



**Board Meeting Minutes
Tuesday, October 8, 2024
11:50 AM**

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Elizabeth Gallegos, Chairman, called the Tuesday, October 8, 2024, Board Meeting to order at 11:56 a.m.

COMMISSIONERS PRESENT

Kathy DeNiro, Dennis Flores, Elizabeth Gallegos, Jeanette Garcia, Stephanie Garcia, Steve Nawrocki, Jim Valenzuela, Jon Walker

COMMISSIONERS ABSENT

Mark Aliff, Louie Carleo, Chris Deluca, Eppie Griego, Melissa Nereson, Garrison Ortiz

STAFF PRESENT

Jerry Pacheco, Cherish Deeg, Andrea DelaGarza, Shawn Sandoval

GUESTS PRESENT

Doug Piersel, Kevin Ortiz, Berrit Odem, Danny Nunn, Carla Sykes

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

PUBLIC COMMENT

None

APPROVAL OF AGENDA

Kathy DeNiro, Commissioner, made a motion to approve the PURA Tuesday, October 8, 2024, Board Meeting Agenda. Jon Walker, Commissioner, seconded the motion. Motion passed.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:
Tuesday, September 10, 2024, Regular Board Meeting Minutes

A motion to approve the consent agenda and all items included was made by Dennis Flores, Commissioner. Stephanie Garcia, Commissioner, seconded the motion. The motion passes unanimously.

ACTION ITEMS

A Resolution to Approve a Reimbursement for Infill Housing

A RESOLUTION DECLARING THE BOARD OF COMMISSIONERS’ OFFICIAL INTENT TO REIMBURSE ITSELF WITH THE PROCEEDS OF A TAX EXEMPT FINANCING FOR CERTAIN EXPENDITURES UNDERTAKEN OR TO BE UNDERTAKEN BY THE PUEBLO URBAN RENEWAL AUTHORITY OR ON BEHALF OF THE AUTHORITY; IDENTIFYING SUCH EXPENDITURES; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.

Jon Walker made a motion to approve a resolution to approve a reimbursement for infill housing. Jim Valenzuela seconded the motion. Motion passed.

A Resolution to Approve a Taxing Body Agreement with the Library District

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING AN AGREEMENT BY AND AMONG THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (THE "AUTHORITY"); AND CITY-COUNTY LIBRARY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO (THE DISTRICT) WITHIN THE SAINT CHARLES URBAN RENEWAL AREA, AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE AND MAKE MINOR MODIFICATIONS OF THE SAME.

Jim Valenzuela made a motion to approve a taxing body agreement with the library district. Steve Nawrocki seconded the motion. Motion passed.

A Resolution Approving a Bond Issuance for the Library District

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO, COLORADO, AUTHORIZING THE FORM OF AND APPROVING THE ISSUANCE OF THE AUTHORITY'S TAX INCREMENT REVENUE BONDS (ST. CHARLES PROJECT), SERIES 2024; APPROVING THE FORM OF AND DIRECTING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A LOAN AGREEMENT IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS; AUTHORIZING CERTAIN ACTIONS TO BE TAKEN HEREAFTER IN CONNECTION WITH THE ISSUANCE OF THE BONDS; AND RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE ISSUANCE OF THE BONDS AND REPEALING ANY ACTION HERETOFORE TAKEN IN CONFLICT HEREWITH.

Jon Walker made a motion to approve a bond issuance for the library district. Dennis Flores seconded the motion. Motion passed.

REPORTS

Secretary

Jerry Pacheco updated the board on the follow:

- Assessor's office meeting for projections for next year.
- Staff is working on a work program priorities for 2025.
- Downtown Expanded URA planning for the future.
- Infill housing project is working on a buyer/partner for the 2nd Street housing.
- Dillion/Hwy 47 URA documents are complete and will be meeting with taxing entities soon.

Finance Committee

No meeting was held in September

A budget open house/individual meeting will be planned in the coming weeks.

Community Relations

PLACE event at Pueblo Academy of Arts was rescheduled due to weather on Tuesday, October 8, 2024.

PURA Tours are scheduled for October 11 and 25, 2024.

TIF Summit is scheduled for Wednesday, November 13, 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.; PBR Sports Performance Center. Stephanie Garcia made a motion to go into executive session at 12:21 p.m. Jon Walker seconded the motion. Jon Walker made a motion to exit executive session at 1:15 p.m. Steve Nawrocki seconded the motion.

ADJOURNMENT

Elizabeth Gallegos, Vice Chairman, moved to adjourn the Tuesday, October 8, 2024, Regular Board Meeting at 1:16 p.m.

Shawn Sandoval

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