



**Board Meeting Minutes
Tuesday, August 14, 2018
11:50 AM
Pueblo Urban Renewal Authority
115 East Riverwalk Suite 410**

MEETING CALLED BY

Don Banner, Chairman, called the Tuesday, August 14, 2018 Board Meeting to order at 11:55 a.m.

COMMISSIONERS PRESENT

Mark Aliff, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Dennis Flores, Rita Gersick, Beth Gladney, Meagan Kroeze, Betty Martinez, Ralph Williams

COMMISSIONERS ABSENT

Dave Abeyta, Sal Pace

STAFF PRESENT

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

GUESTS PRESENT

Doug Piersel, Lynn Clark, Steven Meier

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

PUBLIC COMMENT

No public comment was made.

APPROVAL OF AGENDA

All agreed the Pueblo Urban Renewal Authority (PURA) Tuesday, August 14, 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 that the parking garage and tower will be going up soon which will finish the overall structures. The committee meetings have changed meeting dates and will be meeting every other Monday not the 2nd and 4th Monday.

Betty Martinez, Vice-Chairman, stated that the interior samples are on display for all who would like to view them.

Pueblo Convention Center (PCC) Report

Don Banner, Chairman, stated that their will be a request to the City of Pueblo regarding maintenance and repair for the current building carpet, tile and paint. All these items have passed their depreciable lifespan.

Finance Committee Report

Ralph Williams, Acting Treasurer, stated that we have a clean audit and that we are monitoring the financials closely during the RTA Project. Discussion followed regarding the 2018 budget amendment and the upcoming 2019 budgeting process.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

Tuesday, July 10, 2018 Board Regular Meeting Minutes
Monday, July 9, 2018 Executive Committee Minutes
Monday, July 23, 2018 Executive Committee Minutes
Monday, July 9, 2018 Regional Tourism Act Committee Minutes
Monday, July 23, 2018 Regional Tourism Act Committee Minutes
Monday, July 2, 2018 Pueblo Convention Center Committee Minutes
Friday, July 27, 2018 Finance Committee Minutes
June 2018 Pueblo Convention Center Operating Statements
June 2018 PURA Operating Statements

A motion to approve the consent agenda and all items included was made by Louie Carleo, Commissioner. The motion was seconded by Meagan Kroeze, Commissioner. The motion passes unanimously.

ACTION ITEMS

A Resolution approving the RTA EDA Grant Construction Contract with Latcon Corporation and authorizing the Chairman to execute the same.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the Regional Tourism Act Project Economic Development Administration Grant Construction Contract with Latcon Corporation and authorizing the Chairman to execute the same was made by Ralph Williams, Acting Treasurer. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passes unanimously.

A Resolution requesting that the City Council authorize studies necessary for the establishment of a new URA Project Area.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, requesting that the City Council authorize studies necessary for the establishment of a new URA Project Area was made by Betty Martinez, Vice-Chairman. The motion was seconded by Louie Carleo, Commissioner.

Discussion followed regarding the process of creating an urban renewal area and community input that is lacking in this process. All agreed that community input was needed, and that PURA would not undertake any activity that was not approved by the City of Pueblo.

Those Voting Yes: Mark Aliff, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Dennis Flores, Rita Gersick, Meagan Kroeze, Ralph Williams

Those Voting No: Beth Gladney, Betty Martinez

Those Abstained: None

Those Absent: Dave Abeyta, Sal Pace

REPORTS

Chairman's Report

Don Banner, Chairman, stated that the City of Pueblo has verbally agreed to offset the Sales Tax owed by the cost paid by PURA for the Police Annex Abatement. A note will be given for the balance owed. He continued by sharing there will be a meeting with the Professional Bull Riders (PBR) to update and discuss where we are in the project. Discussion followed regarding the Greater Pueblo Chamber of Commerce running the PBR Fan Zone along with their Welcome Center. All agreed that more discussion on details should take place, but it is generally agreed upon.

Secretary's Report

Jerry M. Pacheco, Executive Director, shared that we will be receiving the Pueblo County estimates for 2018 TIF to start the 2019 budget process. Discussions regarding who will be issuing the request for proposals on a Hotel, amending the Santa Fe area for additional development such as HARP expansion, Ferguson and City Transit relocation are

taking place. Andrea DelaGarza, Director of Community Relations, updated the board on marketing plans for the balance of the year and early 2019. Website and new logo will role out later this fall.

HARP Report

Lynn Clark, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, shared that they are working on a 10-year maintenance plan. The Pueblo County presented to the HARP Board regarding extending the HARP channel. The HARP Board has not taken a formal opinion regarding which way the channel should be extended. More discussions will be taking place and a recommendation will be made soon. Discussion followed regarding the Gateway Plaza construction effect on the Riverwalk, and water quality. No decisions were made.

Pueblo Convention Center Report

No report was given.

EXECUTIVE SESSION

A motion to enter Executive Session of the Pueblo Urban Renewal Authority 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 a proposed Cooperation Agreement with the City of Pueblo was made by Louie Carleo, Commissioner. The motion was seconded by Ralph Williams, Acting Treasurer. 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; and Doug Piersel, Legal Counsel. The motion passes unanimously. Executive Session began at 12:54 p.m.

A motion to exit Executive Session of the Pueblo Urban Renewal Authority was made by Meagan Kroeze, Commissioner. The motion was seconded by Mark Aliff, Commissioner. The motion passes unanimously. Executive Session ended, and the regular meeting resumed at 1:27 p.m.

ADJOURNMENT

A motion to adjourn the Tuesday, August 14, 2018, Regular Board Meeting was made by Beth Gladney. The motion was seconded by Meagan Kroeze, Commissioner. The motion passes unanimously. Don Banner, Chairman, adjourned the meeting at 1:28 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator