



**Board Meeting Minutes
Tuesday, August 13, 2019
11:50 AM
Pueblo Convention Center
320 Central Main Street**

MEETING CALLED BY

Don Banner, Chairman, called the Tuesday, August 13, 2019 Board Meeting to order at 11:54 p.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, Andrea DelaGarza, Peyton Roth

GUESTS PRESENT

Kevin Ortiz, Doug Piersel, Lynn Clark, Steven Meier, Mayor Gradisar, Charles Hernandez, Donielle Kitzman, Ted Freeman, Glen Ballentine, Ken Williams, Brooke Williams, Gary Trujillo, Bill Zwick, Tim Zerker, Julie Boesh

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

PUBLIC COMMENT

Gary Trujillo, Pueblo Citizen, shared his concerns regarding Pueblo Convention Center (PCC) Artwork. He shared some history on the collection and asked that the board re familiarize themselves with their policies.

APPROVAL OF AGENDA

All generally agreed to move forward with the PURA Tuesday, August 13, 2019 Board Meeting Agenda as presented.

DILLION ARTWORK CITY REQUEST

Bill Zwick, City of Pueblo, gave a brief presentation on the art installation for the Dillion Bridge. He shared the model and information regarding cost, installation and timeline. He asked that the Pueblo Urban Renewal Authority (PURA) consider donating \$50,000 to the project. The art installations will be 45 feet tall and will stand on each end of the bridge in the roundabout areas. Discussion followed and all agreed that the Finance Committee should discuss the availability of funds for this.

EASY SOCIAL PRESENTATION

Tim Zerker, Easy Social, gave a report regarding social media growth over the past year. Discussion followed. No decisions were made.

COMMITTEE REPORTS

Regional Tourism Act Project Committee Report

Louie Carleo, Committee Chairman, stated that the City is hosting Regional Tourism Act (RTA) Phase 3 committee meetings. They are moving forward with community meetings, partner input and potential site options. This is the last phase of the grant requirements and is moving forward.

Design Committee Report

Betty Martinez, Vice Chairman, stated that the committee is working on a solution for the artwork and will follow up with Mr. Gary Trujillo regarding his concerns later.

Finance Committee Report

Dave Abeyta, Treasurer, stated that PURA is issuing a loan with Legacy Bank for the purchase of a new dishwasher in the PCC. An RFP for the Downtown Expanded area is going out to refinance and move forward with the creation of the Downtown Phase 3 project area per the City of Pueblo (City) request. The committee is also considering an RFP for the North Pueblo project area, but this will require more detailed discussions with the City prior to issuing. He thanked the staff, Ralph Williams, Mayor Gradisar, and City staff for their hard work regarding the EVRAZ project area. He continued by stating the budgets are being prepared and the finance committee will be reviewing during the next two months for approval in November.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

- Tuesday, July 9, 2019 Board Regular Meeting Minutes
- Monday, July 8, 2019 Executive Committee Meeting Minutes
- Monday, July 22, 2019 Executive Committee Meeting Minutes
- Friday, July 26, 2019 Finance Committee Minutes
- June 2019 Pueblo Convention Center Operations and Sales Report
- June 2019 Pueblo Convention Center Operating Statements
- June 2019 PURA Operating Statements
- Friday, August 2, 2019 Special Finance Committee Minutes

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

ACTION ITEMS

A resolution approving a loan agreement with legacy Bank.

A motion to approve a resolution of the Pueblo urban Renewal Authority, a body corporate and politic of the State of Colorado, approving a loan agreement with Legacy Bank, and authorizing the Chairman and Secretary to execute any and all documents for the same was made by Rita Gersick, Commissioner. The motion was seconded by Dennis Flores, Commissioner. The motion passed unanimously.

A resolution approving a Conditions Survey for proposed EVRAZ Rail Project Area.

A motion to approve a resolution of the Pueblo urban Renewal Authority, a body corporate and politic of the State of Colorado, approving the findings of the conditions survey performed by Pueblo Urban Renewal Authority Staff for the proposed EVRAZ Rail Urban Renewal Area was made by Betty Martinez, Vice-Chairman. The motion was seconded by Dave Abeyta, Treasurer. The motion passed unanimously.

A resolution approving the EVRAZ Rail Urban Renewal Plan.

A motion to approve a resolution of the Pueblo urban Renewal Authority, a body corporate and politic of the State of Colorado, approving the EVRAZ Rail Urban Renewal Plan was made by Louie Carleo, Commissioner. The motion was seconded by Marlene Bregar, Commissioner. The motion passed unanimously.

REPORTS

Chairman's Report

Don Banner, Chairman, thanked Dave Abeyta, Treasurer, for his work and oversight. He thanked the Mayor for his acceptance, outside of the box thinking, and partnership with PURA regarding Tony Aciri, Project Manager. He shared that Tony Aciri, Project Manager, will be assisting the City Planning Department. He shared that PURA would like to deed the parcel of land that PURA owns in the Gateway Plaza to the City. Discussions will take place later. This would allow the Historic Arkansas Riverwalk of Pueblo (HARP) to control the entire plaza. He asked if it would make sense to partner in the maintenance and security of both parking garages? He shared that as the EVRAZ bonding takes place there will be a need to certify the costs by a licensed engineer. Tony Aciri, Project Manager, will certify the costs. He shared that the City has requested a 3rd amendment to the cooperation agreement for the RTA Project. He stated that he will be signing it. It states that we will complete the Heritage Walkway project with the statues that are being created in conjunction with the LeVert Hoag Foundation.

Secretary's Report

Jerry M. Pacheco, Executive Director, shared that Peyton Roth, Intern, will be returning to school and that today is his last day. He thanked Peyton Roth, Intern, for his work and wished him well. Peyton Roth, Intern, shared his thanks and appreciation for this opportunity.

HARP Report

Lynn Clark, HARP Executive Director, shared that the HARP Board will be approving the 3rd amendment to the RTA cooperation agreement soon. She stated that the County of Pueblo approved the IGA that provides funding for the design of the Boat House and Channel Extension. These will be moving forward and completed soon. She discussed some weather issues and event rescheduling that will take place on the Riverwalk.

City of Pueblo

Steven Meier, City of Pueblo, gave an update on the Gateway Plaza construction progress. He shared that they are expecting the project to be completed by the end of September. Lynn Clark, HARP Executive Director, shared that the statues for the Goodnight Loving Trail will be installed during October.

Pueblo Convention Center Report

Kevin Ortiz, PCC General Manager (GM), shared that the Mayor and City Council approve moving forward with the Extension to the Memorial Hall Contract so that it aligns with the PURA contract for the PCC. He stated that they are working very hard on Memorial Hall events and hope to make it the best season yet. He shared that the PCC is beginning conversations with Black Hills regarding a solar energy program. He stated that the exhibit hall sound quality analysis has been completed and we are waiting on cost proposals. Discussion followed. No decisions were made.

Pueblo Greater Chamber of Commerce

Donielle Kitzman, Pueblo Greater Chamber of Commerce (Chamber), shared June and July updates for the Visitor Center. They saw 210 visitors in the month of June and 223 in July. They are considering offering a bike rental service at the Visitor Center and are in discussions with Tony Acri, Project Manager about placement and logistics. She gave an update on the Chamber's efforts in media and partnership with the PCC. She stated that they are working on streamlining and partnering on pitch meetings and tourism events. Discussion followed. No decisions were made.

DISCUSSION ITEMS

No additional items were discussed.

ADJOURNMENT

Don Banner, Chairman, adjourned the Tuesday, August 13, 2019, Regular Board Meeting at 12:58 p.m.

Respectfully submitted by,



Cherish K. Deeg,
Pueblo Urban Renewal Authority, Operations Director