



Board Meeting Minutes

Tuesday, July 11, 2023

11:50 AM

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

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

COMMISSIONERS PRESENT

Don Banner, Chris Deluca, Kathy DeNiro, Eppie Griego, Elizabeth Gallegos, Jeanette Garcia, Stephanie Garcia, Heather Graham, Betty Martinez, Melissa Nereson, Jon Walker, Ralph Williams, Jim Valenzuela

COMMISSIONERS ABSENT

Louie Carleo, Dennis Flores

STAFF PRESENT

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

GUESTS PRESENT

Alex Romero, Kevin Ortiz

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

PUBLIC COMMENT

None

APPROVAL OF AGENDA

Elizabeth Gallegos made a motion to approve the PURA Tuesday, July 11, 2023, Board Meeting Agenda. Don Banner seconded the motion. Motion passed.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:
Tuesday, June 20, 2023, Regular Board Meeting Minutes
Monday, June 26, 2023, Finance Committee Meeting Minutes
Monday, June 26, 2023, Executive Committee Meeting Minutes
May 2023 Pueblo Convention Center Operations & Sales Report

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

PRESENTATION

No presentations were given.

ACTION ITEMS

A Resolution Approving a Redevelopment and Reimbursement Agreement with The Bluffs

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPROVING A REDEVELOPMENT AND REIMBURSEMENT AGREEMENT WITH BLUFFS OPPORTUNITY ZONE BUSINESS, LLC IN THE PROPOSED THE BLUFFS URBAN RENEWAL PROJECT AREA.

Don Banner made a motion to approve and accept the Resolution Approving a Redevelopment and Reimbursement Agreement with The Bluffs. Elizabeth Gallegos seconded the motion, Motion passed.

A Resolution Approving an Agreement with SEH

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING A SUPPLEMENTAL LETTER AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY (PURA) AND SHORT ELLIOTT HENDRICKSON, INC (SEH), AND AUTHORIZE THE CHAIRMAN AND SECRETARY TO EXECUTE THE SAME. Melissa Nereson made a motion to approve a Resolution Approving an Agreement with SEH. Elizabeth Gallegos seconded the motion. Motion passed.

REPORTS

Ralph Williams gave the chairman's report. Ralph spoke about Lakeshore Drive. He drove to the area and the roads were in terrible shape. Ralph recommends the city develop this road. It would benefit the fire station around the block. PURA could develop the lots as single-family homes. Ralph also spoke about 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. Lastly, EVRAZ should have a temporary Certificate of Occupancy for the link shop. PURA will get the assessor out to reassess.

Jerry Pacheco gave the secretary's report with a PowerPoint. The following were discussed.

We have made progress with the City in obtaining two (2) properties in the Lower East Side for owner-occupied workforce housing.

- The city acquired subject properties in 2012 via the Neighborhood Stabilization Program established through the Housing and Economic Recovery Act of 2008.
- PURA will pay back the federal assistance used to acquire these properties back to the federal government.
- PURA intends to convey the properties to Habitat for Humanity to construct two (2) single family residences pursuant to their mission.

Progressing to conceptual development phase of Park Hill Community Health Center Property, including development of "capital stack".

- Presently a three (3) party partnership among the Pueblo Community Health Center, Habitat for Humanity, and PURA.
- The purpose is to redevelop the former health center site into a productive reuse.
- Existing Building has reuse difficulties and it is recommended that it be demolished.
- Preliminary concept: 14 – 16, owner-occupied, workforce housing units.
- Critical to secure outside funding to make the project affordable.

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. Betty will be presenting her choices to the Design Committee soon. The Finance Committee met and discussed adding 2 handicap spaces and restriping the convention center side of the parking lot. Movable handicap signs have also been ordered. This was at the suggestion of the Parking Committee and directed by the Finance Committee.

Kevin Ortiz let the PURA board know he is working with Signs by Scott on sunshade sails for the patio. The convention center will also be promoting additional handicap parking to accommodate the clients' needs.

QUESTIONS/COMMENTS

Don Banner reminded the board of the conservancy district lots. They would like to sign over to PURA. Ralph recommended Jerry write a letter to accept the lots.

ADJOURNMENT

Ralph Williams, Chairman, moved to adjourn the Tuesday, July 11, 2023, Regular Board Meeting at 12:46 p.m.



Respectfully submitted by,
Shawn Sandoval

Pueblo Urban Renewal Authority Special Programs Manager