Board Meeting Minutes
Tuesday, July 14, 2026
12:00 PM
Pueblo Convention Center and Via Microsoft Teams Conferencing

MEETING CALLED BY

Dr. Garrison Ortiz, Chairman, called Tuesday, July 14, 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, Jon Walker, Jim Valenzuela

COMMISSIONERS ABSENT

Zach Swearingen

STAFF PRESENT

Cherish Deeg, Andrea DelaGarza, Shawn Carlson, Chris DeLuca, Cynthia Mitchell

GUESTS PRESENT

Beritt Odom, Kevin Ortiz, Christina Trujillo, Jeanette Garcia, Misty Harper

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

PUBLIC COMMENT

Christina Trujillo, Executive Director, Steelwork Center of the West
presented a funding request to the Board for $25,000 to support the completion of the Historic Collections Preservation Facility at the Steelworks Center of the West. She explained that the Steelworks Center serves as the steward of the former Colorado Fuel and Iron (CF&I) Administrative Complex, Pueblo's only National Historic Landmark, and preserves more than 10 million archival records, photographs, blueprints, oral histories, and artifacts documenting the region's industrial history. She shared the total project cost is $95,597**.** Approximately $29,000 has already been funded through a federal grant, leaving a remaining balance of $66,597. The requested PURA contribution of $25,000 would be combined with $41,597 from the Steelworks Center and its contractor to complete the project. It was further noted that facility modifications, including code-required improvements and installation of a larger overhead garage door, are necessary to safely receive and preserve large industrial artifacts. She emphasized that the project is both a historic preservation effort and a lasting public improvement for the community.

Jeanette Garcia, community member and past Pueblo Urban Renewal Authority (the "Authority") commissioner
encouraged the Board to continue serving as strong advocates for Pueblo neighborhoods and emphasized the importance of transparency and public trust. She expressed concerns regarding the level of detail in Board meeting minutes and suggested exploring the use of technology, including AI transcription tools, to improve the accuracy and completeness of meeting minutes. She identified minor errors in previous meeting minutes and agendas as examples. She further encouraged the Board to consider the status of demolition funds and suggested that a mini-grant program could support improvements to commercial storefronts in redevelopment areas. She also commented on a previous Request for Proposals (RFP) related to the Historic Arkansas Riverwalk (HARP) property, noting concerns about the limited response to the solicitation.

Misty Harper, Principal, Global Power Data
addressed the Board and shared that, through her work conducting research and due diligence for large corporate

development projects, she has developed a strong appreciation for the Pueblo community. She commended the city and its leadership for their forward-thinking approach to economic development, housing, and workforce initiatives. She expressed interest in providing a future presentation to the Board, City officials, and other community partners regarding private capital financing strategies. She explained that her firm's approach is intended to leverage private investment and innovative financing structures to help advance community development projects while reducing reliance on public funding sources.

APPROVAL OF AGENDA

Corinne Koehler made a motion to approve Tuesday, July 14, 2026, PURA Board Meeting Agenda. Liz Chapman seconded the motion. The motion passed.

REPORTS

Chairman Report - Dr. Garrison Ortiz informed the board that the El Pueblo History Museum has requested of one of the maquettes that was discussed at the previous meeting. This maquette would be on display in a current exhibit for about 90 days. This would be a loan agreement with no dollar figure. All generally agreed to proceed with the loan and Cynthia Mitchell will work on an agreement with the museum. Meanwhile the board can work through the process of potentially gifting the maquettes for a traveling exhibit. This loan is in no way countering what the board approved but done in conjunction with it.

He pointed out that an update on Advance Pueblo is now included in the printed secretary report. As was requested from a few board members. This is a high-level update on what projects are being discussed.

He shared that a board member requested details of the Authority employee compensation. This information is being provided to the full board at this time and moving forward if any board member makes a request for information, that information will be provided to the full board.

He reminded all that meeting minutes are posted on the website after being approved by the board at a subsequent meeting. There were a few errors, staff will review minutes closely before sending them out in future packets.

He gave notice that he will likely be absent from the next board meeting. Dr. DeNiro will run the meeting.

Executive Director Report – Cherish Deeg informed the board her printed secretary report now includes an update on discussion items from Advance Pueblo discussions. She shared a board survey regarding a meet the board campaign for social media is active on the Diligent/BoardEffect platform with a due date of end of day today but can be extended if needed. She further shared that full board packet will now be posted on the PURA website prior to every meeting for public transparency and reminded that meeting minutes are action minutes and not a transcript of the meeting, but the staff will endeavor to add additional detail to capture the discussion.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

June 9, 2026, Board Meeting Minutes
June 23, 2026, Work Session Meeting Minutes

Corinne Koehler made a motion to approve and file the Tuesday, July14, 2026, Consent Agenda with the following corrections on the June 9, 2026, meeting minutes. The date needs to be corrected to reflect Tuesday, June 9, 2026, a spelling error of Jon Walker's name under resolution #3 and include a disclosure that resolution #3 passed. Liz Champman seconded the motion. The motion passed.

ACTION ITEM

Resolution #1
A RESOLUTION AUTHORIZING THE CHAIR AND STAFF TO EXECUTE A GRANT AGREEMENT TO PROVIDE FUNDING ASSISTANCE FOR COMPLETION OF A STORAGE FACILITY FOR THE STEELWORKS CENTER OF THE WEST MUSEUM
Corinne Koehler made a motion to approve a grant agreement to provide funding to the Steel Work Center of the West Museum for a storage facility. Stephanie Garcia seconded the motion. Motion passed.

Resolution #2

A RESOLUTION AUTHORIZING THE CHAIR AND STAFF TO EXECUTE A GRANT AGREEMENT TO PROVIDE FUNDING ASSISTANCE FOR THE LIGHT UP UNION PROJECT LOCATED WITHIN THE UNION AVENUE AND DOWNTOWN EXPANDED URBAN RENEWAL AREAS
Karim Ayoub made a motion to approve a grant agreement to provide funding assistance for the Light Up Union project. Heather Graham seconded the motion. Motion passed.

Resolution #3
A RESOLUTION AUTHORIZING THE CHAIR AND STAFF TO EXECUTE A GRANT AGREEMENT TO PROVIDE FUNDING ASSISTANCE TO THE PUEBLO CONSERVANCY DISTRICT FOR THE MURALS ON THE LEVEE PROJECT
Heather Graham made a motion to approve a grant agreement to provide funding assistance to the Pueblo Conservancy District for the murals on the levee project. Liz Chapman seconded the motion. Motion passed.

Resolution #4
A RESOLUTION AUTHORIZING THE CHAIR AND STAFF TO EXECUTE A GRANT AGREEMENT TO PROVIDE FUNDING ASSISTANCE TO THE PUEBLO FALLEN POLICE OFFICER MEMORIAL FOUNDATION FOR A FALLEN OFFICER MEMORIAL
Liz Chapman made a motion to approve a grant agreement to provide funding assistance to the Pueblo Fallen Police Officer Memorial Foundation for a fallen officer memorial. Heather Graham seconded the motion. Motion passed.

Resolution #5
A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, APPROVING THE TERMINATION AGREEMENT WITH A MUTUAL RELEASE BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (THE "AUTHORITY"), AND POSADA, INC., A COLORADO NONPROFIT CORPORATION, AND AUTHORIZING THE EXECUTION OF THE SAME
Corinne Koehler made a motion to approve the termination agreement with Posada. Jon Walker seconded the motion. Motion passed.

Resolution #6
A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY APPROVING AN OWNER AGREEMENT FOR THE ADMINISTRATION OF A HISTORY COLORADO STATE HISTORICAL FUND GRANT REGARDING A $250,000 GRANT AWARD FOR THE MCLAUGHLIN BUILDING ELIGIBLE IMPROVEMENTS
Heather Graham made a motion to approve an owner agreement for the administration of a History Colorado State Historical Fund grant. Corinne Koehler seconded the motion. Motion passed.

Resolution #7
A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY (THE “AUTHORITY”), A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, ADOPTING THE LAUNCH GRANT PROGRAM
Jon Walker made a motion to approve adopting the LAUNCH Grant Program. Liz Chapman seconded the motion. Motion passed.

EXECUTIVE SESSION

Steve Nawrocki made a motion to go into executive session 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. and the specific legal issues are regarding liability of Authority Commissioners related to staff participation in Advance Pueblo meetings; and St. Charles Phase 2 updates; and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. § 24-6-402(4)(e) concerning St. Charles Phase 2 updates. Corinne Koehler seconded the motion. Motion passed.

Cynthia Mitchell, PURA General Council, stated the time is 1:02pm on July 14, 2026. As required by the Open Meetings Law, this executive meeting is not 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, Jim Valenzuela, Jon Walker. Staff: Cherish Deeg, Andrea DelaGarza, Shawn Carlson, Chris DeLuca, Cynthia Mitchell

Executive Session for the following:

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. and the specific legal issues are regarding liability of Authority Commissioners related to staff

participation in Advance Pueblo meetings; and St. Charles Phase 2 updates;
and
For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. § 24-6-402(4)(e) concerning St. Charles Phase 2 updates.

NO ADOPTION OF ANY PROPOSED POLICY, POSITION, RESOLUTION, RULE, REGULATION OR FORMAL ACTION SHALL OCCUR AT ANY EXECUTIVE SESSION THAT IS NOT OPEN TO THE PUBLIC.

Jon Walker made a motion to leave executive session at 1:37 p.m. on July 14, 2026. Corinne Koehler seconded the motion. Motion passed.

ADJOURNMENT

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

Respectfully submitted by,

Shawn Carlson

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority