



**Board Meeting Minutes**

**Tuesday, May 12, 2020**

**11:50 AM**

**Pueblo Convention Center 320 Central Main Street and Microsoft Teams Conferencing**

**MEETING CALLED BY**

Dave Abeyta, Chairman, called the Tuesday, May 12, 2020 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, Elizabeth Gallegos, Betty Martinez, James Valenzuela

**COMMISSIONERS ABSENT**

Meagan Kroeze, Garrison Ortiz, Ralph Williams

**STAFF PRESENT**

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

**GUESTS PRESENT**

Doug Piersel, Kevin Ortiz, Scott Hobson, Ty Holman

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

**PUBLIC COMMENT**

No public comments were made.

**APPROVAL OF AGENDA**

A motion to approve the PURA Tuesday, May 12, 2020 Board Meeting Agenda as presented was made by Elizabeth Gallegos, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passed unanimously.

**COMMITTEE REPORTS**

**Finance Committee**

Cherish K. Deeg, Operations Director, gave a brief update regarding the 2019 Audit and 2019 budget amendment which will be before the board for approval during this meeting.

**CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

- Tuesday, March 10, 2020 Board Regular Meeting Minutes
- Monday, April 13, 2020 Executive Committee Meeting Minutes
- Monday, April 27, 2020 Executive Committee Meeting Minutes
- Monday, May 4, 2020 Executive Committee Meeting Minutes
- Tuesday, March 10, 2020 Finance Committee Meeting Minutes
- Friday, May 1, 2020 Finance Committee Meeting Minutes
- January 2020 PURA and Convention Center Operating Statements

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

## **2019 AUDIT PRESENTATION**

Ty Holman, Haynie & Company, presented the 2019 Audit.

## **PUBLIC HEARING**

Dave Abeyta, Chairman, opened the public hearing for the 2019 Budget amendment at 12:07 p.m. No public comment was made. Dave Abeyta, Chairman, closed the public hearing for the 2019 Budget at 12:08 p.m.

## **ACTION ITEMS**

### **A resolution approving the 2019 Budget Amendment No. 2.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, summarizing revenues and expenditures, adopting an amended Budget and appropriating sums of money in the amounts attached and for the purposes set forth herein for the Pueblo Urban Renewal Authority, for the calendar year 2019, commencing January 1, 2019 and ending December 31, 2019 was made by Don Banner, Commissioner. The motion was seconded by Elizabeth Gallegos, Commissioner. The motion passes unanimously.

### **A resolution approving and filing the 2019 Audit.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving and filing the 2019 Annual Audit was made by Dennis Flores, Commissioner. The motion was seconded by Don Banner, Commissioner. The motion passes unanimously.

### **A resolution approving Taxing Entity Agreement regarding Thunder Village Project 2.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving an Agreement by and among the Pueblo Urban Renewal Authority, a body corporate and politic of the State of Colorado (the "Authority"); Pueblo School District No. 60, a political subdivision of the State of Colorado (the "School District 60"); Pueblo School District No. 70, a political subdivision of the State of Colorado (the "School District 70"); Pueblo City-County Library District, a political subdivision of the State of Colorado (the "Library District"); The Southeastern Colorado Water Conservancy District, a political subdivision of the State of Colorado ("SE Water"); The Lower Arkansas Valley Water Conservancy District, a political subdivision of the State of Colorado ("Lower Ark Water"); The Thunder Village Metropolitan District, a political subdivision of the State of Colorado (the "Metro District"); Pueblo County, a political subdivision of the State of Colorado (the "County"); and the City of Pueblo, a home rule City of the State of Colorado (the "City"), and authorizing the Chairman and Secretary to execute the same was made by Elizabeth Gallegos, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously.

### **A resolution approving a Memorandum of Understanding with the Pueblo City-County Library District**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving a Memorandum of Understanding by and among the Pueblo Urban Renewal Authority, a body corporate and politic of the State of Colorado (the "Authority"); and the Pueblo City County Library District, a political subdivision of the State of Colorado (the "Library District"), and authorizing the Chairman and Secretary to execute the same was made by Elizabeth Gallegos, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously.

### **A resolution approving the purchase of land from the Sangre De Cristo Arts and Conferencing Center, Inc.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the purchase of vacant land (the South 23.28 feet of Lot 1, Block 30, in that part of the present City of Pueblo which was surveyed and platted by H.M. Fosdick, Civil Engineer, for the Probate Judge of said Pueblo County, in March 1869, County of Pueblo, State of Colorado) from the Sangre De Cristo Arts and Conference Center, Inc., A Colorado Non-Profit Corporation, and authorizing the Chairman and Secretary to execute the same was made by Don Banner, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passes unanimously.

**A resolution approving the refinancing Downtown Expanded**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving A Resolution Of The Board Of Commissioners Of The Pueblo Urban Renewal Authority Authorizing The Form Of And Approving The Issuance Of The Authority's Revenue Refunding Bonds, Series 2020; Approving The Forms Of And Directing The Execution And Delivery By The Authority Of An Indenture Of Trust And A Private Placement Agreement In Connection With The Issuance Of The Series 2020 Bonds; Authorizing Certain Actions To Be Taken Hereafter In Connection With The Issuance Of The Series 2020 Bonds; And Ratifying Certain Actions Heretofore Taken In Connection With The Issuance Of The Series 2020 Bonds And Repealing Any Action Heretofore Taken In Conflict Herewith, and authorizing the Executive Committee in consultation with Bond Counsel and Legal Counsel to approve non-substantive changes that do not materially affect the authority granted in the resolution was made by Don Banner, Commissioner. The motion was seconded by Dennis Flores, Commissioner. The motion passes unanimously.

**A resolution approving the refinancing of Lake Minnequa**

A motion to approve a A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving The Form Of And Approving The Issuance Of The Authority's Tax Increment Revenue Refunding Bonds (Lake Minnequa Urban Renewal Project), Series 2020; Approving The Form Of And Directing The Execution And Delivery By The Authority Of A Loan Agreement And A Private Placement Agreement In Connection With The Issuance Of The Series 2020 Bonds; Authorizing Certain Actions To Be Taken Hereafter In Connection With The Issuance Of The Series 2020 Bonds; And Ratifying Certain Actions Heretofore Taken In Connection With The Issuance Of The Series 2020 Bonds And Repealing Any Action Heretofore Taken In Conflict Herewith, and authorizing the Executive Committee in consultation with Bond Counsel and Legal Counsel to approve non-substantive changes that do not materially affect the authority granted in the resolution was made by Betty Martinez, Vice-Chairman. The motion was seconded by Elizabeth Gallegos, Commissioner. The motion passed unanimously.

**A resolution approving the refinancing of North Pueblo.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving The Form Of And Approving The Issuance Of The Authority's Tax Increment Revenue Refunding Bonds (Dillon Flyover Project), Series 2020; Approving The Form Of And Directing The Execution And Delivery By The Authority Of A Loan Agreement And A Private Placement Agreement In Connection With The Issuance Of The Series 2020 Bonds; Authorizing Certain Actions To Be Taken Hereafter In Connection With The Issuance Of The Series 2020 Bonds; And Ratifying Certain Actions Heretofore Taken In Connection With The Issuance Of The Series 2020 Bonds And Repealing Any Action Heretofore Taken In Conflict Herewith, and authorizing the Executive Committee in consultation with Bond Counsel and Legal Counsel to approve non-substantive changes that do not materially affect the authority granted in the resolution was made by Dennis Flores, Commissioner. The motion was seconded by Don Banner, Commissioner. The motion passed unanimously.

**A resolution approving the refinancing of the Convention Center and Memorial Hall**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving The Form Of And Approving The Issuance Of The Authority's Taxable Revenue Refunding Bonds, Series 2020; Approving The Form Of And Directing The Execution And Delivery By The Authority Of An Indenture Of Trust In Connection With The Issuance Of Such Bonds; Authorizing And Approving The Form And

Distribution And Use Of A Preliminary Official Statement; Authorizing Certain Actions To Be Taken Hereafter In Connection With The Issuance Of The Bonds; And Ratifying Certain Actions Heretofore Taken In Connection With The Issuance Of The Bonds And Repealing Any Action Heretofore Taken In Conflict Herewith, and authorizing the Executive Committee in consultation with Bond Counsel and Legal Counsel to approve non-substantive changes that do not materially affect the authority granted in the resolution was made by Don Banner, Commissioner. The motion was seconded by Marlene Bregar, Commissioner. The motion passes unanimously.

## **REPORTS**

### **Chairman**

Dave Abeyta, Chairman, expressed his gratitude to the Board for making it possible to have a meeting amid the COVID-19 pandemic.

### **Secretary**

Jerry M. Pacheco, Executive Director, shared the changes that will be taking place in the office during the safer at home orders from the Governor. He also shared an upcoming project which may require a new Urban Renewal Area on Hwy 50 and the Boulevard that will be discussed in detail during upcoming meetings.

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

No report was given but written report was included in the packet.

### **City of Pueblo**

Scott Hobson, City of Pueblo, reviewed his report which was included in the packet.

### **Convention Center**

Kevin Ortiz, Pueblo Convention Center General Manager, reviewed his report which was included in the packet, and discussed the COVID-19 impact on the Convention Center to date. Dave Abeyta, Chairman, expressed his thanks to Kevin Ortiz and the Convention Center team for all their hard work during this uncertain time.

### **Welcome Center**

No report was given by written report was included in the packet.

## **ADJOURNMENT**

A motion to adjourn the Tuesday, May 12, 2020 meeting was made by Elizabeth Gallegos, Commissioner. The motion was seconded by Marlene Bregar, Commissioner. Dave Abeyta, Chairman, adjourned the Tuesday, May 12, 2020, Regular Board Meeting at 12:40 p.m.

Respectfully submitted by,



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