



**Board Meeting Minutes
Tuesday, May 12, 2026
12:00 PM**

Pueblo County Emergency Service Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Dr. Garrison Ortiz, Chairman, called Tuesday, May 12, 2026, Regular Board Meeting to order at 12:02 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, Zach Swearingen, Jon Walker, Jin Valenzuela

COMMISSIONERS ABSENT

None

STAFF PRESENT

Cherish Deeg, Andrea DelaGarza, Shawn Carlson, Chris DeLuca

GUESTS PRESENT

Angela Hygh, Todd Mihelich, Christine McLeod, 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

Liz Chapman made a motion to approve Tuesday, May 12, 2026, PURA Board Meeting Agenda. Heather Graham seconded the motion. The motion passed.

REPORTS

Chairman Report - Dr. Garrison Ortiz informed the commissioners that conflict-of-interest forms must be completed annually and whenever needed. The forms will be maintained in Board Effect.

Executive Director Report - Cherish Deeg reminded the commissioners to set up their PURA email accounts, with staff available to assist. Updated headshots may be taken before the May 26th Work Session. The HARP office space will be open for tours on May 14th. There are currently four applicants for the in-house attorney position.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

- March 10, 2026, Agenda Setting Meeting Minutes
- April 10, 2026, Special Board Meeting Minutes
- April 10, 2026, Retreat Meeting Minutes
- April 14, 2026, Board Meeting Minutes
- April 14, 2026, Agenda Setting Meeting Minutes
- April 28, 2026, Work Session Meeting Minutes
- Convention Center Monthly Financials November 2025
- Convention Center Monthly Financials January 2026

Convention Center Monthly Financials February 2026
Convention Center Monthly Financials March 2026
PURA Monthly Financials November 2025
PURA Monthly Financials January 2026
PURA Monthly Financials February 2026
PURA Monthly Financials March 2026

Heather Graham made a motion to approve and file the Tuesday, May 12, 2026, Consent Agenda. Karim Ayoub seconded the motion. The motion passed.

PRESENTATION

AUP Engagement

Christine McLeod presented the Agreed Upon Proceedings for the credit cards and contracts over \$5K. The recommendations moving forward are to review monthly, monitor, and keep records. Dr. Ortiz would like to implement the recommendations and tighten the policies. Cherish let the board know the staff is working on updating the financial controls policy. An interoffice purchase order is in use. The updated policy will come to the board for approval.

Audit 2025

Christine McLeod presented the 2025 Audit to the PURA board.

PUBLIC HEARING

Public Hearing for 2025 Budget Amendment No. 2

Dr. Garrison Ortiz, Chairman, opened the public hearing for the 2025 Budget Amendment No. 2 at 12:45 p.m. No public comment was made. Dr. Garrison Ortiz, Chairman, closed the public hearing at 12:48 p.m.

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 the 2025 Budget Amendment No. 2 as presented. Heather Graham seconded the motion. Motion passed.

Resolution #2

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING AND FILING THE 2025 ANNUAL AUDIT.

Corinne Koehler made a motion to approve and file the 2025 Audit as presented. Liz Chapman 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, APPROVING AMENDED AND RESTATED BYLAWS.

Fallon Miller made a motion to approve the amended and restated bylaws as presented. Heather Graham seconded the motion. Motion passed.

Resolution #4

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY APPROVING THE AUTHORITY'S RELEASE OF THE DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENTS GRANTED BY WILLIAM J. PELISSIER

Corinne Koehler made a motion to approve the authority's release of deed of trust, security agreement and financing statements. Heather Graham 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, APPROVING AND AUTHORIZING THE INCENTIVE PAYMENT FOR 2025

REGARDING THE MANAGEMENT AGREEMENT BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND OAK VIEW GROUP (OVG360) MANAGEMENT FOR THE MANAGEMENT AND OPERATION OF THE PUEBLO CONVENTION CENTER.

Karim Ayoub made a motion to approve and authorize the incentive payment for 2025 regarding the management agreement between PURA and OVG360. Corinne Koehler seconded the motion. Motion Passed.

Resolution #6

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE AUTHORITY AND DTV PUEBLO PALMER, LLC AND AUTHORIZING EXECUTION OF THE SAME.

Dr. Jim Valenzuela made a motion to approve a purchase and sales agreement with DTV Pueblo Palmer, LLC. Heather Graham seconded the motion. Motion passed.

Resolution #7

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, APPROVING AN AMENDMENT TO A RESIDENTIAL PURCHASE AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND POSADA, INC., A COLORADO NONPROFIT CORPORATION, AND AUTHORIZING THE EXECUTION OF THE SAME.

Corinne Koehler made a motion to disapprove an amendment to a residential purchase agreement between PURA and Posada. Fallon Miller seconded the motion. Motion passed. Staff will explore other options.

ADJOURNMENT

Dr. Garrison Ortiz moved to adjourn Tuesday, May 12, 2026, Board Meeting at 1/:22 p.m.

Respectfully submitted by,



Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority