



**Board Meeting Minutes
Tuesday, February 10, 2026
12:00 PM**

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Dr. Jim Valenzuela, Chairman, called Tuesday, February 10, 2026, Regular Board Meeting to order at 12:08 p.m.

COMMISSIONERS PRESENT

Brett Boston, Liz Chapman, Kathy DeNiro, Michelle Erickson, Crystal Estrada, 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, Kevin Ortiz, Angela Hygh

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

PUBLIC COMMENT

None

APPROVAL OF AGENDA

Dennis Maes made a motion to amend the agenda to remove discussing legal representation. Stephanie Garcia seconded the motion. Discussion followed regarding an email exchange with more than two commissioners and open meeting law. Legal counsel, Angela Hygh, agreed that more than two commissioners would constitute an open meeting. Ms. Hygh further determined that the meeting constituted a violation of the Colorado Open Meetings Law. The communication was to put the item on the agenda. No further discussion. Motion failed.

Garrison Ortiz made a motion to approve Tuesday, February 10, 2026, PURA Board Meeting Agenda. Heather Graham seconded the motion. The motion passed.

OFFICER ELECTIONS

A RESOLUTION OF BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPOINTING DR. GARRISON ORTIZ, A COMMISSIONER OF THE PUEBLO URBAN RENEWAL AUTHORITY, TO SERVE AS CHAIRMAN OF THE SAME FOR A PERIOD NOT TO EXCEED ONE (1) YEAR

Stephanie Garcia nominated Corrine Koehler; Dr. Kathy DeNiro seconded.

Heather Graham nominated Dr. Garrison Ortiz; Liz Chapman seconded.

Dr. Garrison Ortiz will be the PURA Chairman for 2026 by majority vote.

Heather Graham made a motion to appoint Dr. Garrison Ortiz to serve as the chairman of the Pueblo Urban Renewal Authority board. Dr. Garrison Ortiz seconded the motion. Motion passed with one no vote from Dennis Maes.

A RESOLUTION OF BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPOINTING DR. KATHY DENIRO, A COMMISSIONER OF THE PUEBLO URBAN RENEWAL AUTHORITY, TO SERVE AS VICE-CHAIRWOMAN OF THE SAME FOR A PERIOD NOT TO EXCEED ONE (1) YEAR Heather Graham nominated Dr. Kathy DeNiro; Fallon Miller seconded.

Stephanie Garcia nominated Corrine Koehler; Dennis Maes seconded.

Dr. Kathy DeNiro will be the PURA Vice-Chairwoman for 2026 by majority vote.

Corrine Koehler made a motion to appoint Dr. Kathy DeNiro to serve as the vice-chairwoman of the Pueblo Urban Renewal Authority board. Heather Graham seconded the motion. Motion passed with one no vote from Dennis Maes.

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPOINTING FALLON MILLER, A COMMISSIONER OF THE PUEBLO URBAN RENEWAL AUTHORITY, TO SERVE AS TREASURER OF THE SAME FOR A PERIOD NOT TO EXCEED ONE (1) YEAR Heather Graham nominated Fallon Miller; Crystal Estrada seconded.

Stephanie Garcia nominated Corrine Koehler; Dennis Maes seconded.

Fallon Miller will be the PURA Treasurer for 2026 by majority vote.

Heather Graham made a motion to appoint Fallon Miller to serve as the treasurer of the Pueblo Urban Renewal Authority board. Crystal Estrada seconded the motion. Motion passed.

Dr. Jim Valenzuela shared that he has Shannon Reed's resignation as Pueblo Urban Renewal Authority's local legal counsel.

Dr. Garrison Ortiz and Jon Walker thanked Dr. Jim Valenzuela for his time serving as the chairman of Pueblo Urban Renewal Authority Board of Commissioners.

EXECUTIVE SESSION

Jon Walker made a motion to go into executive session for discussion of a personnel matter under §24-6-402(4)(f), C.R.S.; Executive Director Interview Review. Crystal Estrada seconded the motion. Motion passed.

Dr. Garrison Ortiz, Chairman, stated the time is 12:54pm on February 10, 2026. As required by the Open Meetings Law, this executive meeting is being recorded. Commissioners present in the room: Brett Boston, Liz Chapman, Kathy DeNiro, Crystal Estrada, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Jon Walker. Also in the room, PURA attorney Angela Hygh, and City of Pueblo Chief of Staff Brian McCain.

Executive Session for the following:

For discussion of a personnel matter under §24-6-402(4)(f), C.R.S. and note involving: any specific employees who have requested discussion of the matter in open session; any member of this Board; the appointment of any person to fill an office of the Authority; or personnel policies that do not require the discussion of matters personal to particular employees; Executive Director Interview Review

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.; Direction for negotiations Executive Director Position

For a conference with the Authority's attorney for the purpose of receiving legal advice on specific legal questions under § 24-6-402(4)(b), C.R.S.; Executive Director Draft Contract

Jon Walker made a motion to leave executive session at 1:54 p.m. Crystal Estrada seconded the motion. Motion passed.

Jon Walker made a motion to approve and authorize the executive officers to negotiate a contract for the top candidate for executive director. Dr Kathy DeNiro seconded the motion. Motion passed. Jon Walker commented we had a robust and fair process. Also, thanked the city and civil service. Fallon Miller commented we had quality applicants and marketing of the position was great.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

January 13, 2026, Regular Board Meeting Minutes

Dr. Kathy DeNiro made a motion to approve and file the Tuesday, February 10, 2026, Consent Agenda. Heather Graham seconded the motion. The motion passed.

ACTION ITEMS

Resolution #4

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, AUTHORIZING INTERIM EXECUTIVE DIRECTOR, CHERISH K DEEG; CHAIRMAN, DR. GARRISON ORTIZ; VICE-CHAIRWOMAN, DR. KATHY DENIRO; AND TREASURER, FALLON MILLER TO ACT ON BEHALF OF THE AUTHORITY AS SIGNATORY ON ALL FINANCIAL ACCOUNTS.

Fallon Miller made a motion to approve a resolution authorizing the executive committee signatory on all financial accounts. Liz Chapman seconded the motion. Motion passed.

Resolution #5

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 ON PUEBLO.ORG AS THE PUBLIC POSTING LOCATIONS FOR THE POSTING OF MEETINGS.

Heather Graham made a motion to approve the designated posting places for PURA meetings. Fallon Miller seconded the motion. Motion passed.

Resolution #6

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPROVING THE PLACEMENT OF CRYSTAL ESTRADA, 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.

Fallon Miller made a motion to approve the appointment to the HARP board. Liz Chapman seconded the motion. Motion passed. Stephanie Garcia would like a written monthly report from the HARP representative.

Resolution #7

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO COLORADO, APPROVING THE PLACEMENT OF BRETT BOSTON, 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.

Fallon Miller made a motion to approve the appointment to the HARP foundation board. Crystal Estrada seconded the motion. Motion passed.

Resolution #8

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 DTV Pueblo Palmer, LLC and PURA. Liz Chapman 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 AND AUTHORIZING A SUPPLEMENTAL LETTER AGREEMENT FOR LAKE MINNEQUA MODIFICATION FEASIBILITY ANALYSIS AND PLAN FORMATION, AND ALLOCATING \$42,000 FROM LAKE MINNEQUA URBAN RENEWAL AREA.

Steve Nawrocki made a motion to approve a supplemental letter agreement for Lake Minnequa modification feasibility analysis and plan formation and allocating \$42k from Lake Minnequa URA. Fallon Miller seconded the motion. Motion passed.

DISCUSSION ITEMS

Legal Representation – Dr. Jim Valenzuela received a letter of resignation from Shannon Reed. The letter will be uploaded to the Board Effect library. Dr. Garrison Ortiz would like PURA to utilize a local attorney for general items. Heather Graham added it may be more cost effective to hire an in-house attorney. Steve Nawrocki asked for staff input. Cherish Deeg commented that an in-house attorney would be beneficial. Jon Walker would like to see a financial analysis. Fallon Miller has done a 3-year analysis. Stephanie Garcia added that the individual should possess a strong command of parliamentary procedure. Dr. Ortiz asked the board for direction. The board would like Cherish Deeg to put together a job posting and an RFP for the board to review. Steve Nawrocki would like the executive officers and staff to expedite this process.

Regular Meeting time/day – At this time the Regular PURA Board meeting will stay on the second Tuesday of the month at noon.

Work session time/day – PURA staff will resend a survey out to the board and Cherish will make executive decision based on the results. The work session will be scheduled for 2 hours.

Retreat time/day –The PURA Board Retreat will be on Friday, April 10, 2026, 9:00am to 1:00pm at the Pueblo Convention Center.

REPORTS

Secretary Report

Cherish Deeg let the board know the following dates to note:

- TIF 101 and URA DCI training, Tuesday, February 24, 2026
- Legislation Breakfast, Saturday, February 28, 2026
- Office Closed President's Day, Monday, February 16, 2026

ADJOURNMENT

Dr. Kathy DeNiro made a motion to adjourn Tuesday February 10, 2026, Board Meeting at 2:51 p.m.
Fallon Miller seconded the motion. Motion passed.

Respectfully submitted by,



Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority