

**Board Meeting Minutes  
Tuesday, February 8, 2022  
11:50 AM  
Via Microsoft Teams Conferencing**

**MEETING CALLED BY**

Dave Abeyta, Chairman, called the Tuesday, February 8, 2022, Board Meeting to order at 11:53 a.m.

**COMMISSIONERS PRESENT**

Dave Abeyta, Pat Avalos, Don Banner, Marlene Bregar, Louie Carleo, Dennis Flores, Elizabeth Gallegos, Jeanette Garcia, Betty Martinez, Sarah Martinez, Garrison Ortiz, Ralph Williams

**COMMISSIONERS ABSENT**

Jim Valenzuela

**STAFF PRESENT**

Jerry Pacheco, Cherish Deeg, Andrea Delagarza, Tony Acri, Shawn Sandoval

**GUESTS PRESENT**

Mayor Nick Gradisar, Doug Piersel, Duane Nava, Donielle Kitzman, Adam Roe, Skyer Bunch, Dan Sullivan, Steve Graber

**(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 made to approve the PURA Tuesday, February 8, 2022, Board Meeting Agenda by Don Banner, Commissioner. The motion was seconded by Betty Martinez, Vice Chairman. The motion passed unanimously.

**COMMITTEE REPORTS**

**Executive Committee**

Dave Abeyta, Chairman, reported that the PURA office staff had followed the mayor's request to work remotely when possible and meet virtually. This was successful for the month of January.

**Finance Committee**

Ralph Williams, Treasurer, commended the Design committee for their choices for the first phase of the Pueblo Convention Center furniture. The Finance committee looks forward to a formal presentation for the approval of the next phase. Ralph did meet with Jeff Craft from the State of Colorado to discuss the RTA.

## **Design Committee**

Betty Martinez, Vice Chairman, reported that the PURA Design Committee has selected furniture for the two pre-function areas of the Pueblo Convention Center. These will be signature pieces. The furniture will be ordered through Staples. After ordering, the furniture will take 10-14 weeks to arrive.

## **CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

- Monday, January 10, 2022, Executive Committee Meeting Minutes
- Tuesday, January 11, 2022, Regular Board Meeting Minutes
- Friday, January 21, 2022, Finance Committee Meeting Minutes
- Monday, January 31, 2022, Design Committee Meeting Minutes
- November & December 2021 Pueblo Convention Center Operation & Sales Reports
- November & December 2021 PURA Operating Statements

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

## **ACTION ITEMS**

Don Banner, Commissioner, made a motion to reappoint Dave Abeyta as Chairman, Betty Martinez as Vice Chairman, and Ralph Williams as Treasurer and moved to approve the resolutions below on Tuesday, February 8, 2022. Pat Avalos, Commissioner, seconded the motion. The motion passes unanimously.

### **Board of Commissioner Chairman Election**

Nominations for the Office of Chairman

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Dave Abeyta, a Commissioner of the Pueblo Urban Renewal Authority, to serve as Chairman of the same for a period not to exceed one (1) year.

### **Board of Commissioner Vice-Chairman Election**

Nominations for the Office of Vice-Chairman

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Betty Martinez a Commissioner of the Pueblo Urban Renewal Authority, to serve as Vice-Chairman of the same for a period not to exceed one (1) year.

### **Board of Commissioner Treasurer Election**

Nominations for the Office of Treasurer

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Ralph Williams a Commissioner of the Pueblo Urban Renewal Authority, to serve as Treasurer of the same for a period not to exceed one (1) year.

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

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Jerry M. Pacheco, Executive Director, to serve as secretary to commence February

8, 2022, and expire February 14, 2023. Don Banner, Commissioner, made a motion to approve the resolution on Tuesday, February 8, 2022. Dennis Flores, Commissioner, seconded the motion. The motion passes unanimously.

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

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; Treasurer, Ralph Williams to act on behalf of the Authority as signatory on all financial accounts. Louie Carleo, Commissioner, made a motion to approve the resolution on Tuesday, February 8, 2022. Don Banner, Commissioner, seconded the motion. The motion passes unanimously.

#### **A Resolution designating the public posting place for 2022**

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo 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 location for the posting of meetings. Don Banner, Commissioner, made a motion to approve the resolution on Tuesday, February 8, 2022. Ralph Williams, Treasurer, seconded the motion. The motion passes unanimously.

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

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. Louie Carleo, Commissioner, made a motion to approve the resolution on Tuesday, February 8, 2022. Ralph Williams, Treasurer, seconded the motion. The motion passes unanimously.

#### **A Resolution approving a Development and Disposition Agreement**

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving a development and disposition agreement by and between the Pueblo Urban Renewal Authority (PURA) and Mountain Care Coalition, and authorize the chairman and secretary to execute the same. Don Banner, Commissioner, made a motion to approve the resolution on Tuesday, February 8, 2022. Ralph Williams, Treasurer, seconded the motion. The motion passes unanimously.

## **REPORTS**

### **Chairman's Report**

#### **Secretary Report**

Jerry Pacheco, Executive Director, updated the board on all the current and potential projects. Jerry also spoke about the Jail / Joe Martinez expansion. This project will benefit both Pueblo West and the City of Pueblo. It will reduce the carbon footprint and travel time for commuters. Pikes Peak Park, a new housing development by NeighborWorks Southern Colorado, will be directly across Pueblo Blvd. to the east. This new PURA development area will be referred to as the West Pueblo Urban Renewal. PURA will be helping to facilitate this project. Next steps will be to present to Pueblo City Council.

#### **City of Pueblo**

Major Nick Gradisar informed the board of commissioners he has released the State of the City report.

**Pueblo County**

County Commissioner Garrison Ortiz added to the Jail / Joe Martinez expansion information. Joe Martinez will be 4 lanes with a trail. It will be the first net zero jail in the country. The jail will be for both county and municipal holds. The county is working with the mayor and city council for this \$32M investment back to the community.

**Pueblo Convention Center**

Adam Roe, Assistant General Manager, reported that the Pueblo Convention Center bookings are doing well. A new event manager has been hired. Capital improvements are in the works.

**Historic Arkansas Riverwalk of Pueblo**

Don Banner, Commissioner, reported the funding that HARP will be getting from the city and the county. HARP has also secured more sponsorships for the year.

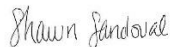
**Greater Pueblo Chamber of Commerce / Welcome Center**

Donielle Kitzman, Director of Tourism, reported that the lodging tax for 2021 was up from the past two years. Pueblo Convention Center should see an increase in events from the closing of the Hotel Elegante Conference & Event Center being sold. Donielle also spoke about the national press articles on Pueblo.

**ADJOURNMENT**

Dave Abeyta, Chairman, moved to adjourn the Tuesday, February 8, 2022, Regular Board Meeting at 1:13 p.m.

Respectfully submitted by,



Shawn Sandoval  
Pueblo Urban Renewal Authority  
Administrative Assistant