


# PUEBLO



## URBAN RENEWAL AUTHORITY

**Board Meeting Minutes**  
**Tuesday, April 9, 2019**  
**11:50 AM**  
**Pueblo Convention Center**  
**320 Central Main Street**

### **MEETING CALLED BY**

Don Banner, Chairman, called the Tuesday, April 9, 2019 Board Meeting to order at 11:55 a.m.

### **COMMISSIONERS PRESENT**

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

### **COMMISSIONERS ABSENT**

Meagan Kroeze, Garrison Ortiz

### **STAFF PRESENT**

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

### **GUESTS PRESENT**

Lynn Clark, Kevin Ortiz, Doug Piersel, Steven Meier, Mayor Gradisar, Ty Holman, Dennis Darrow

**(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, April 9, 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 wrapping up with the Parking Garage being open and the equipment being installed. The Grand Opening will take place May 3<sup>rd</sup>. He shared that there is some additional landscaping of \$200,000 that will need to be completed outside of the budget, but we were break even on all other items.

#### **Finance Committee Report**

Dave Abeyta, Treasurer, stated that the 2018 Audit went well and will be presented later in the meeting. The Audit received an unmodified opinion which is good.

#### **Parking Committee Report**

Jim Valenzuela, Committee Chairman, shared that the committee approved rates for parking and are working with local partners regarding safety and speed control.

#### **Design Committee Report**

Betty Martinez, Vice Chairman, stated that they are working on a plan to bring art into the Convention Center and may need to find some funding to do this.

### **CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

Tuesday, March 12, 2019 Board Regular Meeting Minutes  
Friday, March 22, 2019 Executive Committee Meeting Minutes  
Monday, March 4, 2019 Regional Tourism Act Committee Minutes  
Tuesday, March 5, 2019 Parking Committee Minutes  
Tuesday, March 5, 2019 Design Committee Minutes  
Friday, March 29, 2019 Finance Committee Minutes  
February 2019 Pueblo Convention Center Operations and Sales Report  
February 2019 Pueblo Convention Center Operating Statements  
February 2019 PURA Operating Statements

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

## **PUBLIC HEARING**

Don Banner, Chairman, opened the public hearing for the 2019 Budget at 12:04 p.m. No public comment was made. Discussion regarding the amendment took place. Don Banner, Chairman, closed the public hearing for the 2019 Budget at 12:08 p.m.

## **ACTION ITEMS**

### **A resolution adopting an amended budget for the calendar year 2018.**

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, adopting a budget and appropriating money in the amounts attached and for the purposes set forth herein for the Pueblo Urban Renewal Authority, for the calendar year 2018, commencing January 1, 2018 and ending December 31, 2018 was made by Ralph Williams, Assistant Treasurer. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passed unanimously.

### **A resolution approving and filing the 2018 Annual Audit.**

Ty Holman, Haynie and Company Representative, reported the 2018 Audit results to the board. He stated that the 2018 Audit will receive an unmodified opinion meaning it is clean. Discussion followed regarding the financial statements, internal review and governmental accounting.

A motion to approve a resolution of the Pueblo urban Renewal Authority, a body corporate and politic of the state of Colorado, approving and filing the 2018 Annual Audit with additional language edits made by the Finance Committee was made by Louie Carleo, Commissioner. The motion was seconded by Dennis Flores, Commissioner. The motion passed unanimously.

## **REPORTS**

### **Chairman's Report**

Don Banner, Chairman, shared that the sales tax issue with the City of Pueblo has been resolved. Discussions with the City and PEDCO are taking place regarding PURA's work and legal fees being reimbursed. The EVRAZ project area may have to be amended which will cause additional legal fees for PURA causing cash flow issues. He continued by stating the Pueblo Greater Chamber of Commerce is in discussions regarding the lease for the Fan Zone area of the building for a period of one year for free and we will work with the City to see if funding could be provided moving forward. Dave Abeyta, Treasurer, shared his gratitude for the partnership with the Chamber. Don Banner, Chairman, shared that he agreed and that this project would not have happened without Rod Slyhoff and the Chamber. He finished by sharing that the Heritage Walk and partnership with the LeVert Hoag Foundation is restricted funding for the sculptures only and that PURA will work on finding additional funding for the landscaping.

### **Secretary's Report**

Jerry M. Pacheco, Executive Director, updated the board that the EVRAZ project is moving forward, and a large meeting will be taking place on April 23, 2019 to tour the facility and discuss the financing. There are discussions regarding adding a special district to the mix for additional bond coverage. The final design is taking place and the EVRAZ project may need additional land annexed into the City and the project area amended. Discussions are taking place regarding this potential to be a major or minor modification to the plan. He shared that the RTA Project won the Governor Award for the Best Urban Renewal project in the State of Colorado. Discussion followed regarding the hotel rfp and amending the downtown expanded area. It was generally agreed that as soon as movement could take place on amending the downtown area it should be done but the budget constraints with the legal costs from the EVRAZ project need to be reimbursed.

### **HARP Report**

Lynn Clark, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, updated the board regarding Riverwalk summer plans, updated website, marketing, business group, and Gateway Plaza work. Discussion followed and no decisions were made.

### **City of Pueblo**

Steven Meier, City of Pueblo, shared more regarding the Gateway Plaza work. He discussed the timing on the hotel rfp and said that he would share it with Don Banner prior to posting it.

### **Pueblo Convention Center Report**

Kevin Ortiz, PCC General Manager (GM), shared that they are very busy and have booked 77% of the total revenue goal for the year as of now. The new website went live today, and a new Director of Sales and Marketing was hired. Discussion followed regarding positive community comments that were given to board members.

### **DISCUSSION ITEMS**

No additional items were discussed.

### **ADJOURNMENT**

A motion to adjourn the Tuesday, April 9, 2019, Regular Board Meeting was made by Ralph Williams, Assistant Treasurer. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously. Don Banner, Chairman, adjourned the Tuesday, April 9, 2019, Regular Board Meeting at 1:03 p.m.

Respectfully submitted by,



Cherish K. Deeg,  
Pueblo Urban Renewal Authority  
Operations Director