



**Board Meeting Minutes
Tuesday, April 14, 2026
12:00 PM**

Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Dr. Garrison Ortiz, Chairman, called Tuesday, April 14, 2026, Regular Board Meeting to order at 12:01 p.m.

COMMISSIONERS PRESENT

Karim Ayoub, Brett Boston, Liz Chapman, Kathy DeNiro, Michelle Erickson, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz

COMMISSIONERS ABSENT

Zach Swearingen, Jon Walker, Jin Valenzuela

STAFF PRESENT

Cherish Deeg, Andrea DelaGarza, Shawn Carlson

GUESTS PRESENT

Angela Hygh, Carolynne White, Andy Arnold, Ashley Dennis, Mario Trimble, Melissa Buck, 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, April 14, 2026, PURA Board Meeting Agenda. Liz Chapman seconded the motion. The motion passed.

REPORTS

Chairman Report - Dr. Garrison Ortiz welcomed the newest PURA Commissioner to the board, Karim Ayoub. Dr. Ortiz also thanked those that attended the PURA board retreat.

Executive Director Report – Cherish Deeg informed the board that she was notified the North Elizabeth Hotel developers will not be moving forward. Staff will notify the taxing entities.

Memorial Hall will be replacing carpet. The cost is 58K. This will be coming out of vendor fee.

A work session is scheduled for Tuesday, April 28, 2026, and will provide a detailed review of the financials.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

February 10, 2026, Board Meeting Minutes

March 10, 2026, Board Meeting Minutes

Fallon Miller made a motion to approve and file the Tuesday, April 14, 2026, Consent Agenda. Corinne Koehler seconded the motion. The motion passed.

ACTION ITEM

Resolution #1

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

Corinne Koehler made a motion to approve a resolution approving placement of Fallon Miller to the Historic Arkansas Riverwalk of Pueblo Authority board. Liz Chapman seconded the motion. Motion passed.

EXECUTIVE SESSION

Dr. Kathy DeNiro 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 Updates and Financial Discussion 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 and Financial Discussion. Corinne Koehler seconded the motion. Motion passed.

Dr. Garrison Ortiz, Chairman, stated the time is 12:13pm on April 14, 2026. As required by the Open Meetings Law, this executive meeting is being recorded. Commissioners present in the room: Karim Ayoub, Brett Boston, Liz Chapman, Kathy DeNiro, Michelle Erickson, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz. Guests: Angela Hygh, Carolynne White, Andy Arnold, Ashley Dennis, Mario Trimble, Melissa Buck. 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 Updates and Financial Discussion

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 and Financial Discussion

Corinne Koehler made a motion to leave executive session at 1:36 p.m. on April 14, 2026. Fallon Miller seconded the motion. Motion passed.

ADJOURNMENT

Dr. Garrison Ortiz moved to adjourn Tuesday, April 14, 2026, Board Meeting at 1:37 p.m.

Respectfully submitted by,



Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority