Board Meeting Minutes
Tuesday, June 9, 2026
12:00 PM
Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Dr. Garrison Ortiz, Chairman, called Tuesday, June 9, 2026, Regular Board Meeting to order at 12:04 p.m.

COMMISSIONERS PRESENT

Karim Ayoub, Brett Boston, Liz Chapman, Kathy DeNiro, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Zach Swearingen, Jon Walker

COMMISSIONERS ABSENT

Michelle Erickson, Jim Valenzuela

STAFF PRESENT

Cherish Deeg, Andrea DelaGarza, Shawn Carlson

GUESTS PRESENT

Angela Hygh, Danny Nunn, Kevin Ortiz, Miles Lucero

(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, June 9, 2026, PURA Board Meeting Agenda. Heather Graham seconded the motion. The motion passed.

REPORTS

Chairman Report - Dr. Garrison Ortiz informed the commissioners that Cynthia Mitchell has been hired as PURA's in-house attorney. There are still a few commissioners who have not set up their PURA email.

Executive Director Report - Cherish Deeg informed the commissioners that Cynthia Mitchell will start on Monday, June 22. She will begin working on policy amendments, several requests for proposals, contract reviews, and taxing negotiations, to start. PURA commissioners will also start receiving text message reminders for meetings and any important messages. This is a texting service that will not allow for responding to all.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

Convention Center Monthly Financials December 2025
Convention Center Monthly Financials April 2026
PURA Monthly Financials December 2025
PURA Monthly Financials April 2026
PURA AUP Report

May 12, 2026, Board Meeting Minutes
May 12, 2026, Agenda Setting Meeting Minutes
May 18, 2026, St. Charles Phase 2 Meeting Minutes
May 26, 2026, Work Session Meeting Minutes

Corinne Koehler made a motion to approve and file the Tuesday, June 9, 2026, Consent Agenda. Heather Graham seconded the motion. The motion passed.

EXECUTIVE SESSION

Corinne Koehler 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.; Saint Charles Phase 2 updates 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.; Saint Charles Phase 2 updates. Karim Ayoub seconded the motion. Motion passed.

Dr. Garrison Ortiz, Chairman, stated the time is 12:13pm on June 9, 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, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Zach Swearingen, Jon Walker. Guests: Angela Hygh. 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 updates

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 updates

Corinne Koehler made a motion to leave executive session at 12:44 p.m. on June 9, 2026. Jon Walker seconded the motion. Motion passed.

PUBLIC HEARING

Public Hearing for 2026 Budget Amendment No. 1

Dr. Garrison Ortiz, Chairman, opened the public hearing for the 2026 Budget Amendment No. 1 at 12:46 p.m. No public comment was made. Dr. Garrison Ortiz, Chairman, closed the public hearing at 12:47 p.m.

ACTION ITEM

Resolution #1

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING AN AMENDED BUDGET AND APPROPRIATING SUMS OF MONEY IN THE AMOUNTS ATTACHED AND FOR THE PURPOSES SET FORTH HEREIN FOR THE PUEBLO URBAN RENEWAL AUTHORITY, FOR THE CALENDAR YEAR 2026, COMMENCING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026.

Steve Nawrocki made a motion to approve the 2026 Budget Amendment No. 1 as presented. Corinne Koehler seconded the motion. Motion passed.

Resolution #2

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY (THE “AUTHORITY”), A BODY CORPORATE AND POLITIC OF TH STATE OF COLORADO, APPROVING A COOPERATION AGREEMENT BETWEEN THE AUTHORITY AND THE CITY OF PUEBLO (THE “CITY”), A COLORADO MUNICIPAL CORPORATION, AND AUTHORIZING THE EXECUTION OF THE SAME.

Corinne Koehler made a motion to approve a cooperation agreement between the authority and the City of Pueblo. Karim Ayoub 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, AUTHORIZING THE NEGOTIATION OF A LEASE FOR PREMISES LOCATED AT CITY HALL, 1 CITY HALL PLACE, PUEBLO, CO 81003 FOR OFFICES FOR THE AUTHORITY.

Jon Walker made a motion to approve the negotiation between the City of Pueblo and PURA for offices for the Authority. Karim Ayoub seconded the motion. Motion passed. Roll call vote, Yes - Karim Ayoub, Liz Chapman, Hether Graham, Steve Nawrocki, Zach Swearingen, Jon Walker. No - Kathy DeNiro, Stephanie Garcia, Corinne Koehler, Dennis Maes, Fallon Miller

Resolution #4
A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, AUTHORIZING THE AUTHORITY TO ENGAGE IN ACTIVITIES FOR THE ELIMINATION OF BLIGHT AT 125 E RIVERWALK, PUEBLO, CO 81003 (THE “PROPERTY”) AND TO RELOCATE THE OFFICES OF THE AUTHORITY TO THE PROPERTY.
This resolution has been tabled.

Resolution #5
A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (THE “AUTHORITY”), AUTHORIZING THE EXECUTION OF THE SCOPE OF SERVICES AND COST ESTIMATE FOR SAINT CHARLES INDUSTRIAL PARK PHASE 2 BY AND BETWEEN THE AUTHORITY AND PIONEER DEVELOPMENT COMPANY.
Corinne Koehler made a motion to pay Pioneer Development Company for actual services rendered up to $10,000. Jon Walker seconded the motion. Motion Passed.

ADJOURNMENT

Dr. Garrison Ortiz moved to adjourn Tuesday, June 9, 2026, Board Meeting at 1:45 p.m.

Respectfully submitted by,

Shawn Carlson

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority