



Board of Commissioners Regular Meeting 09.08.2026

Tuesday, September 8, 2026, at 12:00 PM

Pueblo Convention Center- Heroes Pavilion

320 Central Main Street

Pueblo, CO, 81003

719-582-5125 conference ID 157 311 372#



Meeting Book - Board of Commissioners Regular Meeting 09.08.2026

Board Regular Meeting Agenda- 09.08.2026

12:00 pm	Call to Order The Pueblo Urban Renewal Authority's mission is to stabilize, enhance, and support economic vitality through community-driven development projects.	Dr. Garrison Ortiz
12:00 pm	Public Comment The Public Comment period is an opportunity for citizens of the City of Pueblo to present to the PURA Board of Commissioners such information as relates to the PURA Board. No issue concerning the City, the County or non-PURA business should be presented. No legal advice or opinion should be given. A maximum of three individuals will be allowed to address the Board for up to three minutes each. When your time is up you are expected to sit down. All citizens are urged to: (1) state their comment/concern; and (2) list possible solutions. Insults and/or accusations directed toward specific PURA Commissioners and/or personnel will not be tolerated. Violation of these rules may result in an individual being barred from further opportunities to address the Board.	
12:10 pm	Roll Call Board Meeting Roll Call - 5	Cherish Deeg
12:10 pm	Approval of the Agenda	Motion
12:15 pm	Reports	
12:15 pm	Chairman	Dr. Garrison Ortiz
12:20 pm	Executive Director	Cherish Deeg
12:25 pm	Consent Agenda All items listed in this portion of the agenda are considered to be routine by PURA and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests; in which event, the item will be removed from the Consent Agenda and considered under the Regular Agenda. Unless otherwise indicated, titles are self-explanatory.	Motion
	Reports to Receive and File PCC July Financial Reports - 6 PURA July Financial Reports - 18	Motion
	Meeting Minutes August 11, 2026, Board Meeting Minutes - 25	Motion

12:30 pm

Presentations

12:30 pm

Properties Leveraged for Activation & New Possibilities

12:50 pm

County Revitalization Authority

1:00 pm

Action Items

1:00 pm

Resolution #1

Motion

AUTHORIZING A REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND THE CITY OF PUEBLO REGARDING CDOT IMPROVEMENTS AT PUEBLO BOULEVARD AND MIRROR AVENUE

2026-46 Background City Agreement CDOT Improvements - 33

2026-46 Resolution City Agreement CDOT Improvements - 34

2026-46 City Agreement CDOT Improvements - 36

1:05 pm

Resolution #2

Motion

A RESOLUTION AUTHORIZING THE CHAIRMAN TO SEEK REIMBURSEMENT OF FUNDS FOR CERTAIN EXPENDITURES

2026-47 Background - Reimbursement Request - 42

2026-47 Resolution - Reimbursement Request - 43

2026-47 Letter for Reimbursement - 45

1:10 pm

Resolution #3

Motion

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, (THE "AUTHORITY") APPROVING AMENDMENT NO. 2 TO THE LEASE BETWEEN THE AUTHORITY AS LESSOR AND PUEBLO STEAM WORKS DBA SOUTHERN COLORADO SCIENCE CENTER DBA LEONARDO DAVINCI MUSEUM OF NORTH AMERICA

2026-48 Background DaVinci Lease amendment No. 2 - 47

2026-48 Resolution DaVinci Lease amendment No. 2 - 48

2026-48 DaVinci Lease amendment No. 2 - 50

1:15 pm

Resolution #4

Motion

AUTHORIZING A REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND _____ FOR ESTABLISHING THE ST. CHARLES II URBAN RENEWAL PLAN

2026-49 Background STCHP2 Reimbursement Agreement - 53

2026-49 Resolution STCHP2 Reimbursement Agreement - 54

2026-49 Agreement STCHP2 Reimbursement - 56

1:20 pm

Executive Session

Motion

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) regarding a redevelopment and reimbursement agreement with DTV Pueblo & Palmer, LLC.

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.

2:00 pm

Adjournment

Motion

Board of Commissioners

- ☐ Karim Ayoub
- ☐ Liz Chapman
- ☐ Dr. Kathy DeNiro
- ☐ Stephanie Garcia
- ☐ Heather Graham
- ☐ Corinne Koehler
- ☐ Dennis Maes
- ☐ Fallon Miller
- ☐ Steve Nawrocki
- ☐ Dr. Garrison Ortiz
- ☐ Zach Swearingen
- ☐ Dr. Jim Valenzuela
- ☐ Jon Walker

Ex Officio

- ☐ Brett Boston
- ☐ Michelle Erickson

Staff

- ☐ Cherish Deeg
- ☐ Andrea DelaGarza
- ☐ Shawn Carlson
- ☐ Chris DeLuca
- ☐ Cynthia Mitchell

Guests

Cherish Deeg, Executive Director
Pueblo Urban Renewal Authority
115 E. Riverwalk, Suite 410
Pueblo, CO 81003

RE: July 2026 Financials

Dear Cherish,

For the month of July, we held 16 events and had 10 budgeted with gross revenues of \$179,063 against a budget of \$174,905 for a positive \$4,158 vs budget for the month. Indirect expenses came in at \$198,717 against a budget of \$199,805 for a positive \$1,088 vs budget. Our total operating net income for the month is negative (\$84,394) against a budgeted net loss of (\$92,788) resulting in a positive \$8,394 vs budget for the month.

Year-to-date numbers are 139 actual events with 136 budgeted. Gross revenues are currently at \$1,772,581 vs a budget of \$1,692,565 for a positive \$80,016 against budget YTD. Indirect expenses YTD are \$1,435,172 vs a budget of \$1,419,456 for a negative (\$15,716) vs budget. Our total operating net income (loss) YTD is a loss of (\$369,658) vs a budget of (\$407,565) for a positive \$37,907 vs budget YTD.

The Exhibit Hall for the month of July had 3 events for 640 attendees. The utility costs we received are Black Hills Energy for \$5,822.85, Xcel Energy for \$82.58 and water for \$240.80, for a total of \$6,146.23.

If you have any questions, please let me know.

Regards,



Kevin Ortiz, General Manager
Pueblo Convention Center
OVG360

GM Report - Pueblo Convention Center – July 2026

Financial Overview for the Month of July 2026:

For the Month of July 2026:

PUEBLO CONVENTION CENTER
FINANCIAL STATEMENT COMMENTS
FOR JULY 2026
MONTHLY REPORT

	ACTUAL	ORIG BUDGET	Fav/(Unfav) VARIANCE
NO OF EVENTS	16	10	6
ATTENDANCE	1,668	1,708	(40)
EVENT INCOME	\$ 112,825	\$ 106,151	\$ 6,674
TOTAL EVENT INCOME	\$ 112,825	\$ 106,151	\$ 6,674
MISCELLANEOUS INCOME	\$ 1,498	\$ 866	\$ 632
SURCHARGE REVENUE	\$ -	\$ -	\$ -
TOTAL OTHER INCOME	\$ 1,498	\$ 866	\$ 632
INDIRECT EXPENSES	\$ 198,717	\$ 199,805	\$ 1,088
OPERATING NET INCOME (LOSS)	\$ (84,394)	\$ (92,788)	\$ 8,394

Year to Date as of July 2026:

PUEBLO CONVENTION CENTER
FINANCIAL STATEMENT COMMENTS
YTD FOR SEVEN MONTHS ENDED
July 31, 2026

	ACTUAL	ORIG BUDGET	Fav/ (UnFav) VARIANCE
VO OF EVENTS	139	136	3
ATTENDANCE	23,859	26,068	(2,209)
EVENT INCOME	\$ 1,059,890	\$ 1,004,823	\$ 55,067
TOTAL EVENT INCOME	\$ 1,059,890	\$ 1,004,823	\$ 55,067
MISCELLANEOUS INCOME	\$ 5,624	\$ 7,068	\$ (1,444)
SURCHARGE REVENUE	\$ -	\$ -	\$ -
TOTAL OTHER INCOME	\$ 5,624	\$ 7,068	\$ (1,444)
TOTAL NET OPERATING INCOME	\$ 1,065,514	\$ 1,011,891	\$ 53,623
INDIRECT EXPENSES	\$ 1,435,172	\$ 1,419,456	\$ (15,716)
OPERATING NET INCOME(LOSS)	\$ (369,658)	\$ (407,565)	\$ 37,907

2026 Annual Budget Revenue Projection Status

Total Projection	Budgeted Total Gross Income	% of Gross Year-end Budget
\$2,853,118	\$2,646,796	108%

YTD Same Time Last Year Annual Budget Revenue Projection Status

Total Projection	Budgeted Total Gross Income	% of Gross Year-end Budget
\$2,914,871	\$2,854,215	102%

Gross Revenue for July 2026: \$179,063

Year to Date: \$1,772,581

Gross Revenue by Month YOY															
	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total	Budget	Variance
FY 18	\$52,456	\$107,907	\$110,803	\$123,568	\$95,156	\$81,397	\$47,918	\$120,852	\$155,498	\$72,571	\$190,795	\$111,062	\$1,269,983	\$1,299,782	-\$29,798
FY 19	\$29,568	\$138,693	\$190,687	\$167,188	\$167,463	\$109,119	\$97,875	\$106,483	\$107,124	\$196,886	\$272,654	\$107,724	\$1,691,464	\$1,748,180	-\$56,716
FY 20	\$57,568	\$169,662	\$78,268	\$72	\$399	\$102	\$12,420	\$19,032	\$37,646	\$59,792	\$15,646	\$15,480	\$466,282	\$1,699,492	-\$1,233,210
FY 21	\$13,830	\$15,019	\$45,918	\$116,146	\$99,755	\$75,915	\$174,917	\$137,963	\$190,437	\$150,598	\$136,418	\$113,519	\$1,270,435	\$1,238,264	\$32,168
FY 22	\$72,217	\$49,859	\$170,864	\$144,767	\$215,428	\$185,953	\$133,978	\$236,933	\$369,989	\$336,072	\$155,860	\$308,458	\$2,380,378	\$1,633,880	\$746,498
FY 23	\$88,190	\$136,001	\$271,893	\$288,297	\$182,040	\$380,769	\$288,395	\$269,669	\$230,905	\$216,905	\$184,341	\$300,784	\$2,838,189	\$2,115,612	\$722,577
FY 24	\$165,387	\$174,499	\$251,362	\$510,457	\$257,197	\$260,575	\$298,676	\$149,697	\$234,627	\$181,731	\$507,399	\$315,087	\$3,306,694	\$2,582,277	\$724,417
FY 25	\$143,697	\$181,322	\$253,940	\$360,228	\$378,496	\$192,547	\$260,130	\$61,661	\$249,230	\$443,138	\$166,304	\$239,820	\$2,930,513	\$2,854,215	\$76,298
FY 26	\$331,578	\$289,906	\$171,723	\$373,776	\$257,008	\$169,527	\$179,063						\$1,772,581	\$2,646,796	-\$874,215

NET Operating Loss/Income for July 2026: (\$84,394)

Year to Date: (\$)

Net Operating Income by Month YOY																
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL	Budget	Variance	Notes
FY 18	\$ (94,689)	\$ (53,121)	\$ (77,001)	\$ (33,456)	\$ (54,758)	\$ (66,087)	\$ (91,076)	\$ (52,880)	\$ 1,440	\$ (47,007)	\$ (35,254)	\$ (62,498)	\$ (666,387)	\$ (745,002)	\$ 78,615	
FY 19	\$ (79,947)	\$ (40,838)	\$ (25,340)	\$ (34,387)	\$ (36,389)	\$ (59,888)	\$ (66,599)	\$ (82,140)	\$ (60,401)	\$ (8,066)	\$ 39,879	\$ (135,230)	\$ (589,346)	\$ (712,298)	\$ 123,042	
FY 20	\$ (105,869)	\$ (27,529)	\$ (76,977)	\$ (100,733)	\$ (87,700)	\$ (94,547)	\$ (98,851)	\$ (80,264)	\$ (90,945)	\$ (56,039)	\$ (92,017)	-\$124,753	\$ (1,036,224)	\$ (735,115)	\$ (301,128)	COVID-19
FY 21	\$ (99,560)	\$ (100,446)	\$ (83,354)	\$ (30,433)	\$ (86,282)	\$ (87,047)	\$ (41,364)	\$ (38,510)	\$ (11,826)	\$ (47,240)	\$ (49,848)	-\$71,815	\$ (747,725)	\$ (799,145)	\$ 51,420	COVID-19
FY 22	\$ (92,119)	\$ (114,061)	\$ (34,467)	\$ (53,735)	\$ (22,250)	\$ (32,815)	\$ (99,680)	\$ (17,908)	\$ 66,073	\$ 3,499	\$ (111,771)	-\$154,741	\$ (663,975)	\$ (803,623)	\$ 139,648	
FY 23	\$ (114,786)	\$ (79,764)	\$ (21,338)	\$ 4,366	\$ (54,079)	\$ 33,655	\$ (7,447)	\$ (42,255)	\$ (103,994)	\$ (81,949)	\$ (101,343)	-\$142,089	\$ (711,023)	\$ (952,464)	\$ 241,441	
FY 24	\$ (78,418)	\$ (74,561)	\$ (32,674)	\$ 139,529	\$ (51,537)	\$ (28,256)	\$ (41,616)	\$ (120,995)	\$ (118,312)	\$ (102,940)	\$ (31,145)	-\$101,022	\$ (641,947)	\$ (997,428)	\$ 355,481	
FY 25	\$ (108,444)	\$ (80,534)	\$ (23,220)	\$ 4,925	\$ 9,027	\$ (69,426)	\$ (35,137)	\$ (160,295)	\$ (100,734)	\$ (76,348)	\$ (128,996)	-\$165,323	\$ (934,505)	\$ (995,122)	\$ 60,617	
FY 26	\$ (5,508)	\$ (50,072)	\$ (99,454)	\$ 39,010	\$ (53,518)	\$ (115,722)	\$ (84,394)						\$ (369,658)	\$ (1,097,235)	\$ 727,577	

Customer Survey Scores: July surveys 4 out of 6 returned event surveys received thus far for a Monthly Average 67% of returned client surveys. YTD an Average 73% of client surveys have been returned with a 99.5 satisfactory rating

- Surveys Attached

Notable Events in July 2026:

- Italian Invitational
- Colorado Association for Career & Technical Education
- Familia Pueblo Get Down Concert
- Medal of Honor Recipients
- Tri State Generation & Transmission

July Monthly Hotel Report – I have yet to receive July hotel data from the Courtyard Marriott. I was told they have a new system and it would take some time to pull. I followed up on this several times and haven't heard back. As soon I receive the information I will send an updated report. Thank you.

Monthly Hotel Report					
Start	End	Description	Type	Peak	Total Room Nights
06/16/26	06/16/26	BNSF Meeting GROUP ID # G16JUN26PL	Meeting (10)	0	8
06/10/26	06/12/26	Colorado Airport Operators Association	Convention (20)	78	152
06/16/26	06/16/26	Evrax Rocky Mountain Steel	Meeting (10)	0	5
06/23/26	06/27/26	NSRA- National Street Rod Association	Special Event (35)	43	99
06/27/26	06/27/26	Taco Palooza (Tacos-Tequila-Music Fest	Special Event (35)	14	14

Rolling Forecast as of July 2026

PUEBLO CONVENTION CENTER
ROLLING FORECAST
FY 2026
7/31/2026

	ACTUAL Jan - Jul 2026	PROJECTED Aug - Dec 2026	TOTAL ACTUAL FY 2026	BUDGET FYE 12/31/2026	Total Actual Budget Variance
# OF EVENTS	139	88	227	227	0
ANCILLARY INCOME	\$ 1,059,890	\$ 635,747	\$ 1,695,637	\$ 1,570,095	\$ 125,542
TOTAL EVENT INCOME	\$ 1,059,890	\$ 635,747	\$ 1,695,637	\$ 1,570,095	\$ 125,542
MISCELLANEOUS INCOME	\$ 5,624	\$ 3,000	\$ 8,624	\$ 11,400	\$ (2,776)
ADVERTISING&OTHER RENTAL INC	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER INCOME	\$ 5,624	\$ 3,000	\$ 8,624	\$ 11,400	\$ (2,776)
TOTAL NET OPERATING INCOME	\$ 1,065,514	\$ 638,747	\$ 1,704,261	\$ 1,581,495	\$ 122,766
INDIRECT EXPENSES	\$ 1,435,172	\$ 1,258,287	\$ 2,693,459	\$ 2,678,744	\$ (14,715)
OPERATING NET INCOME (LOSS)	\$ (369,658)	\$ (619,540)	\$ (989,198)	\$ (1,097,249)	\$ 108,051
FYI Extordianary items:					
Loan payments	\$ 27,115	\$ 13,565	\$ 40,680	\$ 42,620	\$ 1,940
Parking Garage-WOL, net	\$ 98,655	\$ 68,800	\$ 167,455	\$ 165,120	\$ (2,335)
Grounds-Da Vinci, net	\$ 35,517	\$ (31,461)	\$ 4,056	\$ 80,402	\$ 76,346
Capital/Security Expenses	\$ 70,610	\$ 200,000	\$ 270,610	\$ 271,100	\$ 490
NET INCOME (LOSS)	\$ (601,555)	\$ (870,444)	\$ (1,471,999)	\$ (1,656,491)	\$ 184,492

CUSTOMER EVALUATION

Connect with us on



www.puebloconventioncenter.com

Please tell us what you think! The Global Spectrum staff and our service providers at the Pueblo Convention Center are committed to bringing you, your organization and your guests the best! In order to do so, we'd like to hear your thoughts-what you liked, areas in which you feel we could improve, or any additional comments. Please take a moment to rate your satisfaction by filling in the squares below.

CLIENT SURVEY

Excellent Very Good Good Fair Poor N/A

OUR FACILITY

Did your meeting room/banquet space meet your needs?	☒	☐	☐	☐	☐	☐
Was your meeting/banquet environment comfortable?	☒	☐	☐	☐	☐	☐
Was your space set in the manner requested?	☒	☐	☐	☐	☐	☐
Were the Public Spaces/Restrooms clean and maintained regularly?	☒	☐	☐	☐	☐	☐

MANAGEMENT/FACILITY STAFF

Was the sales staff knowledgeable and responsive to your inquiries?	☒	☐	☐	☐	☐	☐
Was your Event Manager responsive and able to assist you during your event?	☒	☐	☐	☐	☐	☐
Did the event/security staff present themselves in a professional manner?	☒	☐	☐	☐	☐	☐
Did the set-up/housekeeping staff present themselves in a professional manner?	☒	☐	☐	☐	☐	☐
What was your overall impression of our staff?	☒	☐	☐	☐	☐	☐

FOOD & BEVERAGE SERVICES:

Was your Catering Representative responsive & knowledgeable?	☒ +++	☐	☐	☐	☐	☐
Was the food and beverage service staff courteous and professional?	☒ +++	☐	☐	☐	☐	☐
What was the overall quality of our food and beverage items?	☒ +++	☐	☐	☐	☐	☐
What was the overall presentation of our food and beverage items?	☒ +++	☐	☐	☐	☐	☐
What was your overall satisfaction with our Food & Beverage service?	☐ +++	☐	☐	☐	☐	☐

AUDIO VISUAL SERVICE: (If Applicable)

Was your A/V Representative professional and knowledgeable?	☒ +	☐	☐	☐	☐	☐
Was the A/V staff responsive and able to assist you during your event?	☒ +	☐	☐	☐	☐	☐
What was the overall quality of A/V equipment provided?	☒ +	☐	☐	☐	☐	☐

TELEPHONE/INTERNET SERVICES: (If Applicable)

Was your telecommunications contact professional and knowledgeable?	☐	☐	☐	☐	☐	☐
Was the telecommunication staff responsive & able to assist during your event?	☐	☐	☐	☐	☐	☐
What was the overall quality of the telecommunication service provided?	☐	☐	☐	☐	☐	☐

PARKING:

Was parking readily available, accessible and easy to locate?	☐	☒	☐	☐	☐	☐
Was parking staff courteous and helpful?	☐	☐	☐	☐	☐	☒

Was the parking lot clean and lighted adequately? ☒ ☐ ☐ ☐ ☐ ☐

OVERALL ASSESSMENT:

What was your overall satisfaction with the Pueblo Convention Center as a facility? ☒ ☐ ☐ ☐ ☐ ☐

How likely are you to recommend the Pueblo Convention Center to a friend or colleague? **Very Likely** ☒ ☐ ☐ ☐ ☐ **Not Likely** ☐

How did you hear about the Pueblo Convention Center?

Social Media [] Colleague/Acquaintance []

Print Advertising [] Other []

Radio Advertising [] I Don't Recall []

Pueblo Convention Center Website [] Internet Search []

****Did your attendees utilize local hotel rooms?** ☒ YES ☐ NO

If so, where? Marrillott Courtyard, Springhill, Towne Place

May we use your comments for future promotional purposes? ☒ YES ☐ NO

Would you like to receive additional information about upcoming events? ☒ YES ☐ NO

Do you survey your event attendees? ☒ YES ☐ NO

If so may we contact you for a copy? ☒ YES ☐ NO

Questions:

Which factors are most important to your event? space for breakouts, food/catering accommodation
driving distance for majority

Name of any staff you wish to recognize? April Sepulveda, Chef Charlie, Ar-Josh

For any score less than excellent, please describe how we can improve?

Comments:

CACTE Career Tech Summit
July 19-23, 2026

Please complete & submit to our Administrative Office.

You may go to <https://www.surveymonkey.com/s/QPW3HZQ> to complete an online survey.

Not enough space to express your feelings regarding the facility staff or services?
Please feel free to write the Pueblo Convention Center, at the address indicated below.

Thank you for taking the time to fill out our survey and for your use of the Pueblo Convention Center!
Our entire staff looks forward to working with you again and helping to make your event a success!

Pueblo Convention Center 320 Central Main Street Pueblo, CO. 81003
719.542.1100 719.583.9351 (Fax)



Center for American Values

07/24/26-07/25/26

OUR FACILITY

Did your meeting room/banquet space meet your needs? **5**

Was your meeting/banquet environment comfortable? **5**

Was your space set in the manner requested? **5**

Were the public spaces/restrooms clean & maintained regularly? **5**

MANAGEMENT/FACILITY STAFF

Was the sales staff knowledgeable & responsive to your inquiries? **5**

Was your Event Manager responsive & able to assist you during your event? **5**

Did the event/security staff present themselves in a professional manner? **5**

Did the set-up/housekeeping staff present themselves in a professional manner? **5**

What was your overall impression of our staff? **5**

FOOD & BEVERAGE SERVICES

Was your Catering Representative responsive & knowledgeable? **5**

Was the food & beverage service staff courteous & professional? **5**

What was the overall quality of our food & beverage items? **5**

What was the overall presentation of our food & beverage items? **5**

What was your overall satisfaction with our food & beverage service? **5**

AUDIO VISUAL SERVICE (if applicable)

Was your A/V Representative professional & knowledgeable? **N/A**

Was the A/V staff responsive and able to assist you during your event? **N/A**

What was the overall quality of A/V equipment provided? **N/A**

TELEPHONE/INTERNET SERVICES (if applicable)

Was your telecommunications contact professional and knowledgeable? **N/A**

Was the telecommunication staff responsive & able to assist during your event? **N/A**

What was the overall quality of the telecommunication service provided? **N/A**

PARKING

Was parking readily available, accessible and easy to locate? **N/A**

Was parking staff courteous and helpful? **N/A**

Was the parking lot clean and lighted adequately? **N/A**

OVERALL ASSESSMENT

What was your overall satisfaction with the Pueblo Convention Center as a facility? **5**

RECOMMEND TO OTHERS

How likely are you to recommend the Pueblo Convention Center to a friend or colleague? **5**

How did you hear about the Pueblo Convention Center? **Colleague/Acquaintance Other**

May we use your comments for future promotional purposes? **Yes**

Would you like to receive additional information about upcoming events? **No**

Which factors are most important to your event(s) at the Pueblo Convention Center?

Convenience, professionalism and knowledge of staff, location

Name of any staff you wish to recognize:

Thomas Sammon, Diane Giner, Efrashia Gomez, Chef Charlie, Charlie from the kitchen (not sure of his last name), and Ang (server)

Would you consider being our guest again? **Yes!**

Comments:

All of the staff here is truly the epitome of professionalism. Efrashia was able to get us booked and accommodated quickly and was extremely knowledgeable about the space. Thomas and Diane were amazing to work with and more than willing to help and assist with anything we needed. Ang the server had a great personality, and the guests thoroughly enjoyed her bubblyness despite it being first thing in the morning. Both Charlies from the kitchen were outstanding, the food was incredible, and no guest left hungry. I could not give enough commendations to this team. This event was for Medal of Honor Recipients from around the country and I believe the excellence of this staff helped them to appreciate Pueblo and the Home of Heroes even more.

Alarid & Oliva Wedding 7/25/26

Hi Thomas! I just want to reach out to you and thank you so much for everything you did to make our wedding to awesome and memorable! We have received so many compliments on how smoothly everything went and how good the food was and the staff. I couldn't have imagined it going any better. It was perfect! Thank you again so much! You are awesome as well as the staff and everyone involved. It will be something I will always remember and cherish! I hope on your end all was good and everyone was kind and respectful. Everyone has such an amazing time. Especially with the the bar staff. Everyone enjoyed them and how nice they were. Thank you, Thomas, for everything! Lots of love Holly!

CUSTOMER EVALUATION

Connect with us on



www.puebloconventioncenter.com

Please tell us what you think! The Global Spectrum staff and our service providers at the Pueblo Convention Center are committed to bringing you, your organization and your guests the best! In order to do so, we'd like to hear your thoughts-what you liked, areas in which you feel we could improve, or any additional comments. Please take a moment to rate your satisfaction by filling in the squares below.

CLIENT SURVEY

OUR FACILITY

	Excellent	Very Good	Good	Fair	Poor	N/A
Did your meeting room/banquet space meet your needs?	☒	☐	☐	☐	☐	☐
Was your meeting/banquet environment comfortable?	☒	☐	☐	☐	☐	☐
Was your space set in the manner requested?	☒	☐	☐	☐	☐	☐
Were the Public Spaces/Restrooms clean and maintained regularly?	☒	☐	☐	☐	☐	☐

MANAGEMENT/FACILITY STAFF

Was the sales staff knowledgeable and responsive to your inquiries?	☒	☐	☐	☐	☐	☐
Was your Event Manager responsive and able to assist you during your event?	☒	☐	☐	☐	☐	☐
Did the event/security staff present themselves in a professional manner?	☒	☐	☐	☐	☐	☐
Did the set-up/housekeeping staff present themselves in a professional manner?	☒	☐	☐	☐	☐	☐
What was your overall impression of our staff?	☒	☐	☐	☐	☐	☐

FOOD & BEVERAGE SERVICES:

Was your Catering Representative responsive & knowledgeable?	☒	☐	☐	☐	☐	☐
Was the food and beverage service staff courteous and professional?	☒	☐	☐	☐	☐	☐
What was the overall quality of our food and beverage items?	☒	☐	☐	☐	☐	☐
What was the overall presentation of our food and beverage items?	☒	☐	☐	☐	☐	☐
What was your overall satisfaction with our Food & Beverage service?	☒	☐	☐	☐	☐	☐

AUDIO VISUAL SERVICE: (If Applicable)

Was your A/V Representative professional and knowledgeable?	☒	☐	☐	☐	☐	☐
Was the A/V staff responsive and able to assist you during your event?	☒	☐	☐	☐	☐	☐
What was the overall quality of A/V equipment provided?	☒	☐	☐	☐	☐	☐

TELEPHONE/INTERNET SERVICES: (If Applicable)

Was your telecommunications contact professional and knowledgeable?	☒	☐	☐	☐	☐	☐
Was the telecommunication staff responsive & able to assist during your event?	☒	☐	☐	☐	☐	☐
What was the overall quality of the telecommunication service provided?	☒	☐	☐	☐	☐	☐

PARKING:

Was parking readily available, accessible and easy to locate?	☒	☐	☐	☐	☐	☐
Was parking staff courteous and helpful?	☒	☐	☐	☐	☐	☐

Was the parking lot clean and lighted adequately?

☒ ☐ ☐ ☐ ☐ ☐

OVERALL ASSESSMENT:

What was your overall satisfaction with the Pueblo Convention Center as a facility?

☐ ☐ ☐ ☐ ☐ ☐

The staff are friendly, helpful, & knowledgeable. We are so pleased with the professionals.

Very
Likely

Not
Likely

How likely are you to recommend the Pueblo Convention Center to a friend or colleague?

☒ ☐ ☐ ☐ ☐ ☐

How did you hear about the Pueblo Convention Center?

Social Media [] Colleague/Acquaintance []

Print Advertising [] Other []

Radio Advertising [] I Don't Recall []

Pueblo Convention Center Website [] Internet Search []

family Referral

**Did your attendees utilize local hotel rooms?

YES ~~NO~~

If so, where?

May we use your comments for future promotional purposes?

☒ YES ☐ NO

Would you like to receive additional information about upcoming events?

☒ YES ☐ NO

Do you survey your event attendees?

YES ☒ NO

If so may we contact you for a copy?

YES ☐ NO

Questions:

Which factors are most important to your event? *The professionalism of staff, They are*

Are so helpful.
Name of any staff you wish to recognize? *Lisa, Diane, Chef - all service staff.*

For any score less than excellent, please describe how we can improve? *Thank you!*

Comments:

ALEX'S BRIDAL SHOWER

JULY 26, 2026

Please complete & submit to our Administrative Office.

You may go to <https://www.surveymonkey.com/s/QPW3HZQ> to complete an online survey.

Thank you for taking the time to fill out our survey and for your use of the Pueblo Convention Center!
Our entire staff looks forward to working with you again and helping to make your event a success!

Pueblo Convention Center 320 Central Main Street Pueblo, CO. 81003
719.542.1100 719.583.9351 (Fax)





Debt Service

Saint Charles Series 2024
Principal \$701,371.52
Interest \$240,482.22
Total \$941,853.74

Saint Charles Series 2022
Principal \$13,593,227.14
Interest \$3,568,137.95
Total \$17,161,365.09

EVRAZ Series 2021 A&B
Principal \$87,015,000.00
Interest \$47,290,645.90
Total \$134,305,645.90

Lake Minnequa Series 2020
Principal \$1,485,000.00
Interest \$202,148.75
Total \$1,687,148.75

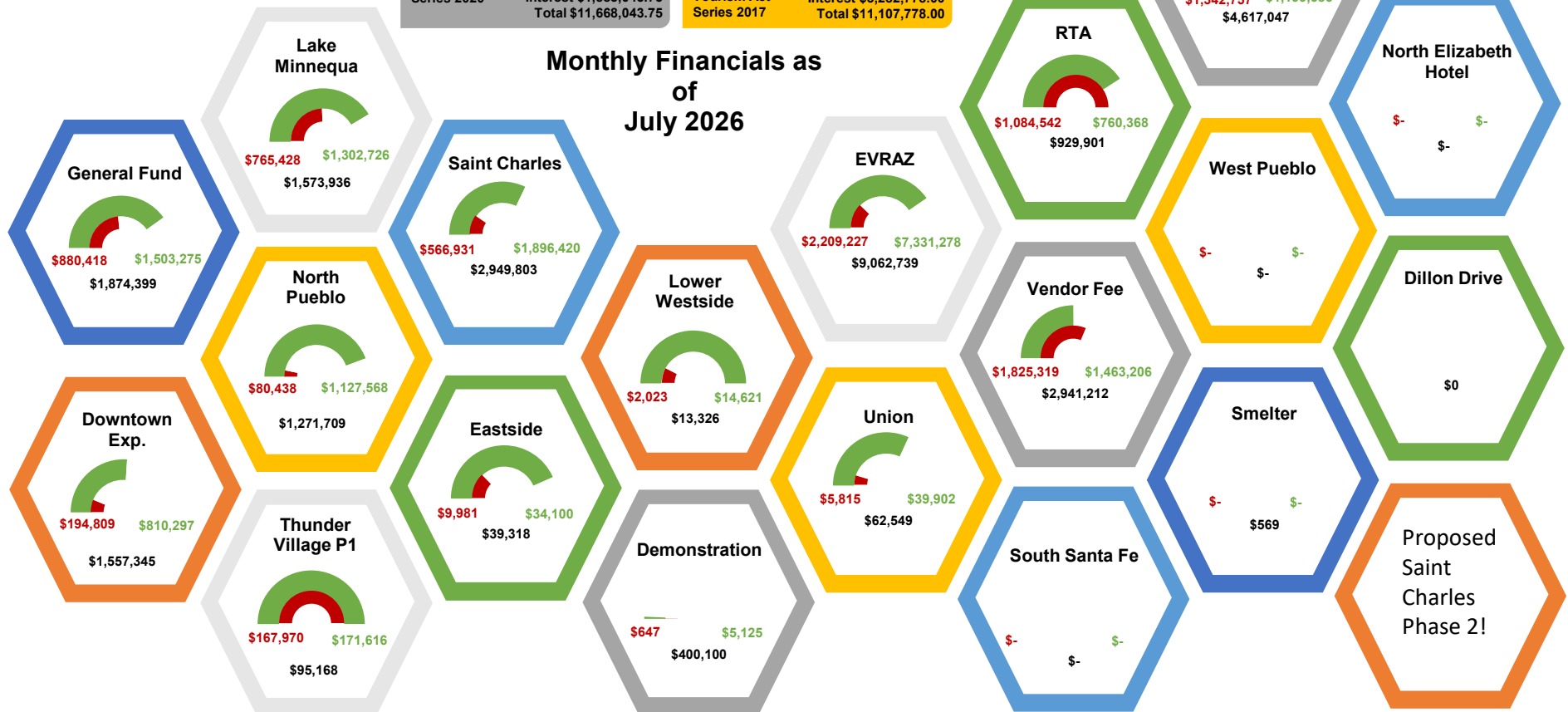
Downtown Expanded Series 2020
Principal \$2,510,000.00
Interest \$121,680.00
Total \$2,631,680.00

North Pueblo Series 2020
Principal \$1,850,000.00
Interest \$180,812.50
Total \$2,030,812.50

Vendor Fee Series 2020
Principal \$9,785,000.00
Interest \$1,883,043.75
Total \$11,668,043.75

Regional Tourism Act Series 2017
Principal \$7,825,000.00
Interest \$3,282,778.00
Total \$11,107,778.00

Monthly Financials as of July 2026



Pueblo Urban Renewal Authority
Balance Sheet by Class
As of July 31, 2026

	01-GenFund	03-DTEExp	05-LkMinn	06-NorthP	07-TVP1	08-SaintCh	09-East	10-Union	11-LWest	12-Demo	13-EVRAZ	15-TVP2	16-MPS	25-RTA	98-Vendor	TOTAL
ASSETS																
1001-01 · USB-9352-GenFund	248,122.62	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248,123.62
1001-03 · USB-5160-DTERevenue	0.00	1,382,527.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,382,527.90
1001-05 · Legacy-136-LKMINRevenue	0.00	0.00	73,484.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,484.24
1001-06 · BSJ-6894-NPRRevenue	0.00	0.00	0.00	1,818,828.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,818,828.02
1001-16 · BSJ-5713-MPS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209,398.44	0.00	0.00	209,398.44
1003-01 · PBT-7042-GenFund	1,352,079.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,352,079.34
1003-05 · Legacy-114-LKMINMM	0.00	0.00	1,004,024.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,004,024.02
1003-07 · PBT-7050-TV	0.00	0.00	0.00	0.00	3,714.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,714.35
1003-08 · PBT-7069-STCH	0.00	0.00	0.00	0.00	0.00	1,503,449.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,503,449.37
1003-09 · PBT-7077-EAST	0.00	0.00	0.00	0.00	0.00	0.00	79,501.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,501.94
1003-10 · PBT-7085-Union	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,448.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,448.57
1003-11 · PBT-7093-LWest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78,629.48	0.00	0.00	0.00	0.00	0.00	0.00	78,629.48
1003-12 · PBT-7158-DEMO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,435.63	0.00	0.00	0.00	0.00	0.00	67,435.63
1003-13 · PBT-7107-EVRAZ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,970,770.77	0.00	0.00	0.00	0.00	4,970,770.77
1003-15 · PBT-7115-TVP2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115,077.11	0.00	0.00	0.00	115,077.11
1010-03 · USB-5178-DTEDS	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16
1010-08 · BSJ-0406-STCHLIBRARY	0.00	0.00	0.00	0.00	0.00	84,430.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,430.66
1010-25 · PBT-7123-RTA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,722,712.14	0.00	4,722,712.14
1011-08 · BSJ-2346-STCHDS	0.00	0.00	0.00	0.00	0.00	3,213.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,213.43
1011-25 · PBT-7166-RTACity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,706.12	0.00	23,706.12
1021-01 · PBT-7131-HeritageW	20,821.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,821.06
1023-01 · PBT-7182-Reserve	170,624.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170,624.21
Total 1000-00 · CASH	1,791,647.23	1,382,528.06	1,077,508.26	1,818,828.02	3,714.35	1,591,093.46	79,501.94	70,449.57	78,629.48	67,435.63	4,970,770.77	115,077.11	209,398.44	4,746,418.26	0.00	18,003,000.58
1072-00 · Bill.com Money Out	(2,810.42)	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,810.41)
Total 1100-00 · Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,539,808.70	0.00	0.00	338.66	1,928,894.75	9,469,042.11
Total Checking/Savings	1,788,836.81	1,382,528.06	1,077,508.26	1,818,828.02	3,714.36	1,591,093.46	79,501.94	70,449.57	78,629.48	67,435.63	12,510,579.47	115,077.11	209,398.44	4,746,756.92	1,928,894.75	27,469,232.28
Accounts Receivable																
1200-00 · Accounts Receivable	63,895.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,895.67
Total Accounts Receivable	63,895.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,895.67
1210-00 · Accrued Accounts Receivable	0.00	57,345.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,345.00
1215-12 · Notes Receivable - Fcd Program	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.20
1300-00 · Prepaid Expenses	6,600.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,600.36
1400-00 · Inventory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	941,219.00	0.00	0.00	0.00	0.00	0.00	941,219.00
1600-00 · Due From																
1601-00 · Due from General Fund	5.83	0.00	0.00	0.00	0.00	3.01	3.41	1.58	4.07	3.86	0.01	64,654.15	0.00	0.00	0.00	64,675.92
1603-00 · Due from Downtown Expanded	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
1612-00 · Due from Demonstration	0.00	0.00	0.00	0.00	0.00	0.00	4,894.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,894.30
1625-00 · Due from RTA	1,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,950.00
Total 1600-00 · Due From	2,115.83	0.00	0.00	0.00	0.00	3.01	4,897.71	1.58	4.07	3.86	0.01	64,654.15	0.00	0.00	0.00	71,680.22
1701-00 · Property Tax Receivable	0.00	898,281.00	1,573,936.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	7,523.66	13,272.00	0.00	7,976,685.00	9,772.00	92,419.00	0.00	0.00	14,858,418.66
Total 1700-00 · Tax Receivable	0.00	898,281.00	1,573,936.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	7,523.66	13,272.00	0.00	7,976,685.00	9,772.00	92,419.00	0.00	0.00	14,858,418.66
Total Other Current Assets	8,716.19	955,626.00	1,573,936.00	1,203,281.00	95,168.00	2,948,806.01	44,175.71	7,525.24	13,276.07	941,223.06	7,976,685.01	74,426.15	92,419.00	0.00	0.00	15,935,263.44
Total Current Assets	1,861,448.67	2,338,154.06	2,651,444.26	3,022,109.02	98,882.36	4,539,899.47	123,677.65	77,974.81	91,905.55	1,008,658.69	20,487,264.48	189,503.26	301,817.44	4,746,756.92	1,928,894.75	43,468,391.39
TOTAL ASSETS	1,861,448.67	2,338,154.06	2,651,444.26	3,022,109.02	98,882.36	4,539,899.47	123,677.65	77,974.81	91,905.55	1,008,658.69	20,487,264.48	189,503.26	301,817.44	4,746,756.92	1,928,894.75	43,468,391.39
LIABILITIES & EQUITY																
2010-00 · Accounts Payable Vendor	9,427.45	0.00	3,320.00	0.00	0.00	0.00	0.00	5,815.22	0.00	245.07	0.00	0.00	0.00	0.00	0.00	18,807.74
Total 2000-00 · Accounts Payable	9,427.45	0.00	3,320.00	0.00	0.00	0.00	0.00	5,815.22	0.00	245.07	0.00	0.00	0.00	0.00	0.00	18,807.74
Total Accounts Payable	9,427.45	0.00	3,320.00	0.00	0.00	0.00	0.00	5,815.22	0.00	245.07	0.00	0.00	0.00	0.00	0.00	18,807.74
Credit Cards																
2026-01 · Divvy	(255.25)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(255.25)
Total Credit Cards	(255.25)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(255.25)
Other Current Liabilities																
2020-00 · Accrued Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	164,220.00	0.00	0.00	0.00	0.00	164,220.00
2100-00 · Accrued Liabilities	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08

Pueblo Urban Renewal Authority
Balance Sheet by Class
As of July 31, 2026

	01-GenFund	03-DTExp	05-LkMinn	06-NorthP	07-TVP1	08-SaintCh	09-East	10-Union	11-LWest	12-Demo	13-EVRAZ	15-TVP2	16-MPS	25-RTA	98-Vendor	TOTAL
2200-00 · Interest Payables	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.41	0.00	0.00	0.00	0.00	0.00	3.41
Total 2400-01 · Payroll Liabilities	8,215.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,215.88
2500-00 · Deferred Revenue																
2501-00 · Deferred Property Tax Increment	0.00	898,281.00	1,573,936.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	7,524.00	13,272.00	0.00	7,976,685.00	9,772.00	92,419.00	0.00	0.00	14,858,419.00
Total 2500-00 · Deferred Revenue	0.00	898,281.00	1,573,936.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	7,524.00	13,272.00	0.00	7,976,685.00	9,772.00	92,419.00	0.00	0.00	14,858,419.00
2600-00 · Due To																
2601-00 · Due to General Fund	5.83	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,950.00	0.00	2,115.83
2608-00 · Due to Saint Charles	3.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.01
2609-00 · Due to East Side	3.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,894.30	0.00	0.00	0.00	0.00	0.00	4,897.71
2610-00 · Due to Union	1.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.58
2611-00 · Due to Lower West	4.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.07
2612-00 · Due to Demonstration	3.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.86
2613-00 · Due to EVRAZ	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
2615-00 · Due to Thunder Village P2	64,654.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,654.15
2699-00 · Due to Convention Center	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	366,000.00	175,090.00	541,090.00
Total 2600-00 · Due To	64,675.92	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,894.30	0.00	0.00	0.00	367,950.00	175,090.00	612,770.22
Total Other Current Liabilities	72,891.88	898,441.00	1,573,936.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	7,524.00	13,272.00	4,897.71	7,976,685.00	173,992.00	92,419.00	367,950.00	175,090.00	15,643,628.59
Total Current Liabilities	82,064.08	898,441.00	1,577,256.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	13,339.22	13,272.00	5,142.78	7,976,685.00	173,992.00	92,419.00	367,950.00	175,090.00	15,662,181.08
Long Term Liabilities																
2800-00 · Long-Term Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	200,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	200,000.00
Total Liabilities	82,064.08	898,441.00	1,577,256.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	13,339.22	13,272.00	5,142.78	7,976,685.00	173,992.00	92,419.00	567,950.00	175,090.00	15,862,181.08
Equity																
3000-00 · Fund Balance	1,476,197.97	767,830.09	313,037.08	523,091.90	10.76	824,387.19	4,211.00	5,861.00	27,152.00	144,149.00	31,325,796.00	0.00	0.00	2,332,366.47	2,329,366.00	40,073,456.46
32000 · Retained Earnings	(319,670.18)	56,395.55	223,853.10	248,605.69	57.19	(562,779.92)	56,069.93	24,688.01	38,883.04	854,888.39	(23,937,267.39)	73.25	138,358.59	2,170,614.31	(213,448.14)	(21,220,678.58)
Net Income	622,856.80	615,487.42	537,298.08	1,047,130.43	3,646.41	1,329,489.20	24,118.72	34,086.58	12,598.51	4,478.52	5,122,050.87	15,438.00	71,039.85	(324,173.86)	(362,113.11)	8,753,432.42
Total Equity	1,779,384.59	1,439,713.06	1,074,188.26	1,818,828.02	3,714.36	1,591,096.47	84,399.65	64,635.59	78,633.55	1,003,515.91	12,510,579.48	15,511.25	209,398.44	4,178,806.92	1,753,804.75	27,606,210.30
TOTAL LIABILITIES & EQUITY	1,861,448.67	2,338,154.06	2,651,444.26	3,022,109.02	98,882.36	4,539,899.47	123,677.65	77,974.81	91,905.55	1,008,658.69	20,487,264.48	189,503.25	301,817.44	4,746,756.92	1,928,894.75	43,468,391.38

Pueblo Urban Renewal Authority
Profit & Loss by Class
January through July 2026

	01-GenFund	03-DTExp	05-LkMinn	06-NorthP	07-TVP1	08-SaintCh	09-East	10-Union	11-LWest	12-Demo	13-EVRAZ	15-TVP2	16-MPS	25-RTA	98-Vendor	TOTAL
Income																
4020-00 · Investment and Interest Income	8,412.44	548.32	4,082.51	7,050.44	64.96	5,887.67	505.47	458.35	635.19	555.48	173,061.89	951.94	462.33	46,629.37	32,509.13	281,815.49
4045-00 · Rental Income	3,708.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,570.00	0.00	0.00	0.00	0.00	0.00	8,278.00
4055-00 · Property Tax Increment	0.00	744,370.73	1,298,643.69	1,120,517.49	171,241.25	1,890,532.69	33,594.66	4,340.76	13,985.93	0.00	7,146,609.50	35,327.32	84,449.46	0.00	0.00	12,543,613.48
4065-00 · Sales Tax Increment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,102.69	0.00	0.00	0.00	0.00	0.00	713,739.05	0.00	748,841.74
4080-01 · Asset Management Fee	233,333.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233,333.36
4085-00 · Misc. Revenue	4.90	0.00	0.00	0.00	309.70	0.00	0.00	0.00	0.00	0.00	11,606.87	0.00	0.00	0.00	0.00	11,921.47
4091-00 · InterGov City of Pueblo	0.00	65,377.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,377.45
4100-98 · Vendor Fee Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,430,696.89	1,430,696.89
Total 4000-00 · Revenue	245,458.70	810,296.50	1,302,726.20	1,127,567.93	171,615.91	1,896,420.36	34,100.13	39,901.80	14,621.12	5,125.48	7,331,278.26	36,279.26	84,911.79	760,368.42	1,463,206.02	15,323,877.88
Total Income	245,458.70	810,296.50	1,302,726.20	1,127,567.93	171,615.91	1,896,420.36	34,100.13	39,901.80	14,621.12	5,125.48	7,331,278.26	36,279.26	84,911.79	760,368.42	1,463,206.02	15,323,877.88
Expense																
5010-00 · Advertising	631.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	631.60
5015-00 · Attorney Fees	127,608.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127,608.53
5017-00 · Professional Services	90,729.27	11,050.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00	0.00	108,179.27
5020-00 · Audit Fees	34,068.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,068.75
5025-00 · Board Expenses	12,274.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,274.41
5063-00 · Dues and Subscriptions	12,270.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,270.24
5065-00 · HARP IGA	0.00	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
5067-00 · Telephone and Internet	3,176.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,176.26
5068-00 · Utilities	2,803.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	245.07	0.00	0.00	0.00	0.00	0.00	3,048.57
5075-00 · Office Expenses	14,621.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,621.51
5076-00 · Insurance Expense	72,505.88	15,234.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,740.48
5080-00 · Parking Garage Expenses	0.00	1,120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,120.00
Total 5090-01 · Payroll Expenses	386,059.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	386,059.36
5095-00 · Special Projects	90,992.00	0.00	0.00	0.00	0.00	86,662.80	0.00	0.00	0.00	401.89	0.00	0.00	0.00	200,000.00	57,665.46	435,722.15
5100-00 · Community Engagement	0.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
5103-00 · Travel and Conferences	3,332.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,332.89
5105-00 · Website and IT	17,674.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,674.82
5503-00 · Reimbursement to Developers	0.00	0.00	10,000.00	0.00	83,979.41	0.00	0.00	5,815.22	0.00	0.00	0.00	10,420.63	0.00	0.00	0.00	110,215.26
5508-00 · Landscape and Maintenance	0.00	0.00	15,219.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,219.00
5817-00 · Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5825-00 · Misc. Expense	11,669.13	0.00	51.33	0.00	10.67	10.00	0.00	0.00	0.00	0.00	16,744.51	0.00	0.00	29.78	0.00	28,515.42
Total 5000-00 · Expense	880,418.15	85,404.60	29,270.33	0.00	83,990.08	86,672.80	0.00	5,815.22	0.00	646.96	16,744.51	10,420.63	0.00	202,429.78	57,665.46	1,459,478.52
5840-00 · Debt Service Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	880,418.15	85,404.60	29,270.33	0.00	83,990.08	86,672.80	0.00	5,815.22	0.00	646.96	16,744.51	10,420.63	0.00	202,429.78	57,665.46	1,459,478.52
Net Ordinary Income	(634,959.45)	724,891.90	1,273,455.87	1,127,567.93	87,625.83	1,809,747.56	34,100.13	34,086.58	14,621.12	4,478.52	7,314,533.75	25,858.63	84,911.79	557,938.64	1,405,540.56	13,864,399.36
8001-00 · Transfer in from General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8003-00 · Transfer in from DTE	89,324.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89,324.80
8005-00 · Transfer in from Lake Minnequa	714,254.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	714,254.22
8006-00 · Transfer in from North Pueblo	55,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,000.00
8007-00 · Transfer in from Thunder VII P1	83,979.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,979.95
8008-00 · Transfer in from Saint Charles	153,084.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153,084.06
8009-00 · Transfer in from East Side	9,981.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,981.41
8010-00 · Transfer in from Union Ave	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8011-00 · Transfer in from Lower West	2,022.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,022.61
8012-00 · Transfer in from Demonstration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8013-00 · Transfer in from EVRAZ	125,876.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125,876.63
8015-00 · Transfer in from Thunder VII P2	10,420.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,420.63
8016-00 · Transfer in from Mitchell Park	13,871.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,871.94
8025-00 · Transfer in from RTA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8099-00 · Transfer in from Convention	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 8000-00 · Transfer In	1,257,816.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,257,816.25
Total Other Income	1,257,816.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,257,816.25
Other Expense																
9001-00 · Transfer out to Gen Fund	0.00	89,324.48	714,254.04	55,000.00	83,979.42	153,084.06	9,981.41	0.00	2,022.61	0.00	125,876.63	10,420.63	13,871.94	0.00	0.00	1,257,815.22

Pueblo Urban Renewal Authority
Profit & Loss by Class
January through July 2026

	01-GenFund	03-DTExp	05-LkMinn	06-NorthP	07-TVP1	08-SaintCh	09-East	10-Union	11-LWest	12-Demo	13-EVRAZ	15-TVP2	16-MPS	25-RTA	98-Vendor	TOTAL
9030-00 · Transfer out to Debt Service	0.00	20,080.00	21,903.75	25,437.50	0.00	327,174.30	0.00	0.00	0.00	0.00	2,066,606.25	0.00	0.00	0.00	295,578.01	2,756,779.81
9099-00 · Transfer out to Convention	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	882,112.50	1,472,075.66	2,354,188.16
Total 9000-00 · Transfer Out	0.00	109,404.48	736,157.79	80,437.50	83,979.42	480,258.36	9,981.41	0.00	2,022.61	0.00	2,192,482.88	10,420.63	13,871.94	882,112.50	1,767,653.67	6,368,783.19
Total Other Expense	0.00	109,404.48	736,157.79	80,437.50	83,979.42	480,258.36	9,981.41	0.00	2,022.61	0.00	2,192,482.88	10,420.63	13,871.94	882,112.50	1,767,653.67	6,368,783.19
Net Other Income	1,257,816.25	(109,404.48)	(736,157.79)	(80,437.50)	(83,979.42)	(480,258.36)	(9,981.41)	0.00	(2,022.61)	0.00	(2,192,482.88)	(10,420.63)	(13,871.94)	(882,112.50)	(1,767,653.67)	(5,110,966.94)
Net Income	622,856.80	615,487.42	537,298.08	1,047,130.43	3,646.41	1,329,489.20	24,118.72	34,086.58	12,598.51	4,478.52	5,122,050.87	15,438.00	71,039.85	(324,173.86)	(362,113.11)	8,753,432.42

Pueblo Urban Renewal Authority
Profit & Loss Budget vs. Actual
January through July 2026

	Jan - Jul 26	Budget	\$ Over Budget	Annual Budget	\$ Over Annual Budget
Income					
4000-00 · Revenue					
4020-00 · Investment and Interest Income	8,412.44	507.50	7,904.94	870.00	7,542.44
4045-00 · Rental Income	3,708.00	5,292.00	(1,584.00)	7,146.00	(3,438.00)
4080-01 · Asset Management Fee	233,333.36	204,166.65	29,166.71	350,000.00	(116,666.64)
4085-00 · Misc. Revenue	4.90	7,868.00	(7,863.10)	7,868.00	(7,863.10)
Total 4000-00 · Revenue	245,458.70	217,834.15	27,624.55	365,884.00	(120,425.30)
Total Income	245,458.70	217,834.15	27,624.55	365,884.00	(120,425.30)
Expense					
5000-00 · Expense					
5010-00 · Advertising	631.60	1,275.00	643.40	1,700.00	1,068.40
5015-00 · Attorney Fees	127,608.53	75,833.35	(51,775.18)	130,000.00	2,391.47
5017-00 · Professional Services	90,729.27	135,000.00	44,270.73	170,000.00	79,270.73
5020-00 · Audit Fees	34,068.75	41,000.00	6,931.25	41,000.00	6,931.25
5025-00 · Board Expenses	12,274.41	26,841.65	14,567.24	53,000.00	40,725.59
5063-00 · Dues and Subscriptions	12,270.24	12,505.00	234.76	25,930.00	13,659.76
5067-00 · Telephone and Internet	3,176.26	4,666.65	1,490.39	8,000.00	4,823.74
5068-00 · Utilities	2,803.50	4,083.35	1,279.85	7,000.00	4,196.50
5075-00 · Office Expenses	14,621.51	23,360.00	8,738.49	39,992.51	25,371.00
5076-00 · Insurance Expense	72,505.88	96,700.00	24,194.12	123,300.00	50,794.12
5090-01 · Payroll Expenses	386,059.36	596,744.33	210,684.97	1,022,996.83	636,937.47
5095-00 · Special Projects	90,992.00	3,415.01	(87,576.99)	3,415.01	(87,576.99)
5100-00 · Community Engagement	0.00	22,312.50	22,312.50	38,250.00	38,250.00
5103-00 · Travel and Conferences	3,332.89	5,000.00	1,667.11	6,000.00	2,667.11
5105-00 · Website and IT	17,674.82	11,505.00	(6,169.82)	49,580.00	31,905.18
5817-00 · Trustee Fees	0.00	3,000.00	3,000.00	3,000.00	3,000.00
5825-00 · Misc. Expense	11,669.13		(11,669.13)		(11,669.13)
Total 5000-00 · Expense	880,418.15	1,063,241.84	182,823.69	1,723,164.35	842,746.20
Total Expense	880,418.15	1,063,241.84	182,823.69	1,723,164.35	842,746.20
Net Ordinary Income	(634,959.45)	(845,407.69)	(210,448.24)	(1,357,280.35)	(722,320.90)
Other Income					
8000-00 · Transfer In					
8001-00 · Transfer in from General Fund	0.00				
8003-00 · Transfer in from DTE	89,324.80	97,440.99	(8,116.19)	106,176.81	(16,852.01)
8005-00 · Transfer in from Lake Minnequa	714,254.22	706,139.60	8,114.62	802,225.00	(87,970.78)
8006-00 · Transfer in from North Pueblo	55,000.00	96,577.45	(41,577.45)	177,784.70	(122,784.70)
8007-00 · Transfer in from Thunder VII P1	83,979.95	22,836.44	61,143.51	46,870.22	37,109.73
8008-00 · Transfer in from Saint Charles	153,084.06	153,084.06	0.00	153,084.06	0.00
8009-00 · Transfer in from East Side	9,981.41	5,822.51	4,158.90	9,981.41	0.00
8010-00 · Transfer in from Union Ave	0.00	889.31	(889.31)	889.31	(889.31)
8011-00 · Transfer in from Lower West	2,022.61	2,022.61	0.00	2,022.61	0.00
8012-00 · Transfer in from Demonstration	0.00	0.00	0.00	0.00	0.00
8013-00 · Transfer in from EVRAZ	125,876.63	125,876.63	0.00	125,876.63	0.00
8015-00 · Transfer in from Thunder VII P2	10,420.63	2,344.85	8,075.78	4,812.65	5,607.98
8016-00 · Transfer in from Mitchell Park	13,871.94	8,091.94	5,780.00	13,871.94	0.00
8099-00 · Transfer in from Convention	0.00				0.00
Total 8000-00 · Transfer In	1,257,816.25	1,221,126.39	36,689.86	1,443,595.34	(185,779.09)
Total Other Income	1,257,816.25	1,221,126.39	36,689.86	1,443,595.34	(185,779.09)
Other Expense					
9000-00 · Transfer Out					
9001-00 · Transfer out to Gen Fund	0.00				
9015-00 · Transfer out to Thunder VII P2	0.00	64,649.42	64,649.42	64,649.42	64,649.42
9016-00 · Transfer Out to Mitchell Park	0.00	91,000.00	91,000.00	91,000.00	91,000.00
Total 9000-00 · Transfer Out	0.00	155,649.42	155,649.42	155,649.42	155,649.42
Total Other Expense	0.00	155,649.42	155,649.42	155,649.42	155,649.42
Net Other Income	1,257,816.25	1,065,476.97	(192,339.28)	1,287,945.92	30,129.67
	622,856.80	220,069.28	(402,787.52)	(69,334.43)	(692,191.23)



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Tax/Consulting/Audit Certified Public Accountants

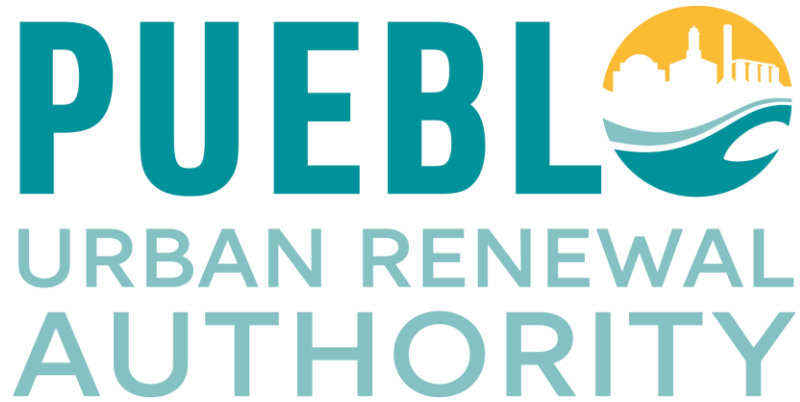
July 2026

BANK ACCOUNTS	INVESTMENT ACCOUNTS
✓USB 9352-General Fund	✓UMB 2021 A&B EVRAZ Debt Service 155392.1
✓USB 5160-Downtown Expanded Revenue	✓UMB 2021 A&B EVRAZ Reserve 155392.2
✓IB 136-Lake Minnequa Revenue	✓UMB 2021 A&B EVRAZ TIF Revenue 155392.3
✓BSJ 6894-North Pueblo Revenue	✓UMB 2021 A&B EVRAZ Surplus 155392.4
✓BSJ 5713-Mitchell Park South	✓UMB 2021 A&B EVRAZ Redemption 155392.5
✓USB 8327-RTA	✓UMB 2021 A&B EVRAZ Project 155392.6
✓PBT 7042 - Gen Fund	✓UMB 2021 A&B EVRAZ Expense 155392.7
✓IB 144 - Lake Minnequa Money Market	✓UMB 2017 RTA Debt Service 146477.1
✓PBT 7050 - TV	✓UMB 2017 RTA Reserve 146477.2
✓PBT 7069 - STCH	✓UMB 2017 RTA Revenue 146477.3
✓PBT 7077 - Eastside	✓UMB 2017 RTA Surplus 146477.4
✓PBT 7085 - Union	✓UMB 2020 PCC & MH Debt Service 153581.1
✓PBT 7093 - LowerWest	✓UMB 2020 PCC & MH Revenue 153581.2
✓PBT 7158 - Demonstration	✓UMB 2020 PCC & MH Reserve 153581.3
✓PBT 7107 - EVRAZ	✓UMB 2020 PCC & MH Redemption 153581.4
✓PBT 7115 - TVP2	✓UMB 2020 PCC & MH Expense 153581.5
✓USB 5178-Downtown Expanded Debt Service	✓UMB 2020 PCC & MH O&M 153581.6
✓BSJ 2478-North Pueblo Debt Service	
✓BSJ 0406-St Charles Library Debt	
✓PBT 7123 - RTA	
✓BSJ 2346-St Charles Debt Service	
✓PBT 7166 - RTA City	
✓PBT 7131 - Heritage Walk	
✓PBT 7182 - Reserve	

The following errors were noted and corrected:

- IB 136 - \$8.16 Interest posted on wrong date
- BSJ 6894 - \$5,085.22 Interest posted on wrong date
- UMB 155392.3 - \$2.20 Interest posted on wrong date
- UMB 146477.3 - \$207.60 Interest posted on wrong date
- UMB 146477.3 - \$2.50 Service charge posted on wrong date

08/12/26



Minutes for Meeting Book - Board of Commissioners Regular Meeting 08.11.2026
August 11, 2026

A meeting of the Board of Commissioners (the “Board”) of Pueblo Urban Renewal Authority (the “Authority”), was held on August 11 2026. Persons present in-person at Pueblo Convention Center- Heroes Pavilion or remotely were:

Present: Brett Boston, Kathy DeNiro, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Jon Walker

Absent: Karim Ayoub, Liz Chapman, Michelle Erickson, Garrison Ortiz, Zach Swearingen, Jim Valenzuela

Staff: Cherish Kathleen Deeg, Shawn Carlson, Andrea DelaGarza, Chris DeLuca, Cynthia Mitchell

Other: Kevin Ortiz, Beritt Odem, Danny Nunn

Call to Order

Dr. Kathy DeNiro, Vice Chair, called Tuesday, August 11, 2026, board meeting to order at 12:01 p.m.

Public Comment

None

Approval of the Agenda

Corinne Koehler made a motion to approve Tuesday, August 11, 2026, PURA Board Meeting Agenda. Heather Graham seconded the motion. The motion passed.

Reports

Executive Director Report –

The Executive Director (ED) reminded all attendees to speak into the microphones to ensure accurate transcription for the record. She announced that the Art Center held its grand reopening, which occurred as a result of Urban Renewal's participation.

The ED also informed the board that a letter concerning the North Elizabeth Hotel project would be sent to the developer due to non-executed documents. This action was intended to facilitate further discussions with new developers who expressed interest in the site.

A grant administrator agreement for the SHF grant would be executed. This grant had been approved through a resolution that approved the owner agreement and accepted the grant. The execution of this agreement would proceed as part of the ongoing process.

City findings related to the review of credit cards have been uploaded onto Board Effect. The ED acknowledged Mayor Graham for sharing this information. She indicated that these findings would be incorporated into the report for the work session scheduled for September 25, 2026.

Dennis Maes requested a recap of the business relationship between PURA and the da Vinci Museum. The Ed explained that PURA owned the building and maintained a lease with the da Vinci Museum for the space. She stated that this constituted the business relationship with them. The board executed the lease in early 2025 and subsequently executed an amendment to that lease later in 2025. Ms. Deeg noted that the lease was available on Board Effects in the resolutions for review.

Consent Agenda

Consent Agenda approval to accept and file the following:

May and June Convention Center Financials

May and June PURA Financials

June 9, 2026, Agenda Setting Meeting Minutes

July 14, 2026, Board Meeting Minutes

July 28, 2026, Work Session Meeting Minutes

Corinne Koehler made a motion to approve and file Tuesday, August 11, 2026, Consent Agenda. Heather Graham 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 TO THE HISTORIC ARKANSAS RIVERWALK OF PUEBLO AUTHORITY FOR 2027 CAPITAL IMPROVEMENT PROJECTS

Heather Graham made a motion to approve a grant agreement to provide funding to the Historic Arkansas Riverwalk of Pueblo Authority for 2027 capital improvement projects. Stephanie Garcia seconded the motion. The motion passed.

The letter from HARP addressed capital improvements for 2027 based on their ongoing budgeting process. HARP requested \$203,940. Staff recommended a slightly lower amount of \$139,500 during the work session, based on items that were deemed more cosmetic in nature. The current resolution presented to the board includes a blank field that needs approval and completion.

The items discussed as cosmetic were identified following a site tour conducted by the business and development director. These items included stone replacement in Gateway Park, security camera system additions, decorative tree lighting repairs and replacements, and a small gazebo at the lake that required repair due to water damage. These items totaled \$64,440.

The Treasurer posed an additional question regarding the remaining balance if the entire request amount were funded. The special projects in downtown expanded account contained \$221,620 for the year. If the full amount were funded, \$17,680 would remain. If the staff recommendation were approved, \$82,120 would remain. Another question was raised regarding whether HARP could return in 2027 to request reconsideration of the unfunded items. Confirmation was provided that HARP could request additional funding from the board.

Corinne Koehler made a motion to approve funding to the Historic Arkansas Riverwalk of Pueblo Authority for \$139,000. The motion was seconded by Fallon Miller. The motion passed.

Resolution #2

A RESOLUTION AUTHORIZING THE CHAIR AND STAFF TO EXECUTE A GRANT AGREEMENT TO PROVIDE FUNDING ASSISTANCE TO THE HISTORIC ARKANSAS RIVERWALK OF PUEBLO AUTHORITY FOR BOATHOUSE IMPROVEMENTS

Heather Graham made a motion to approve a grant agreement to provide funding to the Historic Arkansas Riverwalk of Pueblo Authority for boathouse improvements. Corinne Koehler seconded the motion. The motion passed.

The ED reminded the board that, as discussed at the work session, the amount is for \$158,431 for network cabling and audiovisual systems and the boat bay aeration system, as requested from HARP. This will come from RTA funding. These items were not included in the original scope for the construction of the boathouse, and they are eligible under the construction of the boathouse for RTA.

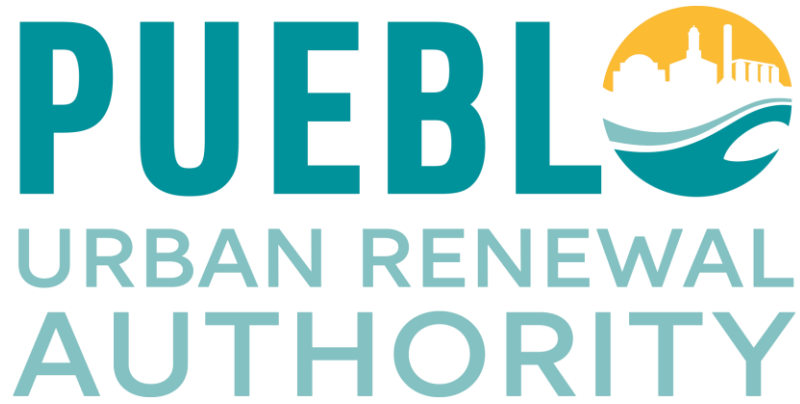
Adjournment

The Vice Chair adjourned the Tuesday, August 11, 2026, Board Meeting at 12:14 p.m.

Respectfully submitted by,

Shawn Carlson

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority



Minutes for Meeting Book - PURA Work Session 8.25.2026
August 25, 2026

A meeting of the Board of Commissioners (the “Board”) of Pueblo Urban Renewal Authority (the “Authority”), was held on August 25 2026. Persons present in-person at Pueblo Convention Center or remotely were:

Present: Karim Ayoub, Liz Chapman, Kathy DeNiro, Michelle Erickson, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Jon Walker

Absent: Brett Boston, Zach Swearingen, Jim Valenzuela

Staff: Cherish Kathleen Deeg, Shawn Carlson, Andrea DelaGarza, Chris DeLuca, Cynthia Mitchell

Other: Kevin Ortiz, Beritt Odem, Mikaylin Hackley, Todd Mihelich

Call to Order

Dr. Garrison Ortiz, Chair, called Tuesday, August 25, 2026, Work Session Meeting to order at 2:00 p.m.

Approval of the Agenda

Corinne Koehler made a motion to approve Tuesday, August 25, 2026, PURA Work Session Meeting Agenda. Liz Chapman seconded the motion. The motion passed.

Reports

Chairman

The Chair shared a statement regarding a presentation to the Board of County Commissioners (BOCC) concerning a County Revitalization Authority (CRA) and emphasized the need to discuss and give direction to staff on this matter. The Chair also thanked staff for their recent efforts regarding meeting minutes and information disseminated to the public through the Authority’s social media and webpage. The Chair noted that these efforts were appreciated and acknowledged that more work lay ahead to ensure that meetings remained accessible to everyone.

Executive Director

The Executive Director (ED) reported that Tax Increment Financing (TIF) numbers from the County Assessor showed more decreases than increases estimated to be collected next year, particularly due to the commercial assessment rate declining from twenty-seven percent (27%) to twenty-five percent (25%). An increase of note

occurred, with EVRAZ Urban Renewal Area (URA) project announcing it is fully operational. Four (4) URA's are currently in a decrement situation, including South Santa Fe URA, the Bluffs URA, Colorado Smelter URA, and North Elizabeth Hotel URA. Some decrements were minimal, within hundreds of dollars, while others were more substantial, such as Colorado Smelter URA due to the demolition of the Convergys building.

The ED reminded commissioners to complete a conflict-of-interest form if one has not already been completed. She announced that Light up Union grand opening is postponed until October, the Greater Pueblo Chamber of Commerce (Chamber) offered tickets for allowing the use of the old health department lot for the festival, bids have been solicited for ongoing landscaping needs at the duplexes and the Lake Avenue streetscape with current companies submitting the lowest rates for the close of the season, and the Authority Christmas party will take place on December 11th at the Clink.

She shared that staff attended a presentation by Pueblo Plex at the BOCC concerning Pueblo County (County) creating a CRA, which functions similarly to urban renewal but for the County. She requested input on whether it would be beneficial for the Authority to leverage its expertise to assist the County if they proceed with creating the CRA. The Chair requested this item be placed on an upcoming agenda for discussion.

She continued by sharing a request for a silent auction donation by the Authority, of a piece of artwork from the Convention Center collection no longer on display as was past practice was made by former Authority Commissioner Jeanette Garcia. The Chair requested this item be placed on an upcoming agenda for discussion regarding continuing this practice with the remaining artwork or changing direction.

Commissioner Comments

Steve Nawrocki reported receiving approximately a dozen calls from individuals who expressed concern about the condition of Main Street, particularly the Colorado Building. He inquired whether any action could be taken when property owners did not maintain their property. Corinne Koehler recalled a developer had expressed interest in developing the Colorado Building, with plans for lofts, a cafe, and office space. Fallon Miller, Treasurer, explained in her role with the Department of Local Affairs- Division of Housing she has worked with several parties but unfortunately none had been able to make it financially feasible.

Additional concerns related to urban planning expertise/training, project implementation, and staff capacity were shared. The Chair emphasized the importance in providing priorities for staff to focus efforts and indicated that the ED has plans which are expected to be brought to the board next month.

Treasurers Report

Pueblo Convention Center Monthly Financials July 2026

Kevin Ortiz presented the Convention Center financials and apologized for technical issues. For the month of July, we held 16 events and had 10 budgeted with gross revenues of \$179,063 against a budget of \$174,905 for a positive \$4,158 vs budget for the month. Indirect expenses came in at \$198,717 against a budget of \$199,805 for a positive \$1,088 vs budget. Our total operating net income for the month is negative (\$84,394) against a budgeted net loss of (92,788) resulting in a positive \$8,394 vs budget for the month.

Year-to-date numbers are 139 actual events with 136 budgeted. Gross revenues are currently at \$1,772,581 vs a budget of \$1,692,565 for a positive \$80,016 against budget YTD. Indirect expenses YTD are \$1,435,172 vs a budget of \$1,419,456 for a negative (\$15,716) vs budget. Our total operating net income (loss) YTD is a loss of (\$369,658) vs a budget of (\$407,565) for a positive \$37,907 vs budget YTD.

The Exhibit Hall for the month of July had 3 events for 640 attendees. The utility costs we received are Black Hills Energy for \$5,822.85, Xcel Energy for \$82.58 and water for \$240.80, for a total of \$6,146.23.

Notable events for July, typically a slower month, included the Italian Invitational, the Colorado Association of Career and Technical Education, and partnerships with the Center for American Values. The Center for American Values hosted smaller retreats for federal bond recipients who were flown into town, with private breakfasts held at the Convention Center. These events were not widely publicized as the organization preferred that recipients relax and enjoy the weekend. The hotel information provided in the packet was incorrect as an updated report had been sent but did not make it into the packet. For July, there were two room night generating events with a total of 464 booked. Year to date, there were 20 room night generating events with over 2,738 rooms booked through events at the Pueblo Convention Center.

PURA Monthly Financials July 2026

The Treasurer noted that all accounts had been moved to PB&T and this would be reflected in August reports. She acknowledged Chris DeLuca for his extensive work and hours spent on obtaining tax-exempt status cleanup with numerous vendors.

Chris DeLuca provided a high-level financial overview, noting a few minor transfers totaling under thirty dollars (\$30) will be completed with year-end work. He stated the anticipated TIF decreases in the coming year, will reduce interest earned on accounts and that an error was found. The error was related to the interest percentage paid by PB&T was paid at 1.5% instead of 3.3%. The bank has corrected the issue and deposited approximately \$16,600 in additional interest, which will be reflected in next month's financial statements. Total interest earned for the year is approximately \$112,000.

Discussion followed regarding the projected TIF revenue, debt service coverage, decrement positions, and budget variances.

Executive Session

Corinne Koehler; made a motion to go into executive session for a conference with the 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 related to a potential reimbursement agreement regarding St. Charles Industrial Park Phase 2; Haynie & Company and City of Pueblo findings regarding PURA's past fiscal management; 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) related to a potential reimbursement agreement regarding St. Charles Industrial Park Phase 2; City lease agreement. Heather Graham seconded the motion. Motion passed.

Executive session began at 2:37 pm. Commissioners present: Karim Ayoub, Liz Chapman, Kathy DeNiro, Michelle Erickson, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Jon Walker. Staff present: Cherish Deeg, Andrea DelaGarza, Shawn Carlson, Chris DeLuca, Cynthia Mitchell

Jon Walker made a motion to leave executive session at 3:45 pm. Corinne Koehler seconded the motion. Motion passed. The Chair reconvened the regular meeting at 3:45 pm.

Future Action

City Agreement - Signal at Mirror Reimbursement

Karim Ayoub indicated he has a conflict and left the room for this portion of the session. The Chair introduced the item for future action, an agreement between the City of Pueblo (City) and the Authority regarding the traffic signal at Pueblo Boulevard and Mirror Avenue. Originally, discussions occurred with Martinez Properties, LLC. Items requiring board direction: Total Maximum Reimbursement shown as three million dollars (\$3,000,000), and Reimbursement Annual Percentage Rate- examples presented ranged from 50% to 75%. The Chair confirmed the item would be presented during the Tuesday, September 8, 2026, Regular Meeting. Karim Ayoub rejoined the meeting at this time.

Direction

Office Space Update

The Chair noted that discussion had occurred in executive session regarding direction for contractual negotiations. He stated staff have been given direction to resolve outstanding items with the City Attorney's office for presentation to the Authority and City Council.

AUP / City Audit

The Chair stated there had been discussion in executive session pertaining to internal financial controls within the organization. He indicated that there was not complete consensus on the direction going forward and requested that this item be placed on the Tuesday, September 8, 2026, Regular Meeting agenda as an action item.

Meeting Transcripts & Technology Pros and Cons

The Chair asked that the pros and cons included in the board packet be reviewed. This item was tabled until the Tuesday, September 22, 2026, Work Session Meeting.

Brownfield Professional Services

This item was tabled until the Tuesday, September 22, 2026, Work Session Meeting.

Dan Corsentino Request

This item was tabled until the Tuesday, September 22, 2026, Work Session Meeting.

Informational Items

PURA Policies

This item was tabled until the Tuesday, September 22, 2026, Work Session Meeting.

Adjournment

The Chair adjourned the Tuesday, August 25, 2026, Work Session Meeting at 4:01 p.m.

Respectfully submitted by,

Shawn Carlson

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority



TITLE

AUTHORIZING A REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND THE CITY OF PUEBLO REGARDING CDOT IMPROVEMENTS AT PUEBLO BOULEVARD AND MIRROR AVENUE

RECOMMENDATION

Approve Resolution 2026-46 at the September 8, 2026, regular meeting of the Board of Commissioners.

BACKGROUND

On the 11th day of August, 2025 by Resolution 16086 the City of Pueblo (City) requested the Pueblo Urban Renewal Authority (Authority) provide incentives to offset a portion of the costs of State Highway improvements required by the Colorado Department of Transportation on Pueblo Boulevard generally between 1-25 and Prairie Avenue within the Lake Minnequa Urban Renewal Area.

Discussion regarding a Redevelopment and Reimbursement agreement with Martinez Property Holdings, Inc. (Developer) followed, however due to financing difficulties the City, Developer and Authority agreed to present agreements for use of half cent sales tax funds for placemaking with the pledge of Tax Increment Financing (TIF) Reimbursement.

The attached is a Reimbursement Agreement for approval with City for such purpose.

FINANCIAL IMPACT

TBD cap and percentage. See agreement for details.

RESOLUTION NO. 2026-46

AUTHORIZING A REIMBURSEMENT AGREEMENT BY AND
BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND
THE CITY OF PUEBLO REGARDING CDOT IMPROVEMENTS AT
PUEBLO BOULEVARD AND MIRROR AVENUE

WHEREAS, the Pueblo Urban Renewal Authority (the “Authority”) is carrying out its duties to plan projects and undertake other activities for the prevention and elimination of blighted areas pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”); and

WHEREAS, the Act requires the Authority to afford maximum opportunity, consistent with the sound needs of the City of Pueblo, for the rehabilitation or redevelopment of urban renewal areas by private enterprise; and

WHEREAS, on August 13, 2007, pursuant to Ordinance No. 7630, the City Council of the City of Pueblo approved the Urban Renewal Plan for the Lake Minnequa Urban Renewal Project (the “Plan”) which is being carried out by the Authority in cooperation with the City in furtherance of the objectives of the Colorado Urban Renewal Law; and

WHEREAS, Martinez Property Holdings, Inc. is the owner (the “Owner”) of three parcels within the boundaries of the Plan (“Plan Area”) and is redeveloping them for commercial purposes; and

WHEREAS, the Colorado Department of Transportation is requiring the Owner to pay significant costs for certain improvements to include a traffic signal on Pueblo Boulevard and Mirror Avenue required to access the Owner’s property; and

WHEREAS, to expedite the completion of the CDOT Improvements the City is willing to complete the CDOT Improvements with funds advanced from the City’s half-cent sales tax economic development fund and the Authority agrees to reimburse the City up to a maximum of \$3,000,000.00 for the costs of the CDOT Improvements subject to the availability of TIF funds in the Plan Area and further agreements between the parties detailed in the Reimbursement Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AUTHORITY OF PUEBLO, COLORADO, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by reference.

Section 2. The attached agreement between the Pueblo Urban Renewal Authority and the City of Pueblo substantially in the form attached as Exhibit A, is hereby approved.

Section 3. The Chair, Vice-Chair, Treasurer and Secretary are authorized to execute the agreement on behalf of the Authority, subject to minor modifications consistent with the intent of this Resolution as the Chair, Vice-Chair, Treasurer, and Secretary in consultation with the Authority's staff and legal counsel may determine to be necessary and appropriate to protect the interests of the Authority or to effectuate the purposes of this Resolution.

Section 4. This Resolution shall be effective immediately upon its approval and adoption.

ADOPTED this 8th day of September 2026.

PUEBLO URBAN RENEWAL AUTHORITY

Attest:

By: _____
Secretary

By: _____
Chairperson

REIMBURSEMENT AGREEMENT
Traffic Signal at Pueblo Blvd. and Mirror Ave.

1.0 PARTIES. The parties to this Reimbursement Agreement (the “Agreement”) dated as of _____, 2026 (the “Effective Date”), are the PUEBLO URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado (the “Authority”) and the City of Pueblo, a Colorado Municipal Corporation (the “City”). The Authority and City are sometimes referred to individually herein as a “Party” and collectively as the “Parties.”

2.0 RECITALS. The Recitals to the Agreement are incorporated herein by this reference as though fully set forth in the body of this Agreement. Unless otherwise stated, initialized or capitalized phrases, terms, and words are as defined in this Agreement. All exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

2.1 City of Pueblo. The City is a home-rule municipality and municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and the City Charter of the City of Pueblo (“Charter”).

2.2 Pueblo Urban Renewal Authority. The Authority is a body corporate and politic and has been duly organized, established and authorized by the City to transact business and exercise its powers as an urban renewal authority pursuant to the Charter and the Colorado Urban Renewal Law, section 31-25-101, et seq., Colorado Revised Statutes (the “Act”).

2.3 The Urban Renewal Project. On August 13, 2007, pursuant to Ordinance No. 7630, the City Council of the City of Pueblo (the “City”) approved the Urban Renewal Plan for the Lake Minnequa Urban Renewal Project (the “Plan”). The Plan is being carried out by the Authority in cooperation with the City and in furtherance of the objectives of the Colorado Urban Renewal Law (the “Act”).

2.4 The Property. Martinez Property Holdings, Inc. (“Owner”) is the owner of three contiguous parcels of property consisting of approximately 6.26 acres in total and associated with Pueblo County tax parcel nos. 1514314006, 1514314007, and 1514314001, respectively, (“Property”) for redevelopment as sites for commercial uses. The Property is included in the area of the City within the boundaries of the Plan (“Plan Area”).

2.5 Authorization for Agreement. The Authority is authorized under the Plan and the Act to finance urban renewal projects within the Plan Area by any method authorized by the Act or any other applicable law, including without limitation, tax increment financing. The Authority is also authorized under the Plan and the Act to enter into agreements determined to be necessary to carry out the purposes of the Plan, such as this Agreement.

2.6 CDOT Improvements. The Colorado Department of Transportation (“CDOT”) is requiring the Owner to pay significant costs (the “Costs”) for certain improvements including a traffic signal on Pueblo Boulevard (the “CDOT Improvements”) required for access to the site. To expedite the completion of the CDOT Improvements, the City is willing to complete the CDOT Improvements, in part with funds advanced from the City’s half-cent sales tax economic development fund. The Authority agrees to reimburse the City up to a maximum amount of \$3,000,000.00 for the Costs to complete the CDOT Improvements paid for with funds from the City’s half-cent sales tax economic development fund, subject to the availability of TIF funds in the Plan Area and in accordance with this Agreement. The CDOT Improvements to be completed by the City, the Costs for which will be reimbursed by PURA, are included in Exhibit A.

2.6.1 The Authority finds completion of the CDOT Improvements to be in the best interests of the Authority and the health, safety, and welfare of the citizens of the City and necessary to carry out the purposes of the Plan in order to facilitate the redevelopment of the Property with the expectation that Authority's involvement will encourage and accelerate the timing of development, thus alleviating and preventing blight.

2.6.2 The Authority wishes to ensure the development of the Property is financially feasible and successful by reimbursing the City for the Costs of completing the CDOT Improvements to be reimbursed with funds generated from the collection of incremental property taxes levied upon the Plan Area.

3.0 TERMS AND CONDITIONS. In consideration of the mutual covenants and promises of the Parties contained herein, and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as set forth in this Agreement.

4.0 TERM. Unless earlier terminated as expressly provided for in this Agreement, the Term of this Agreement shall commence on the Effective Date and continue until the earlier of (a) the date the CDOT Improvements have been completed and the City has been fully reimbursed for the Costs or (b) by December 31, 2033, which is the expiration of the period for which the Authority is authorized by the Act to receive tax increment revenues pursuant to the Plan. Termination shall not, however, relieve Authority of its obligation to fully reimburse City for any costs which become reimbursable prior to termination if there are remaining Available Tax Increment Revenues in the Plan Area after December 31, 2033 which are not otherwise obligated to the Authority's indebtedness as of the execution of this Agreement.

5.0 CDOT IMPROVEMENTS; REIMBURSEMENT. Subject to City Council awarding a construction contract for the CDOT Improvements, the City shall proceed with the construction of the CDOT Improvements described in Exhibit A.

5.1 Reimbursement. Subject to the terms of the Agreement, the Authority shall reimburse the City for the Costs incurred by City in the design and construction of the CDOT Improvements that were paid for with funds from the City's half-cent sales tax economic development fund. The CDOT Improvement Costs actually paid by the City shall be certified to the Authority as to the actual amount paid for approval and reimbursement by the Authority. The City shall provide a report to the Authority of Costs paid for the CDOT Improvements, to include related contracts and paid invoices. The Costs to be reimbursed by the Authority may not exceed the Costs actually paid by the City to complete the CDOT Improvements. The Authority's reimbursement obligation to the City for the CDOT Improvements shall be paid only from Available Tax Increment Revenues generated within the Plan Area. The Available Tax Increment Revenues generated within the Plan Area does not include the Authority's administrative fees, any amounts pledged to existing authority debt, offsets collected by the County Treasurer for return of overpayments, reserve funds retained by the Authority for such purposes, future bonded indebtedness levy in accordance with C.R.S. Sections 31-25-107(9)(a)(III) and (b) of the Act, amounts pledged to taxing entities that levy property taxes in the Plan Area pursuant to agreements entered into in connection with a plan modification, and costs of the Authority's obligation to maintain the streetscape in the Plan Area. The Authority is only obligated to reimburse the City for the CDOT Improvement Costs from Available Tax Increment Revenues generated within the Plan Area and only to the extent the Authority receives such revenues and such revenues have not been pledged to other obligations of the Authority pursuant to agreements made prior to the Agreement.

5.2 Timing of Payments and Cap. Payments shall be made to City annually and each payment shall not exceed seventy five percent (75%) of the Available Tax Increment Revenues generated within the Plan area in any given year.

5.3 Limitations. Statements for certification and payment of such costs shall not (a) include advance payments of any kind for unperformed work or materials not delivered and stored on the Property, (b) include interest or loan fees of any kind, (c) exceed a maximum of \$3,000,000.00.

6.0 SUBORDINATION. Notwithstanding anything herein to the contrary, the Authority's reimbursement obligations to City under this Agreement shall be subordinated and junior in priority to any and all other existing indebtedness the Authority has incurred in connection with other urban renewal undertakings and activities under the Plan prior to the Effective Date which shall include, without limitation, all bonds issued, redevelopment agreements entered into, and any other debt obligations incurred by the Authority under the Plan for other urban renewal undertakings and activities in the Plan Area prior to the date of the Agreement, which as of the Effective Date includes only the "Series 2020 Bonds" issues pursuant to a Resolution of the Authority and a Loan Agreement dated as of July 22, 2020, by and between the Authority and Legacy Bank. Therefore, the City acknowledges and agrees that in the event that in any year under this Agreement the Authority does not have sufficient funds to make all or a portion of its reimbursement payments to the City because of the Authority's payment obligations for existing authority debt, the Authority's obligation to the City for that year shall be limited to only the tax increment revenues generated in the Plan Area the Authority has available after payment of all of its obligations for existing authority debt. The Authority shall pay any deficit thereby accruing in subsequent years if and to the extent the Authority has funds available as provided under this Agreement in such subsequent years. Any and all indebtedness the Authority incurs in connection with other urban renewal undertakings and activities under the Plan subsequent to the Effective Date, which shall include, without limitation, all bonds issued, redevelopment agreements entered into, and any other debt obligations incurred by the Authority under the Plan for other urban renewal undertakings and activities in the Plan area subsequent to the Effective Date shall be subordinated and junior in priority to the reimbursement obligation herein.

7.0 LIMITATION OF LIABILITIES. In no event shall the Authority be liable for special, exemplary, or consequential damages.

8.0 NO THIRD-PARTY BENEFICIARIES. No third-party beneficiary rights are created in favor of any person not a Party to the Agreement.

9.0 VENUE AND APPLICABLE LAW. Any action arising out of the Agreement shall be brought in the Pueblo County District Court and the laws of the State of Colorado shall govern the interpretation and enforcement of the Agreement.

10.0 NONLIABILITY OF AUTHORITY OFFICIALS, AGENTS AND EMPLOYEES. No council member, board member, commissioner, official, employee, consultant, attorney or agent of the Authority or the City shall be personally liable in the event of any default or breach by the City or Authority or for any remedy arising under the Agreement.

11.0 AUTHORITY NOT A PARTNER. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Authority shall not be deemed or constituted a partner or joint venturer of the City or any contractor or subcontractor performing work on the Property or in the adjacent right of way, and the Authority shall not be responsible for any debt or liability of the City, or its managers or members, or such contractor or subcontractor.

12.0 MINOR CHANGES. This Agreement has been approved in substantially the form submitted to the governing bodies of the Parties. The officers executing the Agreement have been authorized to make, and may have made, minor changes in the Agreement and the attached exhibits as they have considered

necessary. So long as such changes were consistent with the intent and understanding of the Parties at the time of approval by the governing bodies, the execution of the Agreement shall constitute conclusive evidence of the approval of such changes by the respective Parties.

13.0 NO WAIVER OF IMMUNITY. Nothing contained in this Agreement constitutes a waiver of sovereign immunity or governmental immunity by the Authority under applicable state law.

14.0 HEADINGS. The headings in this Agreement are for convenience of reference only and shall not affect the interpretation or construction of the Agreement.

IN WITNESS WHEREOF, the Parties have caused the Agreement to be duly executed as of the day first above written.

ATTEST:

PUEBLO URBAN RENEWAL AUTHORITY

By: Secretary

By: Chairman

Date: _____

[City of Pueblo Signature Page Follows]

ATTEST:

By: City Clerk

CITY OF PUEBLO

By: Mayor

Date: _____

EXHIBIT A

CDOT Improvements

From CDOT Access Permit No. 224097 (Acero Avenue):

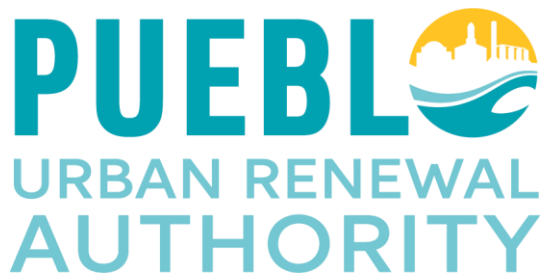
- a. Installation of a raised concrete median in the center of State Highway 045A (Pueblo Boulevard) restricting left turns at the access as well as all associated signs and pavement markings.
- b. Installation of 6-ft wide concrete sidewalk across the entire highway frontage of the property.

From CDOT Access Permit No. 224098 (Mirror Avenue):

- a. Installation of a traffic signal and improvements to accommodate the signalization at the intersection of State Highway 045A (Pueblo Boulevard) and Mirror Avenue in accordance with the design provided by CDOT.

Other:

- a. The CDOT Improvements also include costs associated with installation of curb and gutter along the north side of Pueblo Boulevard, installation of required signage, striping and roadway markings, required grading and drainage work, temporary traffic control (including the temporary signal at Pueblo Boulevard and Mirror Avenue), sidewalks, curb ramps, street lights, and other related ancillary work.



TITLE

A RESOLUTION AUTHORIZING THE CHAIRMAN TO SEEK REIMBURSEMENT OF FUNDS FOR CERTAIN EXPENDITURES

RECOMMENDATION

Approve Resolution 2026-47 at the September 8, 2026, regular meeting of the Board of Commissioners.

BACKGROUND

A recent City of Pueblo financial audit identified transactions for personal expenses unrelated to official duties, as well as overpayments resulting from per diem calculation errors. These amounts have not been reimbursed to the Authority, and the Board of Commissioners seeks to recover the full amount of unauthorized expenditures and per diem overpayments to protect the Authority's resources and ensure accountability.

This resolution approves and directs the Executive Director to mail the Reimbursement Request Letter as presented.

FINANCIAL IMPACT

None

RESOLUTION NO. 2026-47

A RESOLUTION AUTHORIZING THE CHAIRMAN TO SEEK
REIMBURSEMENT OF FUNDS FOR CERTAIN
EXPENDITURES

WHEREAS, the Pueblo Urban Renewal Authority is a body corporate and politic and has been duly organized and existing under and pursuant to Article XX of the Colorado Constitution and the City Charter of the City of Pueblo; and

WHEREAS, the Authority is responsible for the oversight of Authority assets and is committed to ensuring the responsible use of taxpayer funds and maintaining transparency and accountability to promote public trust; and

WHEREAS, a recent financial audit has shown that the former Executive Director of the Authority utilized a credit card issued by the Authority for personal expenses not related to official duties which have not been reimbursed to the Authority; and

WHEREAS, the audit also reflected that former Executive Director received overpayments due to errors in calculating per diem allowances; and

WHEREAS, unauthorized use of a credit card violates provisions of the Authority's Financial and Administrative Internal Controls Policy and the Authority's Employee Handbook; and

WHEREAS, the Authority seeks to recover the full amount of said unauthorized expenditures and per diem overpayments to safeguard the Authority's resources and ensure accountability.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AUTHORITY OF PUEBLO, COLORADO, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by reference.

Section 2. The Authority directs the Chairman to take steps to seek reimbursement from the former Executive Director by sending a letter requesting reimbursement substantially in the form attached as Exhibit A.

Section 4. This Resolution shall be effective immediately upon its approval and adoption.

ADOPTED this 8th day of September 2026.

PUEBLO URBAN RENEWAL AUTHORITY

By: _____
Chair

Attest:

By: _____
Secretary

September 8, 2026

Jerry M. Pacheco
34320 Ford Road
Pueblo, CO 81006

Dear Jerry,

This letter serves as a request for reimbursement of personal expenses that you charged to the Pueblo Urban Renewal (PURA) credit card assigned to you in 2024.

The Department of Finance of the City of Pueblo recently audited PURA's finances to include a detailed review of all credit card transactions for the period January 1, 2024, through October 31, 2025. The City's audit revealed that you charged personal expenses to your PURA-issued credit card in 2024 that were not fully reimbursed and, on several occasions, you used the incorrect per diem rates to calculate your per diem allowances that resulted in overpayments to you. The unreimbursed personal expenses and overpayment of per diem allowances total \$2,718.90.

On the relevant credit card statements, you identified personal expenses charged to your PURA credit card during the period April through November of 2024 for which you partially reimbursed PURA in the amount of \$2,825.26. The unreimbursed personal expenses that you charged to the PURA credit card assigned to you total \$1,163.90, the details of which are below:

- April 4, 2024 – personal charges for Marisa Pacheco's travel to Cincinnati in the amount of \$583.92. You reimbursed \$299.28 to PURA for the cost of Ms. Pacheco's airplane ticket, but you did not reimburse PURA for Ms. Pacheco's charges for airplane seat selection, and taxes and fees for the flight in the amount of \$284.65 which remains due.
- June 26, 2024 – personal charges related to a trip to Las Vegas in the amount of \$1,372.78. You reimbursed PURA \$1,183.86 for the cost of airplane tickets and baggage fees for Billie and Jeremy and a charge to MGM LV – Cabanas, but you did not reimburse PURA for other fees related to Billie and Jeremy's flights in the amount of \$188.92 which remains due.
- September to November 2024 – personal charges related to trips to Seattle, Santa Ana, and San Francisco in the amount of \$2,032.45. You noted that this amount needed to be reimbursed, however, you only reimbursed \$1,342.12 and \$690.33 remains due.

The misapplication of the per diem amounts you submitted in 2024 resulted in overpayments to you totaling \$1,555.00, the details of which are below:

- Expense Report dated December 2024 – you submitted per diem requests based on the 2024 Lodging Rate instead of the 2024 Meals and Incidental Expenses (“M&IE”) Rate for your trips to California and Philadelphia. The M&IE Rate for 2024 for California was \$74/day, and you received the Lodging Rate at \$183/day. The M&IE Rate for Philadelphia for 2024 was \$79/day, and you received the Lodging Rate at \$211/day. The December 2024 expense report reflects that you were overpaid \$746.00.
- Expense Report dated August 2024 – you submitted per diem requests based on the 2024 Lodging Rate instead of the M&IE Rate for your trips to Cincinnati, Washington, DC, and Las Vegas. The M&IE Rate for 2024 for Cincinnati was \$74/day, and you received the Lodging Rate at \$156/day. The M&IE Rate for Washington, DC for 2024 was \$79/day, and you received the Lodging Rate at \$118/day. The M&IE Rate for Las Vegas for 2024 was \$69/day, and you received the Lodging Rate at \$120/day. The Expense Report dated August 2024 reflects that you were overpaid \$809.00.

Attached is a copy of the audit and documentation which references the personal credit card charges and misapplication of the per diem rates. As you know, PURA’s Financial and Administrative Internal Controls Policy and the Employee Handbook do not allow PURA staff to pay travel costs, meals, entertainment or any other costs for family members that accompany staff on PURA business related travel. Accordingly, you are required to reimburse PURA for \$2,718.90. Payment may be made by check or cash no later than October 15, 2026.

If we do not receive payment or hear from you by the date indicated above, PURA reserves all rights and remedies available to it with respect to these outstanding personal expenditures and overpayments.

Thank you for your prompt attention to this matter.

Sincerely,

Garrison M. Ortiz

Chairman
Pueblo Urban Renewal Authority



TITLE

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, (THE "AUTHORITY") APPROVING AMENDMENT NO. 2 TO THE LEASE BETWEEN THE AUTHORITY AS LESSOR AND PUEBLO STEAM WORKS DBA SOUTHERN COLORADO SCIENCE CENTER DBA LEONARDO DAVINCI MUSEUM OF NORTH AMERICA

RECOMMENDATION

Approve Resolution 2026-48 at the September 8, 2026, meeting of the Board of Commissioners.

BACKGROUND

The Pueblo Urban Renewal Authority (Authority) board approved the Pueblo Steam Works DBA Southern Colorado Science Center DBA Leonardo Da Vinci Museum of North America (Da Vinci Museum) Lease by Resolution 2025-03 and Amendment No.1 to the lease by Resolution 2025-34. Substantial modifications were requested and a revised Amendment No. 1 was approved by Resolution 2025-72.

The Da Vinci Museum has requested authorization to apply for up to 15 special event liquor licenses per year for museum events. The attached Amendment No. 2 has been prepared to allow for this request.

FINANCIAL IMPACT

None.

RESOLUTION NO. 2026-48

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, (THE "AUTHORITY") APPROVING AMENDMENT NO. 2 TO THE LEASE BETWEEN THE AUTHORITY AS LESSOR AND PUEBLO STEAM WORKS DBA SOUTHERN COLORADO SCIENCE CENTER DBA LEONARDO DAVINCI MUSEUM OF NORTH AMERICA

WHEREAS, the Pueblo Urban Renewal Authority (the "Authority") is cooperating with the City of Pueblo (the "City") to carry out a regional tourism project described as the Pueblo Professional Bull Riders University and the Heritage of Heroes Project (the "RTA Project") pursuant to the Colorado Regional Tourism Act, Part 3 of Article 46, Title 24, C.R.S. (the "Regional Tourism Act") approved by the Colorado Economic Development Commission ("EDC") by Resolution No. 1 effective May 18, 2012, as amended to date (as amended, the "Resolution"); and

WHEREAS, in furtherance of the RTA Project, by Resolution No. 2025-03, adopted on February 3, 2025, the Authority approved a Lease of certain Leased Premises to Pueblo STEAM Works d.b.a Southern Colorado Science Center dba Leonardo da Vinci Museum of North America; and

WHEREAS, by Resolution No. 25-72 on December 9, 2025, the Authority approved Amendment No. 1 to the Lease Agreement; and

WHEREAS, the Parties desire to amend the Lease a second time to permit Lessee to sell and serve alcohol on the Leased Premises at one-day special events specific to the purpose of the Leonardo da Vinci Museum of North America up to fifteen (15) times per year, subject to the terms and conditions contained in Amendment No. 2 to Lease Agreement.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY AS FOLLOWS.

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The attached Amendment No. 2 to Lease is approved, and the Chair and Secretary are authorized to (a) execute Amendment No. 2 on behalf of the Authority and (b) make any minor changes that do not substantially change Amendment No. 2.

Section 3. This resolution shall take effect immediately upon its adoption.

ADOPTED this 8th day of September, 2025.

PUEBLO URBAN RENEWAL AUTHORITY

By: _____
Chair

ATTEST:

Secretary

AMENDMENT NO. 2 TO LEASE AGREEMENT

1.0 PARTIES. The parties to this amendment (“Amendment No. 2”) dated September 8, 2026, are the Pueblo Urban Renewal Authority, a body corporate and politic of the State of Colorado (“Lessor”) and Pueblo STEAM Works dba Southern Colorado Science Center dba Leonardo da Vinci Museum of North America, a Colorado nonprofit corporation (“Lessee”). Lessor and Lessee are sometimes referred to individually as a “Party” or collectively as the “Parties.”

2.0 RECITAL. The Parties entered into a Lease dated February 3, 2025 (the “Lease”), which they amended on December 9, 2025. The Parties now desire to amend the Lease a second time to permit Lessee to sell and serve alcohol on the Leased Premises at one-day special events specific to the purpose of the Leonardo da Vinci Museum of North America up to fifteen (15) times per year, subject to the terms and conditions contained herein.

3.0 TERMS AND CONDITIONS. In consideration of the mutual covenants and promises of the Parties, and other valuable considerations, the receipt and adequacy of which are hereby acknowledged, the Lease shall be amended as stated in this Amendment No. 2.

5.0 AMENDMENTS. The following are amendments to the Lease. Except as amended, all other provisions of the Lease and Amendment No. 1 shall remain unchanged and in full force and effect.

5.1 Article 4. Use and Possession of Leased Premises. Article 4. Use and Possession of Leased Premises is hereby amended to add Section 4.6 Special Event Liquor License; Liquor Liability Insurance; Indemnification as follows.

5.2 Section 4.6 Special Event Liquor License; Liquor Liability Insurance; Indemnification.

4.6 (a) Lessee may, At Lessee’s sole risk, sell or serve alcoholic beverages on the Leased Premises at one-day special events hosted by the museum which are specific to the museum’s purpose up to fifteen (15) times per year. Lessee shall be responsible for obtaining and maintaining all licenses, permits, and approvals to sell or serve alcoholic beverages on the Leased Premises and shall comply with all requirements and conditions applicable to such licenses and authorizations. Lessee shall comply with all applicable laws and regulations related to the sale and service of alcoholic beverages. Lessee shall provide Lessor with copies of applicable liquor licenses and permits upon request and shall notify Lessor of any suspension, revocation, expiration, denial or other changes to Lessee’s ability to sell or serve alcoholic beverages on the Leased Premises.

4.6 (b) Lessee shall maintain liquor liability insurance coverage at all times when alcohol is served or offered for sale within the Leased Premises for the benefit of Lessor and Lessee against claims for bodily injury, death, or property damage resulting from or arising out of the sale or distribution of alcohol on the Leased Premises of not less than Three Million Dollars (\$3,000,000) in respect of such bodily injury, death or property damage (single combined limit). Lessee shall be named insurer under such policy which shall state that it is the primary policy in the event of a loss and waive subrogation against Lessor. Lessor shall be listed as additional insured on the policy. Lessee shall provide Lessor with evidence of such coverage no later than fifteen (15) days after signing this Amendment and thereafter upon each anniversary date of the policy.

4.6 (c) Notwithstanding the Indemnification provision in Section 4.3 of the Lease, Lessee agrees to bear all risks related to the sale or service of alcohol on Leased Premises and shall

defend, indemnify and hold harmless Lessor, its officers, directors, members, managers, agents, contractors, and employees from all losses, claims, costs, and liabilities arising in connection with or relating to the serving of alcohol including without limitation those arising from Lessor's negligence (except to the extent caused by Lessor's gross negligence or willful misconduct).

IN WITNESS WHEREOF, this Amendment No. 2 is executed by the Parties hereto in their respective names as of the day first above written.

THE PUEBLO URBAN RENEWAL AUTHORITY

ATTEST:

Chair

Secretary

[Lessee Signature Page Follows]

PUEBLO STEAM WORKS dba SOUTHERN COLORADO
SCIENCE CENTER dba LEONARDO DA VINCI MUSEUM
OF NORTH AMERICA

ATTEST:

President

Secretary



TITLE

AUTHORIZING A REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND _____ FOR ESTABLISHING THE ST. CHARLES II URBAN RENEWAL PLAN

RECOMMENDATION

Approve Resolution 2026-49 at the September 8, 2026, regular meeting of the Board of Commissioners.

BACKGROUND

The Pueblo Urban Renewal Authority (PURA) has already incurred costs associated with evaluating and establishing the proposed Saint Charles Industrial Park Phase 2 Urban Renewal Area (Area), including a conditions survey, fiscal impact analysis and preparation of a draft urban renewal plan. The Board of Commissioners discussed the need for a reimbursement agreement for any additional costs associated with the creation of the Area.

The proposed agreement requires the developer to reimburse PURA for additional formation-related expenses incurred on or after September 8, 2026. These costs would be eligible for reimbursement from future tax increment revenues.

FINANCIAL IMPACT

See agreement for details.

RESOLUTION NO. 2026-49

AUTHORIZING A REIMBURSEMENT AGREEMENT BY AND
BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND
_____ FOR ESTABLISHING THE ST. CHARLES II URBAN
RENEWAL PLAN

WHEREAS, the Pueblo Urban Renewal Authority (the “Authority”) is carrying out its duties to plan projects and undertake other activities for the prevention and elimination of blighted areas pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”); and

WHEREAS, the Authority is considering the establishment of an urban renewal plan (the “Plan”) for the property located within the City and composed generally of approximately four (4) parcels with an approximate area of 879.3 acres bordered generally by Interstate 25, Lime Road, and the BNSF rail line (the “Plan Area”), which urban renewal plan is being developed for consideration and approval by the City Council of the City of Pueblo; and

WHEREAS, pursuant to Section 31-25-109 of the Act, the Authority has the power and authority to issue or incur notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, advances, or other obligations, including refunding obligations for the purpose of financing the activities and operations authorized to be undertaken by the Authority with respect to the urban renewal projects in accordance with any adopted urban renewal plans and the Act, as approved by the City; and

WHEREAS, the Authority has incurred expenses and costs related to forming the Plan Area including commissioning a conditions survey, fiscal impact analysis, and draft urban renewal plan to determine whether the property included in the Plan Area qualifies as a blighted area as such term is defined in the Act; and

WHEREAS, the Authority is authorized under the Act to enter into reimbursement agreements or other contracts with a developer as determined to be necessary to carry out the purposes of the Authority and the Plan; and

WHEREAS, prior to performing additional work the Authority seeks to be reimbursed by _____ for further expenses and costs incurred in the formation of the Plan Area and desires to enter into an agreement with _____ to reimburse Authority for expenses and costs incurred in the Plan Area formation since September 8, 2026; and

WHEREAS, the Parties acknowledge that, to the extent the Plan is approved by City Council, the formation costs and expenses paid by _____ may be reimbursed by the Authority to the Developer pursuant to a separate agreement that may be agreed to and approved by the Developer and the Authority as an obligation of the Authority; and

WHEREAS, should the Plan move forward, the Authority shall seek reimbursement for its costs and formation expenses incurred prior to September 8, 2026 from the proceeds of any bond issuance or future TIF revenues.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AUTHORITY OF PUEBLO, COLORADO, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by reference.

Section 2. The attached agreement between the Pueblo Urban Renewal Authority and _____ substantially in the form attached as Exhibit A, is hereby approved.

Section 3. The Chair, Vice-Chair, Treasurer and Secretary are authorized to execute the agreement on behalf of the Authority, subject to minor modifications consistent with the intent of this Resolution as the Chair, Vice-Chair, Treasurer, and Secretary in consultation with the Authority's staff and legal counsel may determine to be necessary and appropriate to protect the interests of the Authority or to effectuate the purposes of this Resolution.

Section 4. This Resolution shall be effective immediately upon its approval and adoption.

ADOPTED this 8th day of September 2026.

PUEBLO URBAN RENEWAL AUTHORITY

Attest:

By: _____
Secretary

By: _____
Chairperson

REIMBURSEMENT AGREEMENT BETWEEN THE PUEBLO URBAN RENEWAL
AUTHORITY AND [COMPANY] FOR ESTABLISHING THE ST. CHARLES II URBAN
RENEWAL PLAN

THIS REIMBURSEMENT AGREEMENT (the “**Agreement**”) is entered into on the _____ day of _____, 2026, (the “**Effective Date**”), by and between the PUEBLO URBAN RENEWAL AUTHORITY, a body corporate and politic duly organized and existing as an urban renewal authority under the laws of the State of Colorado (the “**Authority**”) and [_____, a _____] (the “**Developer**”). The Authority and the Developer are referred to individually as a “**Party**” and collectively as the “**Parties**.”

WITNESSETH:

WHEREAS, the Authority is a body corporate and has been duly organized, established and authorized by the City of Pueblo (the “**City**”) to transact business and exercise its powers as an urban renewal authority, all under and pursuant to the Colorado Urban Renewal Law, section 31-25-101, *et seq.*, Colorado Revised Statutes (the “**Act**”); and

WHEREAS, the Authority is considering the establishment of an urban renewal plan (the “**Plan**”) for the property located within the City and composed generally of approximately four (4) parcels with an approximate area of 879.3 acres bordered generally by Interstate 25, Lime Road, and the BNSF rail line (the “**Plan Area**”), as depicted in the attached **Exhibit A**, which urban renewal plan is being developed for consideration and approval by the City Council of the City; and

WHEREAS, pursuant to Section 31-25-109 of the Act, the Authority has the power and authority to issue or incur notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, advances, or other obligations, including refunding obligations (collectively, the “**Obligations**”), for the purpose of financing the activities and operations authorized to be undertaken by the Authority with respect to the urban renewal projects in accordance with any adopted urban renewal plans and the Act, as approved by the City; and

WHEREAS, the Authority has proceeded with the commissioning of a conditions survey, fiscal impact analysis, and draft urban renewal plan to determine whether the property included in the Plan Area qualifies as a blighted area as such term is defined in the Act; and

WHEREAS, the Authority is authorized under the Act to enter into reimbursement agreements or other contracts with the Developer as determined to be necessary to carry out the purposes of the Authority and the Plan; and

WHEREAS, pursuant to the terms set forth in this Agreement the Authority and the Developer desire that the Authority should initiate the process described in the Act for creation of the Plan, and agree that the Developer will reimburse the Authority for the funds since [DATE] the Effective Date of this Agreement (the “**Initial Date**”) incurred in preparation of the Plan Area (“**Formation Costs and Expenses**”); and

WHEREAS, the Parties acknowledge that, to the extent the Plan is approved by City Council, the Formation Costs and Expenses paid by the Developer may be reimbursed by the Authority to the Developer pursuant to a separate agreement that may be agreed to and approved by the Developer and the Authority as an Obligation of the Authority.

NOW, THEREFORE, in consideration of the foregoing recitals, and the following terms and conditions, the Authority and the Developer hereby agree as follows:

1. RECITALS. The Recitals to this Agreement are hereby incorporated herein by this reference as though fully set forth in the body of this Agreement.

2. TERM. Unless earlier terminated as expressly provided for in this Agreement, the term of this Agreement shall commence on the Effective Date and continue until the soonest of the following dates (such date, the “**Termination Date**”): the date (a) the Authority has been fully reimbursed for the Formation Costs and Expenses, (b) the Plan is adopted and the Authority and the Developer enter into a separate agreement providing for the reimbursement of the Formation Costs and Expenses to the Authority (the “**Reimbursement and Redevelopment Agreement**”), or (c) the Authority elects in its reasonable discretion not to proceed with the Plan or Plan Area and provides written notice to the Developer of its decision, which decision shall be based on the Authority’s reasonable belief that it is no longer feasible for the Authority to proceed with the Plan or Plan Area due to material circumstances that, in the Authority’s good faith determination, render the formation or implementation of the Plan impracticable, including, without limitation, City Council’s disapproval or failure to approve the Plan pursuant to the Act; provided, however, that the Authority shall be fully reimbursed for any Formation Costs and Expenses paid by the Authority prior to the Termination Date.

3. PLANFORMATION. Subject to the terms of this Agreement, the Authority shall endeavor in good faith to accomplish the formation and establishment of the Plan. The formation may be accomplished sequentially or concurrently, in such order as is mutually determined by the Executive Director of the Authority, or his or her designee.

4. REIMBURSEMENT OF AUTHORITY COSTS AND EXPENSES.

4.1. Reimbursement of Formation Costs and Expenses. Subject to the terms of this Agreement, the Developer shall reimburse the Authority for Formation Costs and Expenses incurred by the Authority in the formation and establishment of the Plan Area pursuant to any contracts executed by the Authority with any third parties or consultants for the formation and establishment of the Plan Area. The Formation Costs and Expenses actually paid by the Authority shall be reimbursed by the Developer pursuant to Section 4.2 below. For purposes of clarity, Formation Costs and Expenses do not include any costs or expenses incurred by the Authority prior to the Initial Date.

4.2. Reimbursement Procedure and Deposit. The Authority shall submit any invoices from third parties or consultants for Formation Costs and Expenses for which the Authority is seeking reimbursement (“Invoices”) to the Developer. Subject to the terms of this Agreement, the Developer shall reimburse the Authority for each Invoice within sixty (60) days after the Invoice is received by the Developer. Within ten days of the execution of this Agreement, the Developer

shall provide a deposit to the Authority in the amount of \$ [REDACTED] as a good faith deposit to cover Formation Costs and Expenses. If Developer fails to reimburse Authority within sixty (60) days of receiving an Invoice, the Authority may draw down the deposit to cover Formation Costs and Expenses which are not timely reimbursed by the Developer. Authority shall notify Developer of any funds drawn from the deposit. If necessary, the deposit will be replenished when the funds have been depleted. Any deposit funds remaining after all Formation Costs and Expenses have been paid shall be returned to the Developer.

4.3. Authority Expenses Incurred Prior to Initial Date. Prior to Initial Date, the Authority incurred approximately \$60,160 on consultant services associated with the formation and evaluation of the proposed St. Charles Phase II Urban Renewal Plan Area. These expenditures include work related to the conditions survey, fiscal impact analysis, draft urban renewal plan, and associated professional services necessary to evaluate the project's feasibility and advance the urban renewal process. To the extent the Plan is approved by City Council, the Parties agree to negotiate and enter into a Reimbursement and Redevelopment Agreement pursuant to which Authority shall be reimbursed for expenses incurred prior to Initial Date from any bond issuance or future TIF revenues.

4.4. Survival. If this Agreement terminates or the Parties otherwise do not execute the Plan, the terms of this Section 4 shall survive termination of this Agreement; for the avoidance of doubt and subject to the foregoing sentence, all Formation Costs and Expenses shall remain due and payable as provided herein until all outstanding Formation Costs and Expenses have been paid or otherwise resolved pursuant to the terms of this Agreement.

5. DEVELOPER REIMBURSEMENT. To the extent the Plan is approved by City Council, the Parties agree to negotiate and enter into a Reimbursement and Redevelopment Agreement pursuant to which the Authority shall reimburse to the Developer the Formation Costs and Expenses that have been paid by the Developer to the Authority from any tax increment actually received by the Authority from the Plan Area.

6. DEFAULT. If any payment or any other material condition, obligation or duty is not timely made, tendered, or performed by any Party then, subject to notice and the opportunity to cure, any non-defaulting Party may seek any remedy available at law or in equity, including damages, court costs, and attorney fees and costs as may be proper. In the event of an alleged default by a Party, prior to the non-defaulting Party's ability to move forward with the foregoing remedies, the non-defaulting Party must deliver written notice to the defaulting Party of such default, and the defaulting Party shall have ten (10) days after receipt of the notice to cure such default.

7. MISCELLANEOUS.

7.1. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Colorado and shall be subject to the limitations, if any, that are applicable under the ordinances of the City.

7.2. Notices. All notices and other communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by first class mail, postage prepaid, addressed as follows and emailed:

If to the Developer:

[Redacted]
[Redacted]
[Redacted]
[Redacted]
Attn: [Redacted]
E-mail: [Redacted]

If to the Authority:

Pueblo Urban Renewal Authority
115 E. Riverwalk, Suite 410
Pueblo, Colorado 81003
Attn: Cherish Deeg
E-mail: cdeeg@puebloura.org
With a copy to:
Brownstein Hyatt Farber Schreck, LLP
675 15th Street, Suite 2900
Denver, Colorado 80202
Attn: Angela Hygh
E-mail: ahygh@bhfs.com

The Developer or the Authority may, by notice given hereunder, designate any further or different addresses to which subsequent notices or other communications shall be sent.

7.3. Termination. The Authority may terminate this Agreement upon thirty (30) days written notice to the Developer; provided, however, that there are no outstanding amounts payable by the Developer to the Authority unless satisfactory arrangements have been made, in the sole discretion of the Authority, for the payment of such amounts.

7.4. Integration. This Agreement contains the complete agreement between the Parties with respect to the subject matter hereof and cannot be varied except by the written agreement of the Parties. The Parties agree that there are no oral agreements, understandings, representations or warranties which are not expressly set forth herein.

7.5. Severability. In the event that any provision of this Agreement, other than the requirement of the Developer to reimburse the Authority for obligations incurred by the Authority hereunder, shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

7.6. Headings. The article headings contained herein are for purposes of identification only and shall not be considered in construing this Agreement.

7.7. Assignments. Except as otherwise provided in this Agreement, no Party shall assign this Agreement or any rights or obligations hereunder without the prior written consent of the other

Party, and any such attempted assignment without such prior written consent shall be void and of no force and effect.

7.8. Time of the Essence. Time is of the essence of this Agreement and every provision hereof.

7.9. Authority to Bind. Each of the persons signing below on behalf of any Party hereby represents and warrants that such person is signing with full and complete authority to bind the Party on whose behalf such person is signing, to each and every term of this Agreement.

7.10. Multiple Counterparts. This Agreement may be executed in one or more counterparts, and all so executed shall constitute one and the same agreement, binding upon the Parties, and notwithstanding that all of the Parties are not signatories to the same counterparts.

[Authority signature page follows]

IN WITNESS WHEREOF, the Developer and the Authority have caused their duly authorized officials to execute this Agreement effective as of the Effective Date.

PUEBLO URBAN RENEWAL AUTHORITY, a
body corporate and politic of the State of Colorado

By: _____
Title: _____

ATTEST:

By: _____

[Developer Signature Page Follows]

[_____, a _____]

By: _____

Name: _____

Title: _____

Exhibit A

Proposed St. Charles II Urban Renewal Plan Area

