



Board Meeting Minutes
Tuesday, December 8, 2020
11:50 AM
Via Microsoft Teams Conferencing

MEETING CALLED BY

Dave Abeyta, Chairman, called the Tuesday, December 8, 2020 Board Meeting to order at 11:53 a.m.

COMMISSIONERS PRESENT

Dave Abeyta, Mark Aliff, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Elizabeth Gallegos, Jeanette Garcia, Betty Martinez, Garrison Ortiz, Jim Valenzuela, Ralph Williams

COMMISSIONERS ABSENT

Dennis Flores

STAFF PRESENT

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

GUESTS PRESENT

Doug Piersel, Kevin Ortiz, Donielle Kitzman, Mayor Gradisar, Scott Hobson, Emory Collinson, Justin Bregar, Nathan Stern, Susan Powers

(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, December 8, 2020 Board Meeting Agenda as presented was made by Don Banner, Commissioner. The motion was seconded by Ralph Williams, Treasurer. The motion passed unanimously.

COMMITTEE REPORTS

Finance Committee

Ralph Williams, Treasurer, shared that PURA will making the transfer to the Pueblo Community College Foundation for the Nursing Programing this month.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

- Tuesday, November 10, 2020 Board Regular Meeting Minutes
- Monday, November 19, 2020 Executive Committee Meeting Minutes
- Friday, November 30, 2020 Executive Committee Meeting Minutes

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

ACTION ITEMS

A Resolution approving an amendment to Resolution 2020-25 authorizing the form of and approving the EVRAZ Bonds.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, amending Resolution No. 2020-25 previously adopted by the Board authorizing the form of and approving the issuance of the Authority's Tax Increment Revenue Bonds (EVRAZ Project) Series 2020; Authorizing certain actions heretofore taken in connection with the amendment; and repealing any action heretofore taken in conflict herewith was made by Betty Martinez, Vice-Chairman. The motion was seconded by Don Banner, Commissioner. The motion passes unanimously.

A Resolution approving a Redevelopment and Reimbursement Agreement.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving a Redevelopment and Reimbursement Agreement with New CF&I Inc. in the EVRAZ Rail Urban Renewal Project Area, and authorizing the Executive Director to make minor modifications to the agreement with Legal and Bond council approval was made by Ralph Williams, Treasurer. The motion was seconded by Don Banner, Commissioner. The motion passes unanimously.

A Resolution approving the Executive Committee to negotiate a Redevelopment and Reimbursement Agreement with Full Plate Management, LLC regarding the Fuel and Iron Project.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, authorizing the Executive Committee to negotiate a Redevelopment and Reimbursement Agreement with Full Plate Management, LLC for the Fuel and Iron Project in the Union Avenue Urban Renewal Project Area was made by Don Banner, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passes unanimously.

The Fuel and Iron Project representatives took a moment to thank the PURA Board and Staff for their support and look forward to working together.

A Resolution approving \$20,000 of support for the RMPBS project regarding the Pueblo 1921 Flood.

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, authorizing \$20,000 of support for the Rocky Mountain PBS project regarding the Pueblo 1921 Flood was made by Don Banner, Commissioner. The motion was seconded by Patrick Avalos, Commissioner. Marlene Bregar, Commissioner recused herself from discussion and the vote. The motion passes unanimously.

REPORTS

Chairman

Dave Abeyta, Chairman, stated that PURA has been very busy working with EVRAZ and other projects just approved. He also shared that we are continuing to monitor the Pueblo Convention Center budget and cashflow due to the continued shut down and restrictions due to COVID 19.

Secretary

Jerry M. Pacheco, Executive Director, shared the staff is busy making sure that the 2020 Debt Service payments and year end items are buttoned up. We have engaged THK to complete a revenue model for the EVRAZ bonds which is slated for a late January 2021 execution. The Lake Minnequa Coin Laundry project with C&S Homes has fallen through at this time but there are several other projects in this area upcoming and the staff will brief the board in the coming months. Gary Anzuini is working Tony Acri, Project Manager on plating the site to move forward with negotiations on this project. He also shared that he was a presenter at the most recent APA Latinos in Planning Conference and that it went well. Dave Abeyta, Chairman shared his congratulations for the conference, and he asked Andrea DelaGarza, Director of Community Relations, to write an article regarding this. Betty Martinez, Vice Chairman and Garrison Ortiz, Commissioner also shared their appreciation to a job well done. Discussion followed regarding the upcoming downtown hotel project. No decisions were made.

Historic Arkansas Riverwalk of Pueblo Authority

Cherish K. Deeg, Operations Director, shared that the Historic Arkansas Riverwalk of Pueblo Authority (HARP) report will be sent via email and gave the updates requested via email from Lynn Clark, HARP Executive Director.

City of Pueblo

Scott Hobson, City of Pueblo, shared updates regarding the Master Planning process for Union and Main Streets, the Brownfield project and more information regarding Businesses with Financing taking place in this program, and the PURA initiative of Parklets. The City of Pueblo will implement 20 or so parklets and thanked PURA for its part in making this project happen. These parklets will help restaurants during the COVID-19 restriction's that are in place by extending the outdoor seating. Discussion followed regarding these. No decisions were made.

Pueblo County

Garrison Ortiz, Commissioner, discussed the Pueblo County Recovery Grants using CARES Act Funds. Discussion followed regarding the Convention Center applying and receiving some funds. No decisions were made.

Convention Center

Kevin Ortiz, Pueblo Convention Center General Manager, expressed his thanks to the County of Pueblo for the grant awards which at this time total \$14,000. He shared that they would be applying for the 3rd round of grants as well. He continued by stating that October was finally turning around and ended up being a good month for 2020 until the restrictions were increased again. His staff will be working diligently on ideas to increase revenues such as self-promoted events and participating in marketing opportunities with the Greater Chamber of Commerce (Chamber). He shared that the Chamber graciously invited them to participate in a virtual tradeshow and he expressed his thanks for the opportunity to be included. He also shared his thanks to Dave Abeyta, Chairman, Jerry M. Pacheco, Executive Director, and the Finance Committee for their help and support during this troubling time. Discussion followed and no decisions were made. All echoed that he is doing a great job given the obstacles he is facing during this time.

Welcome Center

Danielle Kitzman, Pueblo Greater Chamber of Commerce, shared more details regarding the virtual tradeshow and upcoming events they are working to secure. She shared that the Chamber received a Downtown Colorado Inc. Southern Colorado Tourism Award. She continued by stating the Welcome Center is closed during this time and will continue to monitor reopening as the restrictions are lifted. Discussion followed and no decisions were made.

DISCUSSION ITEMS

Dave Abeyta, Chairman, stated that he hoped everyone has a safe and healthy holiday. He thanked everyone for their work for the Pueblo Community.

Discussion followed regarding the PURA Process documents. All agreed that this presentation should happen in January and that it is important to educate the community on why and how PURA operates.

Betty Martinez, Vice-Chairman, shared that she was truly grateful for all the board, staff, and partners and wished happiness to all and their families for this holiday season.

ADJOURNMENT

A motion to adjourn the Tuesday, December 8, 2020, Regular Board Meeting was made by Don Banner, Commissioner. The motion was seconded by Louie Carleo, Commissioner. Dave Abeyta, Chairman, adjourned the Tuesday, December 8, 2020, Regular Board Meeting at 1:11 p.m.

Respectfully submitted by,



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