



**Board Meeting Minutes
Tuesday, November 12, 2024
11:50 AM**

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Elizabeth Gallegos, Chairman, called the Tuesday, November 12, 2024, Board Meeting to order at 11:56 a.m.

COMMISSIONERS PRESENT

Mark Aliff, Louie Carleo, Chris Deluca, Kathy DeNiro, Crystal Estrada, Dennis Flores, Elizabeth Gallegos, Jeanette Garcia, Stephanie Garcia, Corinne Koehler, Steve Nawrocki, Garrison Ortiz, Jim Valenzuela, Jon Walker

COMMISSIONERS ABSENT

Eppie Griego

STAFF PRESENT

Jerry Pacheco, Cherish Deeg, Andrea DelaGarza, Shawn Sandoval

GUESTS PRESENT

Paul Benedetti, Mario Trimble, Kevin Ortiz, Rebecca Bolton, Mayor Heather Graham, Berrit Odem, Danny Nunn, Carla Sykes, Duane Nava, Lynn Clark, Margie Hilvitz, Art Hilvitz, Dave Moore, Jay Tonne, Mary Tonne, Marv Stein, Wynona Sullivan, Angela Rayne, KC Savage, Jon Broome, Nicki Hart, Joe Arrigo, Kyle Davis, Jay McCoy, Craig Eliot-Cisney, Chris Picicci, Kari Gonzales, Patrick Hyatt, Simon Tafoya, Sarah Mulholland

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

PUBLIC COMMENT

None

APPROVAL OF AGENDA

Jon Walker, Commissioner, made a motion to approve the PURA Tuesday, November 12, 2024, Board Meeting Agenda. Stephanie Garcia, Commissioner, seconded the motion. Motion passed.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:
Tuesday, October 8, 2024, Regular Board Meeting Minutes
Tuesday, October 15, 2024, Community Relations Meeting Minutes

A motion to approve the consent agenda and all items included was made by Garrison Ortiz, Commissioner. Jeanette Garcia, Commissioner, seconded the motion. The motion passes unanimously.

PRESENTATIONS

DaVinci Museum Presentation by Craig Eliot-Cisney

PUBLIC HEARING

Elizabeth Gallegos moved to go into a public hearing at 1:03 pm on Tuesday, November 12, 2024, for the draft 2025 Budget. The public hearing closed at 1:04 pm, due to no one wishing to speak for or against.

ACTION ITEMS

A Resolution Adopting a Budget for the Calendar Year 2025

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 2025, COMMENCING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025. Dennis Flores made a motion to approve a resolution to adopt a budget for the Calendar Year 2025. Garrison Ortiz seconded the motion. Motion passed.

A Resolution to Repeal the Authority's Attorney Referral Policy

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, REPEALING THE AUTHORITY'S ATTORNEY REFERRAL POLICY AND RETAINING BROWNSTEIN HYATT FARBER SCHRECK, LLP FOR LEGAL SERVICES. Garrison Ortiz made a motion to approve a resolution to repeal the authority's attorney referral policy. Stephanie Garcia seconded the motion. Motion passed.

A Resolution Approving Amendment No. 1 Restated Redevelopment Reimbursement The Bluffs URA

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPROVING AMENDMENT NO1 AMENDED AND RESTATED REDEVELOPMENT AND REIMBURSEMENT AGREEMENT WITH BLUFFS OPPORTUNITY ZONE BUSINESS, LLC IN THE BLUFFS URBAN RENEWAL PROJECT AREA. Louie Carleo made a motion to approve amendment no. 1 restated redevelopment reimbursement for the Bluffs URA. Stephanie Garcia seconded the motion. Motion passed.

A Resolution Authorizing a Memorandum of Understanding with Pueblo School District 60

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING REGARDING PUEBLO SCHOOL DISTRICT NO. 60. Kathy DeNiro recused herself due to conflict of interest. Garrison Ortiz made a motion to approve a resolution authorizing a memorandum of understanding with Pueblo School District 60. Corinne Koehler seconded the motion. Motion passed.

A Resolution Authorizing a Redevelopment and Reimbursement Agreement with Unique Urban Development Co LLC

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A REDEVELOPMENT AND REIMBURSEMENT AGREEMENT WITH UNIQUE URBAN DEVELOPMENT CO, LLC. Garrison Ortiz made a motion to approve a redevelopment and reimbursement agreement with Unique Urban Development Co LLC. Stephanie Garcia seconded the motion. Motion passed.

A Resolution to Implement a Spot Blight Removal Program

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, AUTHORIZING THE EXECUTIVE DIRECTOR TO DEVELOP AND IMPLEMENT A SPOT BLIGHT REMOVAL PROGRAM IN COOPERATION WITH THE CITY OF PUEBLO TO ASSIST IN THE REDEVELOPMENT OF CERTAIN UNOCCUPIED PROPERTIES DAMAGED BY FIRE OR OTHER CAUSES INCLUDING ABANDONMENT. Garrison Ortiz made a motion to approve a resolution to implement a spot blight removal program. Dennis Flores seconded the motion. Motion passed.

A Resolution to Execute a Storm Drainage Easement and Right of Way Agreement

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A STORM DRAINAGE EASEMENT AND RIGHT OF WAY AGREEMENT WITH THE CITY OF PUEBLO. Garrison Ortiz made a motion to approve a resolution to execute a storm drainage easement and right of way agreement. Louie Carleo seconded the motion. Motion passed.

REPORTS

Chairwoman's Report

Elizabeth Gallegos is working on updating PURA bylaws with Steve Nawrocki and Jeanette Garcia. The committee will present in December or January.

Secretary

Jerry Pacheco updated the board on the follow:

Projects with Dedicated Funding:

2050 Downtown Framework Study - \$279,000.

The purpose of the proposed 2050 Downtown Framework Study is to revisit, refresh and reaffirm the framework for revitalizing Pueblo's Downtown. The foundations of this work will be laid in the context of the 1980 Downtown Urban Renewal Phase One Project Plan (amended in 1986), the 2004 Downtown Expanded Urban Renewal Plan, current City Comprehensive Plans and any other associated City plans. There will be three (3) areas of plan focus:

- A. Front Range Passenger Rail connections to Downtown and the Union Avenue Area.
- B. Redevelopment and Preservation of Historic Buildings in the central business district.
- C. Development of vacant lands and parking lots adjacent to the Arts & Conference Center.

Central High School Multi-Purpose Turf Field - \$250,000.

PURA contribution to School District 60 to repurpose an existing asphalt parking lot, adjacent to Central High School, into a new recreation and sports training field.

Affordable Housing Demonstration Project - \$250,000.

Board Resolution No. 2021-21 established this housing initiative leading to the first phase development of two duplexes in the Lower East Side neighborhood. Following the publication of the Phase I Workforce Housing Post-Mortem Report, and in conjunction with any net proceeds from the sale of 612 & 618 E. 2nd Street properties, this allocation will fund the acquisition and construction of the second phase of the workforce housing directive of the program.

Lake Avenue Property Acquisition or Blight Removal - \$216,000.

Fund allocated to either acquire property for redevelopment or to remove specific blighting conditions as determined by the Board of Commissioners.

Dutch Clark Stadium ADA Bathrooms - \$200,000.

A \$200,000 appropriation for new, freestanding, ADA accessible restrooms for Dutch Clark Stadium. This will be the final phase of the improvements at Dutch Clark Stadium associated with the intergovernmental partnership with Pueblo School District No. 60.

Benedict Park Lighting Improvements - \$91,000.

This allotment will be made to the City for new park lights associated with the much larger City-led revitalization project.

St. Leander School Revitalization Project - \$80,000.

Funding to begin a partnership with the Archdiocese of Pueblo concerning the revitalization of St. Leander School, to include neighborhood outreach and potential project development.

Lower West Side Improvements - \$62,000.

An appropriation that could be used for property acquisition, sidewalk repairs, tree removal, etc.

Lower East Side Improvements - \$52,966.

An appropriation that could be used for property acquisition, sidewalk repairs, tree removal, etc.

Northern Avenue Area Business and Pedestrian Safety Study - \$20,000.

Staff will begin community meetings in the newly created Colorado Smelter Urban Renewal Project Area with an initial focus on public safety related issues. These funds will be used for professional services associated with this work.

Finance Committee

Next meeting in December

Community Relations

Next meeting will be next week.

ADJOURNMENT

Elizabeth Gallegos, Chairman, moved to adjourn the Tuesday, November 12, 2024, Regular Board Meeting at 1:26 p.m.

Shawn Sandoval

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