



**Board Meeting Minutes  
Tuesday, February 9, 2021  
11:50 AM  
Via Microsoft Teams Conferencing**

**MEETING CALLED BY**

Dave Abeyta, Chairman, called the Tuesday, February 9, 2021 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, Elizabeth Gallegos, Jeanette Garcia, Betty Martinez, Garrison Ortiz, Jim Valenzuela, Ralph Williams

**COMMISSIONERS ABSENT**

None

**STAFF PRESENT**

Cherish Deeg, Andrea Delagarza, Jerry M. Pacheco

**GUESTS PRESENT**

Doug Piersel, Lynn Clark, Kevin Ortiz, Donielle Kitzman, Mayor Gradisar, Scott Hobson

**(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, February 9, 2021 Board Meeting Agenda as presented was made by Don Banner, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passed unanimously.

**COMMITTEE REPORTS**

**Finance Committee**

Ralph Williams, Treasurer, discussed the upcoming EVRAZ Bond posting and sale period. He shared that we will be closing by the end of March. He continued by sharing that the draft PURA Process was presented to the first taxing entity Lower Arkansas Valley Water Conservancy District. The others will be scheduled later this year.

**CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

- Tuesday, January 12, 2021 Board Regular Meeting Minutes
- Monday, January 25, 2021 Executive Committee Meeting Minutes
- Friday, January 26, 2021 Finance Committee Meeting Minutes
- November and December PURA and Convention Center Operating Statements

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

## **BOARD OF COMMISSIONER OFFICER ELECTIONS**

### **Board of Commissioner Officer Election**

A motion to re-elect current officers: Dave Abeyta, Chairman; Betty Martinez, Vice-Chairman; and Ralph Williams, Treasurer was made by Don Banner, Commissioner. The motion was seconded by Elizabeth Gallegos, Commissioner. No other nominations were given. The motion passes unanimously.

## **ACTION ITEMS**

### **A Resolution designating Jerry M. Pacheco, Executive Director, as Secretary.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, designating Jerry M. Pacheco, Executive Director, to serve as secretary to commence February 9, 2021, and expire February 8, 2022 was made by Betty Martinez, Vice-Chairman. The motion was seconded by Don Banner, Commissioner. The motion passes unanimously.

### **A Resolution approving bank signature authorizations.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, authorizing Executive Director, Jerry M. Pacheco; Chairman, Dave Abeyta; Vice-Chairman, Betty Martinez; and Treasurer, Ralph Williams to act on behalf of the Authority as signatory on all accounts was made by Elizabeth Gallegos, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously.

### **A Resolution approving the PURA appointment to HARP Authority Board.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the placement of Don Banner, Commissioner to the Historic Arkansas Riverwalk of Pueblo Authority as the Pueblo Urban Renewal Authority Representative, for a term not to exceed one year, pursuant to the amended and restated Historic Arkansas Riverwalk of Pueblo Authority Intergovernmental Agreement was made by Marlene Bregar, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passes unanimously.

### **A Resolution amending Resolution No. 2020-25 regarding EVRAZ Project Tax Increment Revenue 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 (EVRAX Project), Series 2020; Authorizing certain actions to be taken hereafter in connection with the amendment; ratifying and confirming certain actions heretofore taken in connection with the amendment; and repealing any action heretofore taken in conflict herewith was made by Dennis Flores, Commissioner. The motion was seconded by Don Banner, Commissioner. Discussion followed regarding the timeline for sale of the bonds and the structure. The motion passes unanimously.

## **REPORTS**

### **Chairman**

Dave Abeyta, Chairman, stated he had no additional report.

### **Secretary**

Jerry M. Pacheco, Executive Director, shared that the new Culvers development in the Lake Minnequa Plan Area will require a traffic signal on Mirror and the Boulevard. We are discussing the cost estimates and access plans with the City of Pueblo but may need to participate in the installation of the traffic signal. Discussion followed and no decisions were made. Jerry M. Pacheco, Executive Director, shared that the staff will be requesting additional committees to assist in the 2021 work program. Dave Abeyta, Chairman, asked that the staff circulate the committee list to the Board. Betty Martinez, Vice-Chairman, shared that even if a Commissioner is not serving on a committee as a voting member they are welcome to attend.

### **City of Pueblo**

Scott Hobson, City of Pueblo, shared updates regarding the installation of Parklets, the Villa Bella Housing Project in Thunder Village, and the Brownfield project.

### **Welcome Center**

Donielle Kitzman, Greater Pueblo Chamber of Commerce (Chamber), shared monthly numbers for the Welcome Center and informed the board that the Pueblo Classic Bike Race will take place in April.

### **Pueblo County**

No report was given.

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

Lynn Clark, Historic Arkansas Riverwalk of Pueblo Authority (HARP) Executive Director, welcomed Don Banner, Commissioner, to the HARP Authority Board. She continued by sharing updates regarding County Covid-19 relief grants, 2021 Marketing Plan, Sponsorships, Brues Ale House Patio expansion project, Bridge maintenance, Boathouse project, Goodnight Loving Trail statues, play area, and Fundraising efforts. Discussion followed and no decisions were made.

Mark Aliff, Ex-Officio, asked for updates regarding the amendment to the Downtown Expanded Area. Discussion followed and a follow up meeting is to be scheduled.

### **Convention Center**

Kevin Ortiz, Pueblo Convention Center General Manager, informed the board that the Covid-19 level had decreased allowing up to 175 people per room for events. He shared that the local business interest is picking up, but regional events are still having concerns due to travel restrictions. Discussion followed regarding the City update, Regional Tourism Act rebate funds from Black Hills, and demand rate. No decisions were made.

### **DISCUSSION ITEMS**

Louie Carleo, Commissioner, shared that Dan DeRose, Pueblo Citizen, has been successful in bringing the state wrestling tournament to Pueblo.

### **EXECUTIVE SESSION**

A motion to enter Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/ or instructing negotiators, under C. R. S. Section 34-6-402(4) ( e), regarding the Old Health Department Lot development negotiations was made by Betty Martinez, Vice-Chairman. The motion was seconded by Don Banner, Commissioner. The motion passes unanimously. Executive Session began at 1:40 p.m. and attendees were all Commissioners present; Jerry M. Pacheco, Executive Director; Cherish K. Deeg, Operations Director; Andrea DelaGarza, Community Relations Director; and Doug Piersel, Legal Counsel.

A motion to exit Executive Session and re-enter the regular meeting was made by Ralph Williams, Treasurer. The motion was seconded by Patrick Avalos, Commissioner. The motion passed unanimously. The Executive Session ended, and the regular meeting resumed at 2:12 p.m.

### **ADJOURNMENT**

Dave Abeyta, Chairman, adjourned the Tuesday, February 9, 2021, Regular Board Meeting at 2:13 p.m.

Respectfully submitted by,



Cherish K. Deeg  
Pueblo Urban Renewal Authority  
Operations Director