



Board Meeting Minutes

Tuesday, June 20, 2023

11:50 AM

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Ralph Williams, Chairman, called the Tuesday, June 20, 2023, Board Meeting to order at 11:53 a.m.

COMMISSIONERS PRESENT

Don Banner, Louie Carleo, Dennis Flores, Eppie Griego, Elizabeth Gallegos, Jeanette Garcia, Stephanie Garcia, Heather Graham, Betty Martinez, Melissa Nereson, Jon Walker, Ralph Williams

COMMISSIONERS ABSENT

Chris Deluca, Kathy DeNiro, Jim Valenzuela

STAFF PRESENT

Jerry Pacheco, Cherish Deeg, Andrea DelaGarza

GUESTS PRESENT

Alex Romero, Kevin Ortiz, Scott Hobson, Ted Freeman, Jean Latka, Darena Herschler, Michelle Medina

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

PUBLIC COMMENT

Ted Freeman, Pueblo Citizen, spoke about his concerns regarding Vendor Fee monies and PURA's sponsorship of the PEDCO Luncheon.

APPROVAL OF AGENDA

Dennis Flores made a motion to approve the PURA Tuesday, June 20, 2023, Board Meeting Agenda. Don Banner seconded the motion. Motion passed.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:
Tuesday, April 11, 2023, Regular Board Meeting Minutes
Monday, April 24, 2023, Finance Committee Meeting Minutes
Monday, April 24, 2023, Executive Committee Meeting Minutes
Tuesday, May 2, 2023, Community Relation Meeting Minutes
Thursday, May 18, 2023, Parking Committee Meeting Minutes
Monday, May 22, 2023, Finance Committee Meeting Minutes
Monday, May 22, 2023, Executive Committee Meeting Minutes
Tuesday, May 23, 2023, Design Committee Meeting Minutes
March and April 2023 Pueblo Convention Center Operations & Sales Report
March and April 2023 PURA Operating Statements

A motion to approve the consent agenda and all items included was made by Elizabeth Gallegos. Dennis Flores seconded the motion. The motion passes unanimously.

PRESENTATION

No presentations were given.

ACTION ITEMS

A Resolution Approving the Second Amendment to the Gift Agreement with LeVert Hoag Foundation

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING AND ACCEPTING A SECOND AMENDMENT TO THE GIFT AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND THE LEVERT HOAG FOUNDATION AND ALL DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH AND AUTHORIZING THE BOARD CHAIRMAN AND SECRETARY TO EXECUTE THE SAME. Betty Martinez made a motion to approve and accept the Second Amendment to the Gift Agreement with the LeVert Hoag Foundation. Jeanette Garcia seconded the motion, Motion passed.

A Resolution Approving Sunny Side Lot Sale

A RESOLUTION 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 AND DOUBLETREE VENTURES LLC, AND AUTHORIZE THE CHAIRMAN AND SECREATRY TO EXECUTE THE SAME. Don Banner made a motion to approve the Development and Disposition Agreement with Doubletree Ventures LLC. Elizabeth Gallegos seconded the motion. Motion passed.

REPORTS

Ralph Williams gave the chairman's report. Ralph spoke about a meeting regarding the redevelopment of Keating School. We will be working with the Non-Profit and tenant to see if this is a viable project for PURA to participate in. It would be a single site plan area. He also discussed his thoughts on the Aquatic Center RTA Project. He shared that we are planning on paying off the current RTA Bonds in 2024 but will need to work with the city regarding interest payments on the loan with PURA. If we can retire the debt early, then we could allocate the approximately \$10 million balance to the Aquatic Center.

Jerry Pacheco gave the secretary's report. He shared that the West Pueblo plan creation will be sent to the City and County for approval in late August or early September. He announced a potential project on Elizabeth Street which would be a single site plan area for a hotel. Discussion followed regarding the needs for TIF support of this project which included mostly environmental cleanup. All generally agreed that PURA staff should move forward with the study of this project and create documents for plan creation. He continued by explaining a potential project on Hwy 50 and Dillon with the Amin's. This commercial development has significant extraordinary cost and will be in need of TIF support. Discussion followed and all generally agreed that PURA staff should move forward with the study of this project and create documents for plan creation. His final update was regarding recent updates regarding the Colorado Smelter Urban Renewal potential project. He shared staff concerns regarding the large geographical area, large amount of residential, and the loss of the Black Hills Sub Station project in the area. Discussion followed and all agreed that this potential area should be tabled and not move forward until more discussion is had in Executive Committee.

Betty Martinez gave the Finance Committee and Design Committee reports. She shared that they are working diligently on the furniture selection for the Bernstein Room and share the addition items for the Walk of Legends. LeVert Hoag Foundation asked if they could pay for additional fencing on the Union Avenue side of the walk, additional stone base for Terisita Sandoval statue, removal of the gate midway down the main fencing, additional plaza in the SRA land ownership area. SRDA is agreeable to these additions. Discussion followed and all generally agreed that we should move forward with these additions.

Jeanette Garcia gave the Community Relations Committee report. She shared that the Walk of Legends ribbon cutting ceremony went well, the Place event was a success with over 1000 people attending, and that the West Side would like to host the next event like the Place.

Scott Hobson gave the City of Pueblo report. He shared that he agreed with Jerry's comments regarding the Colorado Smelter Urban Renewal potential project area. He believes it should be very scaled back if done in the future. He continued by giving updates on upcoming developments along Pueblo Blvd in PURA's Lake Minnequa area.

QUESTIONS/COMMENTS

ADJOURNMENT

Ralph Williams, Chairman, moved to adjourn the Tuesday, June 20, 2023, Regular Board Meeting at 1:12 p.m.



Respectfully submitted by, Cherish Deeg, Pueblo Urban Renewal Authority Operations Director