



**Board Meeting Minutes
Tuesday, February 13, 2024
11:50 AM**

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Ralph Williams, Chairman, called the Tuesday, February 13, 2024, Board Meeting to order at 11:58 a.m.

COMMISSIONERS PRESENT

Louie Carleo, Chris Deluca, Kathy DeNiro, Dennis Flores, Elizabeth Gallegos, Stephanie Garcia, Eppie Griego, Steve Nawrocki, Melissa Nereson, Garrison Ortiz, Jim Valenzuela, Jon Walker, Ralph Williams

COMMISSIONERS ABSENT

Jeanette Garcia

STAFF PRESENT

Jerry Pacheco, Cherish Deeg, Shawn Sandoval, Andrea DelaGarza

GUESTS PRESENT

Kevin Ortiz, Doug Piersel, Alex Romero, Berrit Odem, Ted Freeman

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

PUBLIC COMMENT

Ted Freeman voiced his opinion on the Professional Bull Riders Sports Performance Center and the North Elizabeth Hotel project.

APPROVAL OF AGENDA

Jon Walker made a motion to approve the PURA Tuesday, February 13, 2024, Board Meeting Agenda. Elizabeth Gallegos seconded the motion. Motion passed.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

Tuesday, January 9, 2024, Regular Board Meeting Minutes

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

Board of Commissioner Officer Election

Nominations for the Office of Chairman

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Ralph Williams, a Commissioner of the Pueblo Urban Renewal Authority, to serve as Chairman of the same for a period not to exceed one (1) year. Elizabeth Gallegos made a motion to nominate Ralph Williams as chairman. Dennis Flores seconded the motion. Motion passed.

Board of Commissioner Vice-Chairman Election

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Elizabeth Gallegos, a Commissioner of the Pueblo Urban Renewal Authority, to serve as Vice-Chairman of the same for a period not to exceed one (1) year. Ralph Williams made a motion to nominate Elizabeth Gallegos as vice chairman. Louie Carleo seconded the motion. Motion passed.

Board of Commissioner Treasurer Election

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Garrison Ortiz, a Commissioner of the Pueblo Urban Renewal Authority, to serve as Treasurer of the same for a period not to exceed one (1) year. Dennis Flores made a motion to nominate Garrison Ortiz as treasurer Jon Walker seconded the motion. Motion passed.

ACTION ITEMS

A Resolution Designating Jerry M. Pacheco, Executive Director, as Secretary

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, appointing Jerry M. Pacheco, Executive Director, to serve as secretary to commence February 13, 2024, for an indeterminate term. Elizabeth Gallegos made a motion to approve the resolution to appoint Jerry M. Pacheco as secretary. Stephanie Garcia seconded the motion. Motion passed.

A Resolution Approving Bank Signature Authorizations

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, authorizing Executive Director, Jerry M. Pacheco; Chairman, Ralph Williams; Vice-Chairman, Elizabeth Gallegos; Treasurer, Garrison Ortiz to act on behalf of the Authority as signatory on all financial accounts. Jon Walker made a motion to approve the resolution authorizing Jerry M. Pacheco, Elizabeth Gallegos, and Garrison Ortiz to act on behalf of the Authority to sign financial accounts. Elizabeth Garcia seconded the motion. Motion passed.

A Resolution Designating the Public Posting Place for 2024

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, designating the first-floor bulletin board of City Hall located at 1 City Hall Place, Pueblo, Colorado, 81003 and the PURA website as the public posting location for the posting of meetings. Dennis Flores made a motion to approve the resolution for the PURA posting place. Louie Carleo seconded the motion. Motion passed.

A Resolution Approving the PURA Appointment to HARP Authority Board

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the placement of Steve Nawrocki, Commissioner, to the Historic Arkansas Riverwalk of Pueblo Authority as the Pueblo Urban Renewal Authority Representative, for a term not to exceed one year, pursuant to the amended and restated Historic Arkansas Riverwalk of Pueblo Authority Intergovernmental Agreement. Stephanie Garcia made a motion to approve the appointment to the HARP board. Dennis Flores seconded the motion. Motion passed.

A Resolution Approving the PURA Appointment to HARP Authority Foundation Board

A resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving the placement of Elizabeth Gallegos, Commissioner to the Historic Arkansas Riverwalk of Pueblo Foundation as the Pueblo Urban Renewal Authority Representative, for a term not to exceed one year, pursuant to the amended and restated Historic Arkansas Riverwalk of Pueblo Authority Intergovernmental Agreement. Louie Carleo made a motion to approve the appointment to the HARP Foundation. Dennis Flores seconded the motion. Motion passed.

A Resolution Approving a Redevelopment and Reimbursement Agreement in the North Elizabeth Hotel URA

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPROVING A REDEVELOPMENT AND REIMBURSEMENT AGREEMENT WITH SSH HOTEL PROPERTY XI LLC IN THE PROPOSED NORTH ELIZABETH HOTEL URBAN RENEWAL PROJECT AREA.

Jon Walker made a motion to approve the resolution for the RRA with SSH Hotel Property XI LLC. Melissa Nereson seconded the motion. Motion passed.

A Resolution Approving an Amended and Restated Redevelopment and Reimbursement Agreement in The Bluffs URA

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

Jon Walker made a motion to approve the resolution for the amended and restated RRA with the Bluffs URA project area. Elizabeth Gallegos seconded the motion. Motion passed.

A Resolution Approving the Purchase of City Owned Lots

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPROVING THE PURCHASE OF CITY OWNED LOTS IN THE EASTSIDE URBAN RENEWAL PROJECT AREA.

Elizabeth Gallegos made a motion to approve the resolution for the purchase of real property, Jon Walker seconded the motion. Motion passed.

A Resolution Approving the Purchase of 711 E. 5th Street

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPROVING THE PURCHASE OF 711 East 5th Street IN THE EASTSIDE URBAN RENEWAL PROJECT AREA.

Elizabeth Gallegos made a motion to approve the resolution for the purchase of real property, Stephanie Gracia seconded the motion. Motion passed.

REPORTS

Chairman

Ralph Williams would like Don Banner to continue to negotiate with the Professional Bull Riders for the Sports Performance Center.

Secretary

Jerry Pacheco updated the board on the follow:

- Flow Right Plumbing is interested in purchasing one of the Conservancy lots on the lower west side.
- RFP for the convention center and City Center Dr. Bids will be reviewed and sent to the executive committee.
- Staff will be polling the PURA board for a possible retreat.
- Dillion Drive potential URA will be going to city council work session on February 26, 2024
- West Pueblo potential URA will need a meeting with the city and county to move forward.
- St. Charles phase 2, Jerry will update the board in an executive session in the coming months.
- Sunnyside lot sale is waiting on city approvals before closing.
- PURA audit is underway.

Finance

No meeting.

Community Relations

This committee will be meeting on the 3rd Tuesday of the month. If anyone would like to be on this committee, please reach out to Ralph Williams. PURA tours are being planned for 2024.

EXECUTIVE SESSION

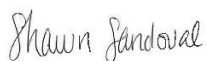
For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under § 24-6-402(4)(e), C.R.S.; Strack Elementary School and Carlile Elementary School.

Kathy DeNiro recused herself from the executive session due to conflict of interest.

Elizabeth Gallegos made a motion to enter executive session at 12:44 p.m. Melissa Nereson seconded the motion. Elizabeth Gallegos made a motion to exit the executive session at 1:02 p.m. Melissa Nereson seconded the motion.

ADJOURNMENT

Ralph Williams, Chairman, moved to adjourn the Tuesday, February 13, 2024, Regular Board Meeting at 1:03 p.m.



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