


PUEBLO



URBAN RENEWAL AUTHORITY

Board Meeting Minutes
Tuesday, May 14, 2019
11:50 AM
Pueblo Convention Center
320 Central Main Street

MEETING CALLED BY

Don Banner, Chairman, called the Tuesday, May 14, 2019 Board Meeting to order at 11:53 a.m.

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

None

STAFF PRESENT

Tony Acri, Cherish Deeg, Jerry M. Pacheco,

GUESTS PRESENT

Kevin Ortiz, Doug Piersel, Steven Meier, Dennis Darrow, Deb Hinsvark, Rod Slyhoff, Ted Freeman

(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

Approval of the Pueblo Urban Renewal Authority (PURA) Tuesday, May 14, 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 Grand Opening Event took place and was very well attended. The landscaping and plaza area beside the Parking Garage still needs to be funded and will be considered a stand-alone project. Discussion followed regarding the Greater Chamber of Commerce lease, and when to begin charging for parking in the garage. No decisions were made.

Parking Committee Report

Jim Valenzuela, Committee Chairman, shared that the committee is spending time considering what to do with the Old Health Department lot and traffic calming on Main Street. The ultimate goals are to change the stigma around paid parking and slow traffic for pedestrian safety.

Design Committee Report

Betty Martinez, Vice Chairman, stated that funding is needed for artwork at the convention center. The committee is considering a partnership with the Arts Alliance for the interim. Discussion followed regarding a partnership with schools to show children's artwork or local galleries. No decisions were made.

Finance Committee Report

Dave Abeyta, Treasurer, stated that the 2018 Audit has been finalized and will be sent to the group. He shared that the time has come to draw a line in the sand regarding equipment purchasing for the sports performance center. Discussion followed regarding

EVRAZ expenses and reimbursement from the City for these expenses. All agreed that PURA should give a presentation to the City Council next Monday in work session regarding this issue.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

- Tuesday, April 9, 2019 Board Regular Meeting Minutes
- Monday, April 1, 2019 Executive Committee Meeting Minutes
- Wednesday, April 3, 2019 Executive Committee Meeting Minutes
- Monday, April 1, 2019 Regional Tourism Act Committee Minutes
- Monday, April 22, 2019 Regional Tourism Act Committee Minutes
- Tuesday, April 2, 2019 Parking Committee Minutes
- Thursday, April 11, 2019 Parking Committee Minutes
- Tuesday, April 16, 2019 Parking Committee Minutes
- Tuesday, April 9, 2019 Finance Committee Minutes
- Friday, April 26, 2019 Finance Committee Minutes
- March 2019 Pueblo Convention Center Operations and Sales Report
- March 2019 Pueblo Convention Center Operating Statements
- March 2019 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 approving a Lease Agreement with the Greater Pueblo Chamber of Commerce for the Fan Zone area.

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving a Lease Agreement with the Greater Pueblo Chamber of Commerce, and authorizing the Chairman and Secretary to execute the same was made by Rita Gersick, Commissioner. The motion was seconded by Ralph Williams, Assistant Treasurer.

An amendment to the motion to change the term to 5 years and remove specific dates to reflect effective upon signature of both parties, was made by Louie Carleo, Commissioner. The motion was seconded by Dennis Flores, Commissioner.

Don Banner, Chairman, explained that the reason he requested a one-year term was because the draft of the lease under consideration was not drafted with the fine print a lease would normally have outlining the respective duties and responsibilities of the parties. He said that there was a difference in a short-term lease and a long-term lease in that more scrutiny needed to be given a long-term lease, which was not done in this case as it was initially considered to be a short-term lease. Betty Martinez, Vice-Chairman, questioned whether the vote should be put on hold to allow consideration of additional terms. Louie Carleo, Commissioner, stated that no matter who drew the lease or how many pages it included there would always be ambiguities that needed to be worked out and in this case we have the Greater Pueblo Chamber of Commerce who was responsible for getting the Professional Bull Riders (PBR) into the facility and PURA and we should always be able to work things out in the future.

The amendment to the motion passed unanimously. The motion passed unanimously.

REPORTS

Chairman's Report

Don Banner, Chairman, asked the board members if they could attend a Board Advance September 10, 2019 from 11:00 a.m. to 5:00 p.m. Discussion followed, and all agreed. Don Banner, Chairman, shared his concerns regarding the PBR lease and the stress on finances it may cause. He also shared that the Executive Committee will be handling conversations with Spectra regarding the management of the Parking Garage. Discussion followed and no decisions were made.

Secretary's Report

Jerry M. Pacheco, Executive Director, shared with the board that work is continuing regarding the Downtown Phase 3 project area creation. It will require a minor amendment to the Downtown Expanded Project Area and a full project creation for the new district. The EVRAZ project will require more land that was originally anticipated requiring an amendment or repeal and replace effort. The Amin's are moving forward with a Townplace Suites Marriott for the extended stay hotel with approximately 80 rooms. Discussion followed regarding the Village Inn Property and Arts Center Expansion. No decisions were made.

HARP Report

Steven Meier, City of Pueblo, updated the board regarding Riverwalk summer plans, updated website, capital projects, and Gateway Plaza work. Discussion followed and no decisions were made.

City of Pueblo

Steven Meier, City of Pueblo, explained that the per the discussions in the Parking Committee the City is moving forward with some temporary signage. They will be discussing a comprehensive study of Main Street and Union Ave in partnership with the County for traffic calming and improvements. He continued by stating he hopes the Gateway Plaza project is completed by the end of summer. Garrison Ortiz, Commissioner, stated that the County approved the first issuance of debt for the "1A projects" which will result in the hiring of a project manager and 3 intergovernmental agreements. Discussion followed regarding 1A projects, Main Street/ Union Ave Study, public process, and partnership. No decisions were made.

Pueblo Convention Center Report

Kevin Ortiz, PCC General Manager (GM), shared that they had a very successful March and April. Discussion followed regarding the Grand Opening Event and the Convention Center Staff help was appreciated.

DISCUSSION ITEMS

No additional items were discussed.

ADJOURNMENT

A motion to adjourn the Tuesday, May 14, 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, May 14, 2019, Regular Board Meeting at 1:05 p.m.

Respectfully submitted by,



Cherish K. Deeg,
Pueblo Urban Renewal Authority
Operations Director