



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

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

**MEETING CALLED BY**

Ralph Williams, Chairman, called the Tuesday, November 14, 2023, Board Meeting to order at 11:50 a.m.

**COMMISSIONERS PRESENT**

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

**COMMISSIONERS ABSENT**

Heather Graham

**STAFF PRESENT**

Jerry Pacheco, Cherish Deeg, Andrea DelaGarza, Shawn Sandoval

**GUESTS PRESENT**

Kevin Ortiz, Doug Piersel, Mayor Nick Gradisar, Alex Romero

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

**PUBLIC COMMENT**

None

**MAYOR GRADISAR**

Mayor Gradisar asked to address the PURA board. The mayor mentioned the back-and-forth emails between the city attorney, PURA's attorney and executive agenda. The mayor would like to move beyond those emails. PURA is a valued partner to the city of Pueblo. The city and PURA have had tremendous projects together and the city values PURA. Next week the city council will consider two new urban renewal areas. North Elizabeth Hotel and The Bluffs. Both are single site projects. Both projects are specific, and we can track the expenditures. The specific public improvements are not listed, this is a problem. The mayor believes, once the project is completed, the project area should end. Two other URA areas will not be on the upcoming agenda. The mayor believes the plans are lacking specifics. The city can not approve without specifics. PURA can come back to city council after the plans are specific.

Don Banner commented about the TIF seminar he attended in the past and the example of how TIF could be spent in an urban renewal area for public improvements. Development is discouraged by the city.

Ralph William commented that city council approves an urban renewal area, but the city only has 19% of the TIF. It is not logical that the city controls the district. The other taxing entities make up the remaining 81%.

**APPROVAL OF AGENDA**

Ralph Williams asked to add Mayor Nick Gradisar to the top of the agenda.

Don Banner made a motion to approve the PURA Tuesday, September 12, 2023, Board Meeting Agenda, adding the mayor to the top of the agenda. Dennis Flores seconded the motion. Motion passed.

## **CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

Monday, September 11, 2023, Community Relations Committee Meeting Minutes

Tuesday, September 12, 2023, Regular Board Meeting Minutes

Tuesday, September 19, 2023, Design Committee Meeting Minutes

Tuesday, October 3, 2023, Community Relations Committee Meeting Minutes

Monday, October 23, 2023, Finance Committee Meeting Minutes

Monday, October 23, 2023, Executive Committee Meeting Minutes

Thursday, November 2, 2023, Finance Committee Meeting Minutes

August and September 2023 Pueblo Convention Center Operations & Sales Report

August and September 2023 PURA Operating Statements

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

## **PUBLIC HEARING**

Ralph Williams moved to go into a public hearing at 12:16 pm on Tuesday, November 14, 2023, for the 2023 Amended budget and a Draft 2024 Budget. The public hearing closed at 12:16 pm, due to no one wishing to speak for or against.

## **ACTION ITEMS**

### **A Resolution to Amend 2023 Budget**

A RESOLUTION 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 2023, COMMENCING JANUARY 1, 2023, AND ENDING DECEMBER 31, 2023.

Jon Walker made a motion to approve the resolution amending the 2023 Budget, Don Banner seconded the motion. Motion passed.

### **A Resolution Adopting a Budget for the Calendar Year 2024**

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A 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 2024, COMMENCING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024.

Jon Walker made a motion to approve the resolution adopting the 2024 Budget, Don Banner seconded the motion. Motion passed.

## **REPORTS**

### **Chairman**

Ralph Williams commented on the two nice articles in the Chieftain informed the public on the Bluffs project and the North Elizabeth project.

### **Secretary**

Jerry Pacheco shared that PURA will be partnering to get two homes built in the Lower Eastside URA. The lot is located on 5<sup>th</sup> Street. It is large enough to fit two new homes. Houston Construction will begin Dutch Clark phase 2 as soon as possible.

### **Finance**

Betty Martinez gave the Finance Committee report to let the board know the committee is beginning the process to negotiate with Professional Bull Riders for the PBR Sports Performance Center. Don Banner has been tasked with leading those negotiations on PURA's behalf.

**Design**

The Design Committee reports furniture has been selected for the Bernstein Room. The committee is waiting for funding. The committee will next work on a budget for artwork for the convention center.

**Community Relations**

Jeanette Garcia let the board know Community Relations Committee has been meeting with the community Colorado Smelter group. Their goal is to work on lighting and bus stops on Northern. The group is also working on bus tours in the spring and fall for community and public officials. An online request form for donations and events will be on the website for 2024.

**EXECUTIVE SESSION**

For a conference with the Authority's attorney for the purpose of receiving legal advice on specific legal questions under § 24-6-402(4)(b), C.R.S.; Pending PURA projects. Betty Martinez made a motion to enter executive session on Tuesday, November 14, 2023, at 12:45pm. Don Banner seconded the motion. At 2:00pm on Tuesday, November 14, 2023, Jon Walker made a motion to exit the executive session. Ralph William seconded the motion. Doug Piersel, PURA Board Attorney, noted the executive session was not recorded.

**ADJOURNMENT**

Ralph Williams, Chairman, moved to adjourn the Tuesday, November 14, 2023, Regular Board Meeting at 2:01 p.m.



Respectfully submitted by,

Shawn Sandoval

Pueblo Urban Renewal Authority Special Programs Manager