



**Board Meeting Minutes  
Tuesday, January 14, 2020  
11:50 AM  
Pueblo Convention Center  
320 Central Main Street**

**MEETING CALLED BY**

Don Banner, Chairman, called the Tuesday, January 14, 2020 Board Meeting to order at 11:55 a.m.

**COMMISSIONERS PRESENT**

Dave Abeyta, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Dennis Flores, Meagan Kroeze, Betty Martinez, Garrison Ortiz, Jim Valenzuela, Ralph Williams

**COMMISSIONERS ABSENT**

Mark Aliff, Rita Gersick

**STAFF PRESENT**

Cherish Deeg, Andrea Delagarza, Jerry Pacheco

**GUESTS PRESENT**

Doug Piersel, Melissa Buck, Lynn Clark, Kevin Ortiz, Donielle Kitzman, Jay Winner

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

**PUBLIC COMMENT**

Mr. Jay Winner, Pueblo Citizen, shared his concerns about transparency by PURA to the taxing entities. He shared that he would like more presence by PURA and more clear information given to the taxing entities moving forward. He also stated that the PURA website does not have the days or times meetings will occur. Don Banner, Chairman, requested that the PURA staff add this information to the website and add Mr. Winner to the packet email for board meetings.

**APPROVAL OF AGENDA**

All generally agreed to move forward with the PURA Tuesday, January 14, 2020 Board Meeting Agenda as presented.

**COMMITTEE REPORTS**

**Finance Committee Report**

Ralph Williams, Assistant Treasurer, stated that we are beginning audit preparations and year end closeout. He also stated that he was very happy with the Pueblo Convention Center's November numbers. Kevin Ortiz shared that November 2019 was \$39,000 better than budget.

**CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

Tuesday, December 10, 2019 Board Regular Meeting Minutes

A motion to approve the consent agenda and all items included was made by Betty Martinez, Vice Chairman. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously.

## **ACTION ITEMS**

### **A resolution designating the public posting place for 2019.**

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, designating the first floor bulletin board of City Hall located at 1 City Hall Place, Pueblo Colorado 81003 and the PURA Website as the public posting locations for the posting of meetings, was made by Meagan Kroeze, Commissioner. The motion was seconded by Dennis Flores, Commissioner. The motion passed unanimously.

## **REPORTS**

### **Chairman**

Don Banner, Chairman, shared his thanks to Rita Gersick, Commissioner for her service and that she will be missed. The new appointment will be named later this month by the City of Pueblo. He reminded everyone that the February 11, 2020 meeting is the Annual Meeting where new leadership will be nominated. Betty Martinez, Vice Chairman, will run the meeting as he will be out of state.

### **Secretary**

Jerry M. Pacheco, Executive Director, shared that the Pueblo Community College, Nursing and Allied Health Teaching and Learning Center will be presenting a formal request for PURA's participation of \$500,000 to pay for eligible items for their project regarding the St. Mary Corwin Hospital old building in Lake Minnequa Urban Renewal Area. He shared that the EVRAZ Rail Urban Renewal Area is waiting for the triggering event to take place which should be April 2020. He shared that the Thunder Village items being reviewed by the City of Pueblo were tabled per PURA's request due to a miscommunication with the taxing entities. He explained the situation and shared that this will not happen again, and PURA will take the lead on any and all taxing entity negotiations in the future.

Melissa Buck, Elhers Municipal Advisor, shared that she is taking over for Deb Hinsvark due to her retirement. She gave a brief presentation regarding PURA's upcoming financial transactions in North Pueblo, Downtown Expanded, EVRAZ Rail and the Regional Tourism Act Projects. Discussion followed. No decisions were made.

### **Historic Arkansas Riverwalk of Pueblo**

Meagan Kroeze, Commissioner, shared that January 8<sup>th</sup> the CAM fees will increase 2.8%, she shared upcoming activities, the HARP Channel extension design is 20% complete, they hired Mark Kahn Consulting to help market HARP development sites, the Hawk Light pedestrian crossing will be installed next week, Gateway Plaza will be completed in February and the play area will be installed in the spring. Discussion regarding the police annex and the old health department site upcoming development followed. No decisions were made.

### **City of Pueblo**

No report was given.

### **Pueblo Convention Center**

Kevin Ortiz, Pueblo Convention Center (PCC) General Manager (GM), shared that the dishwasher was installed and is working great. Johnson Controls upgrade is in process and will be completed in a few weeks. The acoustic panels are in town and will be installed during February, additional signage has been installed in the Parking Garage and attendants will be hired to help with traffic flow during large events. He shared that they are \$100,000 better going into 2020 than they were going into 2019 regarding business booked for the year. The marketing staff will be giving an update to the Finance Committee during the next meeting.

### **Pueblo Welcome Center**

Danielle Kitzman, Pueblo Greater Chamber of Commerce (Chamber), shared that the annual report for the Welcome Center has been completed. Nine volunteers completed 1,369 hours and they are adding five more in 2020. She shared upcoming marketing and events.

Betty Martinez, Vice Chairman, shared her thanks for all the work each commissioner has given in 2019 and the wonderful partners and staff.

**ADJOURNMENT**

Don Banner, Chairman, adjourned the Tuesday, January 14, 2020, Regular Board Meeting at 1:11 p.m.

Respectfully submitted by,



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