



**Board Meeting Minutes  
Tuesday, January 13, 2026  
12:00 PM**

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

**MEETING CALLED BY**

Dr. Jim Valenzuela, Chairman, called Tuesday, January 13, 2026, Regular Board Meeting to order at 12:02 p.m.

**COMMISSIONERS PRESENT**

Brett Boston, Liz Chapman, Michelle Erickson, Crystal Estrada, Jeanette Garcia, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Zach Swearingen, Jon Walker, Jin Valenzuela

**COMMISSIONERS ABSENT**

None

**STAFF PRESENT**

Cherish Deeg, Andrea DelaGarza, Shawn Carlson

**GUESTS PRESENT**

Danny Nunn, Berrit Odem, Brian McCain, Karen Willson, Kevin Ortiz, Shannon Reed, Angela Hygh, Ryan Shaaban, Dan Corsentino, Joe Musso, Corey Bean, Raymond Chavez, Vanessa Madrid, Sandie Chavez, Mike Madrid, Roseann Madrid, Derek Martinez, Dennis Flores, Gregory Howell, Todd Pasquin, Chris DeLuca, Valerie Vigil

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

**PUBLIC COMMENT**

Dennis Flores, Raymond Chavez

**APPROVAL OF AGENDA**

Corinne Koehler made a motion to approve Tuesday, January 13, 2026, PURA Board Meeting Agenda. Liz Chapman seconded the motion. The motion passed.

**PRESENTATION**

Bessemer Safety Study Presentation – Dan Corsentino presented.

City of Pueblo Civil Service – Karen Willson and Brian McCain presented on the PURA Executive Director search process.

**CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

December 9, 2025, Regular Board Meeting Minutes

December 16, 2025, Community Relations Committee Meeting Minutes

Resolution #1

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (THE "AUTHORITY"), APPROVING AND AUTHORIZING A WAIVER FROM THE PROCUREMENT AND DISPOSAL POLICY FOR EXECUTION OF AN AUDIT SCOPE AND OBJECTIVES ENGAGEMENT LETTER BY AND BETWEEN THE AUTHORITY AND MCPHERSON, GOODRICH, PAOLUCCI &

MIHELICH, PC.

Resolution #2

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (THE "AUTHORITY"), APPROVING AND AUTHORIZING A WAIVER FROM THE PROCUREMENT AND DISPOSAL POLICY FOR EXECUTION OF AN AUDIT SCOPE AND OBJECTIVES ENGAGEMENT LETTER BY AND BETWEEN THE AUTHORITY AND HAYNIE & COMPANY, CERTIFIED PUBLIC ACCOUNTANTS & MANAGEMENT CONSULTANTS.

Resolution #3

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO AND AUTHORIZING A WAIVER FROM THE PROCUREMENT AND DISPOSAL POLICY FOR EXECUTION OF A FEE AGREEMENT BY AND BETWEEN THE AUTHORITY AND HUB INTERNATIONAL INSURANCE SERVICES.

Resolution #4

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO APPROVING A 2026 SPONSORSHIP PACKAGE AGREEMENT BETWEEN THE AUTHORITY AND DOWNTOWN COLORADO, INC.

Resolution #5

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO APPROVING AN ACKNOWLEDGEMENT OF AWARD CONDITIONS AGREEMENT BETWEEN THE AUTHORITY AND THE STATE HISTORICAL FUND HISTORY COLORADO REGARDING A \$250,000 GRANT AWARD FOR THE MCLAUGHLIN BUILDING ELIGIBLE IMPROVEMENTS.

Corinne Koehler made a motion to approve and file the Tuesday, January 13, 2026, Consent Agenda. Heather Graham seconded the motion. The motion passed.

**ACTION ITEMS**

Resolution #6

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO APPROVING AND ADOPTING THE CENTRAL PUEBLO FRAMEWORK VISION BOOK.

Corinne Koehler made a motion to approve and adopt the Central Pueblo Framework Vision Book. Heather Graham seconded the motion. Motion passed.

Resolution #7

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING AND AUTHORIZING A SUSPENSION FROM THE STANDARD REQUIREMENTS OF THE BYLAWS POLICY REGARDING COMMITTEES AND WORK SESSION MEETINGS.

Fallon Miller made a motion to approve and authorize a suspension from the standard requirements of the bylaws policy regarding committees and work session meetings. Heather Graham seconded the motion. Motion passed.

A poll will be sent out to get the best day and time.

A finance report should be given at each meeting.

Resolution #8

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (THE "AUTHORITY"), APPROVING AND AUTHORIZING A GRANT AGREEMENT BETWEEN THE AUTHORITY AND SOUTHGATE AT PUEBLO FOR LANDSCAPE MAINTENANCE IN THE AMOUNT OF \$10,000 FOR ONE YEAR.

Corinne Koehler made a motion to approve and authorize a grant agreement between the authority and Southgate at Pueblo for landscape maintenance in the amount of \$10k for one year. Heather Graham seconded the motion. Motion passed.

Resolution #9

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (THE "AUTHORITY"), APPROVING A LETTER OF INTENT BETWEEN THE AUTHORITY AND DTV PUEBLO PALMER, LLC.

Heather Graham made a motion to approve a letter of intent between the authority and DTV Pueblo Palmer, LLC. Corinne Koehler seconded the motion. Heather Graham made a motion to continue this resolution to the February 10, 2026, board meeting. Liz Chapman seconded the motion. Motion passed.

Resolution #10

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (THE "AUTHORITY"), APPROVING A DEVELOPMENT AND REIMBURSEMENT AGREEMENT BETWEEN THE AUTHORITY AND MARTINEZ PROPERTY HOLDINGS, INC

Heather Graham made a motion to approve a development and reimbursement agreement between the authority and Martinez Property Holding, Inc. Fallon Miller seconded the motion. Jon Walker made a motion to continue this resolution to the February 10, 2026, board meeting. Liz Chapman seconded the motion. Motion passed.

**REPORTS**

**Chairman Report**

Dr. Jim Valenzuela thanked Jeanette Garcia for her service to the PURA board.

**Secretary Report**

Cherish Deeg let the board know we will be having upcoming discussion on the following:

- TIF 101 and URA DCI training on February 24, 2026
- HARP office land swap
- Bluffs URA agreement has expired, extension needed.
- Sponsorships
- Bessemer Town Hall meeting on February 19, 2026
- DCI conference in Grand Junction
- Downtown Association sponsorship

**DISCUSSION**

Angela Hygh updated the board on upcoming legislation to watch for regarding urban renewal authority & tax increment reform.

**ADJOURNMENT**

Dr. Jim Valenzuela, Chairman, moved to adjourn the Tuesday, January 13, 2026, Board Meeting at 2:02 p.m.

Respectfully submitted by,



Shawn Carlson, Special Programs Manager  
Pueblo Urban Renewal Authority