


# PUEBLO



## URBAN RENEWAL AUTHORITY

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

### **MEETING CALLED BY**

Don Banner, Chairman, called the Tuesday, March 12, 2019 Board Meeting to order at 11:53 a.m.

### **COMMISSIONERS PRESENT**

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

### **COMMISSIONERS ABSENT**

Patrick Avalos, Betty Martinez

### **STAFF PRESENT**

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

### **GUESTS PRESENT**

Lynn Clark, Kevin Ortiz, Doug Piersel, Steven Meier, Mayor Gradisar

**(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, March 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 is coming to the end. A punch list walk through with the Professional Bull Riders (PBR) will take place March 15<sup>th</sup>. The building temporary certificate of occupancy will be finalized on March 22<sup>nd</sup> and the RTA Committee will be touring the facility March 18<sup>th</sup> at 2:00 p.m. all board members are invited to attend. Andrea DelaGarza, Director of Community Relations, shared that the Grand Opening event is scheduled to take place May 3<sup>rd</sup>. She requested that Mayor Gradisar and Louie Carleo speak at this event. They both agreed to consider it. Discussion followed on weather delays for landscaping.

#### **Finance Committee Report**

Dave Abeyta, Treasurer, stated that the 2018 Audit is almost finished, and the Finance Committee is working to solve the Heritage Walkway issues. He stated that the Le Vert Hoag Foundation has very impressive plans for this area and is looking forward to this project.

#### **Parking Committee Report**

Jim Valenzuela, Committee Chairman, shared that the committee has met and are working through many issues regarding urban renewal parking lots. He stated that the new parking garage will have a rate of \$1.00 per hour, \$10.00 max per day, and a \$40.00 a month cost. He informed the board that the Old Health Department lot is being discussed at length regarding charging for parking and/or development.

## CONSENT AGENDA

Consent Agenda approval to accept and file the following:

Tuesday, February 12, 2019 Board Regular Meeting Minutes  
Monday, February 11, 2019 Executive Committee Meeting Minutes  
Wednesday, February 27, 2019 Executive Committee Meeting Minutes  
Tuesday, February 19, 2019 Regional Tourism Act Committee Minutes  
Wednesday, February 20, 2019 Parking Committee Minutes  
Friday, February 22, 2019 Finance Committee Minutes  
January 2019 Pueblo Convention Center Operations and Sales Report  
January 2019 Pueblo Convention Center Operating Statements  
January 2019 PURA Operating Statements

A motion to approve the consent agenda and all items included was made by Ralph Williams, Assistant Treasurer. The motion was seconded by Dave Abeyta, Treasurer. The motion passes unanimously.

## ACTION ITEMS

### **A resolution authorizing signing a Promissory Note and 1<sup>st</sup> amendment to the Deed of Trust with the City of Pueblo.**

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, authorizing the execution and acceptance of the first amendment to the City of Pueblo \$14.4 Million Loan and all documents and actions in connection therewith, and authorizing the Chairman and Secretary to execute the same was made by Louie Carleo, Commissioner. The motion was seconded by Dave Abeyta, Treasurer. The motion passes unanimously.

### **A resolution approving the 1<sup>st</sup> amendment to the Spectra Management Contract.**

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving the 1<sup>st</sup> amendment to the Management Agreement between the Pueblo Urban Renewal Authority and Spectra Venue Management for the management and operation of the Pueblo Convention Center and authorizing the Board Chairman to execute the same was made by Ralph Williams, Assistant Treasurer. The motion was seconded by Dave Abeyta, Treasurer. The motion passes unanimously.

### **A resolution approving and accepting a Gift Agreement with the LeVert Hoag Foundation.**

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving and accepting a Gift Agreement by and between the Pueblo Urban Renewal Authority and the LeVert Hoag Foundation and all documents and actions in connection therewith, and authorizing the Board Chairman and Secretary to execute the same was made by Marlene Bregar, Commissioner. The motion was seconded by Dennis Flores, Commissioner. The motion passes unanimously.

## REPORTS

### **Chairman's Report**

Don Banner, Chairman, shared his gratitude for the hard work by the board and staff. He stated that it has taken a lot of time to complete the RTA project and the EVRAZ project will be equally time consuming. Discussion followed regarding a current House Bill that could affect the EVRAZ project. No decisions were made.

### **Secretary's Report**

Jerry M. Pacheco, Executive Director, updated the board that Stifel has been hired at the EVRAZ project underwriter. Discussion followed regarding their background and experience. Jerry M. Pacheco, Executive Director, shared that the proposed project area will be completed in two phases with the downtown area taking place first. Discussion followed regarding a roadshow or townhall meeting to ensure clear communication and transparency with PURA's partners. All agreed that these meetings should take place as soon as possible.

### **HARP Report**

Lynn Clark, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, shared that they are planning 12 months of activities which will be themed, an updated website will launch in May, they are working to have more free and local events, they are exploring the idea of using Boat touring as a convention event and will update more after conversations with the Convention Center. Discussion followed regarding progress in the Gateway plaza and maintenance items. Dave Abeyta, Treasurer, shared that he would like more information regarding the upcoming change orders for the EDA project.

**Pueblo Convention Center Report**

Kevin Ortiz, PCC General Manager (GM), updated the board with a presentation about Spectra Corporate. Discussion followed. No decisions were made.

**DISCUSSION ITEMS**

The HARP Boat House discussion was moved to the next meeting.

**ADJOURNMENT**

A motion to adjourn the Tuesday, March 12, 2019, Regular Board Meeting was made by Ralph Williams, Assistant Treasurer. The motion was seconded by Dennis Flores, Commissioner. The motion passes unanimously. Don Banner, Chairman, adjourned the Tuesday, March 12, 2019, Regular Board Meeting at 1:25 p.m.

Respectfully submitted by,



Cherish K. Deeg,  
Pueblo Urban Renewal Authority  
Operations Director