



**Board Meeting Minutes
Tuesday, January 9, 2024
11:50 AM**

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Ralph Williams, Chairman, called the Tuesday, January 9, 2024, Board Meeting to order at 12:02 p.m.

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Heather Graham, Eppie Griego

STAFF PRESENT

Jerry Pacheco, Cherish Deeg, Shawn Sandoval

GUESTS PRESENT

Kevin Ortiz, Doug Piersel, Alex Romero, Berrit Odem, Mayor Gradisar, George Koncilja, Joseph Koncilja

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

PUBLIC COMMENT

None

APPROVAL OF AGENDA

Don Banner made a motion to approve the PURA Tuesday, January 9, 2024, Board Meeting Agenda. Jon Walker seconded the motion. Motion passed.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:
Tuesday, December 12 2023, Regular Board Meeting Minutes

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

ACTION ITEMS

A Resolution Approving an Agreement with Bojon Bros, LLC

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING A REDEVELOPMENT AND REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND BOJON BROS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND APPROPRIATES \$42,000 SUBJECT TO COST CERTIFICATION BY PURA, AND AUTHORIZES THE CHAIRMAN AND SECRETARY TO NEGOTIATE AND EXECUTE THE SAME.

Dennis Flores made a motion to approve the resolution for the sale of real property, Betty Martinez seconded the motion. Motion passed.

A Resolution Approving an Agreement with North Union, Ltd

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY PUEBLO COLORADO, AUTHORIZING A REDEVELOPMENT AND REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND NORTH UNION LTD IN THE UNION AVENUE URBAN RENEWAL PROJECT AREA AND AUTHORIZING THE BOARD CHAIRMAN AND SECRETARY TO EXECUTE SAME.

Don Banner made a motion to approve the resolution for the sale of real property, Chirs Deluca seconded the motion. Motion passed.

REPORTS

Chairman

No report.

Secretary

Jerry Pacheco let the board know that the surplus from St. Charles URA has been paid out to the Library District, the City of Pueblo, Southeastern Water Conservancy District, and the Lower Arkansas Water Conservancy District. The other 3 taxing entities are working with PURA on projects on their behalf. In August 2023 the city passed an ordinance for 612 and 618 E. 2nd Street. PURA would like to move forward with purchasing those lots. PURA will meet with Mayor Gradisar regarding the Bluffs and N. Elizabeth Hotel projects. This meeting will include the developers for both projects. SEH will be updating PURA staff on the findings for Strack Elementary later this month. Jerry will share that information with the board.

Jeanette Garcia would like a retreat for the PURA commissioners.

Finance

No December meeting.

Design

The furniture for the Bernstein room has been ordered. Bathroom partitions have also been ordered.

ADJOURNMENT

Ralph Williams, Chairman, moved to adjourn the Tuesday, January 9, 2024, Regular Board Meeting at 12:39 p.m.



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