



PURA Work Session

Tuesday, September 22, 2026, at 2:00 PM

Pueblo Convention Center

320 Central Main Street

Pueblo, CO, 81003

719-582-5125 conference ID 420 372 020#



Meeting Book - PURA Work Session

PURA Work Session Meeting Agenda- 09.22.2026

2:00 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
2:00 pm	Roll Call Board Meeting Roll Call - 4	Cherish Deeg
2:00 pm	Approval of the Agenda	Motion
	Reports	
2:05 pm	Chairman	
2:10 pm	Executive Director	Cherish Deeg
2:15 pm	Commissioner Comments	
	Treasurers Report	Fallon Miller
2:25 pm	Pueblo Convention Center Monthly Financials August 2026 Convention Center PCC August Financials - 5	
2:35 pm	PURA Monthly Financials August 2026 PURA PURA August Financials - 37	
	Draft 2027 Budget - Priority Items Discussion Direction Budget Priorities - 45	
2:50 pm	Future Action DaVinci Museum & PURA Relationship Discussion 2025-03 Da Vinci lease for PBR SPC Space - 47 2025-72 Davinci Lease Amendment - 66	
	Direction	

2:55 pm	PLAN Updates
3:00 pm	Meeting Schedule Considerations Direction - Meeting Dates - 73
3:05 pm	DCI Challenge Accelerator Program Direction - Challenge Accelerator Program - 75
3:10 pm	McLaughlin 2nd Round Grant Application Request Direction - McLaughlin SHF Phase II - 77
3:15 pm	Brownfield Professional Services Direction - Brownfield Professional Services - 79
3:20 pm	DC Security Proposal Direction - DC Security Proposal - 81

Informational Items

3:25 pm	Policies Information - PURA Policies - 82
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3:30 pm	Executive Session For a conference with the Authority's attorney for the purpose of receiving legal advice on specific legal questions under § 24-6-402(4)(b), C.R.S. and the specific legal issues are related to Haynie & Company and City of Pueblo findings regarding PURA's past fiscal management and potential litigation regarding PURA's request for reimbursement of funds; 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) regarding a lease agreement with the City of Pueblo. 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.
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4:00 pm	Adjournment Motion
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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: August 2026 Financials

Dear Cherish,

For the month of August, we held 19 events and had 12 budgeted with gross revenues of \$211,645 against a budget of \$144,455 for a positive \$67,190 vs budget for the month. Indirect expenses came in at \$251,684 against a budget of \$211,518 for a negative (\$40,166) vs budget. Our total operating net income for the month is negative (\$125,968) against a budgeted net loss of (122,186) resulting in a negative (\$3,782) vs budget for the month.

Year-to-date numbers are 158 actual events with 148 budgeted. Gross revenues are currently at \$1,984,226 vs a budget of \$1,837,020 for a positive \$147,206 against budget YTD. Indirect expenses YTD are \$1,686,856 vs a budget of \$1,630,974 for a negative (\$55,882) vs budget. Our total operating net income (loss) YTD is a loss of (\$495,625) vs a budget of (\$529,750) for a positive \$34,125 vs budget YTD.

The Exhibit Hall for the month of July had 4 events for 6474 attendees. The utility costs we received are Black Hills Energy for \$6,494.44, Xcel Energy for \$82.36 and water for \$156.24, for a total of \$6,733.04.

If you have any questions, please let me know.

Regards,



Kevin Ortiz, General Manager
Pueblo Convention Center
OVG360

GM Report - Pueblo Convention Center – August 2026

Financial Overview for the Month of August 2026:

For the Month of August 2026:

PUEBLO CONVENTION CENTER
FINANCIAL STATEMENT COMMENTS
FOR AUGUST 2026
MONTHLY REPORT

	<u>ACTUAL</u>	<u>ORIG BUDGET</u>	<u>Fav/(Unfav)</u> <u>VARIANCE</u>
NO OF EVENTS	19	12	7
ATTENDANCE	2,205	8,561	(6,356)
EVENT INCOME	\$ 125,210	\$ 88,466	\$ 36,744
TOTAL EVENT INCOME	\$ 125,210	\$ 88,466	\$ 36,744
MISCELLANEOUS INCOME	\$ 506	\$ 866	\$ (360)
SURCHARGE REVENUE	\$ -	\$ -	\$ -
TOTAL OTHER INCOME	\$ 506	\$ 866	\$ (360)
INDIRECT EXPENSES	\$ 251,684	\$ 211,518	\$ (40,166)
OPERATING NET INCOME (LOSS)	\$ (125,968)	\$ (122,186)	\$ (3,782)

Year to Date as of August 2026:

PUEBLO CONVENTION CENTER
FINANCIAL STATEMENT COMMENTS
YTD FOR EIGHT MONTHS ENDED
August 31, 2026

	<u>ACTUAL</u>	<u>ORIG BUDGET</u>	<u>Fav/ (UnFav)</u> <u>VARIANCE</u>
NO OF EVENTS	158	148	10
ATTENDANCE	26,064	34,629	(8,565)
EVENT INCOME	\$ 1,185,100	\$ 1,093,289	\$ 91,811
TOTAL EVENT INCOME	\$ 1,185,100	\$ 1,093,289	\$ 91,811
MISCELLANEOUS INCOME	\$ 6,131	\$ 7,935	\$ (1,804)
SURCHARGE REVENUE	\$ -	\$ -	\$ -
TOTAL OTHER INCOME	\$ 6,131	\$ 7,935	\$ (1,804)
TOTAL NET OPERATING INCOME	\$ 1,191,231	\$ 1,101,224	\$ 90,007
INDIRECT EXPENSES	\$ 1,686,856	\$ 1,630,974	\$ (55,882)
OPERATING NET INCOME (LOSS)	\$ (495,625)	\$ (529,750)	\$ 34,125

2026 Annual Budget Revenue Projection Status

Total Projection	Budgeted Total Gross Income	% of Gross Year-end Budget
\$2,907,168	\$2,646,796	110%

YTD Same Time Last Year Annual Budget Revenue Projection Status

Total Projection	Budgeted Total Gross Income	% of Gross Year-end Budget
\$2,920,746	\$2,854,215	102%

Gross Revenue for August 2026: \$211,645

Year to Date: \$1,984,226

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	\$211,645					\$1,984,226	\$2,646,796	

NET Operating Loss/Income for August 2026: (\$125,968)

Year to Date: (\$495,625)

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)	\$ (125,968)					\$ (495,626)	\$ (1,097,235)		

Customer Survey Scores: August surveys 3 out of 5 returned event surveys received thus far for a Monthly Average 60% 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 August 2026:

- Prince Hall Grand Lodge Of Colorado
- Rocky Mountain District of Kiwanis
- Pueblo Dancing with Starz
- Noche De Fiesta
- MMA Guerilla Fighting Championship

August Monthly Hotel Report – By PURA Definition we had 3 room night generating events with a total of 316 booked rooms for the month of **August**. YTD, we have had **23** room night generating events by the PURA definition and a total of **3,054** rooms.

Monthly Hotel Report						
Start Date	End Date	Account	Description	Type	Peak Number of Rooms	Total Room Nights
08/12/26	08/14/26	Denver Metro Chamber Board of Dire	Denver Metro Chamber Board of Directors Retreat	Meeting (10)	32	64
08/15/26	08/15/26	Colorado State Fair Fiesta Committee	Noche De Fiesta	Banquet (15)	6	6
08/07/26	08/09/26	Prince Hall Grand Lodge	Prince Hall Grand Lodge of Colorado	Convention (20)	65	136
08/13/26	08/16/26	Rocky Mountain District of Kiwanis	Rocky Mountain District of Kiwanis	Convention (20)	44	110

Rolling Forecast as of August 2026

PUEBLO CONVENTION CENTER
ROLLING FORECAST
FY 2026
8/31/2026

	ACTUAL Jan - Aug 2026	PROJECTED Sep - Dec 2026	TOTAL ACTUAL FY 2026	BUDGET FYE 12/31/2026	Total Actual Budget Variance
# OF EVENTS	158	69	227	227	0
ANCILLARY INCOME	\$ 1,185,100	\$ 547,960	\$ 1,733,060	\$ 1,570,095	\$ 162,965
TOTAL EVENT INCOME	\$ 1,185,100	\$ 547,960	\$ 1,733,060	\$ 1,570,095	\$ 162,965
MISCELLANEOUS INCOME	\$ 6,131	\$ 2,000	\$ 8,131	\$ 11,400	\$ (3,269)
ADVERTISING&OTHER RENTAL INC	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER INCOME	\$ 6,131	\$ 2,000	\$ 8,131	\$ 11,400	\$ (3,269)
TOTAL NET OPERATING INCOME	\$ 1,191,231	\$ 549,960	\$ 1,741,191	\$ 1,581,495	\$ 159,696
INDIRECT EXPENSES	\$ 1,686,856	\$ 1,049,055	\$ 2,735,911	\$ 2,678,744	\$ (57,167)
OPERATING NET INCOME (LOSS)	\$ (495,625)	\$ (499,095)	\$ (994,720)	\$ (1,097,249)	\$ 102,529
FYI Extordianary items:					
Loan payments	\$ 29,828	\$ 10,852	\$ 40,680	\$ 42,620	\$ 1,940
Parking Garage-WOL, net	\$ 112,342	\$ 55,040	\$ 167,382	\$ 165,120	\$ (2,262)
Grounds-Da Vinci, net	\$ 28,054	\$ (25,143)	\$ 2,911	\$ 80,402	\$ 77,491
Capital/Security Expenses	\$ 121,317	\$ 135,000	\$ 256,317	\$ 271,100	\$ 14,783
NET INCOME (LOSS)	\$ (787,166)	\$ (674,844)	\$ (1,462,010)	\$ (1,656,491)	\$ 194,481

Prince Hall Grand Lodge

August 7-9, 2026

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? **5**

Was the A/V staff responsive and able to assist you during your event? **5**

What was the overall quality of A/V equipment provided? **5**

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? **5**

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

Was the parking lot clean and lighted adequately? **4**

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? **Pueblo Convention Center Website**

May we use your comments for future promotional purposes? **No**

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? **Cost**

Name of any staff you wish to recognize: **Di and Tony**

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

Comments: **Respondent skipped this question**

CUSTOMER EVALUATION



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?

☒ ☐ ☐ ☐ ☐

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 []

****Did your attendees utilize local hotel rooms?**

☒ YES ☐ NO

If so, where?

Courtyard Marriott

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? _____

Name of any staff you wish to recognize? April + Josh

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

Comments: _____

**Denver Metro Chamber Board of Directors Retreat
August 12-14, 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)**



Rocky Mountain District of Kiwanis

August 13-16, 2026

OUR FACILITY

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

Was your meeting/banquet environment comfortable? **4**

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? **5**

Was the A/V staff responsive and able to assist you during your event? **5**

What was the overall quality of A/V equipment provided? **5**

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? **Price really**

Name of any staff you wish to recognize: **Thomas was a great & responsive contact**

Would you consider being our guest again? **Possibly**

Comments:

Booking the event over a year in advance was necessary to reserve our spot, but when our schedule changed and we had to pay an extra \$1800 it was hard for our small non-profit. Would be nice to have some time frame in which to make changes for a final schedule of the rooms rented if possible.



Oracle EPM Cloud Reporting Book

PCC
August

Last Updated: September 16, 2026

Confidentiality Agreement

This document is Confidential and is presented with the understanding that it shall not be duplicated, reprinted, or disclosed to any third party either in whole or part without the prior written consent of OVG


Kevin Ortiz - DGM


Lee Deeg - Staff Acct
Judy Heathcock
Judy Heathcock - DOF

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Pueblo Convention Center
Consolidated Income Statement
For the Period Ended: August FY26
USD

	MTD			YTD		
	Actual	Budget	B / (W)	Actual	Budget	B / (W)
Statistics						
90002: Number of Events	19	12	7	158	144	14
90009: Attendance	2,205	8,561	-6,356	26,064	34,629	-8,565
90015: Dropcount - General Seating	-	8,561	-8,561	-	34,629	-34,629
Event Revenue						
SL: Rent Ticket Receipts	50,072	31,960	18,112	335,973	335,282	691
SL: Event Reimbursement	133,853	85,255	48,599	1,375,293	1,125,092	250,200
Direct Event Revenue	183,925	117,215	66,711	1,711,265	1,460,374	250,891
Event Costs						
SL: Ticketing Fees	4,770	-	4,770	5,170	-	5,170
SL: Third Party Services	-	-	-	30,630	-	30,630
SL: Other Event	-	-	-	232	-	232
SL: Catering	664	-	664	39,698	-	39,698
SL: Concessions	21,780	16,950	4,830	191,099	192,280	(1,181)
Total Event Revenue	211,139	143,589	67,551	1,978,095	1,829,087	149,008
Event Costs						
SL: Direct Revenue & Costs	78,678	48,114	(30,564)	736,488	629,058	(107,430)
SL: Ticketing Fees	2,691	-	(2,691)	2,691	-	(2,691)
SL: Unclassified Service Line	-	3,224	3,224	-	63,699	63,699
SL: Catering	885	-	(885)	9,845	336	(9,509)
SL: Concessions	3,676	3,785	109	43,972	42,706	(1,266)
Total Event Costs	85,929	55,123	(30,806)	792,996	735,799	(57,197)
Event Gross Profit before Revenue Sharing	125,210	88,466	36,744	1,185,099	1,093,288	91,811
Revenue Sharing						
Total Promoter & Team Revenue Sharing / Revenue	29,300	-	(29,300)	29,300	-	(29,300)
Event Gross Profit	125,210	88,466	36,744	1,185,099	1,093,288	91,811
Contracted Revenue						
SL: Direct Revenue & Costs	250	-	250	2,000	-	2,000
SL: Sponsorships	-	250	(250)	-	2,000	(2,000)
Total Contracted Revenue	250	250	0	2,000	2,000	0
Contracted Revenue Expenses						
Contracted Gross Profit before Revenue Sharing	250	250	0	2,000	2,000	0
Contracted Revenue Gross Profit	250	250	0	2,000	2,000	0
Other Revenue						
SL: Other Event	257	617	(360)	4,131	5,934	(1,803)
Total Other Revenue	257	617	(360)	4,131	5,934	(1,803)
Other Gross Profit before Revenue Sharing	257	617	(360)	4,131	5,934	(1,803)
Other Revenue Gross Profit	257	617	(360)	4,131	5,934	(1,803)
Total Gross Profit	125,716	89,333	36,384	1,191,230	1,101,222	90,008
Indirect Expenses						
Indirect Expenses	251,684	211,519	(40,166)	1,686,855	1,630,975	(55,881)
Net Operating Income / (Loss)	(125,968)	(122,186)	(3,782)	(495,625)	(529,753)	34,128
Other Income & Expenses						
Other Income & Expenses	(78,396)	(107,397)	29,002	(812,778)	(747,691)	(65,087)
Total Net Income	(47,572)	(14,789)	(32,783)	317,153	217,938	99,215



Pueblo Convention Center
Balance Sheet
For the Period Ended: August FY27
USD

	Aug-FY27
Assets	
Current Assets	
Cash and Cash Equivalents	3,085,274
Accounts Receivable	209,400
Inventory	48,537
Prepaid and Other Current Assets	(6,169)
Total Current Assets	3,337,042
Fixed Assets	
Total Assets	3,337,042
Liabilities & Members' Capital	
Current Liabilities	
Total Accounts Payable	116,754
Accrued Expenses	238,964
Total Deferred Revenue	196,052
Total Other Current Liabilities	23,781
Total Current Liabilities	575,551
Non-Current Liabilities	
Members' Capital	
Retained Earnings	2,761,491
Total Equity	2,761,491
Total Liabilities and Equity	3,337,042

Pueblo Convention Center
Income Statement Rolling Forecast
For the Period Ended: August FY26
USD

	YTD Actual	Projection Remaining Year	Forecast	Year Total Budget	B / (W)
Statistics					
90002: Number of Events	158	83	241	227	14
90009: Attendance	26,064	14,159	40,223	48,788	-8,565
90016: Dropcount - General Seating	-	14,159	14,159	48,788	-34,629
Event Revenue					
SL: Rent Ticket Receipts	335,973	89,945	425,917	425,227	691
SL: Event Reimbursement	1,375,293	534,442	1,909,735	1,659,534	250,200
Direct Event Revenue	1,711,265	624,387	2,335,652	2,084,761	250,891
SL: Ticketing Fees	5,170	-	5,170	-	5,170
SL: Total Catering	39,698	-	39,698	-	39,698
SL: Total Concessions	191,099	84,488	275,587	276,768	(1,181)
SL: Third Party Services	30,630	-	30,630	-	30,630
SL: Other Event	232	-	232	-	232
SL: Unclassified Service Line	-	97,434	97,434	273,867	(176,433)
Total Event Revenue	2,007,395	806,309	2,813,704	2,635,396	178,308
Event Costs					
SL: Direct Revenue & Costs	736,488	279,626	1,016,114	908,684	(107,430)
SL: Ticketing Fees	2,691	-	2,691	-	(2,691)
SL: Total Catering	9,845	221	10,066	557	(9,509)
SL: Total Concessions	43,972	18,326	62,298	61,032	(1,266)
SL: Unclassified Service Line	-	31,329	31,329	95,028	63,699
Total Event Costs	792,996	329,502	1,122,498	1,065,301	(57,197)
Event Gross Profit before Revenue Sharing	1,185,099	476,807	1,661,906	1,570,095	91,811
Total Promoter & Team Revenue Sharing / Revenue	29,300	-	29,300	-	29,300
Event Gross Profit	1,185,099	476,807	1,661,906	1,570,095	91,811
Contracted Revenue					
SL: Direct Revenue & Costs	2,000	-	2,000	-	2,000
SL: Sponsorships	-	1,000	1,000	3,000	(2,000)
Total Contracted Revenue	2,000	1,000	3,000	3,000	0
Contracted Revenue Expenses					
Contracted Gross Profit before Revenue Sharing	2,000	1,000	3,000	3,000	0
Contracted Revenue Gross Profit	2,000	1,000	3,000	3,000	0
Other Revenue					
SL: Other Event	4,131	2,466	6,597	8,400	(1,803)
Total Other Revenue	4,131	2,466	6,597	8,400	(1,803)
Other Gross Profit before Revenue Sharing	4,131	2,466	6,597	8,400	(1,803)
Other Revenue Gross Profit	4,131	2,466	6,597	8,400	(1,803)
Total Gross Profit	1,191,230	480,273	1,671,503	1,581,495	90,008
Indirect Expenses	1,686,855	1,106,637	2,793,492	2,678,744	(114,748)
Net Operating Income / (Loss)	(495,625)	(626,364)	(1,121,989)	(1,097,249)	(24,740)
Other Income & Expenses	(812,778)	(349,548)	(1,162,326)	(1,097,239)	(65,087)
Total Net Income	317,153	(276,817)	40,337	(10)	40,347



**Pueblo Convention Center
Consolidated Gross Profit
Statement**

For the Period Ended: August FY26

USD

Statistics	MTD			YTD		
	Actual	Budget	B / (W)	Actual	Budget	B / (W)
90002: Number of Events	19	12	7	158	144	14
90009: Attendance	2,205	8,561	-6,356	26,064	34,629	-8,565
90015: Dropcount - General Seating	-	8,561	-8,561	-	34,629	-34,629
Event Gross Profit						
SL: Rent Ticket Receipts	50,072	31,960	18,112	335,973	335,282	691
SL: Event Reimbursement	55,175	37,141	18,035	638,805	496,034	142,771
Direct Event Gross Profit	105,247	69,101	36,147	974,778	831,316	143,461
SL: Ticketing Fees	2,080	-	2,080	2,480	-	2,480
SL: Third Party Services	-	-	-	30,630	-	30,630
SL: Unclassified Service Line	-	6,200	(6,200)	-	112,734	(112,734)
SL: Miscellaneous Other	-	-	-	232	-	232
SL: Catering	(221)	-	(221)	29,853	(336)	30,189
SL: Concessions	18,104	13,165	4,939	147,127	149,574	(2,447)
Total Event Gross Profit	125,210	88,466	36,744	1,185,099	1,093,288	91,811
Contracted Gross Profit						
SL: Direct Revenue & Costs	250	-	250	2,000	-	2,000
SL: Sponsorships	-	250	(250)	-	2,000	(2,000)
Total Contracted Gross Profit	250	250	0	2,000	2,000	0
Contracted Gross Profit before Revenue Sharing	250	250	0	2,000	2,000	0
Contracted Revenue Gross Profit	250	250	0	2,000	2,000	0
Other Gross Profit						
SL: Miscellaneous Other	257	617	(360)	4,131	5,934	(1,803)
Total Other Gross Profit	257	617	(360)	4,131	5,934	(1,803)
Other Gross Profit before Revenue Sharing	257	617	(360)	4,131	5,934	(1,803)
Other Revenue Gross Profit	257	617	(360)	4,131	5,934	(1,803)
Total Gross Profit	125,716	89,333	36,384	1,191,230	1,101,222	90,008
Indirect Expenses	251,684	211,519	(40,166)	1,686,855	1,630,975	(55,881)
Net Operating Income / (Loss)	(125,968)	(122,186)	(3,782)	(495,625)	(529,753)	34,128
Other Income & Expense	(78,396)	(107,397)	29,002	(812,778)	(747,691)	(65,087)
Total Net Income	(47,572)	(14,789)	(32,783)	317,153	217,938	99,215



**Pueblo Convention Center
Detailed Income Statement**
For the Period Ended: August FY26
USD

	MTD			YTD		
	Actual	Budget	B / (W)	Actual	Budget	B / (W)
Statistics						
90002: Number of Events	19	12	7	158	144	14
90009: Attendance	2,205	8,561	-6,356	26,064	34,629	-8,565
90015: Dropcount - General Seating	-	8,561	-8,561	-	34,629	-34,629
Event Revenue						
SL: Rentals - Event Revenue: Exhibit Hall Rent	11,690	-	11,690	138,706	-	138,706
SL: Rentals - Event Revenue: Venue Rentals	12,355	31,960	(19,605)	136,798	335,282	(198,484)
SL: Rentals - Event Revenue: Meeting Room Rent	26,027	-	26,027	60,468	-	60,468
Total Rent / Ticket Receipts	50,072	31,960	18,112	335,973	335,282	691
SL: Service & Expense Reimbursement - Event Revenue: Catering	63,031	40,975	22,056	805,787	798,101	7,687
SL: Service & Expense Reimbursement - Event Revenue: Service Charge	14,610	-	14,610	179,501	-	179,501
SL: Service & Expense Reimbursement - Event Revenue: Audio Visual	36,828	28,329	8,499	142,754	129,704	13,050
SL: Service & Expense Reimbursement - Event Revenue: Production	3,399	891	2,508	85,135	60,552	24,583
SL: Service & Expense Reimbursement - Event Revenue: Security	6,546	2,332	4,214	60,728	49,038	11,690
SL: Service & Expense Reimbursement - Event Revenue: Equipment Rental	4,155	1,315	2,840	38,229	33,361	4,868
SL: Service & Expense Reimbursement - Event Revenue: Electrician/Lights	2,845	-	2,845	24,455	1,000	23,455
SL: Service & Expense Reimbursement - Event Revenue: Cleaning & Cleaning Supplies	1,232	1,280	(48)	19,634	10,761	8,873
SL: Service & Expense Reimbursement - Event Revenue: Insurance	464	9,713	(9,249)	9,242	23,606	(14,364)
SL: Service & Expense Reimbursement - Event Revenue: Guest Services	-	-	-	2,229	-	2,229
SL: Service & Expense Reimbursement - Event Revenue: Advertising & Marketing	-	-	-	2,190	2,100	90
SL: Service & Expense Reimbursement - Event Revenue: Other	-	-	-	2,050	-	2,050
SL: Service & Expense Reimbursement - Event Revenue: Ushers	560	-	560	2,012	-	2,012
SL: Service & Expense Reimbursement - Event Revenue: Ticket Sellers	110	-	110	710	3,200	(2,490)
SL: Service & Expense Reimbursement - Event Revenue: Licenses, Fees & Permits	-	420	(420)	294	11,195	(10,912)
SL: Service & Expense Reimbursement - Event Revenue: Labor	-	-	-	150	-	150
SL: Service & Expense Reimbursement - Event Revenue: Bank and Merchant Processing Fees	-	-	-	128	-	128
SL: Service & Expense Reimbursement - Event Revenue: Credit Card Merchant Fees	75	-	75	75	-	75
SL: Service & Expense Reimbursement - Event Revenue: Other Expense	-	-	-	-	2,400	(2,400)
SL: Service & Expense Reimbursement - Event Revenue: Operations	-	-	-	-	75	(75)
Total Event Reimbursement	133,853	85,255	48,599	1,375,293	1,125,092	250,200
Direct Event Revenue	183,925	117,215	66,711	1,711,265	1,460,374	250,891
SL: Ticketing Fees - Event Revenue: Per Ticket Fee	3,366	-	3,366	3,366	-	3,366
SL: Ticketing Fees - Event Revenue: Facility Fee	1,404	-	1,404	1,804	-	1,804
Total Ticketing Revenue	4,770	-	4,770	5,170	-	5,170
SL: Catering - Event Revenue: Catering - Liquor	-	-	-	32,603	-	32,603
SL: Catering - Event Revenue: Catering - Non-Alcohol	664	-	664	3,765	-	3,765
SL: Catering - Event Revenue: Catering - Wine	-	-	-	3,330	-	3,330
Total Catering	664	-	664	39,698	-	39,698
SL: Concessions - Event Revenue: Liquor	9,795	6,953	2,842	68,741	76,559	(7,818)
SL: Concessions - Event Revenue: Beer	6,713	-	6,713	57,243	-	57,243
SL: Concessions - Event Revenue: Food	2,086	500	1,586	29,707	12,750	16,957
SL: Concessions - Event Revenue: NA Beverage	2,258	1,000	1,258	24,234	6,000	18,234
SL: Concessions - Event Revenue: Wine	928	2,318	(1,389)	11,174	26,030	(14,856)
SL: Concessions - Event Revenue: Canned Beer	-	6,180	(6,180)	-	70,942	(70,942)
Total Concession	21,780	16,950	4,830	191,099	192,280	(1,181)
SL: Third Party Services - Event Revenue: Audio Visual	-	-	-	30,630	-	30,630
Total Third Party Services	-	-	-	30,630	-	30,630
SL: Miscellaneous Other - Event Revenue: Marketing	-	-	-	250	-	250
SL: Miscellaneous Other - Event Revenue: Miscellaneous Other	-	-	-	(16)	-	(16)
Total Other Event Revenue	-	-	-	232	-	232
SL_0000 SL: None - 40010_1044 Event Revenue: Service Charge	-	9,424	(9,424)	-	176,433	(176,433)
Unclassified Service Line Entries - Event Revenue	-	9,424	(9,424)	-	176,433	(176,433)
Total Event Revenue	211,139	143,589	67,551	1,978,095	1,829,087	149,008



**Pueblo Convention Center
Detailed Income Statement**
For the Period Ended: August FY26
USD

	MTD			YTD		
	Actual	Budget	B / (W)	Actual	Budget	B / (W)
Event Costs						
SL Event Expenses - Event COS: Event Wages	14,831	-	(14,831)	160,295	-	(160,295)
SL Service & Expense Reimbursement - Event COS: Catering	-	-	-	113,916	-	(113,916)
SL Event Expenses - Event COS: Catering	16,347	10,813	(5,534)	105,988	213,003	107,015
SL Event Expenses - Event COS: Cleaning & Cleaning Supplies	11,788	9,985	(1,803)	78,837	85,649	6,812
SL Event Expenses - Event COS: Audio Visual	5,969	7,709	1,741	67,577	46,467	(21,110)
SL Event Expenses - Event COS: Advertising & Marketing	5,595	1,800	(3,795)	58,475	21,750	(36,725)
SL Event Expenses - Event COS: Security	4,916	1,982	(2,934)	49,426	45,341	(4,085)
SL Event Expenses - Event COS: Production	13,801	713	(13,088)	24,445	48,442	23,997
SL Event Expenses - Event COS: Contract & Agency Wages	2,655	-	(2,655)	19,481	-	(19,481)
SL SG&A - Event COS: Contract & Agency Wages	-	-	-	15,528	-	(15,528)
SL Event Expenses - Event COS: Bank and Merchant Processing Fees	1,294	-	(1,294)	11,820	-	(11,820)
SL Event Expenses - Event COS: Linens	512	1,042	530	7,912	10,840	2,928
SL Event Expenses - Event COS: Ushers	779	-	(779)	5,452	-	(5,452)
SL Event Expenses - Event COS: Equipment Rental	-	117	117	5,037	961	(4,076)
SL Event Expenses - Event COS: Insurance	192	4,770	4,578	3,170	13,017	9,847
SL Service & Expense Reimbursement - Event COS: Sales Tax	-	-	-	1,697	-	(1,697)
SL Event Expenses - Event COS: Admission Tax	-	-	-	1,690	-	(1,690)
SL Service & Expense Reimbursement - Event COS: Insurance	-	-	-	1,659	-	(1,659)
SL Event Expenses - Event COS: Trash Removal	-	-	-	1,340	-	(1,340)
SL Event Expenses - Event COS: Licenses, Fees & Permits	-	-	-	882	-	(882)
SL Service & Expense Reimbursement - Event COS: Advertising & Marketing	-	-	-	710	-	(710)
SL Event Expenses - Event COS: Other Expense	-	-	-	450	1,400	950
SL Service & Expense Reimbursement - Event COS: Music & Entertainment	-	-	-	450	-	(450)
SL Event Expenses - Event COS: Box Office Employees	-	-	-	176	-	(176)
SL Service & Expense Reimbursement - Event COS: Decorations	-	-	-	109	-	(109)
SL Service & Expense Reimbursement - Event COS: Linens	-	-	-	(32)	-	32
SL Event Expenses - Event COS: Electrician/Lights	-	-	-	-	507	507
SL Event Expenses - Event COS: Ticket Sellers	-	-	-	-	1,600	1,600
SL Event Expenses - Event COS: Credit Card Merchant Fees	-	1,078	1,078	-	9,579	9,579
SL Event Expenses - Event COS: Labor	-	8,105	8,105	-	130,502	130,502
Total Event Operating Expenses	78,678	48,114	(30,564)	736,488	629,058	(107,430)
SL Ticketing Fees - Event COS: Per Ticket Fee	2,691	-	(2,691)	2,691	-	(2,691)
Total Ticketing Expenses	2,691	-	(2,691)	2,691	-	(2,691)
SL Catering - Event COS: Catering - Liquor	-	-	-	6,449	-	(6,449)
SL Catering - Event COS: Catering - Non-Alcohol	885	-	(885)	2,319	-	(2,319)
SL Catering - Event COS: Catering - Wine	-	-	-	951	-	(951)
SL Catering - Event COS: Catering	-	-	-	127	-	(127)
SL Catering - Event COS: Liquor	-	-	-	-	166	166
SL Catering - Event COS: Wine	-	-	-	-	50	50
SL Catering - Event COS: Canned Beer	-	-	-	-	120	120
Total Catering	885	-	(885)	9,845	336	(9,509)
SL Concessions - Event COS: Liquor	1,148	1,460	312	11,376	16,195	4,819
SL Concessions - Event COS: NA Beverage	866	400	(466)	10,858	2,400	(8,458)
SL Concessions - Event COS: Beer	969	-	(969)	10,854	-	(10,854)
SL Concessions - Event COS: Food	620	140	(480)	8,609	3,570	(5,039)
SL Concessions - Event COS: Wine	73	487	414	2,275	5,511	3,235
SL Concessions - Event COS: Canned Beer	-	1,298	1,298	-	15,030	15,030
Total Concession	3,676	3,785	109	43,972	42,706	(1,266)
SL_0000 SL None - 50010_1257 Event COS: Contract & Agency Labor	-	3,224	(3,224)	-	63,699	(63,699)
Unclassified Service Line Entries - Event Costs	-	3,224	(3,224)	-	63,699	(63,699)
Total Event Costs	85,929	55,123	(30,806)	792,996	735,799	(57,197)
Event Gross Profit before Revenue Sharing	125,210	88,466	36,744	1,185,099	1,093,288	91,811
Promoter & Team Revenue Sharing / Revenue						



**Pueblo Convention Center
Detailed Income Statement**
For the Period Ended: August FY26
USD

	MTD			YTD		
	Actual	Budget	B / (W)	Actual	Budget	B / (W)
SL Promoter Revenue Share - Contra-Event Revenue: Promoter Profit/Loss	29,300	-	(29,300)	29,300	-	(29,300)
Total Promoter & Team Revenue Sharing / Revenue	29,300	-	(29,300)	29,300	-	(29,300)
Event Gross Profit	125,210	88,466	36,744	1,185,099	1,093,288	91,811
Contracted Revenue						
SL Service & Expense Reimbursement - Contracted Revenue: Sponsorship	250	-	250	2,000	-	2,000
Total Event Reimbursement	250	-	250	2,000	-	2,000
Direct Contracted Revenue	250	-	250	2,000	-	2,000
SL Partnerships - Contracted Revenue: Other	-	250	(250)	-	2,000	(2,000)
Total Sponsorships	-	250	(250)	-	2,000	(2,000)
Total Contracted Revenue	250	250	0	2,000	2,000	0
Contracted Revenue Expenses						
Contracted Gross Profit before Revenue Sharing	250	250	0	2,000	2,000	0
Promoter & Team Revenue Sharing / Revenue						
Contracted Revenue Gross Profit	250	250	0	2,000	2,000	0
Other Revenue						
Total Service Line - Other Revenue: Other Revenue	-	617	(617)	-	5,934	(5,934)
Total Service Line - Other Revenue: Miscellaneous Income	-	-	-	881	-	881
Total Service Line - Other Revenue: ATM Commission	13	-	13	147	-	147
Total Service Line - Other Revenue: Interest & Dividends	230	-	230	1,853	-	1,853
Total Service Line - Other Revenue: Miscellaneous Other	13	-	13	1,250	-	1,250
Total Other Revenue	257	617	(360)	4,131	5,934	(1,803)
Other Revenue Gross Profit	257	617	(360)	4,131	5,934	(1,803)
Total Gross Profit	125,716	89,333	36,384	1,191,230	1,101,222	90,008
Indirect Expenses						
60101: Salaries & Wages	125,360	113,763	(11,597)	992,718	981,471	(11,248)
60650: Contra-Payroll	(26,773)	(16,180)	8,593	(244,760)	(216,874)	27,886
60102: Allocated Salaries & Wages	(21,292)	(26,166)	(4,874)	(167,977)	(207,991)	(40,014)
60150: Other Payroll Costs	2,198	1,300	(898)	16,635	10,400	(6,235)
60200: Bonuses & Commissions	5,004	6,653	1,649	38,456	53,219	14,763
60300: Payroll Taxes	7,278	7,724	446	72,421	62,882	(9,539)
60350: Employee Benefits	32,473	29,401	(3,072)	267,715	235,918	(31,797)
60400: Pension & 401K	1,935	2,043	108	19,519	16,390	(3,128)
61000: Employee T&E	820	1,015	195	6,466	14,520	8,054
62000: Consultants and Professional Services	500	500	0	4,000	4,000	0
63000: Insurance	10,245	10,900	655	80,483	87,200	6,717
64000: Supplies	8,972	7,230	(1,742)	47,220	57,540	10,320
Repairs & Maintenance	1,826	6,100	4,274	37,185	48,800	11,615
Utilities	26,997	24,634	(2,363)	202,591	200,304	(2,287)
67000: Office Expenses	286	2,525	2,239	2,947	20,200	17,253
69000: Contracted Services	11,495	13,505	2,010	116,266	108,040	(8,226)
70000: Advertising & Marketing	-	1,350	1,350	621	5,400	4,779
72000: Other G&A	64,360	27,222	(37,138)	194,349	149,555	(44,794)
Total Indirect Expenses	251,684	211,519	(40,166)	1,686,855	1,630,975	(55,880)
Net Operating Income / Loss	(125,968)	(122,186)	(3,782)	(495,625)	(529,753)	34,128



**Pueblo Convention Center
Detailed Income Statement**
For the Period Ended: August FY26
USD

	MTD			YTD		
	Actual	Budget	B / (W)	Actual	Budget	B / (W)
Other Income (Expense): Miscellaneous Income	(167,207)	(167,207)	0	(1,337,654)	(1,337,654)	0
Other Income (Expense): Equipment Rental	2,714	3,971	(1,257)	29,828	31,766	(1,937)
Other Income (Expense): Natural Gas	(7,463)	6,912	(14,375)	28,054	53,684	(25,630)
Other Income (Expense): Parking	13,687	13,760	(73)	112,342	110,080	2,262
Other Income (Expense): Management Fee (Base)	29,167	29,167	0	233,333	233,333	0
Pre-Opening Costs: Kitchen Equipment	50,707	*	50,707	88,204	*	88,204
Pre-Opening Costs: Landscaping Service	*	*	*	24,986	*	24,986
Pre-Opening Costs: Marketing	*	*	*	8,128	*	8,128
Pre-Opening Costs: Facilities - Capital Expenses Incurred	*	6,000	(6,000)	*	161,100	(161,100)
Other Income & Expense	(78,396)	(107,397)	29,002	(812,778)	(747,691)	(65,087)
Total Net Income	(47,572)	(14,789)	(32,783)	317,153	217,938	99,215



Pueblo Convention Center
Operating Expenses by Department
Total Department
For The Period Ended August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieve
Salaries & Wages: Salaried Full-Time	96,627	94,363	(2,264)	708,334	734,899	26,565	708,334	1,122,348	63%
Salaries & Wages: Hourly Part-Time	28,733	16,400	(12,333)	284,384	202,572	(81,812)	284,384	300,138	95%
Salaries & Wages: Temporary Labor	-	3,000	3,000	-	24,000	24,000	-	36,000	-
Allocated Salaries & Wages: Salaried Full-Time	(172,133)	(16,166)	(15,967)	(173,145)	(100,992)	(72,153)	(173,145)	(104,900)	56%
Allocated Salaries & Wages: Hourly Full-Time	896	-	(896)	7,168	-	(7,168)	7,168	-	-
Other Payroll Costs: Payroll Service Fees	-	1,300	1,300	-	10,400	10,400	-	15,600	-
Other Payroll Costs: Payroll Processing Fees	2,198	-	(2,198)	16,635	-	(16,635)	16,635	-	-
Bonuses & Commissions: Accrued Bonus	5,004	4,147	(857)	38,456	41,049	2,593	38,456	57,635	67%
Bonuses & Commissions: Bonus Paid	-	2,506	2,506	-	12,171	12,171	-	22,109	-
Payroll Taxes: Payroll Taxes (Full-Time)	4,625	2,036	(2,589)	43,897	18,255	(25,642)	43,897	26,508	166%
Payroll Taxes: Hourly Full-Time	-	-	-	300	-	(300)	300	-	-
Payroll Taxes: Payroll Taxes (Part-Time)	2,653	(35)	(2,718)	28,224	(148)	(28,372)	28,224	(137)	-455%
Payroll Taxes: Workers Comp	-	5,783	5,783	-	45,075	45,075	-	68,205	-
Employee Benefits: General Employee Benefits	32,473	29,401	(3,072)	267,715	235,918	(31,797)	267,715	354,250	76%
Pension & 401K: Pension & 401K	1,635	2,043	109	19,519	16,890	(2,628)	19,519	24,604	79%
Contra-Payroll: Hourly Part-Time	(28,733)	-	28,733	(241,780)	-	241,780	(241,780)	-	-
Contra-Payroll: Payroll Recovery PT	-	(18,180)	18,180	-	(218,874)	(218,874)	-	(321,607)	-
Total Labor Costs	126,184	116,538	(9,646)	994,727	935,416	(59,311)	894,727	1,404,126	71%
Consultants and Professional Services: Accounting Audits	500	500	0	4,000	4,000	0	4,000	6,000	67%
62000: Consultants and Professional Services	500	500	0	4,000	4,000	0	4,000	6,000	67%
Employee T&E: Entertainment	300	-	(300)	300	-	(300)	300	-	-
Employee T&E: Other Travel Expense	-	-	-	4,638	-	(4,638)	4,638	-	-
Employee T&E: Training, Conferences, Meetings	530	1,015	495	4,328	14,520	9,992	4,528	33,780	13%
61000: Employee T&E	830	1,015	195	6,468	14,520	8,054	6,468	33,780	19%
Insurance: Workers Comp	7,440	7,500	60	55,951	60,053	4,048	55,351	90,000	62%
Insurance: Insurance and Bonding	2,805	3,400	595	24,533	27,200	2,667	24,533	40,800	60%
63000: Insurance	10,245	10,900	655	80,483	87,200	6,717	80,483	130,800	62%
Supplies: Bar Supplies	-	-	-	8	-	(8)	8	-	-
Supplies: Linens	198	125	(73)	2,192	1,000	(1,192)	2,192	1,500	146%
Supplies: Uniforms	47	600	553	232	4,500	4,268	232	5,100	5%
Supplies: Equipment Rental	(275)	-	275	(127)	-	127	(127)	-	-
Supplies: Printing	-	-	-	66	-	(66)	66	-	-
Supplies: Paper Products	1,062	1,420	358	14,482	11,360	(3,122)	14,482	17,040	85%
Supplies: Cleaning Supplies	4,705	1,130	(3,575)	11,076	9,040	(2,036)	11,076	13,560	82%
Supplies: Smallwares	-	400	400	-	3,200	3,200	-	4,800	-
Supplies: Office Supplies	311	-	(311)	3,061	-	(3,061)	3,061	-	-
Supplies: Plumbing Supplies	-	80	80	-	640	640	-	960	-
Supplies: P&B Supplies	-	1,780	1,780	50	14,240	14,190	50	21,360	0%
Supplies: Building Supplies	2,925	1,120	(1,803)	14,441	8,960	(5,481)	14,441	13,440	107%
Supplies: Tools	-	300	300	-	2,400	2,400	-	3,600	-
Supplies: Bulbs and Lights	-	200	200	-	1,600	1,600	-	2,400	-
Supplies: Promotional Supplies	-	75	75	-	600	600	-	900	-
Supplies: Food & Beverage Equipment	-	-	-	1,741	-	(1,741)	1,741	-	-
64000: Supplies	8,972	7,230	(1,742)	47,220	57,540	10,320	47,220	84,680	56%
General R&M: Equipment Maintenance	1,122	5,150	4,028	19,216	41,200	21,984	19,216	61,800	31%
General R&M: General Repairs & Maintenance	(3)	950	952	19,454	7,600	(8,854)	19,454	11,400	118%
General R&M: Grease Removal/Trap Cleaning	595	-	(595)	3,350	-	(3,350)	3,350	-	-
General R&M: Food & Beverage Equipment	110	-	(110)	1,185	-	(1,185)	1,185	-	-
65001: General R&M	1,826	6,100	4,274	37,185	48,800	11,615	37,185	73,200	51%
Repairs & Maintenance:	1,826	6,100	4,274	37,185	48,800	11,615	37,185	73,200	51%
General Utilities: Cell Phone & Data	445	550	105	3,599	4,400	801	3,599	6,600	55%
General Utilities: Telephone	951	700	(251)	7,481	5,600	(1,881)	7,481	8,400	89%
General Utilities: Internet & WiFi	59	-	(59)	3,341	-	(3,341)	3,341	-	-
General Utilities: Electricity	22,427	20,124	(2,303)	153,597	150,884	(2,713)	153,597	225,600	68%
General Utilities: Water	-	1,600	1,600	-	12,800	12,800	-	19,200	-
General Utilities: Natural Gas	1,308	1,160	(148)	21,549	22,620	1,071	21,549	34,800	62%
General Utilities: Cable	87	500	413	528	4,000	3,472	528	6,000	9%
General Utilities: Waste Services	1,709	-	(1,709)	12,495	-	(12,495)	12,495	-	-
66001: General Utilities	26,997	24,634	(2,363)	202,591	200,304	(2,287)	202,591	300,600	67%
Utilities	26,997	24,634	(2,363)	202,591	200,304	(2,287)	202,591	300,600	67%
Office Expenses: Advertising & Marketing	-	-	-	199	-	(199)	199	-	-
Office Expenses: Postage & Freight	20	-	(20)	40	-	(40)	40	-	-
Office Expenses: Equipment Rental	-	755	755	-	6,040	6,040	-	9,060	-
Office Expenses: Postage	-	170	170	362	1,360	998	362	2,040	18%
Office Expenses: Printing	266	350	84	2,346	2,800	454	2,346	4,200	56%
Office Expenses: Shipping	-	250	250	-	2,000	2,000	-	3,000	-
Office Expenses: Office Supplies	-	500	500	-	4,000	4,000	-	6,000	-
Office Expenses: Internet & WiFi	-	500	500	-	4,000	4,000	-	6,000	-
67000: Office Expenses	266	2,525	2,239	2,947	20,200	17,253	2,947	36,300	10%
Contracted Services: Contract & Agency Labor	-	-	-	13,950	-	(13,950)	13,950	-	-
Contracted Services: Trash Removal	1,075	1,120	45	9,179	8,960	(219)	9,179	13,440	68%
Contracted Services: Contracted Security	250	-	(250)	2,000	-	(2,000)	2,000	-	-
Contracted Services: Licenses, Fees & Permits	(266)	-	266	(158)	-	158	(266)	-	-
Contracted Services: Armored Car	1,539	1,350	(189)	14,175	10,800	(3,375)	14,175	16,200	87%
Contracted Services: Pest Control	305	300	95	1,840	2,400	760	1,840	3,600	46%
Contracted Services: IT Services	7,854	3,955	1,331	65,612	71,880	6,268	65,612	107,920	61%
Contracted Services: Grease Removal/Trap Cleaning	-	-	-	970	-	(970)	970	-	-
Contracted Services: Landscaping Service	1,038	1,500	462	9,007	12,000	2,993	9,007	18,000	50%
Contracted Services: Food & Beverage Equipment	-	250	250	-	2,000	2,000	-	3,000	-
69000: Contracted Services	11,495	13,505	2,010	116,266	108,040	(8,226)	116,266	162,060	72%



Pueblo Convention Center
Operating Expenses by Department
Total Department
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Advertising & Marketing: Advertising	-	250	250	127	2,000	1,873	127	3,000	4%
Advertising & Marketing: Promotional	-	1,100	1,100	494	3,400	2,906	494	4,900	10%
70000: Advertising & Marketing	-	1,350	1,350	621	5,400	4,779	621	7,900	8%
Other G&A: None	-	-	-	(15)	-	15	(15)	-	-
Other G&A: Miscellaneous Other	-	500	500	-	4,000	4,000	-	6,000	-
Other G&A: Bank and Merchant Processing Fees	1,063	700	(363)	14,658	5,600	(9,058)	14,658	8,400	175%
Other G&A: Licenses, Fees & Permits	751	300	(451)	1,059	3,760	2,701	1,059	6,360	17%
Other G&A: Recruiting & Training	173	200	27	3,262	1,600	(1,662)	3,262	2,400	136%
Other G&A: Background Checks	40	-	(40)	171	-	(171)	171	-	-
Other G&A: Dues and Subscriptions	1,430	410	(1,020)	5,862	3,280	(2,582)	5,862	4,920	119%
Other G&A: Other Taxes & Licenses	61,000	25,112	(35,888)	168,614	131,315	(37,299)	168,614	417,344	40%
Other G&A: Credit Card Merchant Fees	(96)	-	96	638	-	(638)	638	-	-
Other G&A: Charitable Donations	-	-	-	100	-	(100)	100	-	-
72000: Other G&A	64,360	27,222	(37,138)	194,349	149,555	(44,794)	194,349	445,424	44%
Total Non Labor Costs	125,501	34,981	(90,520)	692,128	695,559	3,431	692,128	1,274,624	54%
Total Operating Expenses	251,684	211,519	(40,166)	1,686,855	1,630,975	(55,881)	1,686,855	2,678,744	63%



Pueblo Convention Center
Operating Expenses by Department
D: None
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Other G&A: None				(15)		15	(15)	*	*
72000: Other G&A				(15)	*	15	(15)	*	*
Total Non Labor Costs				(15)	*	15	(15)	*	*
Total Operating Expenses				(15)	*	15	(15)	*	*



Pueblo Convention Center
Operating Expenses by Department
D: Event Operations
For The Period Ended: August FY26
USD

Bonuses & Commissions: Accrued Bonus
Bonuses & Commissions: Bonus Paid
Payroll Taxes: Payroll Taxes (Full-Time)
Payroll Taxes: Workers Comp

Period to Date			Year to Date			Full Year Total		
Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
	(85)	(85)		(681)	(681)		(1 021)	
	85	85		681	681		1 021	
	58	58		450	450		683	
	(52)	(50)		(450)	(450)		(683)	



Pueblo Convention Center
Operating Expenses by Department
D: Event Services

For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Salaries & Wages: Salaried Full-Time	16,544	15,790	(754)	126,867	126,315	(552)	126,867	189,472	67%
Salaries & Wages: Hourly Part-Time	1,808	100	(1,508)	7,571	802	(6,769)	7,571	1,204	629%
Allocated Salaries & Wages: Salaried Full-Time	(2,917)	(2,635)	89	(23,336)	(22,619)	717	(23,336)	(33,928)	69%
Bonuses & Commissions: Accrued Bonus	651	-	(651)	5,117	3,729	(1,388)	5,117	3,729	137%
Bonuses & Commissions: Bonus Paid	-	746	746	-	2,236	2,236	-	5,220	-
Payroll Taxes: Payroll Taxes (Full-Time)	429	392	(36)	5,879	3,131	(2,748)	5,879	4,727	124%
Payroll Taxes: Payroll Taxes (Part-Time)	105	-	(105)	734	-	(734)	734	-	-
Payroll Taxes: Workers Comp	-	681	681	-	5,476	5,476	-	8,201	-
Employee Benefits: General Employee Benefits	7,023	6,623	(400)	57,949	53,144	(4,805)	57,949	79,800	73%
Pension & 401K: Pension & 401K	427	227	(100)	3,670	1,819	(1,851)	3,670	2,727	135%
Contra-Payroll: Hourly Part-Time	(1,408)	-	1,608	(8,729)	-	8,729	(8,729)	-	-
Contra-Payroll: Payroll Recovery PT	-	(90)	(90)	-	(722)	(722)	-	(1,084)	-
Total Labor Costs	22,262	21,641	(620)	175,721	173,311	(2,409)	175,721	260,067	68%
Supplies: Linens	198	125	(73)	2,192	1,000	(1,192)	2,192	1,500	146%
Supplies: Uniforms	15	-	(15)	15	2,400	2,385	15	2,400	1%
Supplies: Equipment Rental	25	-	(25)	173	-	(173)	173	-	-
Supplies: Building Supplies	-	-	-	86	-	(86)	86	-	-
64000: Supplies	238	125	(113)	2,467	3,400	933	2,467	3,900	63%
Office Expenses: Postage & Freight	20	-	(20)	40	-	(40)	40	-	-
67000: Office Expenses	20	-	(20)	40	-	(40)	40	-	-
Other G&A: Dues and Subscriptions	-	10	10	-	80	80	-	120	-
72000: Other G&A	-	10	10	-	80	80	-	120	-
Total Non Labor Costs	258	135	(123)	2,507	3,480	973	2,507	4,020	62%
Total Operating Expenses	22,519	21,776	(743)	178,228	176,791	(1,436)	178,228	264,087	67%

Pueblo Convention Center
Operating Expenses by Department
D: Food & Beverage
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Salaries & Wages: Salaried Full-Time	18,467	17,676	4,208	102,553	141,406	38,853	102,553	212,109	48%
Salaries & Wages: Hourly Part-Time	14,946	5,515	(5,431)	171,010	109,720	(61,290)	171,010	167,500	102%
Salaries & Wages: Temporary Labor	-	3,000	3,000	-	24,000	24,000	-	36,000	-
Allocated Salaries & Wages: Salaried Full-Time	66%	(5,423)	(4,756)	(5,536)	(43,090)	(37,754)	(5,336)	(64,488)	8%
Bonuses & Commissions: Accrued Bonus	788	-	(788)	6,117	4,147	(1,970)	6,117	4,147	148%
Bonuses & Commissions: Bonus Paid	-	329	829	-	2,486	2,486	-	5,802	-
Payroll Taxes: Payroll Taxes (Full-Time)	788	992	204	8,194	8,513	319	8,194	12,481	66%
Payroll Taxes: Payroll Taxes (Part-Time)	1,485	150	(1,335)	17,590	743	(16,847)	17,590	1,397	1,259%
Payroll Taxes: Workers Comp	-	1,101	1,101	-	8,742	8,742	-	13,148	-
Employee Benefits: General: Employee Benefits	3,953	2,581	(1,372)	32,601	20,710	(11,891)	32,601	31,100	105%
Pension & 401K: Pension & 401K	317	465	148	2,722	3,729	1,007	2,722	5,603	49%
Contra-Payroll: Hourly Part-Time	(13,745)	-	13,758	(157,184)	-	157,194	(157,184)	-	-
Contra-Payroll: Payroll Recovery PT	-	(2,105)	(5,105)	-	(150,502)	(150,502)	-	(199,720)	-
Total Labor Costs	21,319	18,781	(2,538)	178,258	150,604	(27,654)	178,258	226,095	79%
Employee T&E: Training, Conferences, Meetings	-	200	200	-	1,600	1,600	-	2,400	-
61000: Employee T&E	-	200	200	-	1,600	1,600	-	2,400	-
Supplies: Bar Supplies	-	-	-	6	-	(6)	4	-	-
Supplies: Uniforms	32	150	118	216	1,200	984	216	1,900	12%
Supplies: Equipment Rental	(300)	-	300	(300)	-	300	(300)	-	-
Supplies: Paper Products	1,062	1,420	358	14,482	11,360	(3,122)	14,482	17,040	85%
Supplies: Cleaning Supplies	4,633	-	(4,633)	8,626	-	(8,626)	8,626	-	-
Supplies: Smallwares	-	400	400	-	3,200	3,200	-	4,800	-
Supplies: R&B Supplies	-	1,780	1,780	50	14,240	14,190	50	21,360	0%
Supplies: Building Supplies	906	-	(906)	1,419	-	(1,419)	1,419	-	-
Supplies: Promotional Supplies	-	75	75	-	600	600	-	900	-
Supplies: Food & Beverage Equipment	-	-	-	1,741	-	(1,741)	1,741	-	-
64000: Supplies	6,333	3,825	(2,508)	26,239	30,600	4,361	26,239	45,900	57%
General R&M: Equipment Maintenance	-	850	850	4,997	6,800	1,803	4,997	10,200	49%
General R&M: General: Repairs & Maintenance	-	-	-	1,405	-	(1,405)	1,405	-	-
General R&M: Grease Removal/Trap Cleaning	595	-	(595)	3,350	-	(3,350)	3,350	-	-
General R&M: Food & Beverage Equipment	110	-	(110)	1,165	-	(1,165)	1,165	-	-
65001: General R&M	705	850	145	10,917	6,800	(4,117)	10,917	10,200	107%
Repairs & Maintenance	705	850	145	10,917	6,800	(4,117)	10,917	10,200	107%
Contracted Services: Grease Removal/Trap Cleaning	-	-	-	970	-	(970)	970	-	-
Contracted Services: Food & Beverage Equipment	-	250	250	-	2,000	2,000	-	3,000	-
69000: Contracted Services	-	250	250	970	2,000	1,030	970	3,000	32%
Other G&A: Licenses, Fees & Permits	-	-	-	-	2,040	2,040	-	3,240	-
72000: Other G&A	-	-	-	-	2,040	2,040	-	3,240	-
Total Non Labor Costs	7,038	5,125	(1,913)	38,126	43,040	4,914	38,126	64,740	59%
Total Operating Expenses	28,357	23,906	(4,451)	216,384	193,644	(22,740)	216,384	290,835	74%



Pueblo Convention Center
Operating Expenses by Department
D: Overhead & Other Support Services
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Other Payroll Costs: Payroll Processing Fees	2,198	-	(2,198)	16,635	-	(16,635)	16,635	-	-
Employee Benefits: General Employee Benefits	6	-	(6)	18	-	(18)	18	-	-
Total Labor Costs	2,204	-	(2,204)	16,652	-	(16,652)	16,652	-	-
Employee T&E: Training, Conferences, Meetings	487	-	(487)	487	-	(487)	487	-	-
61000: Employee T&E	487	-	(487)	487	-	(487)	487	-	-
Insurance: Workers Comp	7,440	7,500	60	55,951	60,000	4,049	55,951	90,000	62%
Insurance: Insurance and Bonding	2,805	3,400	595	24,533	27,200	2,667	24,533	40,800	60%
63000: Insurance	10,245	10,900	655	80,483	87,200	6,717	80,483	130,800	62%
Supplies: Printing	-	-	-	66	-	(66)	66	-	-
Supplies: Office Supplies	311	-	(311)	3,061	-	(3,061)	3,061	-	-
Supplies: Building Supplies	-	-	-	32	-	(32)	32	-	-
65000: Supplies	311	-	(311)	3,160	-	(3,160)	3,160	-	-
General R&M: Equipment Maintenance	152	-	(152)	1,642	-	(1,642)	1,642	-	-
65001: General R&M	152	-	(152)	1,642	-	(1,642)	1,642	-	-
Repairs & Maintenance	152	-	(152)	1,642	-	(1,642)	1,642	-	-
General Utilities: Cell Phone & Data	445	550	105	3,599	4,600	1,001	3,599	6,600	55%
General Utilities: Telephone	951	700	(251)	7,481	5,600	(1,881)	7,481	8,400	89%
General Utilities: Internet & WiFi	89	-	(89)	711	-	(711)	711	-	-
General Utilities: Electricity	22,427	20,124	(2,303)	153,597	150,884	(2,713)	153,597	225,600	68%
General Utilities: Water	-	1,600	1,600	-	12,800	12,800	-	19,200	-
General Utilities: Natural Gas	1,308	1,160	(148)	21,549	22,620	1,071	21,549	34,800	62%
General Utilities: Cable	67	500	433	528	4,000	3,472	528	6,000	9%
General Utilities: Water Services	1,709	-	(1,709)	12,495	-	(12,495)	12,495	-	-
66001: General Utilities	26,997	24,634	(2,363)	199,961	200,304	343	199,961	300,600	67%
Utilities	26,997	24,634	(2,363)	199,961	200,304	343	199,961	300,600	67%
Office Expenses: Equipment Rental	-	755	755	-	6,040	6,040	-	9,060	-
Office Expenses: Postage	-	170	170	362	1,360	998	362	2,040	18%
Office Expenses: Printing	39	-	(39)	273	-	(273)	273	-	-
Office Expenses: Shipping	-	250	250	-	2,000	2,000	-	3,000	-
Office Expenses: Office Supplies	-	500	500	-	4,000	4,000	-	6,000	-
Office Expenses: Internet & WiFi	-	500	500	-	4,000	4,000	-	6,000	-
67000: Office Expenses	39	2,175	2,136	635	17,400	16,765	635	26,100	2%
Contracted Services: Trash Removal	1,075	1,120	45	9,179	8,960	(219)	9,179	13,440	68%
Contracted Services: Licenses, Fees & Permits	(266)	-	266	(266)	-	266	(266)	-	-
Contracted Services: IT Services	7,654	8,935	1,281	65,612	71,480	5,868	65,612	107,220	61%
69000: Contracted Services	8,463	10,055	1,592	74,525	80,440	5,915	74,525	120,660	62%
Other G&A: Miscellaneous Other	-	500	500	-	4,000	4,000	-	6,000	-
Other G&A: Licenses, Fees & Permits	751	-	(751)	1,099	-	(1,099)	1,099	-	-
Other G&A: Recruiting & Training	173	200	27	3,262	1,600	(1,662)	3,262	2,400	136%
Other G&A: Background Checks	40	-	(40)	171	-	(171)	171	-	-
Other G&A: Other Taxes & Licenses	61,600	25,112	(36,488)	168,614	131,315	(37,299)	168,614	417,344	40%
Other G&A: Credit Card Merchant Fees	(90)	-	90	638	-	(638)	638	-	-
72000: Other G&A	61,868	25,812	(36,056)	173,743	136,915	(36,828)	173,743	425,744	41%
Total Non Labor Costs	108,561	73,576	(34,965)	534,637	522,259	(12,378)	534,637	1,003,904	55%
Total Operating Expenses	110,765	73,576	(37,188)	551,289	522,259	(29,030)	551,289	1,003,904	55%



Pueblo Convention Center
Operating Expenses by Department
D: Sales
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Salaries & Wages: Salaried Full-Time	16,731	15,956	(774)	118,344	127,651	9,307	118,344	191,476	62%
Allocated Salaries & Wages: Salaried Full-Time	(3,123)	(3,018)	(93)	(22,641)	(15,436)	(7,205)	(22,641)	(37,997)	60%
Bonuses & Commissions: Accrued Bonus	656	610	(46)	2,931	4,876	2,345	2,931	7,314	35%
Bonuses & Commissions: Bonus Paid	-	121	121	-	968	968	-	1,452	-
Payroll Taxes: Payroll Taxes (Full-Time)	271	14	(857)	9,117	435	(8,682)	9,117	518	1,759%
Payroll Taxes: Workers Comp	-	1,032	1,032	-	7,963	7,963	-	12,092	-
Employee Benefits: General Employee Benefits	5,203	5,080	(123)	43,285	40,762	(2,523)	43,285	61,200	71%
Pension & 401K: Pension & 401K	319	194	(125)	3,170	1,560	(1,611)	3,170	2,343	135%
Total Labor Costs	20,656	19,790	(866)	153,806	158,779	4,973	153,806	238,398	65%
Employee T&E: Entertainment	300	-	(300)	300	-	(300)	300	-	-
Employee T&E: Training, Conferences, Meetings	33	265	232	3,859	9,420	5,561	3,859	20,180	19%
61000: Employee T&E	333	265	(68)	4,159	9,420	5,261	4,159	20,180	21%
Office Expenses: Advertising & Marketing	-	-	-	199	-	(199)	199	-	-
Office Expenses: Printing	227	350	123	2,074	2,800	726	2,074	4,200	49%
67000: Office Expenses	227	350	123	2,272	2,800	528	2,272	4,200	54%
Contracted Services: Contract & Agency Labor	-	-	-	13,950	-	(13,950)	13,950	-	-
Contracted Services: IT Services	-	50	50	-	400	400	-	800	-
69000: Contracted Services	-	50	50	13,950	400	(13,550)	13,950	800	2,325%
Advertising & Marketing: Advertising	-	250	250	127	2,000	1,873	127	3,000	4%
Advertising & Marketing: Promotional	-	100	100	344	900	456	344	1,200	29%
70000: Advertising & Marketing	-	350	350	471	2,900	2,329	471	4,200	11%
Other G&A: Dues and Subscriptions	130	250	120	4,025	2,000	(2,025)	4,025	3,000	134%
72000: Other G&A	130	250	120	4,025	2,000	(2,025)	4,025	3,000	134%
Total Non Labor Costs	690	1,265	575	24,877	17,420	(7,457)	24,877	32,180	77%
Total Operating Expenses	21,346	21,055	(291)	178,683	176,199	(2,484)	178,683	270,578	66%



Pueblo Convention Center
Operating Expenses by Department
D: Ticketing & Box Office
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Salaries & Wages: Hourly Part-Time	-	-	-	176	-	(176)	176	-	-
Allocated Salaries & Wages: Shared Full-Time	-	896	896	-	7,190	7,190	-	10,800	-
Allocated Salaries & Wages: Hourly Full-Time	896	-	(896)	7,168	-	(7,168)	7,168	-	-
Payroll Taxes: Payroll Taxes (Full-Time)	100	506	406	500	4,060	3,560	500	6,100	8%
Payroll Taxes: Hourly Full-Time	-	-	-	300	-	(300)	300	-	-
Payroll Taxes: Payroll Taxes (Part-Time)	-	-	-	18	-	(18)	18	-	-
Employee Benefits: General Employee Benefits	506	506	0	4,048	4,060	12	4,048	6,100	66%
Total Labor Costs	1,502	1,908	406	12,210	15,310	3,100	12,210	23,000	53%
Total Operating Expenses	1,502	1,908	406	12,210	15,310	3,100	12,210	23,000	53%



Pueblo Convention Center
Operating Expenses by Department
D: Operations
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Salaries & Wages: Salaried Full-Time	10,089	9,716	(374)	77,125	77,724	599	77,125	116,586	66%
Salaries & Wages: Hourly Part-Time	12,180	10,785	(1,395)	105,627	92,050	(13,577)	105,627	131,424	80%
Allocated Salaries & Wages: Salaried Full-Time	(1,542)	(1,574)	(32)	(12,325)	(12,396)	(60)	(12,325)	(18,496)	67%
Payroll Taxes: Payroll Taxes (Full-Time)	501	743	242	5,077	6,670	1,593	5,077	9,643	53%
Payroll Taxes: Payroll Taxes (Part-Time)	1,062	216	(846)	9,882	1,291	(8,591)	9,882	2,244	440%
Payroll Taxes: Workers Comp	-	505	505	-	4,670	4,670	-	7,092	-
Employee Benefits: General Employee Benefits	7,771	7,088	(683)	62,000	56,474	(5,526)	62,000	84,800	73%
Pension & 401K: Pension & 401K	461	243	(218)	3,513	1,943	(1,570)	3,513	2,915	121%
Contra-Payroll: Hourly Part-Time	(11,407)	-	11,407	(78,837)	-	78,837	(78,837)	-	-
Contra-Payroll: Payroll Recovery PT	-	(9,925)	(9,925)	-	(55,650)	(55,650)	-	(121,823)	-
Total Labor Costs	19,115	17,797	(1,318)	172,052	142,776	(29,276)	172,052	214,384	80%
Employee T&E: Training Conferences Meetings	-	200	200	-	1,600	1,600	-	2,400	-
61000: Employee T&E	-	200	200	-	1,600	1,600	-	2,400	-
Supplies: Uniforms	-	450	450	-	900	900	-	900	-
Supplies: Cleaning Supplies	72	1,130	1,058	2,450	9,040	6,590	2,450	13,560	18%
Supplies: Plumbing Supplies	-	80	80	-	640	640	-	960	-
Supplies: Building Supplies	2,019	1,120	(899)	12,903	8,960	(3,943)	12,903	13,440	96%
Supplies: Tools	-	300	300	-	2,400	2,400	-	3,600	-
Supplies: Buses and Lights	-	200	200	-	1,600	1,600	-	2,400	-
64000: Supplies	2,091	3,280	1,189	15,353	23,540	8,187	15,353	34,860	44%
General R&M: Equipment Maintenance	970	4,300	3,330	12,577	34,400	21,823	12,577	51,600	24%
General R&M: General Repairs & Maintenance	(2)	950	952	12,049	7,600	(4,449)	12,049	11,400	106%
65001: General R&M	968	5,250	4,282	24,626	42,000	17,374	24,626	63,000	39%
Repairs & Maintenance	968	5,250	4,282	24,626	42,000	17,374	24,626	63,000	39%
General Utilities: Internet & WIFI	-	-	-	2,629	-	(2,629)	2,629	-	-
66001: General Utilities	-	-	-	2,629	-	(2,629)	2,629	-	-
Utilities	-	-	-	2,629	-	(2,629)	2,629	-	-
Contracted Services: Contracted Security	250	-	(250)	2,000	-	(2,000)	2,000	-	-
Contracted Services: Pest Control	205	300	95	1,640	2,400	760	1,640	3,600	46%
Contracted Services: Landscaping Service	1,038	1,500	462	9,007	12,000	2,993	9,007	18,000	50%
69000: Contracted Services	1,493	1,800	307	12,647	14,400	1,753	12,647	21,600	59%
Other G&A: Licenses Fees & Permits	-	300	300	-	1,720	1,720	-	3,120	-
72000: Other G&A	-	300	300	-	1,720	1,720	-	3,120	-
Total Non Labor Costs	4,553	10,830	6,278	55,256	83,260	28,004	55,256	124,960	44%
Total Operating Expenses	23,668	28,627	4,959	227,307	226,036	(1,271)	227,307	339,364	67%



Pueblo Convention Center
Operating Expenses by Department
D: Administrative
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Salaries & Wages: Salaried Full-Time	18,771	18,076	(695)	143,692	144,609	916	143,692	216,913	66%
Allocated Salaries & Wages: Salaried Full-Time	(7,329)	(7,065)	164	(57,832)	(56,254)	1,578	(57,832)	64,219	69%
Bonuses & Commissions: Accrued Bonus	2,909	2,790	(119)	22,877	22,320	(557)	22,877	33,481	68%
Bonuses & Commissions: Bonus Paid	-	558	558	-	4,464	4,464	-	6,696	-
Payroll Taxes: Payroll Taxes (Full-Time)	567	(389)	(956)	7,044	(3,091)	(10,135)	7,044	(4,626)	(152%)
Payroll Taxes: Workers Comp	-	1,300	1,300	-	10,030	10,030	-	15,231	-
Employee Benefits: General Employee Benefits	4,261	4,187	(74)	36,150	33,998	(2,152)	36,150	50,450	72%
Pension & 401K: Pension & 401K	489	551	68	4,289	4,422	134	4,289	6,637	65%
Total Labor Costs	19,763	20,009	246	156,220	160,098	3,878	156,220	240,533	65%
Employee T&E: Other Travel Expense	-	-	-	1,638	-	(1,638)	1,638	-	-
Employee T&E: Training Conferences Meetings	-	50	50	182	1,300	1,118	182	9,200	2%
61000: Employee T&E	-	50	50	1,820	1,300	(520)	1,820	9,200	22%
Advertising & Marketing: Promotional	-	1,000	1,000	150	2,600	2,450	150	3,600	4%
70000: Advertising & Marketing	-	1,000	1,000	150	2,600	2,450	150	3,600	4%
Other G&A: Dues and Subscriptions	1,300	150	(1,150)	1,837	1,200	(637)	1,837	1,800	102%
Other G&A: Charitable Donations	-	-	-	100	-	(100)	100	-	-
72000: Other G&A	1,300	150	(1,150)	1,937	1,200	(737)	1,937	1,800	108%
Total Non Labor Costs	1,300	1,200	(100)	3,907	5,100	1,193	3,907	13,600	29%
Total Operating Expenses	21,063	21,209	146	160,127	165,198	5,072	160,127	254,133	63%



Pueblo Convention Center
Operating Expenses by Department
D: Finance & Accounting
For The Period Ended: August FY26
USD

	Period to Date			Year to Date			Full Year Total		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Achieved
Salaries & Wages: Salaried Full-Time	21,025	17,149	(3,875)	139,753	137,195	(2,558)	139,753	205,792	68%
Allocated Salaries & Wages: Salaried Full-Time	(6,708)	(6,954)	(246)	(53,664)	(55,386)	(1,722)	(53,664)	(81,955)	65%
Other Payroll Costs: Payroll Service Fees	-	1,300	1,300	-	10,400	10,400	-	15,600	-
Bonuses & Commissions: Accrued Bonus	-	832	832	1,814	6,657	4,843	1,814	9,986	18%
Bonuses & Commissions: Bonus Paid	-	167	167	-	1,336	1,336	-	2,004	-
Payroll Taxes: Payroll Taxes (Full-Time)	1,368	(231)	(1,599)	\$,087	(1,912)	(10,000)	8,087	(3,017)	-268%
Payroll Taxes: Payroll Taxes (Part-Time)	-	(471)	(471)	-	(2,482)	(2,482)	-	(4,078)	-
Payroll Taxes: Workers Comp	-	1,120	1,120	-	8,643	8,643	-	13,125	-
Employee Benefits: General Employee Benefits	3,750	3,386	(364)	31,665	27,170	(4,495)	31,665	40,800	78%
Pension & 401K: Pension & 401K	(72)	363	436	2,155	2,917	763	2,155	4,384	49%
Total Labor Costs	19,383	18,612	(771)	129,809	124,538	4,278	129,809	201,642	64%
Consultants and Professional Services: Accounting Audits	500	500	0	4,000	4,000	0	4,000	6,000	67%
62000: Consultants and Professional Services	500	500	0	4,000	4,000	0	4,000	6,000	67%
Employee T&E: Training Conferences Meetings	-	300	300	-	600	600	-	600	-
61000: Employee T&E	-	300	300	-	600	600	-	600	-
Contracted Services: Armored Car	1,539	1,350	(189)	14,175	10,800	(3,375)	14,175	16,200	87%
69000: Contracted Services	1,539	1,350	(189)	14,175	10,800	(3,375)	14,175	16,200	87%
Other G&A: Bank and Merchant Processing Fees	1,063	700	(363)	14,658	5,600	(9,058)	14,658	8,400	175%
72000: Other G&A	1,063	700	(363)	14,658	5,600	(9,058)	14,658	8,400	175%
Total Non Labor Costs	3,102	2,850	(252)	32,833	21,000	(11,833)	32,833	31,200	105%
Total Operating Expenses	22,485	19,462	(3,003)	162,642	155,538	(7,105)	162,642	232,842	70%



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

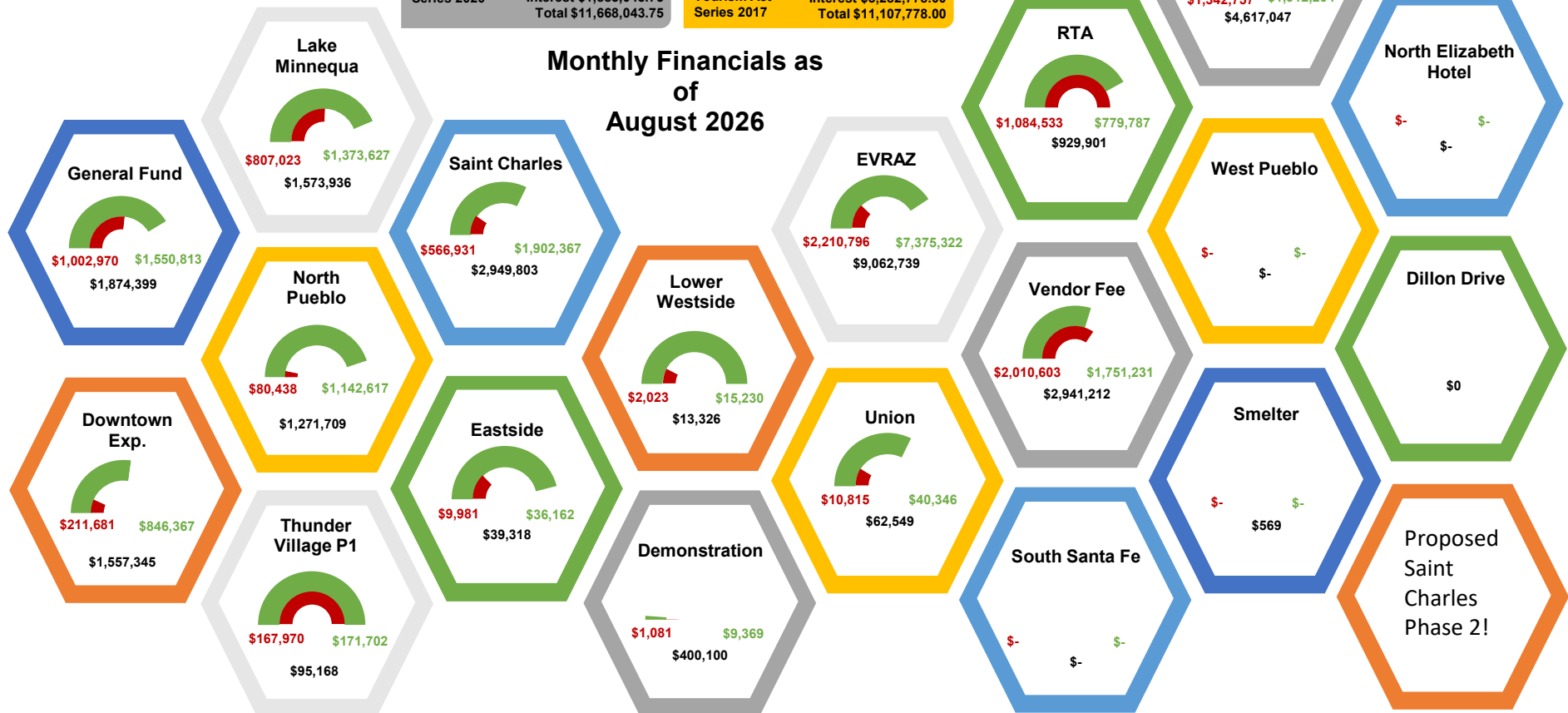
Downtown Expanded Series 2020
Principal \$2,510,000.00
Interest \$121,680.00
Total \$2,631,680.00

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 August 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
1000-00 - CASH																
1004-12 - PBT-2734-DEMORONTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,040.12	0.00	0.00	0.00	0.00	0.00	2,040.12
1003-05 - Legacy-114-LKMINNM	0.00	0.00	1,006,795.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,006,795.40
1002-03 - USB-2049-DTEMM	0.00	1,201,914.87	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	1,201,914.87
1001-01 - USB-9352-GenFund	11.22	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	12.22
1001-03 - USB-5160-DTERevenue	0.00	199,811.35	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	199,811.35
1001-05 - Legacy-136-LKMINRevenue	0.00	0.00	97,698.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,698.64
1001-06 - BSJ-6894-NPRRevenue	0.00	0.00	0.00	1,833,876.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,833,876.96
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	212,537.61	0.00	0.00	0.00	212,537.61
1003-01 - PBT-7042-GenFund	1,562,328.63	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	1,562,328.63
1003-07 - PBT-7050-TV	0.00	0.00	0.00	0.00	3,800.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,800.57
1003-08 - PBT-7069-STCH	0.00	0.00	0.00	0.00	0.00	1,509,394.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,509,394.35
1003-09 - PBT-7077-EAST	0.00	0.00	0.00	0.00	0.00	0.00	81,563.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81,563.45
1003-10 - PBT-7085-Union	0.00	5,397.78	0.00	0.00	0.00	0.00	0.00	65,892.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71,290.37
1003-11 - PBT-7093-LWest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,238.50	0.00	0.00	0.00	0.00	0.00	0.00	79,238.50
1003-12 - PBT-7158-DEMO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,960.25	0.00	0.00	0.00	0.00	0.00	68,960.25
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	4,990,344.74	0.00	0.00	0.00	0.00	4,990,344.74
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	115,563.25	0.00	0.00	0.00	115,563.25
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	84,432.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,432.10
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	4,742,378.80	0.00	4,742,378.80
1011-08 - BSJ-2346-STCHDS	0.00	0.00	0.00	0.00	0.00	3,213.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,213.46
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	23,806.83	0.00	23,806.83
1021-01 - PBT-7131-HeritageW	20,909.52	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	20,909.52
1023-01 - PBT-7182-Reserve	171,349.09	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	171,349.09
Total 1000-00 - CASH	1,754,598.46	1,407,124.16	1,104,494.04	1,833,876.96	3,800.57	1,597,039.91	81,563.45	65,893.59	79,238.50	71,000.37	4,990,344.74	115,563.25	212,537.61	4,766,185.63	0.00	18,083,261.24
1072-00 - Bill.com Money Out	310.44	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	310.45
1100-00 - Investments																
Total 1110-13 - UMB-2021A&B-EVRAZ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,562,710.57	0.00	0.00	0.00	0.00	7,562,710.57
Total 1110-99 - UMB-2017-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	(0.30)	0.00	(0.30)
Total 1120-98 - UMB-2020-PCC&MH	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	2,031,636.28	2,031,636.28
Total 1100-00 - Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,562,710.57	0.00	0.00	(0.30)	2,031,636.28	9,594,346.55
Total Checking/Savings	1,754,908.90	1,407,124.16	1,104,494.04	1,833,876.96	3,800.58	1,597,039.91	81,563.45	65,893.59	79,238.50	71,000.37	12,553,055.31	115,563.25	212,537.61	4,766,185.33	2,031,636.28	27,677,918.24
1200-00 - Accounts Receivable	5,562.33	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	5,562.33
Total Accounts Receivable	5,562.33	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	5,562.33
Other Current Assets																
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
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	1,769,187.42	2,362,750.16	2,678,430.04	3,037,157.96	98,968.58	4,545,845.92	125,739.16	73,418.83	92,514.57	1,012,223.43	20,529,740.32	189,989.40	304,956.61	4,766,185.33	2,031,636.28	43,618,744.01
	1,769,187.42	2,362,750.16	2,678,430.04	3,037,157.96	98,968.58	4,545,845.92	125,739.16	73,418.83	92,514.57	1,012,223.43	20,529,740.32	189,989.40	304,956.61	4,766,185.33	2,031,636.28	43,618,744.01
Liabilities																
2000-00 - Accounts Payable																
2010-00 - Accounts Payable Vendor	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	5,815.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,815.22
2000-00 - Accounts Payable - Other	0.00	5,397.78	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	5,397.78
Total 2000-00 - Accounts Payable	0.00	5,397.78	1,000.00	0.00	0.00	0.00	0.00	5,815.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,213.00

	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
Total Accounts Payable	0.00	5,397.78	1,000.00	0.00	0.00	0.00	0.00	5,815.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,213.00
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	0.00	164,220.00	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
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
2400-01 - Payroll Liabilities	140.41	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	140.41
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	64,816.41	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	15,635,553.12
Total Current Liabilities	64,816.41	903,838.78	1,574,936.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	13,339.22	13,272.00	4,897.71	7,976,685.00	173,992.00	92,419.00	367,950.00	175,090.00	15,647,766.12
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	64,816.41	903,838.78	1,574,936.00	1,203,281.00	95,168.00	2,948,803.00	39,278.00	13,339.22	13,272.00	4,897.71	7,976,685.00	173,992.00	92,419.00	567,950.00	175,090.00	15,847,766.12
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	547,843.22	634,685.74	566,603.86	1,062,179.37	3,732.63	1,335,435.65	26,180.23	29,530.60	13,207.53	8,288.33	5,164,526.71	15,924.14	74,179.02	(304,745.45)	(259,371.58)	8,918,200.00
Total Equity	1,704,371.01	1,458,911.38	1,103,494.04	1,833,876.96	3,800.58	1,597,042.92	86,461.16	60,079.61	79,242.57	1,007,325.72	12,553,055.32	15,997.39	212,537.61	4,198,235.33	1,856,546.28	27,770,977.88
	1,769,187.42	2,362,750.16	2,678,430.04	3,037,157.96	98,968.58	4,545,845.92	125,739.16	73,418.83	92,514.57	1,012,223.43	20,529,740.32	189,989.39	304,956.61	4,766,185.33	2,031,636.28	43,618,744.00

Pueblo Urban Renewal Authority
Profit & Loss by Class
January through August 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
Ordinary Income/Expense																
Income																
4020-00 - Investment and Interest Income	14,387.90	2,493.50	6,861.02	11,622.38	151.18	11,834.12	843.20	746.32	967.97	851.38	217,105.85	1,438.08	773.27	66,048.00	37,477.95	373,602.12
4045-00 - Rental Income	3,708.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,518.00	0.00	0.00	0.00	0.00	0.00	12,226.00
4055-00 - Property Tax Increment	0.00	778,496.24	1,366,766.20	1,130,994.49	171,241.25	1,890,532.69	35,318.44	4,496.81	14,262.17	0.00	7,146,609.50	35,327.32	87,277.69	0.00	0.00	12,661,322.80
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	1,713,753.23	1,713,753.23
Total 4000-00 - Revenue	251,434.16	846,367.19	1,373,627.22	1,142,616.87	171,702.13	1,902,366.81	36,161.64	40,345.82	15,230.14	9,369.38	7,375,322.22	36,765.40	88,050.96	779,787.05	1,751,231.18	15,820,378.17
Total Income	251,434.16	846,367.19	1,373,627.22	1,142,616.87	171,702.13	1,902,366.81	36,161.64	40,345.82	15,230.14	9,369.38	7,375,322.22	36,765.40	88,050.96	779,787.05	1,751,231.18	15,820,378.17
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	141,018.79	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	141,018.79
5017-00 - Professional Services	89,396.46	11,050.00	5,000.00	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	107,846.46
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	12,504.41	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	12,504.41
5063-00 - Dues and Subscriptions	13,389.34	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	13,389.34
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	3,704.76	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	3,704.76
5068-00 - Utilities	3,341.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	459.16	0.00	0.00	0.00	0.00	0.00	3,801.08
5075-00 - Office Expenses	15,812.13	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	15,812.13
5076-00 - Insurance Expense	98,721.31	22,851.91	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	121,573.22
5080-00 - Parking Garage Expenses	0.00	1,280.00	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	1,280.00
5090-01 - Payroll Expenses	461,168.99	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	461,168.99
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	13,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
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	19,371.18	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	19,371.18
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	18,339.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00	0.00	0.00	18,559.00
5817-00 - Trustee Fees	3,000.00	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	3,000.00
5825-00 - Misc. Expense	12,515.10	0.00	59.19	0.00	10.67	10.00	0.00	0.00	0.00	0.00	18,312.63	0.00	0.00	20.00	0.00	30,927.59
Total 5000-00 - Expense	1,002,969.63	98,181.91	33,398.19	0.00	83,990.08	86,672.80	0.00	10,815.22	0.00	1,081.05	18,312.63	10,420.63	0.00	202,420.00	57,665.46	1,605,927.60
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	1,002,969.63	98,181.91	33,398.19	0.00	83,990.08	86,672.80	0.00	10,815.22	0.00	1,081.05	18,312.63	10,420.63	0.00	202,420.00	57,665.46	1,605,927.60
Net Ordinary Income	(751,535.47)	748,185.28	1,340,229.03	1,142,616.87	87,712.05	1,815,694.01	36,161.64	29,530.60	15,230.14	8,288.33	7,357,009.59	26,344.77	88,050.96	577,367.05	1,693,565.72	14,214,450.57
Other Income/Expense																
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	93,419.86	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	93,419.86
8005-00 - Transfer in from Lake Minnequa	751,721.60	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	751,721.60
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	1,299,378.69	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	1,299,378.69
Total Other Income	1,299,378.69	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	1,299,378.69
Other Expense																

Pueblo Urban Renewal Authority
Profit & Loss by Class
January through August 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
9001-00 - Transfer out to Gen Fund	0.00	93,419.54	751,721.42	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	1,299,377.66
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	1,657,359.29	2,539,471.79
Total 9000-00 - Transfer Out	0.00	113,499.54	773,625.17	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	1,952,937.30	6,595,629.26
Total Other Expense	0.00	113,499.54	773,625.17	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	1,952,937.30	6,595,629.26
Net Other Income	1,299,378.69	(113,499.54)	(773,625.17)	(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)	(1,952,937.30)	(5,296,250.57)
Net Income	547,843.22	634,685.74	566,603.86	1,062,179.37	3,732.63	1,335,435.65	26,180.23	29,530.60	13,207.53	8,288.33	5,164,526.71	15,924.14	74,179.02	(304,745.45)	(259,371.58)	8,918,200.00

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

	Jan - Aug 26	Budget	\$ Over Budget	Annual Budget	\$ Over Annual Budget
Income					
4020-00 · Investment and Interest Income	14,387.90	580.00	13,807.90	870.00	13,517.90
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	233,333.32	0.04	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	251,434.16	247,073.32	4,360.84	365,884.00	(114,449.84)
Total Income	251,434.16	247,073.32	4,360.84	365,884.00	(114,449.84)
Expense					
5010-00 · Advertising	631.60	1,275.00	643.40	1,700.00	1,068.40
5015-00 · Attorney Fees	141,018.79	86,666.68	(54,352.11)	130,000.00	(11,018.79)
5017-00 · Professional Services	89,396.46	141,500.00	52,103.54	170,000.00	80,603.54
5020-00 · Audit Fees	34,068.75	41,000.00	6,931.25	41,000.00	6,931.25
5025-00 · Board Expenses	12,504.41	30,533.32	18,028.91	53,000.00	40,495.59
5063-00 · Dues and Subscriptions	13,389.34	13,672.00	282.66	25,930.00	12,540.66
5067-00 · Telephone and Internet	3,704.76	5,333.32	1,628.56	8,000.00	4,295.24
5068-00 · Utilities	3,341.92	4,666.68	1,324.76	7,000.00	3,658.08
5075-00 · Office Expenses	15,812.13	26,870.00	11,057.87	39,992.51	24,180.38
5076-00 · Insurance Expense	98,721.31	96,700.00	(2,021.31)	123,300.00	24,578.69
5090-01 · Payroll Expenses	461,168.99	681,994.83	220,825.84	1,022,996.83	561,827.84
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	25,500.00	25,500.00	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	19,371.18	12,720.00	(6,651.18)	49,580.00	30,208.82
5817-00 · Trustee Fees	3,000.00	3,000.00	0.00	3,000.00	0.00
5825-00 · Misc. Expense	12,515.10		(12,515.10)		(12,515.10)
Total 5000-00 · Expense	1,002,969.63	1,179,846.84	176,877.21	1,723,164.35	720,194.72
Total Expense	1,002,969.63	1,179,846.84	176,877.21	1,723,164.35	720,194.72
Net Ordinary Income	(751,535.47)	(932,773.52)	(181,238.05)	(1,357,280.35)	(605,744.88)
Other Income					
8001-00 · Transfer in from General Fund	0.00				
8003-00 · Transfer in from DTE	93,419.86	100,986.99	(7,567.13)	106,176.81	(12,756.95)
8005-00 · Transfer in from Lake Minnequa	751,721.60	758,015.01	(6,293.41)	802,225.00	(50,503.40)
8006-00 · Transfer in from North Pueblo	55,000.00	112,818.90	(57,818.90)	177,784.70	(122,784.70)
8007-00 · Transfer in from Thunder Vil 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	6,654.29	3,327.12	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 Vil 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	9,247.94	4,624.00	13,871.94	0.00
8099-00 · Transfer in from Convention	0.00				0.00
Total 8000-00 · Transfer In	1,299,378.69	1,294,777.03	4,601.66	1,443,595.34	(144,216.65)
Total Other Income	1,299,378.69	1,294,777.03	4,601.66	1,443,595.34	(144,216.65)
Other Expense					
9001-00 · Transfer out to Gen Fund	0.00				
9015-00 · Transfer out to Thunder Vil 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	1,299,378.69	1,139,127.61	(160,251.08)	1,287,945.92	(11,432.77)
	547,843.22	206,354.09	(341,489.13)	(69,334.43)	(617,177.65)



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Tax/Consulting/Audit

Certified Public Accountants

AUGUST 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 2049 - DTEMM	✓ 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
✓ PBT 2734 - DEMORENTAAL	✓ UMB 2020 PCC & MH O&M 153581.6
✓ USB 5178-Downtown Expanded Debt Service	
✓ 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:

- BSJ 0406 - \$ 0.67 interest posted on wrong date

- UMB 2021 A&B EVRAZ TIF Revenue - \$ 1.24 interest posted on wrong date

- UMB 2017 RTA ST Rev - \$ 15.27 expense and \$ 405.58 interest posted on wrong date

09/14/26



DIRECTION



Board Direction

Budget Priorities

Project Areas with Capacity

AUP Report Summary

The following project areas have some monetary capacity for budget year 2027. The goal of this presentation is to understand what the Board's priorities will be for each area.

Lake Minnequa URA

Lake Minnequa looks to have a \$159,000 capacity for budget year 2027. Would the Board like to fund;

LAUNCH Grants

Area Projects (not LAUNCH)

Reserves (money stays in fund, unspent)

Other_____

North Pueblo URA

North Pueblo looks to have a \$761,000 capacity for budget year 2027. Would the Board like to fund;

LAUNCH Grants

Area Projects (not LAUNCH)

Reserves (money stays in fund, unspent)

Other_____

Lower Westside URA

Lower Westside looks to have a \$10,000 capacity for budget year 2027. Would the Board like to fund;

LAUNCH Grants

Area Projects (not LAUNCH)

Reserves (money stays in fund, unspent)

Other_____

Union Avenue URA

Union Avenue looks to have a \$5,000 capacity for budget year 2027. Would the Board like to fund;

LAUNCH Grants

Area Projects (not LAUNCH)

Reserves (money stays in fund, unspent)

Other_____

Eastside URA

Eastside looks to have a \$31,000 capacity for budget year 2027. Would the Board like to fund;

LAUNCH Grants

Area Projects (not LAUNCH)

Reserves (money stays in fund, unspent)

Other_____

Mitchell Park South URA

Mitchell Park South looks to have a \$75,000 capacity for budget year 2027. Would the Board like to fund;

LAUNCH Grants

Area Projects (not LAUNCH)

Reserves (money stays in fund, unspent)

Other_____

Direction

- Staff requests direction so a draft budget can be composed and presented at the next works session.

Presented to the Pueblo Urban Renewal Authority Board of Commissioners on 9/2/2026 Work Session

RESOLUTION 2025-3

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY (THE "AUTHORITY") APPROVING A LEASE BETWEEN THE AUTHORITY AS LESSOR AND PUEBLO STEAM WORKS DBA SOUTHERN COLORADO SCIENCE CENTER DBA LEONARDO DA VINCI MUSEUM OF NORTH AMERICA, A COLORADO NONPROFIT CORPORATION AS LESSEE IN CONNECTION WITH REVISION OF THE PUEBLO PROFESSIONAL BULL RIDERS UNIVERSITY AND THE HERITAGE OF HEROES PROJECT (THE "RTA PROJECT")

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, pursuant to the approved RTA Project, the Authority is acting as both the Financing Entity and lessor of certain space in the Pueblo Convention Center (the "Leased Premises"); and

WHEREAS, acting as the Financing Entity, the Authority has issued its State Sales Tax Increment Revenue Bonds, Series 2017, in the amount of \$17,030,000 (the "Bonds") and pledged the proceeds of loans from the City in the net amount of \$14,400,000 (the "City Loans") to pay certain costs of the RTA Project, including construction, alteration, and furnishing of the Leased Premises the for use by Professional Bull Riders, Inc. ("PBR"); and

WHEREAS, PBR has abandoned the RTA Project and defaulted on its lease and Pueblo STEAM Works d.b.a Southern Colorado Science Center dba Leonardo da Vinci Museum of North America, a Colorado nonprofit corporation (the "Museum"), is proposed as a replacement entity for PBR for the purposes of the RTA and as lessee of the Leased Premises; and

WHEREAS, there was presented to the Commissioners of the Authority the proposed Lease, attached to and made a part hereof, between the Authority as lessor and the Museum as lessee.

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

Section 1. Subject to compliance with all applicable legal requirements, including the RTA Act, documents governing the Bonds and City Loans, and approval by EDC, the attached Lease is approved, and the Chair and Secretary are authorized to execute the Lease on behalf of the Authority.

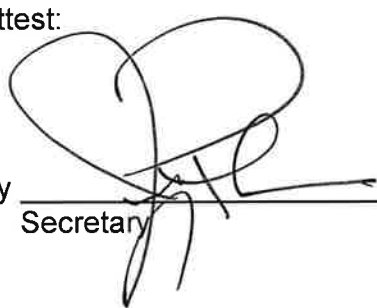
Section 2. This resolution shall take effect immediately upon its adoption and approval.

Adopted and approved FEBRUARY 3, 2025.

[SEAL]

PUEBLO URBAN RENEWAL AUTHORITY

Attest:

By  _____
Secretary

By  _____
Chair

LEASE

THIS LEASE, including all Exhibits and Schedules hereto ("Lease"), is made and entered into this 3rd day of February, 2025 is by and between **Pueblo STEAM Works d.b.a Southern Colorado Science Center dba Leonardo da Vinci Museum of North America**, a Colorado nonprofit corporation (hereinafter referred to as "Lessee"), and **PUEBLO URBAN RENEWAL AUTHORITY** (hereinafter referred to as "Lessor"). Lessor and Lessee are sometimes referred to individually as a "Party" or collectively as the "Parties."

Article 1 Conditions Precedent, Leased Premises, and Term

1.1 Conditions Precedent. Lessor is the Financing Entity for a regional tourism project (the "Project") undertaken by the City of Pueblo (the "City") pursuant to the Colorado Regional Tourism Act, Part 3 of Article 46, Title 24, C.R.S (the "Act") as approved by the Colorado Economic Development Commission (the "EDC") by Resolution No. 1 effective May 18, 2012, as amended to date (as amended, the "Resolution"). As a major component of the Project, Lessor has issued its State Sales Tax Increment Revenue Bonds, Series 2017, in the amount of \$17,030,000 (the "Bonds") and pledged the proceeds of loans from the City in the net amount of \$14,400,000 (the "City Loans") to pay certain costs of the Project, including construction, alterations, and furnishing of the Leased Premises (the "PBR Improvements") for use by Professional Bull Riders, Inc. ("PBR"). PBR has abandoned the Project and the Parties have elected, subject to all applicable approvals and requirements, to substitute (the "Substitution") the Lessee as participant in the Project in place of PBR. This Lease is subject to the following necessary conditions precedent to such Substitution and this Lease shall not be deemed effective until each has been satisfied in writing or waived in writing by Lessor: (a) Lessee must obtain written approval from the City, Lessor, and EDC of a binding long term partnership with the Artisans of Florence, the worldwide representatives of the Museum of Leonardo da Vinci in Florence, Italy; (b) the Substitution must be officially and finally approved (except for legal conditions and covenants of continuing compliance) by the EDC acting pursuant to the Act and any applicable regulation; (c) all changes to existing or new supporting documents and agreements required by the EDC or otherwise necessary to effectuate such Substitution, if any, have been signed or otherwise approved by all affected parties thereto with all preconditions satisfied or waived; (d) if required, any revisions, restatements, or amendments of the Resolution have been approved by all affected parties, including, without limitation, the City and Lessor, by official action of their respective governing bodies; (e) Lessor has received any necessary opinion from its Bond counsel that the Substitution and changes to the documents governing the Project comply with the requirements of the Act and do not adversely affect the tax exempt nature of the interest on the Bonds. The date upon which all of the foregoing conditions precedent are met or waived in writing by the Lessor shall be the Commencement Date of this Lease; provided, however, unless the Parties otherwise agree in writing, if, on or before June 30, 2025, all of the foregoing conditions are not resolved or waived as provided above, either Party may terminate this lease by delivering written notice of such termination to the other Party, and this Lease shall thereafter become null and void and any and all rights hereunder shall automatically terminate as of such date.

1.2 Leased Premises. Lessor hereby leases to Lessee, and Lessee hereby

leases from Lessor, pursuant to the terms and conditions of this Lease, a portion of the Pueblo Convention Center, which is legally described in the attached Exhibit A (hereinafter the "Property"), and that leased portion of which is identified in the attached Exhibit B (hereinafter "Leased Premises").

Such Leased Premises are to be used in accordance with any applicable versions of the Resolution and the Act to create a unique and one-of-a-kind Leonardo da Vinci Museum capable of offering local businesses and visitors from around the world the opportunity to view Leonardo da Vinci's work and participate in interactive science exhibits. In accordance with Section 5.2, Lessee may sublease or license portions of the Leased Premises from time to time temporarily for lectures, classes, meetings, or other events incidental to its use as a one-of-a-kind Leonardo da Vinci Museum.

1.3 Condition. The Leased Premises will consist of 17,843 square feet of finished space, which Lessee, at its sole expense, shall reconfigure to meet its needs pursuant to agreed upon plans and timelines. The finished space shall be on the main floor of the Convention Center extension structure and shall consist of offices, gift shop, meeting rooms, storage areas, exhibit hall, and access via the common areas to the Pueblo Riverwalk.

1.4 Signage. Lessee shall be permitted to install interior and exterior signage on the Leased Premises and at other areas of the Convention Center as agreed by Lessee and Lessor. All costs of the creation, installation and maintenance of the signage shall be the responsibility of Lessee. After the expiration or termination of this Lease, Lessee shall remove such signage and restore the Leased Premises or the Convention Center to their original condition.

1.5 Construction. Construction on the tenant finish of the Leased Premises by Lessee shall begin no later than two (2) months from the Commencement Date, with completion and occupancy no later than six (6) months from the Commencement Date unless extended by written agreement of the parties. Lessee shall not, to the extent Lessee receives knowledge of the same, permit or allow any lien to be filed or recorded against the Leased Premises or Lessor's interest therein. All alterations made in or to the Leased Premises by Lessee with Lessor's consent shall become part of the Leased Premises and be surrendered with the Leased Premises at the termination of this Lease. All other alterations shall, at the option of Lessor (and with Lessor's direction to Lessee), be removed by Lessee at Lessee's sole cost and expense.

1.6 Term. Subject to satisfaction or waiver of the conditions precedent listed in Section 1.0, the term of this Lease shall commence on the earlier date of the satisfaction or waiver in writing of all conditions precedent or June 30, 2025 (the "Commencement Date") and shall terminate on the earlier to occur of:

- (i) Ten (10) years from the commencement date (the "Initial Term"); or
- (ii) Any early termination in accordance with the terms of this Lease.

1.7 Term Extension. At the end of the Initial Term, Lessee will have an exclusive right to extend the Lease for two ten-year periods (the "Lease Extension") (the Initial Term

and lease Extension shall be collectively referred to herein as "Terms"). Lessee may exercise this right by sending written notice to Lessor no more than twelve (12) months but no less than six (6) months prior to the end of the Initial Term or Lease Extension Term. Prior to the beginning of the Lease Extension, the Parties will negotiate in good faith the new rent rate for the Lease Extension. There shall be a cap to the new rent (the "Cap"), as set forth in Article 2 herein.

Article 2

Rental

2.1 Initial Five Years. Lessee and Lessor agree that for the initial five (5) year term of this Lease, Lessee shall pay as rent for Leased Premises the rate of \$8.00 per square foot for a total of \$142,744 per year payable in quarterly payments of \$35,686. Rent shall be abated for the first year of the Lease. Rent shall be due and payable, without notice, demand, or offset, beginning one year from the Commencement Date. Rent for the ensuing months shall be due and payable, without notice, demand, or offset, on or before the first day of each quarter during the Lease Terms.

2.2 Modified Gross Lease. This shall be a modified gross lease with Lessor paying for all utilities, exterior maintenance, snow removal, and building insurance, except that Lessee shall obtain and maintain insurance on its tenant improvements, fixtures, furniture, and equipment in amounts and coverages approved by Lessor, and shall pay when due all sales and property taxes related to its use of the Leased Premises. Utilities shall include water, gas, electricity, light, heat or power supplied to the Leased Premises.

2.3 Renewal Terms/Renewal Term Rental Adjustments. Commencing on the fifth (5th) anniversary of the Commencement Date, Rent shall be increased by the consumer Price Index (as defined herein) aggregated over the previous five (5) years, but in no event shall the aggregated Consumer Price Index adjustment exceed ten percent (10%) (the "CPI 10% Cap"). Commencing on the sixth (6th) anniversary of the Commencement Date, and each yearly anniversary date thereafter, Rent shall be calculated by using the price per square foot amount used in the immediately preceding year, plus an adjustment equal to the Consumer Price Index, but in no event shall the Consumer Price Index adjustment exceed three percent (3%) in any given year. As used herein, "Consumer Price Index" shall mean the Consumer Price Index for all urban households (Base Year 1982-1984 = 100) in the West Region (CPI-U) as determined and published by the United States Department of Labor, Bureau of Labor Statistics for the applicable year.

2.4 Payments. Rent shall be due and payable, without notice, demand, or offset, on or before the first day of each quarter during the Lease Terms. All rent shall be payable to Lessor at the address given for notice pursuant to this Lease. Rent required to be paid by Lessee hereunder which remains unpaid (15) days after its due dates shall bear interest at the rate of ten percent (10%) per annum until paid. Lessee's obligation to pay Rent to Lessor hereunder is absolute and unconditional and Rent shall not be offset, abated, reduced or withheld for any reason whatsoever, except as may be provided by the provisions of this Lease.

Article 3

Condition, Repairs, Improvements, Liens

3.1 Condition. Lessee and Lessor will inspect and acknowledge at the time of occupancy after the Commencement Date that it has received the Leased Premises in good order and repair.

3.2 Repairs. During the Term of this Lease, Lessor, at Lessor's expense, shall operate, maintain and make all necessary repairs and replacements (both structural and non-structural) to the Convention Center, on the Property and the public and common portions of the Convention Center, and the structural elements of the Convention Center, both exterior and interior, the roof of the Convention Center and the sidewalks adjacent to the Convention Center. All tenant improvements, furniture, fixtures, and equipment of Lessee or installed by Lessee shall be the sole responsibility of Lessee. Lessor will be responsible for maintaining, repairing, and if necessary replacing the HVAC units which serve the Leased Premises. Lessor will also maintain the main lines serving the plumbing fixtures in the Leased Premises. Lessee will be responsible for maintaining the plumbing fixtures in the Leased Premises. Lessee will be responsible for clearing any drain line blockages that are directly connected to the plumbing fixtures in the Leased Premises. Lessor will maintain and repair the electrical service entrance and the circuit breakers that serve the Leased Premises. Lessee will be responsible for maintaining and repairing or replacing if necessary the lighting fixtures that serve the Leased Premises. Lessee hereby agrees to replace or repair all broken glass with glass of the same size and quality as that broken, when such breakage is caused solely by Lessee, its employees, agents or invitees. Lessee shall be responsible, at Lessee's cost, for repairs to the Leased Premises for any damage caused solely by Lessee, its employees, agents, guests or invitees.

If Lessor or Lessee does not make such repairs as provided herein, the other party may, but need not, make such repairs or replacements and in such case, in addition to its other remedies hereunder, the other party shall pay the cost thereof plus interest on the sum or sums so advanced at the rate of eighteen percent (18%) per annum, promptly upon demand.

3.3 Improvements. Lessee agrees not to make any structural improvements to the Leased Premises without the prior written consent of Lessor. For clarity, Lessee, with prior written approval of Lessor, may install equipment at its own cost that will not be attached to the structure (therefore, not a structural improvement) as it deems necessary and desirable in connection with its use of the Leased Premises provided that such equipment does not increase the load bearing capacity of the structure or cause an increase in the cost of Lessor's insurance obligations.

3.4 Liens. Whenever Lessee shall repair, demolish, construct, remodel or rebuild improvements on the Leased Premises, Lessee covenants to discharge or cause to be discharged every lien filed against the Leased Premises and Lessee agrees to indemnify and save Lessor harmless from any and all liability, loss or expense with respect thereto and to include Lessor as an additional insured on all insurance policies related to the use and occupancy of the Leased Premises.

3.5 Personal Property. All personal property, equipment, fixtures and improvements of a detachable or temporary nature installed or placed upon the Leased Premises by Lessee including trade fixtures, shall remain the property of Lessee, subject to Lessee's right, at its option, to remove the same at any time but not later than thirty (30) days after termination of this Lease. Lessee shall repair all damage except reasonable wear and tear) to the Leased Premises caused by such removal. The failure of Lessee to remove its equipment, fixtures and detachable improvements within thirty (30) days after termination of this Lease shall, at the option of Lessor, be deemed an abandonment of such property and Lessor may dispose of such property as Lessor, in its sole discretion, may determine.

Article 4

Use and Possession of Leased Premises

4.1 Possession. Lessee shall have and is entitled to the possession of the Leased Premises as of the date all contingencies recited in Section 1.1 have been resolved or waived in writing by the Lessor.

4.2 Character of Occupancy. The Leased Premises are to be used by Lessee for any purpose related to the business of Lessee including but not limited to the Leonardo da Vinci Museum of North America which shall be open to the public seven (7) days a week no less than 360 days per year and operated consistent with the Pueblo Regional Tourism Act ("RTA") Project unless prevented by acts of force majeure. Force majeure events shall mean (i) acts of God, (ii) flood, fire, earthquake or explosion, (iii) war, invasion, hostilities, terrorist threats or acts, riot or other civil unrest, (iv) government order or law, (v) actions, embargoes or blockades in effect on or after the date of this Lease, (vi) action by any governmental authority, (vii) national or regional emergency, (viii) strikes, labor stoppages or slowdowns or their industrial disturbances, (ix) epidemic, pandemic or global outbreak, or (x) other similar events beyond the reasonable control of the Parties.

4.3 Indemnification. Lessor and Lessee, as a material inducement to the other to enter into this Lease, the Parties agree as follows:

Each party shall indemnify, release and hold harmless the other party and their parents, affiliates, and subsidiaries, and each of their respective shareholders, directors, officers, members, managers, agents, employees, contractors, licensees, legal representatives and successors in interest ("Indemnified Parties") from all third party claims for damage to or loss of property or injury or loss of life, including reasonable attorneys' fees and costs ("Third Party Claims"), resulting from (a) its negligence or willful misconduct or (b) its material uncured breach of this Lease. This indemnification provision shall survive the expiration or termination of this Lease.

4.4 No Waste. Lessee hereby agrees during the Term of this Lease not to commit waste or suffer or permit waste to be committed on the Leased Premises, or to permit a nuisance hereon.

4.5 Lessor Access. Lessor, its employees, agents, and representatives, may enter Leased Premises during normal business hours upon reasonable notice to Lessee, except that in the case of any emergency or possible casualty involving the Leased Premises, entry may be made at any time without notice to Lessee.

Article 5 Assignment and Subletting

5.1 Assignment: The interests and privileges granted under this Lease are personal. Lessee shall not assign this Lease or any interest herein without Lessor's prior written consent, which consent shall not be unreasonably withheld. Any assignee shall, by a proper written instrument between Lessee and assignee, assume and agree to perform all the terms, covenants and conditions of this Lease to be performed and kept by Lessee. Lessee shall provide Lessor with a copy of the assignment agreement.

5.2 Subletting: For only those special events of limited duration incidental to its use as a one-of-a-kind Leonardo da Vinci Museum, Lessee has the right to sublet the Leased Premises or any part thereof to third parties that are acceptable to Lessee without Lessor's approval and without sharing any of the excess rent. Upon request, Lessee agrees to provide Lessor with a summary of the sublease terms. No sublease shall release or discharge Lessee or any guarantor hereof from any of its or their duties or obligations hereunder. Lessee shall not assign, license, or sublease any part of the Leased Premises for any use that competes with the Convention Center, including, without limitation, weddings, banquets, and reunions and is responsible for ensuring all sublessees comply with the terms and conditions of this Lease and all covenants, rules and regulations of the Convention Center and HARP.

Article 6 Insurance and Damage to improvements

6.1 Insurance. At all times during the Lease Term, Lessee shall procure and maintain, at its sole expense, property insurance in an amount not less than one hundred percent (100%) of the replacement cost, covering Lessee's improvements to Leased Premises (including all leasehold improvements, furniture, fixtures, and equipment), the content thereof, ("Property Insurance"), and shall contain flood coverage and business income ("loss of rents") coverage for a period of time not less than twelve (12) months following the insured casualty.

6.2 Additional Lessee Insurance. Lessee shall secure and maintain in full force and effect, at its expense, during the effective term of this Lease,

6.2.1 Commercial general liability insurance including coverage for personal injury (including death), property damage and contractual coverage in the minimum amount of \$1,000,000 per occurrence, \$2,000,000 in the aggregate, and \$5,000 medical expense (any person). The policy shall include coverage for liabilities arising

out of premises, operations, independent contractors, products, completed operations, personal and advertising injury, bodily injury, property damage, personal injury, contractual liability, and other liability assumed under this Lease. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the respective limit of liability. The policy shall name Lessor, its officers, employees, or agents as additional insureds, and

6.2.2 Colorado Workers' Compensation insurance or other similar coverage in the statutorily mandated amounts. Neither Party shall be liable to the other Party for any claim, loss or casualty covered by such insurance and each Party waives any claim therefore against the other Party whether by way of subrogation or otherwise.

6.2.3 It is hereby agreed and understood that the insurance requirements set forth above shall not be construed as a limitation of any potential liability on behalf of Lessee. All such insurance required shall be primary and non-contributory, and written by insurance companies qualified to do business in the State of Colorado. It is also agreed and understood that Lessee will be responsible for paying any deductible or retention under its policies and will remain solely and fully liable for the full amount of any claim, damage, liability, loss or expense for which it is otherwise liable hereunder regardless of any failure or deficiency of insurance coverage or compensation.

6.2.4 Policies shall be endorsed to add Lessor as an Indemnified Party and Additional Insured and shall contain a waiver of subrogation in favor of Lessor. The Additional Insured requirement applies to all coverages, except Workers' compensation. The waiver of subrogation applies to all coverages and Lessee represents and warrants that it shall provide Lessor with proof of such waiver upon Lessor's written request. Each of the aforementioned policies will include a provision requiring the insurance company to give Lessor prompt notice of at least thirty (30) days prior to any modification or cancellation thereof. Lessee shall furnish Lessor with certificates of insurance evidencing its compliance with the provisions of this section: (i) at least 15 days prior to the effective date of these coverages, (ii) at the renewal of its insurance policies, and (iii) whenever otherwise reasonably requested by the other party during the Term.

6.3 Release/Waiver of Subrogation. Lessor and Lessee agree to have their respective insurance companies issuing property damage insurance waive any rights of subrogation that such companies may have against Lessor or Lessee, as the case may be. Lessor and Lessee hereby waive any right that either may have against the other on account of any loss or damage to its property including the improvements, Convention Center, the Leased Premises, to the extent such loss or damage is insurable under policies of insurance for fire and all risk coverage, theft, or other similar insurance. Lessor and Lessee also hereby waive all rights of subrogation of their respective insurers, provided such waiver of subrogation shall not affect the right to the insured to recover thereunder.

6.4 Fire and Extended Coverage Insurance. Lessee may, at its expense, during the Terms of this Lease, secure and maintain in full force and effect "All-Risk" casualty insurance (including, without limitation, fire, and extended coverage insurance) upon the Lessee's improvements to the Leased Premises along with the fixtures, furnishings and

Lessee's exhibits in the Leased Premises. If Lessee secures casualty insurance, such insurance shall be in an amount not less than the full replacement value of the Lessee's improvements to the Leased Premises (without deduction for physical depreciation), and issued by an insurance company or association authorized to issue such policies under the laws of the State of Colorado and approved by Lessor, shall contain a deductible of not more than \$15,000.00 and a standard Colorado mortgagee/landlord clause in favor of Lessor, and shall be subject to cancellation, reduction or modification upon less than ten (10) days' written notice to Lessor. Such insurance, by its terms or by endorsement, shall waive any right of subrogation of the insurer against Lessor, its officers, agents and employees, for any loss or damage resulting from covered perils. Lessee will furnish to Lessor evidence of such insurance and its continuance during the Terms of this Lease.

6.5 Partial Damage to Improvements. If at any time during the Term of this Lease the Convention Center, improvements, or any property or buildings located near or on the Leased Premises, Convention Center, or improvements are damaged to an extent less than "Total Destruction", as defined in Section 6.6 below ("Partial Damage"), by fire or other casualty, and the damages are covered by insurance, Lessor agrees, as soon as reasonably possible after the occurrence of such Partial Damage, to repair or rebuild the improvements so that they shall be, after repair, in substantially the same condition as they existed immediately prior to such Partial Damage, but it shall not be obligated to expend more than the amount of insurance proceeds. Such repairs shall be done in a good and workmanlike manner and at the sole expense of Lessor. If the Partial Damage to the Convention Center, improvements, or any property or buildings located near or on the Leased Premises, Convention Center, or improvements, causes a material interference to Lessee's business, or Lessor does not start or complete the repairs and/or improvements in a timely, competent manner, or pursuant to the repair plans, the rental hereunder shall be abated or equitably adjusted.

6.6 Total Destruction. If at any time during the Term of this Lease the Convention Center and improvements shall be totally destroyed or damaged by fire or other casualty to the extent that the same are untenable for use by Lessee, in the manner that the same were being used immediately prior to such total destruction ("Total Destruction"), then subject to subsection (b) below, Lessor may elect to either repair and rebuild the then-remaining improvements to a condition substantially similar to the improvements immediately prior to such destruction or damage, or to elect not to rebuild and to terminate this Lease. The notice of election by Lessor shall be given in writing to Lessee within thirty (30) days after the date of the Total Destruction, and if no notice shall be given by Lessor within said time period, Lessee may terminate this Lease, be released from this Lease, and held harmless from any and all liability thereafter accruing hereunder. If Lessor elects to rebuild, construction shall be commenced as soon as reasonably possible, shall be performed in a good and workmanlike manner and shall be completed with due diligence. Commencing with the date of Total Destruction and continuing until either the termination of this Lease or the completion of the rebuilding and construction process, the rental due under Article 2 hereof shall be abated. Notwithstanding the above, if Lessor does not start or complete the re-building and/or improvements in a timely, competent manner, or pursuant to the rebuilding plans, Lessee may terminate this Lease with notice to Lessor and held harmless from any and all liability thereafter accruing hereunder.

Article 7
Condemnation: Zoning Changes

7.1 Governmental Action. Action by any public or quasi-public authority (including the State of Colorado, City of Pueblo and/or Lessor) under power of eminent domain or resulting in a change of zoning (referred to in this Lease as "governmental action") relating to the Leased Premises or any part thereof shall give rise to the rights and duties subsequently described in this Article 7.

7.2 Complete Taking. If the entire Convention Center, including the Leased Premises, be taken by governmental action, this Lease shall immediately terminate and expire as of the date of such taking and Lessee thereupon shall be released from any and all liability thereafter accruing hereunder and the award (if any) shall belong to Lessor.

7.3 Partial Taking. If only part of the Convention Center be taken and the part remaining be of such shape or size as to cause a material interference to Lessee's business, determined in Lessee's sole discretion, Lessee has the right to (a) terminate this Lease with the same effect as a complete taking, or (b) opt to continue this Lease in full force and effect as to the said remaining portion, but the rental shall be abated or reduced equitably, or paid by Lessor for the remainder of the Term, and the award (if any) shall belong to Lessor.

Article 8
Default

8.1 Events of Default. This Lease is made upon the express condition that Lessor and Lessee may pursue such remedies to which it is entitled by law in the event of the occurrence of an event of default by the other party as follows:

8.1.1 If Lessee shall refuse or fail to pay Rent when due pursuant to the terms herein, and such default shall continue for thirty (30) days after written notice specifying the default is given to Lessee pursuant to the Notices section herein; or

8.1.2 If either party refuses or fails to perform or breaches any of the material terms, covenants and conditions herein and such failure or breach shall continue and not be cured for a period of thirty (30) days after written notice specifying the default is given to the defaulting pursuant to the Notices section herein.

8.2 Remedies. In the event of an uncured default as set out in Section

8.2.1 If Lessee is in default of Section 8.1.1 above, Lessor shall have the right to either:

- (i) terminate this Lease by giving to Lessee written notice of such termination, in which event Lessor shall be entitled to recover

from Lessee the remaining rental due for the then current Term of the Lease.

- (ii) without resuming possession of the Leased Premises or terminating this Lease, file suit and recover or distrain for such unpaid rents and any proven, unmitigated damages directly resulting therefrom.

8.2.2 If Lessor is in default of Section 8.1 above, then, in addition to any other remedies available to it, (i) Lessee shall have the right to immediately terminate this Lease with written notice to Lessor and (ii) Lessee shall be relieved of its obligations to make any further payments. Lessee's indemnification obligations pursuant to the lease shall survive termination or expiration of the Lease.

8.3 Attorney Fees. In the event any proceeding is instituted to enforce the terms or conditions of this Lease, the prevailing party in such proceeding shall be entitled to recover its attorney fees and costs.

Article 9 Termination of Lease

9.1 Trade Fixtures and Personal Property. All trade fixtures, and personal property installed on the Leased Premises by Lessee or acquired by Lessee at any time during the Term of this Lease shall be and remain the property of Lessee. Upon the termination of this Lease, by expiration of time or otherwise, Lessee shall remove any and all of said trade fixtures, and personal property from the Leased Premises.

9.2 Change in Circumstances. In the event Lessee is unable to perform its duties and take possession of the Leased Premises in the time and manner set forth herein through no fault of its own or Lessor, Parties reserve the right to terminate this Lease with written notice to the other pursuant to the Notices section herein. In the event governmental action precludes or impairs the use of the Leased Premises for the intended purpose as set forth herein or other circumstances beyond the control of either Party, Parties reserve the right to terminate this Lease with written notice to the other pursuant to the Notices section herein, in which case no payments will be due Lessor other than payment of any outstanding rental due as of the date of termination.

Article 10 Covenant of Quiet Possession

10.1 Lessor hereby covenants and agrees that it has good, right and lawful authority to Lease the Leased Premises to Lessee and execute this Lease and that Lessee, its successors and assigns, upon payment of the rent herein reserved and the performance and keeping of all of the other terms, covenants and conditions hereof to be performed and kept by Lessee, shall and may peaceably and quietly hold and enjoy the Leased Premises during the Term hereof.

10.2 Lessor hereby covenants and agrees that it will not do or permit anything to be done to impair the title and zoning of the Property that would restrict or otherwise terminate Lessee's use of the Leased Premises for its contemplated use.

Article 11

General Provisions

11.1 Holding Over. If, after the expiration of the initial Term or any renewal Term of this Lease, Lessee shall remain in possession of the Leased Premises and shall continue to pay rent without written agreement as to possession, Lessee shall be regarded as a tenant from month to month at a monthly rental, payable in advance, equivalent to the monthly rental paid during the last month of the then current term hereof, and subject to all of the terms and conditions hereof except those relating to the then current term of this Lease. Lessee will not be deemed to be a holdover lessee (and holdover rents will not apply) unless Lessor is entitled to possession under the terms of the Lease and Lessee fails to vacate the Leased Premises within 30 days after Lessee receives a written demand for possession from Lessor.

11.2 Benefit. This Lease and the terms, covenants, conditions, provisions and agreements herein contained shall be binding upon and inure to the benefit of Lessor and Lessee and upon and to their respective parents, affiliates, legal representatives, successors and assigns.

11.3 Amendment or Modification. Lessor and Lessee acknowledge and agree that no amendment or modification of this Lease shall be valid and binding unless expressed in writing and executed by both of the Parties hereto in the same manner as the execution of this Lease.

11.4 Compliance with Laws. Lessor agrees to comply with the Act and all other applicable laws, statutes, ordinances, rules, regulations, and other requirements now in force or that may hereafter be in force with its responsibilities herein and conduct of its business as it relates to the Property, Convention Center, improvements and Leased Premises. Lessee agrees to comply with all applicable laws, statutes, ordinances, rules, regulations, and other requirements now in force or that may hereafter be in force relating to the conduct of its business.

11.5 Severability. If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws effective during the Term of this Lease, then and in that event, it is the intention of both of the Parties hereto that the remainder of this Lease shall not be affected thereby and it is also the intention of both of the Parties to this Lease that in lieu of each clause or provision of this Lease that is illegal, invalid or unenforceable there be added as a part of this Lease a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and may be legal, valid and enforceable.

11.6 Certain Representations, Warranties and Agreements of Lessor.

Lessor represents and warrants to Lessee as follows:

11.6.1 That as of the Commencement Date, the Convention Center, improvements, and the Leased Premises, will be in full compliance with all applicable laws, codes and disability laws including but not limited to the ADA, disability, life, seismic, fire and safety codes, ordinances, statutes, or other laws;

11.6.2 The Property and the Convention Center, improvements, including the Leased Premises, does not have any pre-existing, nor will Lessor bring, or allow any third party to bring or place, contain, hold or store any substance or contaminated materials deemed hazardous under federal, state, or local environmental statutes, ordinances, rules, regulations, or orders ("Hazardous Materials"), other than negligible quantities of such Hazardous Materials as may typically be found in commercial construction or cleaning products used and disposed of in accordance with applicable laws; and (ii) there are and will be no underground storage tanks for petroleum products or Hazardous Materials, active or abandoned;

11.6.3 There are no environmental liens on any of the real property comprising the Property, Convention Center and Leased Premises;

11.6.4 Except for restrictions which may be required for repairs, maintenance or construction, the Leased Premises during the Term hereof shall have unobstructed access to the common areas of the Pueblo Convention Center, which in turn shall have access to public road(s) abutting the Property on which the Convention Center is located; and

11.6.5 The HVAC system, elevators, electrical system, plumbing system, fire prevention system, roofs, foundations and all other structural components of the improvements, Convention Center, including the Leased Premises, parking and common areas, will be and remain in good working order and conditions, are fit for their intended purposes, and will be maintained in good working order and condition by Lessor throughout the Term of this Lease. Accordingly, if Lessee's use of the Leased Premises is unreasonably interfered with as a result of the acts or omissions of Lessor or its agents for three (3) consecutive days after delivery of written notice to Lessor, then rent shall abate for the duration and to the extent of the interference, until Lessee's use is restored.

11.7 Notices. Any notice which may be required to be given hereunder from either of the Parties to the other shall be in writing and shall be deemed to have been sufficiently given for all purposes if delivered in person, by prepaid overnight express mail or reputable overnight courier service, by certified mail or registered mail, postage prepaid, return receipt requested, addressed as follows:

If to Lessor: Pueblo Urban Renewal Authority
115 E. Riverwalk, Suite 410
Pueblo, CO 81003

If to Lessee: Pueblo STEAM Works DBA Southern Colorado Science Center dba
Leonardo da Vinci Museum of North America
c/o Joseph A. Arrigo
80 N. Fabrication Dr.
Pueblo, CO 81007

11.8 Dispute Resolution. Before initiating suit to enforce any provisions of this Lease, the Parties agree to attempt resolution of the dispute in good faith through mediation with a neutral third-party mediator agreed upon by the Parties. Should the Parties be unable to agree upon a neutral third-party mediator within forty-five (45) days of notice of the dispute, either Party may initiate suit. City and Lessee agree that exclusive venue for all actions or causes of action relating to this Lease or the Leased Premises shall be Pueblo County, Colorado. All such actions shall be filed in the District court in and for the County of Pueblo, State of Colorado and Lessor and Lessee submit to the jurisdiction of that Court. To the extent allowed by law, each Party waives its right to a jury trial.

11.9 Tourism Reports. Lessee agrees that throughout the Term of this Lease it will use its reasonable efforts to maximize the use of the Leased Premises to develop tourism opportunities for the City of Pueblo. To the extent possible and reasonable, Lessee agrees to maintain information during the Term of this Lease of the number and cities, states and countries of residence of visitors to the museum. This information shall be reported to Lessor on a regular basis during the Term of this Lease.

11.10 Confidentiality. Except as required by law, Lessor and Lessee agree that the covenants and provisions of this Lease shall not be divulged to anyone not directly involved in the management, administration, ownership, lending against, or subleasing of the Leased Premises, which permitted disclosure shall include, but not be limited to, the Board members, legal counsel and/or accountants of Lessor and Lessee. Neither party shall issue a press release concerning the execution of this Lease without the prior written consent of the other party.

11.11 Lessee Trademarks; Approvals. Lessor covenants that it will make no use of Lessee's name, logos, trademarks and service marks and all other identification, together with related artwork, composite works and derivative works (collectively, "Lessee Trademarks") without the express prior written approval of Lessee that may be withheld for any reason. Lessee Trademarks will remain the property of Lessee. Any and all rights and interests in and to the Lessee Trademarks under trademark or copyright law, as well as all other intellectual property rights and goodwill therein, will inure to the benefit of and be the exclusive property of Lessee. Any approved uses by Lessor of Lessee Trademarks under this Lease are non-assignable and nontransferable and will be only for the Term.

[Signature page follows]

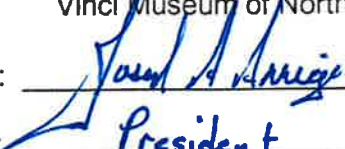
Lessor: Pueblo Urban Renewal Authority

By: 

Its: Chair Eliza Seth Gallegos

Dated: 2-3-25

Lessee: Pueblo STEAM Works d.b.a Southern Colorado Science Center dba Leonardo da Vinci Museum of North America

By: 

Its: President

Date: Feb. 3, 2025

EXHIBIT A

LEGAL DESCRIPTION OF THE PUEBLO CONVENTION CENTER

A POR of Lots 1, 2 and all of Lot 3, Block 1, Pueblo Center Subdivision Filing No. 3, AKA PAR B, Rearrangement of Property Boundary, Reception No, 1152144, Also POR of Vacated Mechanic St ADJ Formerly #05-361-67-006

EXHIBIT B
Leased Premises

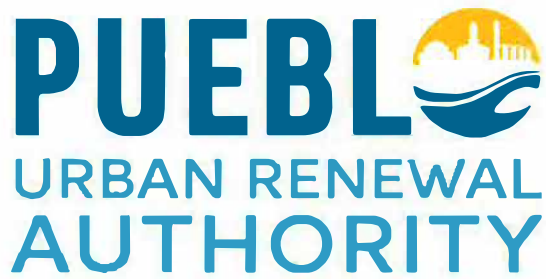
EXTENT OF WORK:
 IF NAH! IMPROVEMENT - INFILL ONLY
 BUILDING ENVELOPE EXCLUDED

ROOM	421	51
Office	501	51
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Office	600	51



EXTENT OF WORK:
 TENANT IMPROVEMENT - INFILL ONLY
 BUILDING ENVELOPE EXCLUDED

BUILD-OUT SCOPE PLAN 1



TITLE

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, (THE "AUTHORITY") APPROVING AMENDMENT NO. 1 TO THE LEASE BETWEEN THE AUTHORITY AS LESSOR AND PUEBLO STEAM WORKS DBA SOUTHERN COLORADO SCIENCE CENTER DBA LEONARDO DA VINCI MUSEUM OF NORTH AMERICA

RECOMMENDATION

Approve Resolution 2025-72 at the December 9, 2025, Board meeting of the PURA Board of Commissioners.

BACKGROUND

The Pueblo Urban Renewal Authority board approved the DaVinci Museum Lease by Resolution 2025-03 and Amendment No.1 to the lease by Resolution 2025-34. Substantial modifications have been requested and if approved this resolution will approve those modifications to the commencement date and those provisions affected by this change.

FINANCIAL IMPACT

Vendor Fee budget will be impacted as 1 year of free rent and utilities are to be paid from this fund in support of the DaVinci Museum.

RESOLUTION NO. 2025-72

A RESOLUTION OF THE PUEBLO URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, (THE "AUTHORITY") APPROVING AMENDMENT NO. 1 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. 2025-3, 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, a Colorado nonprofit corporation (the "Museum"); and

WHEREAS, it is necessary to clarify certain provisions of the Lease in accordance with Amendment No. 1, attached to and made a part hereof, between the Authority as lessor and the Museum as lessee.

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. 1 to Lease is approved, and the Chair and Secretary are authorized to (a) execute Amendment No. 1 on behalf of the Authority and (b) make any minor changes that do not substantially change Amendment No. 1.

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

ADOPTED this 9th day of December, 2025.

PUEBLO URBAN RENEWAL AUTHORITY

By:

Chair

ATTEST

Secretary

AMENDMENT NO. 1 TO LEASE AGREEMENT

1.0 PARTIES. The parties to this amendment ("Amendment No. 1") dated December 9, 2025 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 executed a Lease dated February 3, 2025 (the "Lease"), containing five conditions precedent before it became effective. The last of these conditions was satisfied on February 20, 2025, and the Parties desire to confirm the Commencement Date and clarify other provisions of the Lease in this Amendment No. 1.

3.0 TERMS AND CONDITIONS. In consideration of the mutual covenants and promises of the Parties, and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Lease shall be amended as stated in this Amendment No. 1.

4.0 DEFINITIONS; EXHIBITS. Unless stated clearly, the definitions in the Lease apply to this Amendment No. 1, unless clearly and specifically altered and amended within Amendment No. 1. Exhibit A to the Lease shall remain in effect. There is no Exhibit A to this Amendment No. 1. Exhibit B to the Lease shall be replaced by Exhibit B, attached to and made part of this Amendment No. 1.

5.0 AMENDMENTS. The following are amendments to the Lease. Except as amended, all other provisions of the Lease shall remain unchanged and in full force and effect.

5.1 Commencement Date. The Commencement Date of the Lease is June 30, 2025. All conditions precedent in Section 1.1 of the Lease have been satisfied.

5.2 Leased Premises; Rent; Abatement. The Leased Premises consist of 20,251 square feet of floor area depicted in Exhibit B to this Amendment No. 1, which replaces Exhibit B to the Lease. The rental rate recited in the Lease shall remain unchanged. Rent shall be abated for the first year after the Commencement Date. Commencing June 30, 2026, Lessee shall pay rent at the rate of \$8.00 per square feet for the initial 5 years after the Commencement Date ending on June 30, 2030.

(a) Commencing on July 1, 2026, and on each April 1, July 1, October 1, and January 1 rent of \$162,008 per year shall be payable in quarterly installments of \$40,502 until January 1, 2030.

(b) The rent due and payable on January 1, 2030, shall be \$81,004 for the period ending on June 30, 2030.

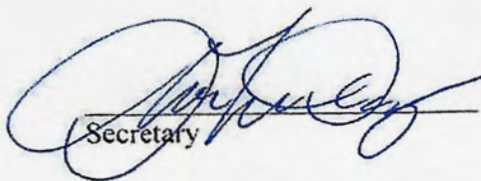
(c) Commencing on June 30, 2030, rent shall be calculated and adjusted as provided in Section 2.3 of the Lease.

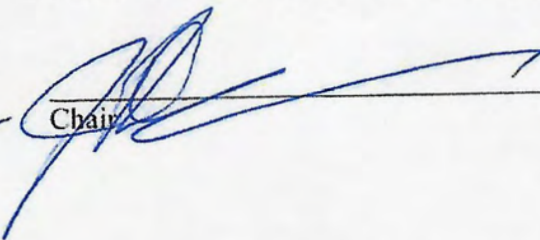
5.3 Personal Property of Lessor. Except for those items sold to Lessee, all personal property of Lessor shall be removed from the Leased Premises within 30 days after the date of this Amendment No. 1. During such 30 day period the Parties shall negotiate in good faith for the purchase by Lessee of any such personal property owned by Lessor on terms and conditions agreed to separately by the Parties. Any such personal property purchased by Lessee shall be treated as Lessee's personal property in accordance with Section 3.5 of the Lease.

IN WITNESS WHEREOF, this Amendment No. 1 is executed by the Parties hereto in their respective names as of the day first above written.

THE PUEBLO URBAN RENEWAL AUTHORITY

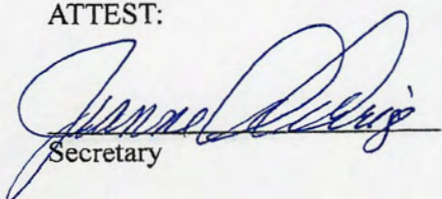
ATTEST:


Secretary


Chair

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

ATTEST:


Secretary

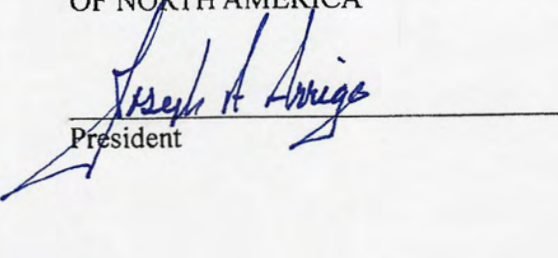

President

EXHIBIT B

CODE SUMMARY

OCCUPANT LOAD CHART						DATE: _____		TIME: _____	
ROOM NO.	TYPE	AREA	SEATING	STANDING	STAIRS				
1	CLASS ROOM	100.00	20	40					
2	LABORATORY	150.00	30	60					
3	LIBRARY	120.00	24	48					
4	CAFETERIA	200.00	40	80					
5	GYMNASIUM	300.00	60	120					
6	REST ROOM	50.00	10	20					
7	OFFICE	80.00	16	32					
8	STORAGE	60.00	12	24					
9	ENTRANCE	100.00	20	40					
10	STAIRS	40.00	8	16					
11	TOILET	30.00	6	12					
12	MEETING ROOM	90.00	18	36					
13	ART ROOM	110.00	22	44					
14	MUSIC ROOM	130.00	26	52					
15	COMPUTER LAB	140.00	28	56					
16	DRINKING WATER	20.00	4	8					
17	TELEPHONE	10.00	2	4					
18	LOCKER ROOM	70.00	14	28					
19	BOILER ROOM	50.00	10	20					
20	PAINT SHOP	60.00	12	24					
21	WELDING SHOP	80.00	16	32					
22	BLACK SMITH	90.00	18	36					
23	WHEEL WRIGHT	100.00	20	40					
24	COBBLER	110.00	22	44					
25	SHOEMAKER	120.00	24	48					
26	HAIR DRESSER	130.00	26	52					
27	BARBER	140.00	28	56					
28	TOBACCO SHOP	150.00	30	60					
29	MEAT SHOP	160.00	32	64					
30	BUTCHER	170.00	34	68					
31	VEGETABLE SHOP	180.00	36	72					
32	FRUIT SHOP	190.00	38	76					
33	GRANARY	200.00	40	80					
34	WHEAT SHOP	210.00	42	84					
35	BARLEY SHOP	220.00	44	88					
36	OATS SHOP	230.00	46	92					
37	RICE SHOP	240.00	48	96					
38	WHEAT MILL	250.00	50	100					
39	BARLEY MILL	260.00	52	104					
40	OATS MILL	270.00	54	108					
41	RICE MILL	280.00	56	112					
42	WHEAT STORE	290.00	58	116					
43	BARLEY STORE	300.00	60	120					
44	OATS STORE	310.00	62	124					
45	RICE STORE	320.00	64	128					
46	WHEAT WHOLESALE	330.00	66	132					
47	BARLEY WHOLESALE	340.00	68	136					
48	OATS WHOLESALE	350.00	70	140					
49	RICE WHOLESALE	360.00	72	144					
50	WHEAT WHOLESALE	370.00	74	148					
51	BARLEY WHOLESALE	380.00	76	152					
52	OATS WHOLESALE	390.00	78	156					
53	RICE WHOLESALE	400.00	80	160					
54	WHEAT WHOLESALE	410.00	82	164					
55	BARLEY WHOLESALE	420.00	84	168					
56	OATS WHOLESALE	430.00	86	172					
57	RICE WHOLESALE	440.00	88	176					
58	WHEAT WHOLESALE	450.00	90	180					
59	BARLEY WHOLESALE	460.00	92	184					
60	OATS WHOLESALE	470.00	94	188					
61	RICE WHOLESALE	480.00	96	192					
62	WHEAT WHOLESALE	490.00	98	196					
63	BARLEY WHOLESALE	500.00	100	200					
64	OATS WHOLESALE	510.00	102	204					
65	RICE WHOLESALE	520.00	104	208					
66	WHEAT WHOLESALE	530.00	106	212					
67	BARLEY WHOLESALE	540.00	108	216					
68	OATS WHOLESALE	550.00	110	220					
69	RICE WHOLESALE	560.00	112	224					
70	WHEAT WHOLESALE	570.00	114	228					
71	BARLEY WHOLESALE	580.00	116	232					
72	OATS WHOLESALE	590.00	118	236					
73	RICE WHOLESALE	600.00	120	240					
74	WHEAT WHOLESALE	610.00	122	244					
75	BARLEY WHOLESALE	620.00	124	248					
76	OATS WHOLESALE	630.00	126	252					
77	RICE WHOLESALE	640.00	128	256					
78	WHEAT WHOLESALE	650.00	130	260					
79	BARLEY WHOLESALE	660.00	132	264					
80	OATS WHOLESALE	670.00	134	268					
81	RICE WHOLESALE	680.00	136	272					
82	WHEAT WHOLESALE	690.00	138	276					
83	BARLEY WHOLESALE	700.00	140	280					
84	OATS WHOLESALE	710.00	142	284					
85	RICE WHOLESALE	720.00	144	288					
86	WHEAT WHOLESALE	730.00	146	292					
87	BARLEY WHOLESALE	740.00	148	296					
88	OATS WHOLESALE	750.00	150	300					
89	RICE WHOLESALE	760.00	152	304					
90	WHEAT WHOLESALE	770.00	154	308					
91	BARLEY WHOLESALE	780.00	156	312					
92	OATS WHOLESALE	790.00	158	316					
93	RICE WHOLESALE	800.00	160	320					
94	WHEAT WHOLESALE	810.00	162	324					
95	BARLEY WHOLESALE	820.00	164	328					
96	OATS WHOLESALE	830.00	166	332					
97	RICE WHOLESALE	840.00	168	336					
98	WHEAT WHOLESALE	850.00	170	340					
99	BARLEY WHOLESALE	860.00	172	344					
100	OATS WHOLESALE	870.00	174	348					

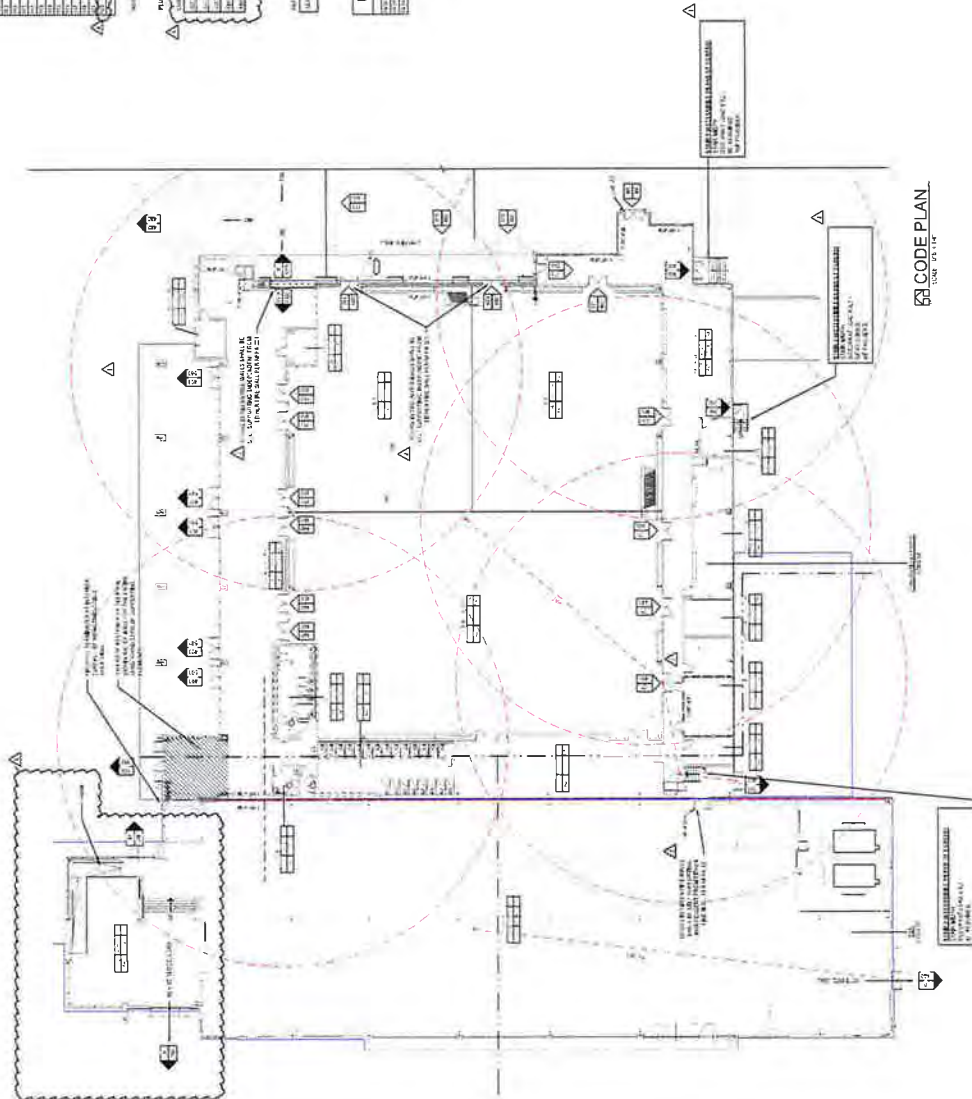
OCCUPANT LOAD CHART

Country/Region	Population in millions	Urban population in millions	Urban population as % of total	Urban population in 1950 (millions)	Urban population in 1975 (millions)	Urban population in 2000 (millions)
1. Africa	529	104	19.7	10.0	19.0	39.0
2. Asia	3,632	1,047	28.8	200	320	500
3. Europe	715	577	80.7	320	320	320
4. Latin America and the Caribbean	450	200	44.4	50	100	150
5. Middle East and North Africa	250	50	20.0	10	20	40
6. Oceania	35	25	71.4	5	10	15
7. North America	225	175	77.8	100	100	100
8. South America	250	150	60.0	20	50	80
9. Western Europe	250	250	100.0	250	250	250
10. World	5,100	1,500	29.4	300	500	800

PLUMBING CONTRACT

DATE	10/11/98
TIME	14:15
BY	10/11/98
EXIT ACCESS TRAVEL DISTANCE	

TRAVEL DISTANCE



CODE PLAN

SYMBOL LEGEND

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 UNIVERSITY OF THE PACIFIC
 100 UNIVERSITY AVENUE
 STOCKTON, CA 95211-8800
 TEL: (209) 941-2000 FAX: (209) 941-2001
 WWW: WWW.UOPACIFIC.EDU

$$\frac{\text{COUNT OCCURANCE}(\text{COUNT AT A PARTICULAR POSITION})}{\text{TOTAL RTH CAPACITY OF TOOL}} \times 100$$

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[illegible]

Run	Time (hr:min)	Temp (°C)	Pressure (mm Hg)	Flow (ml/min)	Conc. (mg/ml)	Yield (%)
1	1.0	100	1.0	1.0	1.0	1.0
2	1.5	100	1.0	1.0	1.0	1.0
3	2.0	100	1.0	1.0	1.0	1.0
4	2.5	100	1.0	1.0	1.0	1.0
5	3.0	100	1.0	1.0	1.0	1.0
6	3.5	100	1.0	1.0	1.0	1.0
7	4.0	100	1.0	1.0	1.0	1.0
8	4.5	100	1.0	1.0	1.0	1.0
9	5.0	100	1.0	1.0	1.0	1.0
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53	27.0	100	1.0	1.0	1.0	1.0
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65	33.0	100	1.0	1.0	1.0	1.0
66	33.5	100	1.0	1.0	1.0	1.0
67	34.0	100	1.0	1.0	1.0	1.0
68	34.5	100	1.0	1.0	1.0	1.0
69	35.0	100	1.0	1.0	1.0	1.0
70	35.5	100	1.0	1.0	1.0	1.0
71	36.0	100	1.0	1.0	1.0	1.0
72	36.5	100	1.0	1.0	1.0	1.0
73	37.0	100	1.0	1.0	1.0	1.0
74	37.5	100	1.0	1.0	1.0	1.0
75	38.0	100	1.0	1.0	1.0	1.0
76	38.5	100	1.0	1.0	1.0	1.0
77	39.0	100	1.0	1.0	1.0	1.0
78	39.5	100	1.0	1.0	1.0	1.0
79	40.0	100	1.0	1.0	1.0	1.0
80	40.5	100	1.0	1.0	1.0	1.0
81	41.0	100	1.0	1.0	1.0	1.0
82	41.5	100	1.0	1.0	1.0	1.0
83	42.0	100	1.0	1.0	1.0	1.0
84	42.5	100	1.0	1.0	1.0	1.0
85	43.0	100	1.0	1.0	1.0	1.0
86	43.5	100	1.0	1.0	1.0	1.0
87	44.0	100	1.0	1.0	1.0	1.0
88	44.5	100	1.0	1.0	1.0	1.0
89	45.0	100	1.0	1.0	1.0	1.0
90	45.5	100	1.0	1.0	1.0	1.0
91	46.0	100	1.0	1.0	1.0	1.0
92	46.5	100	1.0	1.0	1.0	1.0
93	47.0	100	1.0	1.0	1.0	1.0
94	47.5	100	1.0	1.0	1.0	1.0
95	48.0	100	1.0	1.0	1.0	1.0
96	48.5	100	1.0	1.0	1.0	1.0
97	49.0	100	1.0	1.0	1.0	1.0
98	49.5	100	1.0	1.0	1.0	1.0
99	50.0	100	1.0	1.0	1.0	1.0
100	50.5	100	1.0	1.0	1.0	1.0



DIRECTION



Board Direction

Pueblo Urban Renewal Authority (PURA) Meetings

Meeting Schedule Considerations

Overview

PURA currently conducts its Regular Board Meetings on the second Tuesday of each month at 12:00 p.m. and its Work Sessions on the fourth Tuesday of each month at 2:00 p.m. As the upcoming meeting calendar is reviewed, several scheduling considerations have been identified that may affect Board attendance, stakeholder participation, and coordination with partner agencies. The November 24, 2026, Work Session falls during Thanksgiving week, and the December 22, 2026, Work Session falls during Christmas week, creating potential attendance challenges for Board Members, staff, stakeholders, and the public.

In addition, staff would like the Board to consider alternatives to Tuesday meetings due to recurring scheduling conflicts. Most special district partners and the Board of County Commissioners routinely meet on Tuesdays and Thursdays. These overlapping schedules can make it difficult for Board members, elected officials, partner agencies, and members of the public to attend multiple meetings in person or for the full meeting. They also create challenges for the Executive Director when scheduling presentations, attending meetings, and maintaining engagement with special districts and other governmental partners. While Mondays were considered as a possible alternative, they present scheduling conflicts for City representatives and are not viewed as a practical option. As a result, Wednesdays may provide an opportunity to reduce scheduling conflicts, improve attendance, and enhance coordination with community partners.

Key Issues

- November 24, 2026 Work Session occurs during Thanksgiving week
- December 22, 2026, Work Session occurs during Christmas week
- Holiday scheduling may reduce attendance by Board members, staff, stakeholders, and the public
- Consideration of alternatives to Tuesday meetings has been a recurring request
- Many local governmental entities and special districts regularly meet on Tuesdays, creating competing meeting obligations
- Monday and Thursday present many of the same scheduling conflicts as Tuesdays
- Meeting schedule conflicts can limit the Executive Director's ability to attend and present before partner agencies and special districts
- Wednesdays may provide greater flexibility, participation, and engagement

Direction

Staff is requesting direction from the Board regarding:

1. Whether the November 24, 2026 Work Session should be moved to December 1, 2026, or canceled.
2. Whether the December 22, 2026 Work Session should be rescheduled to a future date to be determined or canceled.
3. Whether a survey should be distributed to Board members regarding transitioning Regular Board Meetings and Work Sessions to Wednesdays beginning in 2027 to reduce scheduling conflicts and improve participation.

Staff recommends:

- Rescheduling the November 24, 2026 Work Session to December 1, 2026
- Canceling the December 22, 2026 Work Session
- Directing staff to develop and distribute a survey regarding the 2027 meeting calendar, including consideration of transitioning Regular Board Meetings and Work Sessions to Wednesdays.

Presented to the Pueblo Urban Renewal Authority Board of Commissioners on 9/22/2026 Work Session



DIRECTION



Board Direction

Downtown Colorado, Inc. Challenge Accelerator Program

Colorado Smelter Urban Renewal Area: Building Back Bessemer

Overview

The Pueblo Urban Renewal Authority Staff is exploring participation in the Downtown Colorado, Inc. (DCI) Challenge Accelerator Program, a technical assistance and capacity-building initiative designed to support community redevelopment efforts within the Colorado Smelter Urban Renewal Area. Specifically, the Building Back Bessemer program that will revitalize and plan for reuse of 312-318 Northern Avenue.

From October 2026 through April 2027, the project team will engage in a six-month accelerator program that includes expert-led webinars, individualized coaching, stakeholder engagement strategies, feasibility assessment tools, project marketing support, and peer networking opportunities. The program is designed to help PURA and its partners advance redevelopment initiatives, build local capacity, and accelerate implementation of community-driven projects.

Key Items to Consider

- Tier 3 program participation requires a \$7,500 fee for three community members to include a city representative to attend the Challenge Program Workshops April 6-9, 2027, in Longmont, Colorado at DCI's IN THE GAME annual conference. PURA already holds the required DCI VIP Membership which provides enhanced support and ongoing access to resources.
- Additional travel and lodging expenses may be incurred for participation in the Challenge Workshop and related conference events that will be budgeted for in 2027.
- Program participation requires a commitment from staff and community partners to engage in webinars, workshops, surveys, stakeholder outreach, and follow-up reporting for two years.
- Deliverables include a community capacity assessment, stakeholder and community engagement framework, communication toolkit, property marketing materials, feasibility review support, and redevelopment planning resources.
- The program aligns with PURA's efforts to identify redevelopment opportunities, evaluate project feasibility, build partnerships, and attract investment within urban renewal areas.

- The Building Back Bessemer initiative is also supported by the City of Pueblo's EPA Brownfields Multipurpose Grant for assessment, remediation, and reuse planning. Combined with the Challenge Accelerator Program, these resources will accelerate redevelopment efforts and strengthen long-term investment opportunities.

Objective

To leverage DCI's expertise, resources, and statewide network to build local redevelopment capacity, evaluate strategic redevelopment opportunities, and develop tools and messaging that support the Building Back Bessemer investment and revitalization initiative.

Direction

Staff requests Board authorization to fund participation in the DCI Challenge Accelerator Program in the amount of \$7,500, utilizing budgeted Community Engagement funds within the General Fund, consistent with the Authority's procurement policy. Additional travel and participation expenses may be required to fulfill program requirements and will be included in the 2027 budget as appropriate.

Presented to the Pueblo Urban Renewal Authority Board of Commissioners at 9/22/2026 Work Session.



DIRECTION



Board Direction

History Colorado Grant for Phase II McLaughlin Preservation

Union Avenue Urban Renewal Area

Overview

The McLaughlin Building, located at 330 S. Union Avenue within the Union Avenue Urban Renewal Area (URA) and National Register-listed Union Avenue Historic District, is a historic preservation project that supports the Pueblo Urban Renewal Area's (PURA) goals of preserving historic assets, encouraging reinvestment, and advancing downtown revitalization. Previous preservation efforts secured State Historical Fund assistance in the amount of \$250,000 for roof replacement, masonry rehabilitation, and preparation of construction documents to stabilize the structure and establish a foundation for future restoration activities.

The property owner is pursuing a Phase II historic preservation grant for exterior rehabilitation, including sandstone repair and replacement, restoration of deteriorated architectural features, and reinstatement of historic storefront windows along the B Street elevation. PURA has been requested to serve as the applicant and fiscal agent for the second State Historical Fund grant of up to \$250,000. As required under the previous grant, the property owner would provide the cash match and cover any costs exceeding the grant award.

Key Items to Consider

- The project is located within the Union Avenue URA and directly advances the Urban Renewal Plan's historic preservation objectives.
- Phase II improvements will focus on rehabilitation of the building exterior, including sandstone repair and replacement, restoration of historic architectural elements, and reinstatement of storefront windows on the B Street elevation.
- The proposed improvements represent the next phase of preservation efforts following the current roof and masonry rehabilitation project.
- PURA would serve solely as the grant applicant and fiscal agent, like its role under the current State Historical Fund award.

- The property owner would remain responsible for the required grant match, project implementation, compliance obligations, and any costs exceeding available grant funds.
- Successful completion of exterior restoration activities will help preserve a significant historic structure, strengthen the Union Avenue Historic District, and support future mixed-use redevelopment opportunities within downtown Pueblo.
- Participation as fiscal agent does not obligate PURA to provide financial assistance beyond approved administrative responsibilities associated with the grant program.
- Phase II is critical to reactivating first-floor commercial space, supporting economic activity along South Union Avenue, and enabling access to State Historic Preservation Tax Credits that support the building's long-term preservation and viability.

Objective

To leverage additional State Historical Fund resources to bring additional state investment into the Union Avenue Urban Renewal Area, preserving a historic asset while supporting building reactivation and future economic activity along the corridor.

Direction

Staff requests direction from the Board of Commissioners regarding whether PURA should proceed with the submission of a State Historical Fund grant application for the McLaughlin Building Phase II preservation project, for which PURA would serve as the grant applicant and fiscal agent. The application seeks up to \$250,000 in grant funding and is due October 1, 2026.

Board authorization would be limited to the submission of the application and would not constitute acceptance of grant funding or approval of any associated obligations. If the application is successful, staff will return to the Board with the grant award, terms, and any required agreements for formal consideration and approval prior to acceptance or execution.

Presented to the Pueblo Urban Renewal Authority Board of Commissioners at 9/22/2026 Work Session.



DIRECTION



Board Direction

Brownfield Grant Professional Services Concept

Collaboration with City of Pueblo (City)

Overview

A **Brownfields Multipurpose Grant** is a competitive funding program administered by the U.S. Environmental Protection Agency (EPA) that provides communities with a single source of funding to conduct site assessments, cleanup activities, redevelopment planning, community engagement, and area-wide revitalization efforts. Unlike traditional Brownfields grants that focus on a single activity, a Multipurpose Grant allows a community to assess environmental conditions, plan for reuse, perform cleanup activities on eligible sites, and undertake broader neighborhood revitalization strategies under one integrated program.

The City of Pueblo was awarded **\$1 million** through the EPA Brownfields Multipurpose Grant Program to support redevelopment efforts primarily within the **City's "Y Zone," including the Eastside, Bessemer, Westside, Lower Northside, and portions of Downtown Pueblo.** The grant is intended to address environmental contamination and long-standing disinvestment by supporting brownfield inventories, Phase I and Phase II environmental assessments, cleanup planning, cleanup of eligible sites, area-wide planning, and community engagement activities that prepare properties for future redevelopment and investment.

The grant's broader objective is to identify and prioritize brownfield properties, evaluate environmental conditions, remove barriers to redevelopment, and create pathways for future economic development, job creation, housing opportunities, historic preservation, and neighborhood revitalization. A key component of the grant is meaningful community involvement, ensuring residents and stakeholders help shape redevelopment priorities and future land use decisions.

The City Planning Director and PURA Community Relations Director developed the concept of a partnership between the Pueblo Urban Renewal Authority (PURA) and the City to provide professional services supporting the community-focused requirements of the City's Brownfields Multipurpose Grant. Given the overlap between the grant target area and several PURA project areas, staff is seeking the Board's input regarding whether PURA should consider providing these services.

Professional Services Requested

Based on discussions with City staff, the services outlined below are anticipated to require approximately **0.25 Full-Time Equivalent (FTE)** staff support.

To support delivery of these services, the proposed concept would include compensation from the City to PURA in the amount of \$30,000 through a professional services agreement.

Community Engagement & Areawide Planning

- Maintain Brownfield steering committee
- Ensure that commitments made by Community Based Organization (CBO) in proposal are implemented

Records

- Maintain grant files, site project files, and financial records

Training

- Attend EPA Brownfield Conferences and other related workshops to improve Brownfield knowledge and expand networking opportunities

Develop Marketing Materials

- Create brochure targeting private & public property owners, lenders and developers
- Create a FAQ fact sheet
- Update website (through proper communication channels at the City)

Hold Local Public Meetings

- Discuss potential cleanup and redevelopment plans
- Discuss cleanup plans for site(s) selected for cleanup

Prepare Community Relations Plan

- Prepare plan to involve public in cleanup activities

Establish and Maintain Information Repository

- Maintain a centralized repository of Brownfields project information and public records.

Implement 30-Day Public Comment Period on Analysis of Brownfield Cleanup Alternatives (ABCA) established by Stantec Consultants (Environmental consultants hired by the City to facilitate the Brownfield Grant)

Direction

Staff is seeking direction regarding PURA's interest in providing professional services to assist the City with implementation of its EPA Brownfields Multipurpose Grant. The proposed scope represents community engagement, public outreach, records management, and stakeholder coordination activities required under the grant program and is anticipated to require approximately **0.25 Full-Time Equivalent (FTE)** staff support.

Specifically, staff is requesting feedback regarding:

- PURA's interest in serving as the community engagement and public outreach partner for the Brownfields Multipurpose Grant.
- The value of dedicating PURA staff resources to support implementation of the grant's community-focused requirements.
- Whether the proposed services align with PURA's mission to promote redevelopment, reduce blight, and support revitalization efforts within overlapping project areas.
- Authorization for staff to continue discussions and negotiate a potential professional services agreement with the City.

Presented to the Pueblo Urban Renewal Authority Board of Commissioners on 8/25/2026 Work Session & continued to 9/22/2026 Work Session



DIRECTION



Board Direction

DC Private Investigations & Security Consultants (Company)

Private Security Patrol Program Informational Proposal

Overview

The Company provided an informational proposal to the Pueblo Urban Renewal Authority (PURA) outlining a potential private security patrol program for tourism, hospitality, event, and redevelopment areas in Pueblo. The proposal is presented for discussion to determine whether the Board has interest in exploring these types of services now or in the future.

The proposed program would provide visible patrols in targeted areas such as downtown, the Riverwalk, hospitality corridors, and special events. The Company stated that these services would supplement, not replace, law enforcement and would focus on visitor assistance, property observation, reporting concerns, and supporting a positive visitor experience.

The proposal highlights potential benefits including improved visitor confidence, support for local businesses, protection of redevelopment investments, and enhanced visibility in key commercial and tourism areas.

The proposal is presented as a concept for consideration only. Should the Board have interest in pursuing similar services, a future Request for Proposals (RFP) process could be considered to evaluate available service providers and options.

Direction

- Staff is requesting direction on whether there is interest in further exploring private security patrol services for redevelopment areas. If there is interest staff will develop an RFP to evaluate available service providers, program options, staffing needs, and potential budget impacts.

Presented to the Pueblo Urban Renewal Authority Board of Commissioners on 8/25/2026 Work Session & continued to 9/22/2026



INFORMATION



For Board Awareness

Pueblo Urban Renewal Authority (PURA) Policies

PURA Policies for Board Consideration

Overview

The PURA policies listed below are presented for Board consideration as part of the Authority's ongoing commitment to good governance, accountability, and operational effectiveness.

These policies establish the governance, operational, financial, and administrative framework that guides PURA's activities and decision-making processes. Periodic review of these policies helps ensure compliance with applicable laws and regulations, promotes transparency and accountability, and supports PURA's continued effectiveness in carrying out its mission.

As discussed during the 2026 Board Retreat, staff are actively reviewing each policy and will identify any necessary updates, develop recommended revisions, and present those recommendations to the Board for consideration. This review process is intended to ensure that PURA's policies remain current, aligned with organizational goals, and reflective of industry best practices.

This item has been presented in response to a commissioner request. To provide the Board with a comprehensive inventory of existing PURA policies for discussion, review, and future consideration please see below.

Existing Policies

Bylaws	Financial & Administrative Internal Controls
Capitalization	Investment
CORA	LAUNCH Grant Program
Developer Fee	Procurement & Disposition
Employee Handbook	Project Area Creation, Administration & Dissolution

Staff expect the following policies to be presented for discussion during the September work session meeting: Public Comment, Social Media, CORA revision, Financial & Administrative Internal Controls revision, Procurement & Disposition revision.

Presented to the Pueblo Urban Renewal Authority Board of Commissioners on 7/28/2026 Work Session & continued to 9/22/2026