



**Board Meeting Minutes  
Tuesday, March 14, 2023  
11:50 AM**

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

**MEETING CALLED BY**

Betty Martinez, Vice Chairman, called the Tuesday, March 14, 2023, Board Meeting to order at 11:52 a.m.

**COMMISSIONERS PRESENT**

Don Banner, Louie Carleo, Chris DeLuca, Kathy DeNiro, Elizabeth Gallegos, Jeanette Garcia, Stephanie Garcia, Heather Graham, Betty Martinez, Melissa Nereson, James Valenzuela, Jon Walker, Ralph Williams

**COMMISSIONERS ABSENT**

Dennis Flores, Eppie Griego

**STAFF PRESENT**

Jerry Pacheco, Cherish Deeg, Andrea Delagarza, Tony Acri

**GUESTS PRESENT**

Doug Piersel, Alex Romero, Mayor Nick Gradisar, Berrit Odem, Kevin Ortiz, Donielle Kitzman, Ted Freeman

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

**PUBLIC COMMENT**

Ted Freeman, Pueblo Citizen, shared that he hopes the PURA Board reconsiders the restrictions placed on public comment and shared that he believes that the Vendor Fee is being misused.

**APPROVAL OF AGENDA**

Don Banner made a motion to approve the PURA Tuesday, March 14, 2023, Board Meeting Agenda. Elizabeth Gallegos seconded the motion. Motion passed.

**COMMITTEE REPORTS**

**Executive Committee**

Ralph Williams, Chairman, shared that he and Jerry M. Pacheco, Executive Director, toured the East side of Pueblo, discussed the potential partnership with Whitestone development, and shared that the Habitat for Humanity partnership is starting to dig foundations on the first house.

**Finance Committee**

Betty Martinez, Treasurer, shared that the reports are in the packet and the 2022 Budget Amendment will be discussed later in the meeting. Cherish Deeg, Operations Director, shared that the 2022 Audit is underway and we hope to have a final for approval by the April 2023 meeting.

**Design Committee**

Betty Martinez, Treasurer, shared that they are finalizing the design for the Bernstien room. The design for the digital sign was reviewed and all generally agreed to move forward with the design as presented.

**Community Relations Committee**

Jeanette Garcia, Commissioner, shared that she hopes the Board will attend and participate in The Place on May 9<sup>th</sup>. She shared that they are working on PURA area tours for City Council/ PURA Board between May and December, and that the PURA website upgrade was complete. She encouraged all to use it as a tool and it was briefly reviewed by Andrea DelaGarza, Director of Community Relations.

## **CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

Tuesday, February 14, 2023, Regular Board Meeting Minutes  
Monday, February 27, 2023, Finance Committee Meeting Minutes  
Monday, February 27, 2023, Executive Committee Meeting Minutes  
Wednesday, March 1, 2023, Community Relation Meeting Minutes

A motion to approve the consent agenda and all items included was made by Betty Martinez. The motion was seconded by Don Banner. The motion passes unanimously.

## **PRESENTATION**

Jerry M. Pacheco, Executive Director, shared a map of Conservancy District Land. Discussion followed regarding use and pro's/con's. All generally agreed that more study of this area and the land in question should take place.

## **PUBLIC HEARING**

### **Public Hearing for a resolution for a Second Amendment to the 2022 Budget**

Ralph Williams, Chairman, opened the public hearing for the second amendment to the 2022 budget resolution at 12:40 p.m. No public comment was made. Ralph Williams, Chairman, closed the public hearing at 12:41 p.m.

## **ACTION ITEMS**

### **A Resolution for a Second Amendment to the 2022 Budget**

A motion to approve the resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, summarizing revenues and expenditures, adopting and amended #2 budget and appropriating sums of money on the amounts attached and for the purposes set forth herein for the Pueblo Urban Renewal Authority, for the calendar year 2022, commencing January 1, 2022 and ending December 31, 2022 was made by Don Banner. The motion was seconded by Betty Martinez. The motion was unanimously approved.

## **REPORTS**

### **Secretary Report**

Jerry Pacheco, Executive Director, reported on the following topics.

- D60 surplus school site redevelopment of Strack School and Carlile School.
- Taskforce and Committee definitions and how they will operate.
- Blocks on the Bluff potential URA with John Wark.
- Pueblo County Treasurer meeting regarding TIF calculations and budgeting.

### **City of Pueblo**

Berrit Odem, City Planning, reported on development in Lake Minnequa URA. She shared a map with the group and discussion followed. PURA and City Planning need to meet regarding the Streetscape project.

### **Pueblo County**

No report was given.

### **Pueblo Convention Center**

Kevin Ortiz, Convention Center General Manager, briefly reviewed January and February numbers. He shared that Nick Palmiotti will be leaving the Convention Center to take a General Manager position in Iowa.

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

Don Banner, Commissioner, shared that the security cameras are being installed.

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

Donielle, Greater Pueblo Chamber, shared marketing efforts, upcoming meeting planner document, and updated hours for the Welcome Center.

**QUESTIONS/COMMENTS**

Elizabeth Gallegos, Vice-Chairman, requested a video from D60 be played. Due to technical difficulties the video was unable to be played and it will be sent to all Commissioners via email.

**ADJOURNMENT**

Ralph Williams, Chairman, moved to adjourn the Tuesday, March 14, 2023, Regular Board Meeting at 1:44 p.m.

Respectfully submitted by,



Cherish K. Deeg  
Pueblo Urban Renewal Authority  
Operations Director