will be shown nationally on CBS, CBS Sports, and at all PBR events. Rod Slyhoff, Chamber, shared that there is a second commercial in the works which will focus on marketing the Visit Pueblo Campaign. At this time the commercial was shown.

#### **Pueblo Convention Center (PCC) Committee Report**

Don Banner, Chairman, shared that this Committee will be merged with the Finance Committee next month. There is a new report in the packet that is more informative and easily understood. A 5-year maintenance plan is in the works and will continue to be discussed. He shared that he is working with Louie Carleo to try and find an adequate space for the Medal of Honor Expansion. They are also working diligently with the Riverwalk regarding the playground and planters in the Gateway Plaza space. They presented a \$37,700 marketing plan to the City Council for consideration regarding marketing the PCC and Memorial Hall. No commitments were given at the time.

#### **Finance Committee Report**

Dave Abeyta, Treasurer, stated that the Finance Committee has continuously watched the RTA budget and are working the RTA Committee to overcome the budget issues mentioned before. He shared that a 2018 budget amendment for the 2018 audit will be coming and that the committee is working diligently on the EVRAZ project.

### **Design Committee Report**

Betty Martinez, Vice-Chairman, shared that an editorial written by Madori Clark was in the paper recently that shared her delight and appreciation for the repairs and more classic design in the PCC. She continued by sharing her gratitude to the committee members for their work. She reminded the board that she would like to find \$85,000 to update the wallpaper in the PCC existing building.

### **CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

- Tuesday, January 8, 2019 Board Regular Meeting Minutes
- Tuesday, January 17, 2019 Executive Committee Meeting Minutes
- Monday, January 28, 2019 Executive Committee Meeting Minutes
- Monday, January 7, 2019 Regional Tourism Act Committee Minutes
- Tuesday, January 22, 2019 Regional Tourism Act Committee Minutes
- Monday, February 4, 2019 Regional Tourism Act Committee Minutes
- Wednesday, January 23, 2019 Pueblo Convention Center Committee Minutes
- December 2018 Pueblo Convention Center Operations and Sales Report
- Friday, January 4, 2019 Finance Committee Minutes
- November 2018 Pueblo Convention Center Operating Statements
- November 2018 PURA Operating Statements
- Friday, January 25, 2019 Finance Committee Minutes
- December 2018 Pueblo Convention Center Operating Statements
- December 2018 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 Dave Abeyta, Treasurer. 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 2019 year was made by Betty Martinez, Vice-Chairman. 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 2019 year was made by Rita Gersick, Commissioner. The motion was seconded by Patrick Avalos, 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 2019 year was made by Patrick Avalos, Commissioner. The motion was seconded by Dennis Flores, Commissioner. No other nominations were given. The motion passes unanimously.

#### **Boar of Commissioner Assistant Treasurer Election**

A motion to nominate Ralph Williams as Assistant Treasurer of the Board of Commissioners for the 2019 year was made by Louie Carleo, Commissioner. The motion was seconded by Rita Gersick, Commissioner. No other nominations were given. The motion passes unanimously.

### **ACTION ITEMS**

**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 to commence February 12, 2019, and expire as the February 2020 Annual Meeting was made by Dennis Flores, Commissioner. The motion was seconded by Rita Gersick, 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, Donald J. Banner; Vice-Chairman, Betty Martinez; Treasurer, David Abeyta; and Assistant Treasurer, Ralph Williams, to act on behalf of the Authority as signatory on all financial accounts was made by Louie Carleo, Commissioner. The motion was seconded by Dave Abeyta, Treasurer. The motion passes unanimously.

**A resolution approving Change Order #3**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the Change Order #3 to the Design/Build contract for the Regional Tourism Act Project between the Pueblo Urban Renewal Authority and H.W. Houston Construction, LLC, and authorizing the Board Chairman to execute the same was made by Louie Carleo, Commissioner. The motion was seconded by Dave Abeyta, Treasurer. Discussion followed regarding the reason for this change order. The items it includes are Pay for Parking Equipment installation of \$29,916, Signage for the PCC of \$69,284, and Fan Zone changes of \$58,000 for a total of \$157,200. The motion passes unanimously.

**A resolution approving a supplemental property tax increment revenue agreement with Pueblo County regarding EVRAZ Urban Renewal Plan.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving a supplemental property tax increment revenue agreement by and between the Pueblo Urban Renewal Authority, A Body Corporate and Politic of the State of Colorado, and the Pueblo County, a political subdivision of the State of Colorado, relating to the EVRAZ Urban Renewal Plan, and authorizing the Chairman and Secretary to execute the same was made by Dennis Flores. The motion was seconded by Dave Abeyta, Treasurer. The motion passes unanimously.

**REPORTS**

**Chairman’s Report**

Don Banner, Chairman, shared the committees for 2019 and requested volunteers for each. The committees are as follows: Executive Committee (Don Banner, Dave Abeyta, Betty Martinez, Ralph Williams non-voting); Finance Committee (Dave Abeyta, Ralph Williams, Dennis Flores, Don Banner); RTA ( Louie Carleo, Ralph Williams, Betty Martinez, Mark Aliff, Rita Gersick); Design Committee (Betty Martinez, Marlene Bregar, Meagan Kroeze, Rita Gersick); Parking Committee (Jim Valenzuela, Betty Martinez, Rita Gersick, Don Banner); Project Area Committee #1 (Meagan Kroeze, Louie Carleo); Project Area Committee #2 (Patrick Avalos, Rita Gersick, Marlene Bregar, Meagan Kroeze).

**Secretary’s Report**

Jerry M. Pacheco, Executive Director, updated the board regarding the South Santa Fe Area and Downtown Area feasibility study. Discussion followed regarding this process and its potential. No decisions were made but all generally agreed to move forward with this. Jerry M. Pacheco, Executive Director, shared that we are close to finalizing the EVRAZ reimbursement agreement and are waiting on the list of potential Eligible Projects. He continued by sharing he is also working on the Hotel Development request for proposals for the police annex site. This will need City Approval as the lot remains City owned.

**HARP Report**

No report was given.

**Pueblo Convention Center Report**

Kevin Ortiz, PCC General Manager (GM), shared that January was slow due to the repairs and maintenance but February exceeded budgeted revenues, so we are off to a good start to the year. He shared that during the marketing presentation to City Council there was also discussion regarding moving to a single contract with Spectra for both the PCC and Memorial Hall facilities. Don Banner, Chairman, shared that he has been working on negotiations with Spectra for a long-term contract renewal and feels that this is close to being able to present to the board for review and approval.

**DISCUSSION ITEMS**

Discussion followed regarding the Board Retreat for 2019. Wednesday, May 8, 2019 from 9:00 a.m. to 4:00 p.m. was presented as a potential date. Discussion followed regarding this date and that we should call it an advance and not a retreat. All generally agreed that the date and time is acceptable.

**ADJOURNMENT**

A motion to adjourn the Tuesday, February 12, 2019, Regular Board Meeting was made by Louie Carleo, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passes unanimously. Don Banner, Chairman, adjourned the Tuesday, February 12, 2019, Regular Board Meeting at 1:20 p.m.

Respectfully submitted by,



Cherish K. Deeg,  
Pueblo Urban Renewal Authority  
Operations Director