



**Board Meeting Minutes
Tuesday, September 12, 2023
11:50 AM**

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Ralph Williams, Chairman, called the Tuesday, September 12, 2023, Board Meeting to order at 11:58 p.m.

COMMISSIONERS PRESENT

Don Banner, Louie Carleo, Chris Deluca, Kathy DeNiro, Eppie Griego, Elizabeth Gallegos, Jeanette Garcia, Stephanie Garcia, Betty Martinez, Melisa Nereson, Jon Walker, Ralph Williams, Jim Valenzuela

COMMISSIONERS ABSENT

Dennis Flores, Heather Graham

STAFF PRESENT

Jerry Pacheco, Cherish Deeg, Andrea DelaGarza, Shawn Sandoval

GUESTS PRESENT

Kevin Ortiz, Scott Hobson, Doug Piersel, Alex Romero, Delia Robinson, Jorge Ayala, Vicente Martinez Ortega, Ted Freeman

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

PUBLIC COMMENT

Delia Robinson spoke about the street on Brown and Lakeview needing repair.

Jorge Ayala also spoke about the street on Brown needing repairs. Ralph Williams commented that the city has funds for the roads. He agrees that they do need repairs. Vicente Martinez Otega commented that Urban Renewal should use TIF to pay for it.

Ted Freman spoke about the city RTA loan. PURA needs to pay off the loan. The money could be used for childcare.

APPROVAL OF AGENDA

Don Banner made a motion to approve the PURA Tuesday, September 12, 2023, Board Meeting Agenda. Elizabeth Gallegos seconded the motion. Motion passed.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

Tuesday, August 8, 2023, Regular Board Meeting Minutes

Monday, August 28, 2023, Finance Committee Meeting Minutes

Monday, August 28, 2023, Executive Committee Meeting Minutes

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

PRESENTATION

No presentations were given.

ACTION ITEMS

A Resolution Approving A Waiver To Policy For Selection Of General Contractor For Dutch Clark Phase 2A
A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING A WAIVER FROM THE PROCUREMENT AND DISPOSAL POLICY TO ALLOW THE SELECTION OF A PREVIOUSLY PREQUALIFIED CONTRACTOR TO COMPLETE THE DUTCH CLARK PHASE 2 IMPROVEMENTS AND AUTHORIZING THE BOARD CHAIRMAN TO EXECUTE SAME.

Jon Walker made a motion to approve and accept the resolution approving a waiver to policy for selection of general contractor for Dutch Clark phase 2, Don Banner seconded the motion. Motion passed.

A Resolution Approving West Pueblo Condition Survey, Plan, Impact Report

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, BODY CORPORATE AND POLITIC OF THE STATE OF COCORADO, FINDING THAT AN AREA OF THE CITY OF PUEBLO IS A BLIGHTED AREA AND APPROPRIATE FOR AN URBAN RENEWAL PROJECT AND APPROVING THE URBAN RENEWAL PLAN FOR THE WEST PUEBLO URBAN RENEWAL PROJECT.

Don Banner made a motion approving West Pueblo Condition Survey, Plan, Impact Report. Elizabeth Gallegos seconded the motion, Motion passed.

A Resolution Approving The Bluffs Condition Survey, Plan, Impact Report

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, BODY CORPORATE AND POLITIC OF THE STATE OF COCORADO, FINDING THAT AN AREA OF THE CITY OF PUEBLO IS A BLIGHTED AREA AND APPROPRIATE FOR AN URBAN RENEWAL PROJECT AND APPROVING THE URBAN RENEWAL PLAN FOR THE BLUFFS URBAN RENEWAL PROJECT

Jon Walker made a motion approving The Bluffs Condition Survey, Plan, Impact Report. Stephanie Garcia seconded the motion, Motion passed.

A Resolution Approving Taxing Agreements The Bluffs

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 BLUFFS URBAN RENEWAL AREA, AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE AND MAKE MINOR MODIFICATIONS OF THE SAME.

Don Banner made a motion to approve the taxing agreements for The Bluffs. Betty Martinez seconded the motion, Motion passed.

A Resolution Approving North Elizabeth Hotel Condition Survey, Plan, Impact Report

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, FINDING THAT AN AREA OF THE CITY OF PUEBLO IS A BLIGHTED AREA AND APPROPRIATE FOR AN URBAN RENEWAL PROJECT AND APPROVING THE URBAN RENEWAL PLAN FOR THE NORTH ELIZABETH HOTEL URBAN RENEWAL PROJECT.

Don Banner made a motion approving the North Elizabeth Hotel Condition Survey, Plan, Impact Report. Elizabeth Gallegos seconded the motion, Motion passed.

A Resolution Approving Taxing Agreements North Elizabeth Hotel

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 NORTH ELIZABETH HOTEL URBAN RENEWAL AREA, AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE AND MAKE MINOR MODIFICATIONS OF THE SAME.

Stephanie Garica made a motion to approve the taxing agreements for the North Pueblo Hotel. Elizabeth Gallegos seconded the motion, Motion passed.

REPORTS

Ralph Williams shared a video of the EVRAZ Long Rail Mill in operation. Ralph will be touring the site with the county assessor. The mill currently has a temporary certificate of occupancy. Reassessing the project could help the TIF.

Jerry Pacheco shared a PowerPoint presentation with his summary:

- Preparing final documents for sale of Sunnyside Property for coffee and baked goods chain.
- Strack School site assessment complete and waiting for findings and recommendations.
- Preparing to close on 612 & 618 E. 2nd Street lots
- Working on incentives for new duplex E. 5th Street
- Budget season has started!

Betty Martinez gave the Finance Committee and Design Committee reports. No Finance meeting in July. The Design Committee will be meeting soon to review Bernstein Room furniture choices.

Jeanette Garcia let the board know Community Relations Committee is working on setting up tours for city council of the project areas. PURA will be present at the next The Place event scheduled for September 26th on the west side of town. A 5-year summary of PURA pamphlet was produced and shared with the board. This is a great resource to share with partners and the community.

QUESTIONS/COMMENTS

None.

ADJOURNMENT

Ralph Williams, Chairman, moved to adjourn the Tuesday, September 12, 2023, Regular Board Meeting at 1:13 p.m.



Respectfully submitted by,
Shawn Sandoval
Pueblo Urban Renewal Authority Special Programs Manager