



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

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Dr. Garrison Ortiz, Chairman, called Tuesday, March 10, 2026, Regular Board Meeting to order at 12:00 p.m.

COMMISSIONERS PRESENT

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

Brett Boston

STAFF PRESENT

Cherish Deeg, Andrea DelaGarza, Shawn Carlson

GUESTS PRESENT

Angela Hygh, Andy Arnold, Mario Tremble, Melissa Buck, Kimberly Williams, Mark Ignor, Francois Paroyan, Heath Herber, Danny Nunn, Beritt Odom, Kevin Ortiz

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

PUBLIC COMMENT

None

APPROVAL OF AGENDA

Heather Graham made a motion to approve Tuesday, March 10, 2026, PURA Board Meeting Agenda. Crystal Estrada seconded the motion. The motion passed.

REPORTS

Chairman Report - Dr. Garrison Ortiz reported there has been a restructuring of the agenda and he would like to be inclusive and balanced for all board members. Times have been added to the agenda to keep the meeting moving. Work sessions will allow more time for deeper discussions. Regular meetings will have abbreviated discussion and a vote. The whole board is invited to work sessions. Two meetings a month, regular board meeting and a work session. Executive officers will meet after the regular board meeting for agenda setting of the next board meeting and work session. If there is something a board member would like on the agenda, reach out to the chairman. A board retreat is scheduled for April 10, 2026. Board governance will be a topic of discussion. Commissioner Crystal Estrada will be stepping down to accept a position with the Pueblo Convention Center.

Interim Executive Director Report – Cherish Deeg reminded the board of the upcoming meetings. Cherish let the board know she will be posting a survey for the board to weigh in on an in-house attorney. The survey will include a job description, pros and cons, and the business analysis. The board will have a choice between in-house or an RFP for a consultant general attorney. Commissioner Dennis Maes asked for 5 years of history expenses. Cherish has 3 years of history ready for review. Maes stated 3 years would be fine.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

February 3, 2026, Special Board Meeting Minutes
February 9, 2026, Special Board Meeting Minutes
February 10, 2026, Board Meeting Minutes
February 13, 2026, Board Officer Meeting Minutes
February 19, 2026, Special Board Meeting Minutes
February 27, 2026, Agenda Setting Meeting Minutes

Dennis Maes made a motion to approve and file the Tuesday, March 10, 2026, Consent Agenda removing the February 10, 2026, Board Meeting Minutes. Stephanie Garcia seconded the motion. Discussion followed, Dennis Maes asked to add to the February 10, 2026, minutes. “Ms. Hygh further determined that the meeting constituted a violation of the Colorado Open Meetings Law.” The motion passed.

ACTION ITEM

Resolution #1

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING AN EXECUTIVE DIRECTOR EMPLOYMENT AGREEMENT FOR CURRENT INTERIM EXECUTIVE DIRECTOR CHERISH K DEEG

Crystal Estrada made a motion to approve a resolution approving an executive director employment agreement. Jon Walker seconded the motion. Motion passed.

EXECUTIVE SESSION

Jon Walker made a motion to go into 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.; St. Charles Phase 2 URA & Project Update AND 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.; St. Charles Phase 2 URA & Project Updates. Crystal Estrada seconded the motion. Motion passed.

Dr. Garrison Ortiz, Chairman, stated the time is 12:32pm on March 10, 2026. As required by the Open Meetings Law, this executive meeting is being recorded. Commissioners present in the room: Liz Chapman, Kathy DeNiro, Crytal Estrada, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Zach Swearingen, Jon Walker, Jim Valenzuela. Guests: Angela Hygh, Mario Tremble, Melissa Buck, Andy Arnold, Kimberly Williams, Mark Ignor, Francois Paroyan. Staff: Cherish Deeg, Andrea DelaGarza, Shawn Carlson

Executive Session for the following:

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.; St. Charles Phase 2 URA & Project Update

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.; St. Charles Phase 2 URA & Project Updates

Jon Walker made a motion to leave executive session at 1:24 p.m. Corinne Koehler seconded the motion. Motion passed.

PRESENTATIONS

Southwest Pueblo URA – Andy Arnold updated the board on the Condition Survey, Impact Report, and Plan of the proposed urban renewal area.

CSU Pueblo Campus URA – Andy Arnold updated the board on the project. A market study will be coming soon.

ACTION ITEMS

Resolution #2

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, AUTHORIZING THE 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 FOR ALL FINANCIAL ACCOUNTS OF THE AUTHORITY

Corinne Koehler made a motion to approve a resolution authorizing the executive officers signatory on all financial accounts. Crystal Estrada seconded the motion. Motion passed.

Resolution #3

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, FINDING THAT AN AREA OF THE CITY OF PUEBLO IS A BLIGHTED AREA AND APPROPRIATE FOR AN URBAN RENEWAL PROJECT AND APPROVING THE URBAN RENEWAL PLAN FOR SOUTHWEST PUEBLO URBAN RENEWAL PROJECT

Corinne Koehler made a motion to approve a resolution approving the urban renewal plan for Southwest Pueblo Urban Renewal Project. Jon Walker seconded the motion. Motion passed.

Resolution #4

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING AS TO FORM AN AGREEMENT BY AND AMONG THE PUEBLO URBAN RENEWAL AUTHORITY AND A TAXING ENTITY WITHIN THE POTENTIAL SOUTHWEST PUEBLO URBAN RENEWAL AREA, AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE THE SAME AND AUTHORIZING THE CHAIRMAN, SECRETARY AND LEGAL COUNSEL TO MAKE MINOR MODIFICATIONS TO THE SAME.

Jon Walker made a motion to approve a resolution authorizing a taxing entity agreement for the potential Southwest Pueblo Urban Renewal Area. Fallon Miller seconded the motion. Motion passed.

Resolution #5

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, FINDING THAT AN AREA OF THE CITY OF PUEBLO IS A BLIGHTED AREA AND APPROPRIATE FOR AN URBAN RENEWAL PROJECT AND APPROVING THE URBAN RENEWAL PLAN FOR CSU PUEBLO CAMPUS URBAN RENEWAL PROJECT

Jon Walker made a motion to approve a resolution approving the urban renewal plan for CSU Pueblo Campus Urban Renewal Project. Crystal Estrada seconded the motion. Motion passed with one no from Corinne Koehler.

ADJOURNMENT

Jon Walker made a motion to adjourn Tuesday, March 10, 2026, Board Meeting at 1:58 p.m. Stephanie Garcia seconded the motion. Motion passed.

Respectfully submitted by,



Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority