



**Board Meeting Minutes  
Tuesday, March 8, 2022  
11:50 AM**

**Pueblo Convention Center and Via Microsoft Teams Conferencing**

**MEETING CALLED BY**

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

**COMMISSIONERS PRESENT**

Dave Abeyta, Don Banner, Marlene Bregar, Dennis Flores, Elizabeth Gallegos, Jeanette Garcia, Betty Martinez, Sarah Martinez, Ralph Williams

**COMMISSIONERS ABSENT**

Patrick Avalos, Louie Carleo, Garrison Ortiz, Jim Valenzuela

**STAFF PRESENT**

Jerry Pacheco, Cherish Deeg, Andrea Delagarza, Shawn Sandoval

**GUESTS PRESENT**

Mayor Nick Gradisar, Doug Piersel, Duane Nava, Donielle Kitzman, Scott Hobson, Antwon Burton, Lacey Latch

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

**PUBLIC COMMENT**

No public comments were made.

**ANNOUNCEMENTS**

Betty Martinez, Vice Chairman, recognized International Women's Day with flowers for the women on the PURA Board and the women staff members.

Antwon Burton invited the PURA Board to the PBR breakfast on Tuesday, March 22, 2022. PBR Sports Performance Center is hosting a PBR Combine event for three days in Pueblo. Spectators are invited to watch the performance on Wednesday, March 23, 2022.

**APPROVAL OF AGENDA**

A motion made to approve the PURA Tuesday, March 8, 2022, Board Meeting Agenda by Don Banner, Commissioner. The motion was seconded by Sarah Martinez, Commissioner. The motion passed unanimously.

**COMMITTEE REPORTS**

**Executive Committee**

No report.

### **Finance Committee**

Ralph Williams, Treasurer, reported to the PURA board that the audit is complete. Any extra money will go into reserves.

### **Design Committee**

Betty Martinez, Vice Chairman, reported that the PURA Design Committee is waiting for quotes for phase 2 of Pueblo Convention Center furniture. This will include the Bernstein Room. Phase 1 has been ordered. It will take 12-14 weeks for delivery.

### **Community Relations Committee**

Andrea DelaGarza, Community Relations Director, reported to the PURA board that the 25<sup>th</sup> Anniversary of the Pueblo Convention Center dinner will be on Friday, June 17, 2022. A photo video is being produced by Goal Academy. The new Medal of Honor display will be unveiled at a luncheon on Friday, June 17, 2022, as well.

No update on the completion and ribbon cutting of the Walk of Legends.

PURA website will be updated.

## **CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

Tuesday, February 8, 2022, Regular Board Meeting Minutes  
Monday, February 14, 2022, Design Committee Minutes  
Monday, February 14, 2022, Community Relations Committee Minutes  
Monday, February 24, 2022, Design Committee Minutes  
Friday, February 25, 2022, Finance Committee Meeting Minutes  
Monday, February 28, 2022, Executive Committee Meeting Minutes  
January 2021 Pueblo Convention Center Operation & Sales Reports  
January 2021 PURA Operating Statements

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

## **PUBLIC HEARING**

### **Public Hearing for a resolution adopting a budget for the calendar year 2022**

Jerry Pacheco, Executive Director, opened the public hearing for the approving the 2021 amended budget resolution at 12:31 p.m. No public comment was made. Jerry Pacheco, Executive Director, closed the public hearing at 12:32 p.m.

## **ACTION ITEMS**

### **A Resolution Approving the 2021 Amended Budget**

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority, a body corporate and politic of the State of 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 2021, commencing January 1, 2021, and

ending December 31, 2021. Marlene Bregar, Commissioner, made a motion to approve the resolution on Tuesday, March 8, 2022. Don Banner, Commissioner, seconded the motion. The motion passes unanimously.

### **A Resolution Approving the Condition Survey for Mitchell Park South**

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the findings of the Conditions Survey performed by Pueblo Urban Renewal Authority staff for the proposed Mitchell Park South Urban Renewal Area. Dennis Flores, Commissioner, made a motion to approve the resolution on Tuesday, March 8, 2022. Jeanette Garcia, Commissioner, seconded the motion. The motion passes unanimously.

### **A Resolution Approving the Mitchell Park South Plan**

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the Mitchell Park South Urban Renewal Plan. Ralph Williams, Treasurer, made a motion to approve the resolution on Tuesday, March 8, 2022. Jeanette Garcia, Commissioner, seconded the motion. The motion passes unanimously.

### **A Resolution Approving an Agreement with Mitchell Park South Taxing Entities**

A resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the State of Colorado, approving as to form an agreement by and among the Pueblo Urban Renewal Authority, a body corporate and politic of the State of Colorado (The "Authority"); and a taxing entity within the Mitchell Park South Urban Renewal Area, and authorizing the chairman and secretary to execute and make minor modifications of the same. Marlene Bregar, Commissioner, made a motion to approve the resolution on Tuesday, March 8, 2022. Don Banner, Commissioner, seconded the motion. The motion passes unanimously.

## **REPORTS**

### **Chairman's Report**

Dave Abeyta, Chairman, let the PURA board know that the Colorado Smelter Urban Renewal Area has started the process of studying the area. Also, a meeting with PURA's financial advisors is set up later this week to review the EVRAZ bonds.

### **Secretary Report**

Jerry Pacheco, Executive Director, reported the Public Hearing for Mitchell Park South URA will go before city council on March 28, 2022. The Colorado Smelter URA survey is underway. St. Charles / Vestas URA will be discussed in April to help with a D60 project. West Pueblo URA survey and impact report is also underway.

### **City of Pueblo**

Scott Hobson, City of Pueblo Planning Director, let the PURA board he would be supporting Mitchell Park South URA when it goes before the planning & zoning committee and recommend it is approved by city council. Scott also updated the board on a few projects in the Lake Minnequa URA.

### **Pueblo County**

No report.

### **Pueblo Convention Center**

Kevin Ortiz, General Manager, reported that the Pueblo Convention Center bookings are doing well. They are fully staffed again. Kevin let the board know that the convention center needs more hotel rooms to book larger out of town events.

The new owners of Spectra, Oak View Group (OVG), are no longer requiring employees to vaccinate. They will also be rebranding soon.

Several projects have started. Bathrooms are being updated. Carpet for the exhibit hall has been ordered. New phone system is being installed for the offices through Verticomm. The shed that was burned is being replaced. The 25<sup>th</sup> Anniversary is being planned with PURA.

**Historic Arkansas Riverwalk of Pueblo**

Don Banner, Commissioner, reported that Heather Graham, City Council President, will be on the HARP board. HARP is reviewing the security contract to improve security. More improvements on HARP to come in 2022.

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

Duane Nava, Chamber President, let the PURA board know about the legislative committee the chamber has started. He invited the PURA board to be on the committee and to let the committee know of any legislative issues.

Donielle Kitzman, Director of Tourism, reported about upcoming events. Gravel bike race, and Pueblo Bike Classic. She also let the board know about a travel writer coming to Pueblo.

**ADJOURNMENT**

Dave Abeyta, Chairman, moved to adjourn the Tuesday, March 8, 2022, Regular Board Meeting at 1:45 p.m.

Respectfully submitted by,



Shawn Sandoval  
Pueblo Urban Renewal Authority  
Administrative Assistant