



Board of Commissioners Regular Meeting 10.13.2026

Tuesday, October 13, 2026, at 12:00 PM

Pueblo Convention Center- Heroes Pavilion

320 Central Main Street

Pueblo, CO, 81003

719-582-5125 conference ID 659 296 245#



Meeting Book - Board of Commissioners Regular Meeting 10.13.2026

Board Regular Meeting Agenda- 10.13.2026

12:00 pm	Call to Order The Pueblo Urban Renewal Authority's mission is to stabilize, enhance, and support economic vitality through community-driven development projects.	Dr. Garrison Ortiz
12:00 pm	Public Comment The Public Comment period is an opportunity for citizens of the City of Pueblo to present to the PURA Board of Commissioners such information as relates to the PURA Board. No issue concerning the City, the County or non-PURA business should be presented. No legal advice or opinion should be given. A maximum of three individuals will be allowed to address the Board for up to three minutes each. When your time is up you are expected to sit down. All citizens are urged to: (1) state their comment/concern; and (2) list possible solutions. Insults and/or accusations directed toward specific PURA Commissioners and/or personnel will not be tolerated. Violation of these rules may result in an individual being barred from further opportunities to address the Board.	
12:00 pm	Roll Call Board Meeting Roll Call - 5	Cherish Deeg
12:05 pm	Approval of the Agenda	Motion
12:10 pm	Reports Chairman	Dr. Garrison Ortiz
12:15 pm	Executive Director	Cherish Deeg
12:20 pm	Consent Agenda All items listed in this portion of the agenda are considered to be routine by PURA and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests; in which event, the item will be removed from the Consent Agenda and considered under the Regular Agenda. Unless otherwise indicated, titles are self-explanatory.	Motion
	Reports to Receive and File PCC August Financials - 6 PURA August Financials - 38	Motion
	Meeting Minutes September 8, 2026, Board Meeting Minutes - 46	Motion

12:25 pm

Executive Session

Motion

For a conference with the Authority's attorney for the purpose of receiving legal advice on specific legal questions under § 24-6-402(4)(b), C.R.S. and the specific legal issues are regarding St. Charles Phase 2 reimbursement agreement; and DaVinci Museum second amendment to lease agreement, counterparty signatory authority and contract enforceability; and

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

Action Item

1:00 pm

Resolution #1

Motion

APPROVING A COMMUNITY AGREEMENT WITH DOWNTOWN COLORADO, INC. FOR THE CHALLENGE ACCELERATOR PROGRAM AND ALLOCATING FUNDS

2026-50 Resolution - Approving 2026 Pueblo Challenge Community Agreement - 56

2026-50 Agreement - Pueblo Challenge Community - 58

1:05 pm

Resolution #2

Motion

A RESOLUTION APPROVING RENEWAL OF INSURANCE POLICY THROUGH THE COLORADO INTERGOVERNMENTAL RISK AGENCY FOR 2027

2026-51 Resolution - CIRSA renewal 2027 - 68

2026-51 CIRSA Renewal 2027 - 70

1:10 pm

Resolution #3

Motion

A RESOLUTION CONCERNING EFFORTS TO RECOVER REIMBURSEMENT FOR CERTAIN EXPENDITURES AND OVERPAYMENTS

2026-52 Request for Reimbursement - 85

1:15 pm

Resolution #4

Motion

APPROVING A REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PUEBLO URBAN RENEWAL AUTHORITY AND 855400, LLC FOR ESTABLISHING THE ST. CHARLES II URBAN RENEWAL PLAN AND RESCINDING PRIOR APPROVAL OF THE PREVIOUSLY PROPOSED REIMBURSEMENT AGREEMENT

1:20 pm

Resolution #5

Motion

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY (THE "AUTHORITY") APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF PUEBLO AS LANDLORD FOR PURA STAFF OFFICE SPACE

1:25 pm

Resolution #6

Motion

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO, COLORADO, APPROVING THE FORM OF AND DIRECTING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF AN AMENDMENT TO A LOAN AGREEMENT IN CONNECTION WITH THE AUTHORITY'S OUTSTANDING SERIES 2020 BOND; AND RELATED MATTERS

2026-55 Resolution - Authorizing Amendment to Loan Agreement - 88

1:30 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 regarding concerning PURA's past fiscal management audit findings and potential litigation regarding PURA's request for reimbursement of funds.

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.

Motion

2:00pm

Adjournment

Motion

Board of Commissioners

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

Ex Officio

- ☐ Brett Boston
- ☐ Michelle Erickson

Staff

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

Guests

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

RE: 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

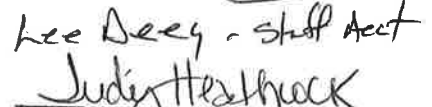

Lee Deeg - Staff Acct

Judy Heathcock - 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
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
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
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	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	(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	31,980	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)	(2,748)	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)	994,727	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	(258)	-	258	(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	11,435	13,505	2,010	116,266	108,040	(8,224)	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	2,400	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	13,400	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	2,945	2,931	7,314	35%
Bonuses & Commissions: Bonus Paid	-	121	121	-	968	968	-	1,452	-
Payroll Taxes: Payroll Taxes (Full-Time)	871	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	2,429	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)	64,019	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

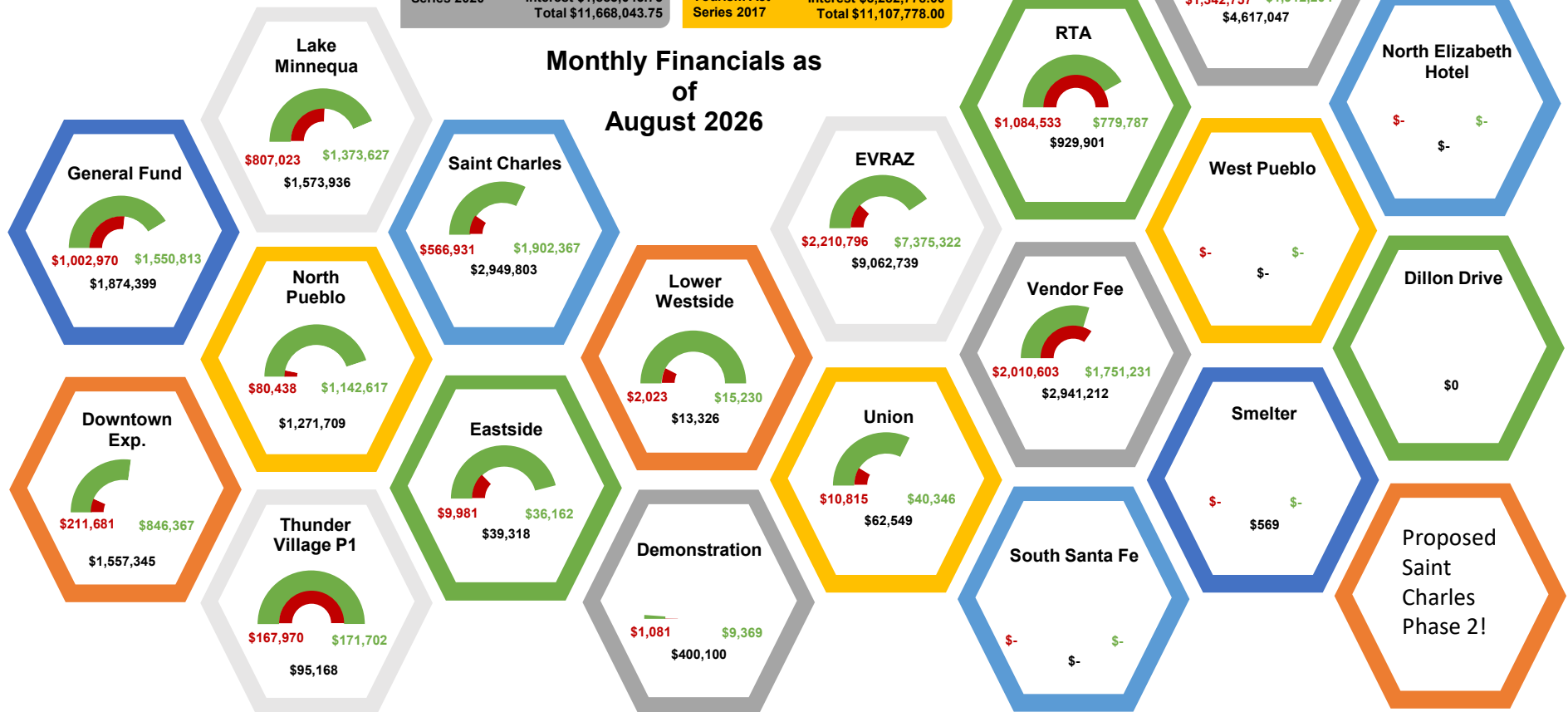
Downtown Expanded Series 2020
Principal \$2,510,000.00
Interest \$121,680.00
Total \$2,631,680.00

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-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
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	

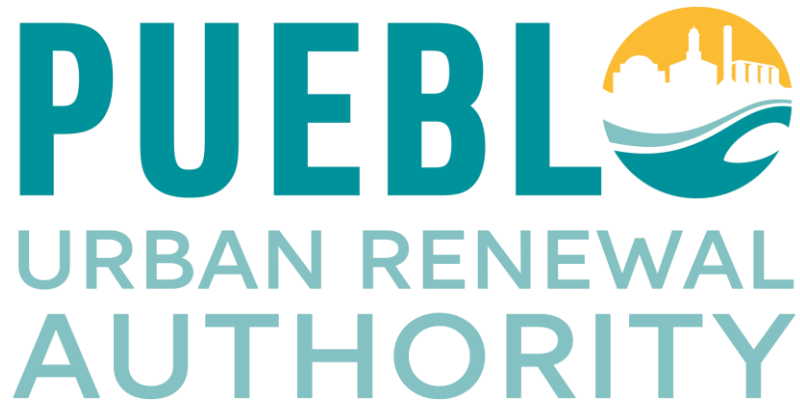
The following errors were noted and corrected:

- 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



Minutes for Meeting Book - Board of Commissioners Regular Meeting 09.08.2026
September 08, 2026

A meeting of the Board of Commissioners (the “Board”) of Pueblo Urban Renewal Authority (the “Authority”), was held on September, 08 2026. Persons present in-person at Pueblo Convention Center- Heroes Pavilion or remotely were:

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

Absent:

Staff: Cherish K Deeg, Shawn Carlson, Chris DeLuca, Cynthia Mitchell

Other: Kevin Ortiz, Danny Nunn, Mikaylin Hackley, Marilyn Rhoads

Call to Order

Dr. Garrison Ortiz, Chair, called Tuesday, September 8, 2026, Board Meeting to order at 12:00 p.m.

Public Comment

Marilyn Rhoads, community member, addressed traffic difficulties near the Bluffs URA area, highlighting challenges with increased traffic flow and road design dating back to the 1800s, making southbound exits difficult.

Approval of the Agenda

Corinne Koehler made a motion to approve Tuesday, September 8, 2026, PURA Board Meeting Agenda. Liz Chapman seconded the motion. The motion passed.

Reports

Chairman

The Chair expressed gratitude for board collaboration amid organizational changes and highlighted strategic progress. He shared positive outcomes from a recent meeting with Rocky Mountain Steel’s new leadership, noting significant infrastructure investments and improved confidence in meeting bond obligations. He praised the Executive Director’s deep knowledge and leadership.

Executive Director

The Executive Director (ED) noted upcoming participation in a local housing summit. Conversation is ongoing with School District 60 (SD60), City-County Library District (Library), and Pueblo County (County) for CSU Pueblo Campus Urban Renewal Authority (URA) and Southwest Pueblo URA. Plans for a board tour of Rocky Mountain Steel Mill was announced for a to be determined date in December. A request from the City Police Department to post closing-time signs in public parking lots was mentioned for upcoming work session discussion. The ED introduced a “BRIDGE” initiative for individual meetings with board members to foster communication and education. She also highlighted a potential Downtown Colorado Inc (DCI) accelerator program application to support the Building Back Bessemer project. Reminders were given regarding conflict-of-interest forms and email transitions for commissioners.

Consent Agenda

Consent Agenda approval to accept and file the following:

July Convention Center Financials

July PURA Financials

August 11, 2026, Board Meeting Minutes

August 25, 2026, Work Session Meeting Minutes

Corinne Koehler made a motion to approve and file Tuesday, September 8, 2026, Consent Agenda. Liz Chapman seconded the motion. The motion passed.

Presentations

Properties Leveraged for Activation & New Possibilities

The ED presented a strategic vision titled "Properties Leverage for Activation and New Possibilities," focused on activating vacant properties to create destinations and prevent blight.

Four Key Properties Discussed

1. **AT&T Call Center:** Vacant for over a year, located in the Downtown Expanded (DTE) URA. Proposed adaptive reuse includes a dance hall, restaurant, entertainment district, and outdoor pavilion. Feasibility analysis and RFP for architects/engineers planned.
2. **125 East Riverwalk Building:** Historic Arkansas Riverwalk of Pueblo (HARP) vacating the PURA owned building located in the DTE URA; an LOI with Red Beard Coffee for partial occupancy exists. Seeking a second tenant to activate space with drive-thru feasibility under review.
3. **Old Health Department Lot:** PURA owned site; potential hotel development with rooftop bar/pool concepts. Coordination with city and county required; RFP planned.
4. **Old Kmart Site (North Side):** Long-vacant, requiring ongoing maintenance. Proposed year-round indoor sports facility with possible restaurants. Feasibility analysis and urban renewal designation needed.

Board members expressed support for the innovative ideas, emphasizing the need to focus on true blighted areas as well. The importance of private sector involvement was noted. The ED clarified jurisdictional limits and potential funding mechanisms, including use of Certificates of Participation (COP) and Tax Increment Financing (TIF). The presentation was praised for forward-thinking and addressing community needs, especially for younger demographics and tourism activation.

County Revitalization Authority

The ED introduced the concept of a County Revitalization Authority (CRA), recently enabled by Colorado legislation (House Bill 24-1172). The CRA allows counties to use TIF for revitalization projects in unincorporated areas, focusing on economic development and opportunity rather than blight removal.

Key Differences Between CRA and URA

- CRA created by county commissioners; URA by city.
- CRA focuses on economic opportunity; URA on blight removal/prevention.
- CRA excludes school districts from TIF and other taxing entities must opt-in; URA includes taxing entities with negotiation.
- CRA board size smaller (3-8 members) vs. URA (13+ members).
- CRA terms can be up to 30 years; URA can be up to 25 years.

Discussion about PURA managing CRA projects for the county to leverage existing expertise and infrastructure. The board expressed support for continued discussions with county officials.

Action Items

Resolution #1

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

Corinne Koehler made a motion to approve a resolution authorizing a reimbursement agreement with the City of Pueblo for CDOT improvements at Pueblo Boulevard and Mirror Avenue. Fallon Miller seconded the motion. The motion passed.

Commissioner Ayoub recused himself due to a conflict of interest. He left the room and did not vote.

Resolution #2

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

Heather Graham made a motion to approve a resolution authorizing the chairman to seek reimbursement of funds for certain expenditures. Liz Chapman seconded the motion. The motion passed.

Resolution #3

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

Dr. Kathy DeNiro made a motion to approve a resolution authorizing amendment no. 2 to the lease with Leonardo DaVinci Museum of North America. Heather Graham seconded the motion. The motion passed 7-5.

Concerns about potential conflicts with Convention Center catering and event services were discussed, with assurances that restrictions prevent sublease events and that city permits regulate security. Board members requested further discussion on related lease and operational issues at an upcoming meeting in the future.

Resolution #4

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

Heather Graham made a motion to approve a resolution authorizing a reimbursement agreement for establishing the St. Charles II Urban Renewal plan. Karim Ayoub seconded the motion. The motion passed.

Executive Session

Fallon Miller; made a motion to go into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. § 24-6-402(4)(e) regarding a redevelopment and reimbursement agreement with DTV Pueblo & Palmer, LLC. Karim Ayoub seconded the motion. The motion passed.

Executive session began at 1:19 pm. Commissioners present: Karim Ayoub, Liz Chapman, Kathy DeNiro, Michelle Erickson, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Zach Swearingen, Jim Valenzuela, Jon Walker. Staff present: Cherish Deeg, Shawn Carlson, Chris DeLuca, Cynthia Mitchell

Corinne Koehler made a motion to leave executive session at 1:24 pm. Liz Chapman seconded the motion. The motion passed. The Chair reconvened the regular meeting at 1:24 pm.

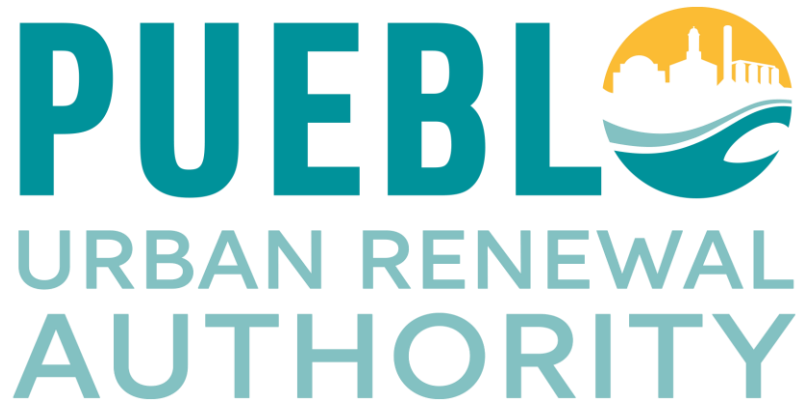
Adjournment

The Chair adjourned the Tuesday, September 8, 2026, Board Meeting at 1:24 p.m.

Respectfully submitted by,

Shawn Carlson

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority



Minutes for Meeting Book - PURA Agenda Setting
September 08, 2026

A meeting of the Board of Commissioners (the “Board”) of Pueblo Urban Renewal Authority (the “Authority”), was held on September, 08 2026. Persons present in-person at Pueblo Convention Center or remotely were:

Present: Garrison Ortiz, Kathy DeNiro, Fallon Miller

Absent:

Staff: Cherish K Deeg, Shawn Carlson, Chris DeLuca, Cynthia Mitchell

Other:

Call to Order

Dr. Garrison Ortiz, Chair, called the Tuesday, September 8, 2026, agenda setting meeting to order at 1:35 p.m.

Approval of the Agenda

Dr. Kathy DeNiro made a motion to approve the Tuesday, September 8, 2026, agenda. Fallon Miller seconded the motion. Motion passed.

PURA Board Meeting Agenda Setting

The Chair reviewed the agenda items anticipated for the upcoming work session scheduled for Tuesday, September 22, 2026. As customary, reports will be provided by the Chair, Executive Director, and Treasurer. No presentations are currently scheduled.

Discussion topics are expected to include the ongoing relationship with the Da Vinci Museum, an update on the County Revitalization Area, and consideration of the 2027 meeting schedule, including adjustments to the November and December work session schedules in recognition of the holiday season. Additional items for discussion in future meetings include meeting transcripts and technology-related matters, Brownfield professional services, convention center art disposal, the DC Security proposal, and the DCI Challenge Accelerator Program.

The Board will also review and discuss PURA policies and issues related to the City office lease, along with any additional matters relevant to these topics.

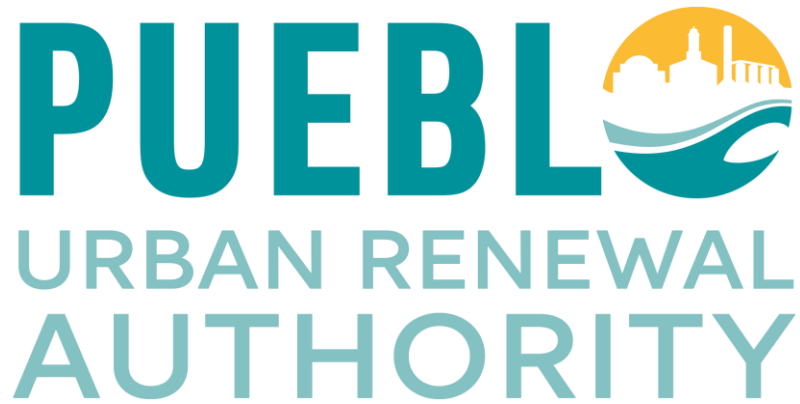
Adjournment

The Chair adjourned the Tuesday, September 8, 2026, agenda setting meeting at 2:01 p.m.

Respectfully submitted by,

Shawn Carlson

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority



Minutes for Meeting Book - PURA Work Session
September 22, 2026

A meeting of the Board of Commissioners (the “Board”) of Pueblo Urban Renewal Authority (the “Authority”), was held on September, 22 2026. Persons present in-person at Pueblo Convention Center or remotely were:

Present: Brett Boston, Liz Chapman, Kathy DeNiro, Michelle Erickson, Stephanie Garcia, Heather Graham, Angela Hygh, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Zach Swearingen

Absent: Cherish K Deeg, Shawn Carlson, Andrea DelaGarza, Chris DeLuca, Cynthia Mitchell

Staff: Jon Walker, Jim Valenzuela

Other: Kevin Ortiz, Beritt Odem, Mikaylin Hackley, Danny Nunn, JR Chavez, Ivana Percival

Call to Order

Dr. Garrison Ortiz, Chair, called Tuesday, September 22, 2026, work session meeting to order at 2:01 p.m.

Approval of the Agenda

Dr. Kathy DeNiro made a motion to approve Tuesday, September 22, 2026, work session meeting agenda. Corinne Koehler seconded the motion. The motion passed.

Reports

The Executive Director (ED) highlighted upcoming participation in the Bessemer Trunk or Treat event with a candy budget of approximately \$500. Plans to solicit bids for signage in PURA owned parking lots to restrict open hours from 6 AM to 10 PM were shared and implementation will be scheduled as bids are received and reviewed, this effort is in response to police concerns about after-hours activity. Artwork removed from the convention center during expansion is being donated to nonprofits for fundraising this process will continue, with a requested donation for an upcoming event this coming weekend. Meeting technology upgrades include a new AI transcription recorder and an enhanced board portal to improve minutes accuracy and transparency at a low cost under \$500. A presentation was made to the County regarding a CRA about potential management agreements; the CRA is in early formation stages. Insurance renewal for CIRSA is due by October 1st, with an estimated cost of \$160,000 covering multiple properties; the ED will execute renewal and request board ratification at the next meeting.

Commissioner Comments

Commissioner Ayoub described the Regional Transportation Authority (RTA) initiative and requested that Chris DeLuca be added to the steering committee to help keep PURA informed. The board discussed how an RTA could be funded through mechanisms such as sales tax, mill levy, or vehicle tag fees, and how it could support large-scale infrastructure projects that cross jurisdictional boundaries. Examples discussed included Lime Road, the Dillon Bridge area, and corridor connections between the interstate, Pueblo West, the university, the mall, and other development areas. Commissioners emphasized that transportation infrastructure can unlock economic development and that the feasibility study funded by a \$100,000 CDOT grant will help determine next steps.

Commissioner Maes asked for clarification on the new transcription process. Staff explained that the board had not given formal direction on the previously discussed options, so a lower-cost interim system was implemented. The new recorder captures better audio than Teams alone, and the board portal now uses AI transcription to help draft minutes including a more in-depth inclusion of the conversation and tone of the meeting verses action minutes alone. Staff stated that the goal is to improve transparency and revisit in a few months to see if a more robust system is needed. Commissioners asked whether there would be a chance to review the system later and finalize a decision. Staff responded that feedback from commissioners and the public will determine whether further changes are needed.

Commissioner Koehler raised the “couch economy” trend, noting that consumer behavior is shifting toward online ordering and at-home consumption, which may affect future economic development analysis. She also requested a future discussion on the \$14.4 million loan and possible options.

Treasurers Report

Pueblo Convention Center Financials

Kevin Ortiz, Pueblo Convention Center General Manager, reported 19 events versus 12 budgeted, with income of \$125,000 versus \$88,000 budgeted. Year-to-date, the center is ahead of budget by about \$91,000 in event income and remains about \$34,000 ahead overall. Gross revenue is projected at about \$2.9 million, with a possibility of reaching \$3 million.

Indirect expenses were higher than budget, largely due to the corporate incentive structure that kicks in once gross revenue exceeds \$1.8 million. Payroll taxes and electricity costs were also higher. GM noted open positions in finance and sales, with one hiring decision possibly delayed saving costs.

The board was informed of a \$1,400 repair to leaking windows at the Da Vinci Museum property. An elevator incident in the convention center parking garage was also explained as a result of rider movement during operation. Aspen Acres owes \$7,500 for blocking space but not using it. The convention center contract is up for renewal in 2028, and staff indicated that the incentive structure may need to be revisited during the next negotiation cycle. The contract will be discussed at a future work session.

PURA Financials

August 2026 Year-to-date operational and other revenues totaled \$17,119,756.86, while total operational and other expenses were \$8,201,556.86, resulting in a net of \$8,918,200.00.

Staff reviewed projected capacity across multiple urban renewal areas and asked the board if their were priorities on how these TIF funds should be budgeted. The options discussed were launch grants, special projects, or reserves. The board was told that the amounts represent estimated TIF revenue minus committed expenses, not cash already sitting in the bank. Several commissioners supported creating a reserve policy by area, with different reserve expectations depending on whether debt exists in the area. The board also discussed

using these funds for launch grants, board-approved projects, or holding them in reserve for future opportunities and soft costs. Commissioners noted that some areas may need reserves for maintenance, debt service, or future economic development opportunities. Staff agreed to draft a reserve policy for board consideration.

Future Action

DaVinci Museum & PURA Relationship

The board revisited the Da Vinci Museum lease and amendment, which were tied to the museum's liquor license request. Staff confirmed the original lease was approved on February 3, 2025, for a 10-year term beginning June 30, 2025. Commissioners expressed concern about the museum's financial condition, its ability to succeed long term, and the strategic importance of the Riverwalk property. Some asked for a legal review of the arrangement and a clearer understanding of the lease terms and reporting requirements. The board agreed to invite Da Vinci representatives to a future meeting to provide an update. General Council will also return with answers to outstanding questions. Commissioners emphasized the need for a collaborative relationship and better documentation for future partnerships.

Direction

PLAN Updates

Staff reported that work is ongoing to determine which solicitations should be issued for each project plan. No formal update was ready at this meeting. Staff will continue research and partner discussions and bring forward updates when ready.

Meeting Schedule Consideration

The chair asked whether the board wants to keep the current two-meeting-per-month structure and whether Tuesdays should remain the standard meeting day. Commissioners noted conflicts with other boards and school board obligations, and several supported a broader poll to identify workable days and times. The board discussed eliminating one of the November or December meetings or moving/canceling meetings that fall during Thanksgiving and Christmas weeks. Staff will send out a poll covering all days and times.

DCI Challenger Accelerator Program

Staff explained Downtown Colorado, Inc.'s Challenge Accelerator program, which provides technical assistance for difficult development projects. The city's Building Back Bessemer effort was identified as a good candidate. Staff requested direction to allocate \$7,500 from available operating or community engagement budgeted funds. The program would involve three participants, including at least one PURA staff member and a city representative. Commissioners generally supported the concept but wanted clarity on cost allocation, especially regarding city staff participation. Staff indicated they could proceed with direction and bring a formal vote to the next meeting.

McLaughlin 2nd Round Grant Application Request

McLaughlin LLC requested that PURA serve as the applicant for a Phase 2 State Historic Fund grant for exterior rehabilitation, windows, and sandstone work. The requested amount is \$250,000. JR Chavez reported that Phase 1 work has already begun, with a \$75,000 cash match submitted. The project is moving forward, and the team is prepared for the October 1 application deadline. The board supported staff proceeding as applicant, with the understanding that any award conditions would return later for formal approval.

Brownfield Professional Services

Staff presented a concept for PURA staff to assist the city with public engagement and coordination related to the EPA Brownfield multi-purpose grant. The city would pay PURA for the staff time and services, though details still need to be worked out. Commissioners supported the collaboration and noted that the city and PURA already work closely on related development efforts.

DC Security Proposal

A proposal from Dan Corsentino for private security in urban renewal areas was presented for discussion. Staff noted a recent Colorado Springs example but said there is no current need identified for private security related to PURA efforts. Commissioners expressed caution, citing prior concerns about past arrangements and the limited authority of private security. After discussion the board stated that if security is ever needed, PURA should issue an RFP and evaluate options at that time. .

Informational Items

Policies

Staff reported that policy drafting is underway and that suggested updates will be brought to the board before the end of the year. Commissioners asked whether policies are available on the website. Staff confirmed they are stored in the BoardEffect resource library, not on the public website. Commissioners were encouraged to send additional policy ideas to staff for review.

Executive Session

Liz Chapman made motion to enter into executive session for a conference with the Authority's attorney for the purpose of receiving legal advice on specific legal questions under § 24-6-402(4)(b), C.R.S. and the specific legal issues are 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. Fallon Miller seconded the motion. Motion passed.

Executive session began at 3:24 pm. Commissioners present: Karim Ayoub, Brett Boston, Liz Chapman, Kathy DeNiro, Stephanie Garcia, Heather Graham, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Zach Swearingen. Staff present: Cherish Deeg, Shawn Carlson, Andrea DelaGarza, Chris DeLuca, Cynthia Mitchell

Liz Chapman made a motion to leave executive session at 4:11 pm. Karim Ayoub seconded the motion. Motion passed. The Chair reconvened the regular meeting at 4:11 pm.

Adjournment

The Chair adjourned the Tuesday, September 22, 2026, work session meeting at 4:12 p.m.

Respectfully submitted by,



Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority

RESOLUTION NO. 2026-50

APPROVING A COMMUNITY AGREEMENT WITH DOWNTOWN COLORADO, INC. FOR
THE CHALLENGE ACCELERATOR PROGRAM AND ALLOCATING FUNDS

WHEREAS, the Pueblo Urban Renewal Authority (the “Authority”) acts to prevent and eliminate blight under the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”); and

WHEREAS, the Authority participates in the City of Pueblo Building Back Bessemer initiative, including planning for the reuse of 312-318 Northern Avenue in the Colorado Smelter Urban Renewal Area; and

WHEREAS, DCI administers the Challenge Accelerator Program, providing technical assistance and redevelopment planning tools; and

WHEREAS, the Board directed staff at its September 22, 2026, Work Session to proceed with program participation; and

WHEREAS, the Authority desires to enter into the Community Agreement with DCI, substantially in the form attached (the “Agreement”), for the 2026-2027 Challenge Accelerator Program; and

WHEREAS, the program participation fee is Seven Thousand Five Hundred Dollars (\$7,500), to be paid from the Authority’s General Fund, Community Engagement budget; and

WHEREAS, the Board finds that the Agreement supports redevelopment planning, community engagement, capacity building, and investment attraction consistent with the Act.

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

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

Section 2. The Community Agreement with Downtown Colorado, Inc., substantially in the form attached, is approved.

Section 3. Expenditure of Seven Thousand Five Hundred Dollars (\$7,500) from the General Fund, Community Engagement budget for the 2026-2027 program is authorized.

Section 4. The Executive Director is authorized to execute the Agreement on behalf of the Authority, with minor modifications consistent with this Resolution as deemed necessary by the Chair, Vice-Chair, Treasurer and Secretary, in consultation with legal counsel.

Section 5. This Resolution shall be effective immediately upon its approval and adoption.

ADOPTED this 13th day of October 2026.

PUEBLO URBAN RENEWAL AUTHORITY

Attest:

By: _____
Secretary

By: _____
Chairperson



COMMUNITY AGREEMENT

This Community Agreement (“Agreement”) is made and entered into as of 10/15/2026 (the “Effective Date”) by and between Downtown Colorado, Inc. (“DCI”) and the Pueblo Urban Renewal Authority (“Community”) in partnership with Advance Pueblo and DCI. DCI and Community are each referred to in this Agreement individually as a “Party” and, collectively, as the “Parties”.

RECITAL:

The Parties desire to enter into an independent contractor relationship whereby DCI will provide certain services to Community as described herein, in exchange for the compensation terms set forth below.

AGREEMENT:

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, DCI and Community hereby agree as follows:

1. **Services.** During the Term, DCI shall provide to Community the services set forth on Exhibit A attached hereto (the “Services”). DCI will determine the method, details and means of performing the Services. DCI may perform the Services at any place or location and at such times as DCI shall determine. DCI is expressly permitted to utilize any employees or independent contractors to complete the Services, and Community shall have no rights of approval as to the hiring and retention of any of DCI’s employees and independent contractors. DCI may utilize the services of any employees or independent contractors at its sole discretion.

2. **Schedule.** DCI shall commence the Services upon the Effective Date, and shall continue performance of the Services through the date set forth for completion (the “Term”) unless the Term is extended or shortened by mutual agreement of the Parties in writing, or the Agreement is terminated earlier as set forth herein.

3. **Fee.** Community shall budget and plan for roughly \$7,500 to cover costs for three community members to attend the Challenge Program Workshops, April 6–9, 2026 and maintenance of a DCI membership. Registration fees for the Challenge Workshops are waived but you should budget for lodging (~\$150 x 1 nights X 3 rooms = \$450) as well as mileage and other expenses as required. Should you choose to participate at IN THE GAME, VIP membership does provide one free registration and a “buy 3, get one free” discount, and early bird member rates are \$450 for the three day event, so please budget accordingly. The community organizations will strive to maintain a DCI VIP Membership (a value of \$1,000) to enable the additional support provided to Tier 1 Colorado Challenge Communities throughout a calendar year from joining.

4. **Obligations of DCI.** DCI shall perform the Services in compliance with all applicable federal, state, and local laws and regulations.

5. **Intellectual Property.** Upon full and final payment of any earned fees due hereunder, Community will own all right, title and interest in and to the reports, work product or other written deliverables provided to Community in connection with the Services (collectively, the “Deliverables”), including the intellectual property rights therein. DCI agrees that the Deliverables are hereby deemed a “work made for hire” as defined in 17 U.S.C. § 101 for Community. If, for any reason, any of the Deliverables do not constitute a “work made for hire,” DCI hereby irrevocably assigns to Community, in each case without additional consideration, all right, title, and interest throughout the world in and to the Deliverables, including all intellectual property rights therein.

6. **Independent Contractor Status.** Nothing contained in or performed pursuant to this Agreement is intended to be or should be construed as creating an agency, employee-employer, partnership or joint

venture relationship between the Parties or any of their affiliates, agents or employees for any purpose. DCI is and will remain an independent contractor in its relationship to Community, and DCI's agents are not and will not become Community's employees. DCI acknowledges that it is not entitled to receive any employment benefits from the Community. DCI agrees to satisfy all tax and other governmentally imposed responsibilities relating to the performance of the services, including, but not limited to, payment of state, federal and social security taxes, unemployment taxes, workers' compensation and self-employment taxes. No federal, state or local taxes of any kind shall be withheld or paid by Community, on DCI's behalf or on behalf of any employee or agent of DCI.

7. **Termination of Agreement.** Either Party may terminate the Agreement for any reason, provided the Party seeking termination provides the other thirty (30) days' written notice. Regardless of the reason for termination of this Agreement, DCI shall promptly deliver to Community all Deliverables, whether complete or incomplete. The terms of Sections 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 shall survive the expiration or earlier termination of this Agreement.

8. **Assignment.** Neither Party may assign its rights or obligations under this Agreement without the prior written consent of the other Party.

9. **Amendments.** Any amendment to this Agreement must be in writing and signed by both Parties to be valid and binding.

10. **Severability.** Each of the paragraphs contained in this Agreement is unique and severable. In the event that any section, provision or part of this Agreement is declared invalid, illegal or unenforceable, the remaining parts of this Agreement shall remain in full force and effect and such declaration shall not affect the validity or enforceability of any other parts of this Agreement.

11. **Governing Law and Forum.** This Agreement shall be governed by and constructed in accordance with the laws of the State of Colorado and the federal laws applicable therein. Any disputes arising from this Agreement or between the Parties with respect to the Services shall be resolved in a court of competent jurisdiction in the City and County of Denver, Colorado. The

prevailing Party of any dispute regarding the terms of this Agreement shall be paid its reasonable attorney's fees from the non-prevailing Party.

12. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter described in this Agreement and supersedes and replaces in its entirety all previous agreements, communications and understandings relating to the matters referred to in this Agreement.

13. **Notices.** Any notice to be made or given under this Agreement shall be delivered in writing and may be made by electronic mail, personal delivery or by certified mail to the following recipient at the addresses below:

Downtown Colorado, Inc.
Katherine Correll
Executive Director
1420 Ogden St
Denver, CO 80218

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

Notice given by personal delivery shall be deemed to have been given on the day of delivery, and if given by certified mail, on the date the certified mail is accepted. Notice given by electronic mail shall be deemed to have been given upon written acknowledgment of receipt by the receiving Party.

[Signature page follows.]

IN WITNESS WHEREOF the Parties have executed this Agreement effective as of the Effective Date.

Katherine Correll, Downtown Colorado, Inc.
"DCI"

Cherish Deeg, Pueblo Urban Renewal Authority
"Community"

Exhibit A. Scope

PURPOSE

The 2026–2027 Challenge program is a 6-month intensive technical assistance program with access to extensive training, workshops, and technical assistance to consider community revitalization and property redevelopment. The Program will help:

- The community understand their challenge into an opportunity
- Each community develop a project toolkit
- Strengthen a peer network of downtown champions to support and expand downtown ideals
- Build momentum for a catalyst site in the community

BACKGROUND

DCI will gather experts, resources, and case studies to formulate a plan surrounding the community's goals and objectives for site redevelopment.

DCI SCOPE

Challenge Technical Assistance including (full scope for Tier 3/Tier 2 participation is included below in Exhibit B):

- 8 Webinars from Community Development Experts
- One-on-One meetings with DCI Team
- Community Capacity Assessment
- Team Building + Stakeholder Engagement
- Communication Toolkit
- Community Profile
- Property Pitch Sheet
- Feasibility Review
- Example RFQs and Proforma
- Networking with Peer Communities
- Challenge Workshops

PROCESS

The list below summarizes the program process that will guide Challenge projects and help inform future redevelopment efforts:

1. Establish baseline and tracking of communicated capacity growth
2. Identify + prioritize opportunities
3. Establish a process to identify and analyze stakeholders and partners
4. Assess potential projects alignment with community vision
5. Utilize and understand tools to gauge project liabilities
6. Develop messaging and communication tools to educate about the project investment opportunities

EXPECTATIONS FOR COMMUNITY

- Work with municipal staff and local groups to engage and promote participation and build community capacity
- Provide access to community documents and pertinent information, as well as other needed background information, if needed and where possible.
- Attend all educational webinars and commit to participating in surveys, completing deliverables assigned, and consulting with DCI throughout the process
- Team members attend the DCI Challenge Program Workshop April 6, 2027 in Longmont, CO
- Community shall budget and plan for \$7500 for program costs if participating at the Tier 3 level plus \$1,000 to cover costs associated with a VIP membership for the associated additional engagement and support from DCI for Tier 3 members
- One free registration for IN THE GAME (April 7-9) is included with your membership but you should budget for lodging (~\$150 x 1 nights X 3 rooms = \$450/night) as well as mileage and other expenses as required should you choose to attend the entire conference event.
- Complete the Community Goals Survey and Baseline Data Survey during the process, as well as annual follow-up reporting after the challenge program for a period of 2 years.
- Strive to maintain an active VIP Membership (\$1,000) with DCI for twelve (12) months during and after program participation to receive additional support from DCI above and beyond the information and material of the Challenge Program.

Challenge Objectives and Timeline

One of the goals of this project is to create a replicable procedural framework which can be used multiple times to identify and quickly act on high-priority redevelopment areas.

The below tasks and timeline are subject to change.

DATE	TASKS	DELIVERABLES
Oct 7	Webinar #1: DEVELOPING AN INVESTMENT-READY PROJECT	
Oct-Mar	1-on-1 Team Meetings with DCI	Deliverable development + support
Oct 21	Webinar #2: COMPONENTS THAT MAKE OR BREAK A PROJECT	Feasibility Tetrad Introduction, Community Capacity Dimension Intro, KSU Resources, Stakeholder Mapping, Tetrad Physical Module
Nov 4	Webinar #3: BOOSTING COMMUNITY BUY-IN FOR YOUR PROJECT: REFINING THE PROJECT	Community Profile development assistance, Community Engagement Discussion
Nov 18	Webinar #4: SHAPING POLICY TO IMPLEMENT YOUR COMMUNITY VISION: CONCEPT DEVELOPMENT	In depth Tetrad Progression, Tetrad Legal Module, Community Profile Developed (with Assistance from DCI)
Dec 11	Site / Program focus Approval Deadline	Planning time for stakeholder meetings, get caught up on the LMS
Jan 13	Webinar #5: FINANCING THE PROJECT I: TAPPING INTO UNPRECEDENTED FEDERAL FUNDING	Tetrad Finance Module
Jan 27	Webinar #6: GETTING CREATIVE WITH YOUR CAPITAL STACK	Property Pitch sheet Introduction
Feb 10	Webinar #7: PUBLIC-PRIVATE PARTNERSHIPS AND "SMART" REDEVELOPMENT	
Feb 24	Webinar #8: SMALL BUT MIGHTY DEVELOPMENT	Summit Prep Materials + Worksheet
Mar 17	ALL DELIVERABLES DUE	
Apr 6	Challenge Studio workshops at Financing Summit	Compilation of Community Profile, Property Pitch Sheet, Stakeholder Summary, Feasibility Tetrad
Jul	Challenge Action Plan (done by DCI)	Action Report with next steps

Exhibit A. Tier Cost/Fees

Tier 3 | DCI Challenge Accelerator Program

The full accelerator experience—hands-on strategy, feasibility testing, and expert facilitation designed to move your redevelopment project from planning into action.

Fee-for-Services Program from DCI

Communities < 20,000 population = \$5,000 | Communities > 20,000 population = \$7,500
VIP Membership required. Scholarships available for smaller communities.

PURPOSE

- Build community engagement and awareness around redevelopment sites
- Assess project feasibility across legal, physical, political, and market factors
- Connect directly with redevelopment and funding experts
- Develop a clear roadmap with next steps and recommendations
- Sustain long-term support through the Challenge Alumni Program

INCLUDES

- Virtual Stakeholder Meeting (+\$500-\$1500 in-person option)
- Project Feasibility Assessment
- Challenge Studio Redevelopment Workshop with Experts
- Project Summary Report with Next Steps
- Ongoing Engagement via Challenge Alumni Program

A La Carte Options | *Maintain a DCI VIP membership to access the following prices*

- **Virtual Stakeholder Meeting (add-on for Tier 1 & 2) | \$500 for VIP Members (+\$500 in-person)**
Build awareness and participation with key players around redevelopment opportunities.

- **Community Visioning Support** | 2 Virtual Meetings | \$2500 (+\$2,500 in-person)
Gather your community to share opportunities, build consensus, and align objectives.
- **District Formation Support** | 2 Virtual Meetings | \$2500 (+\$2,500 in-person)
Kickstart planning and structuring for new or revitalized districts.
- **Structured Consulting Support** | \$1,500
Up to three hours of targeted virtual consulting with DCI experts to address unique community challenges

The Colorado Challenge Accelerator Program is your pathway from ideas to implementation—helping communities turn redevelopment opportunities into reality.

RESOLUTION NO. 2026 - 51

A RESOLUTION APPROVING RENEWAL OF INSURANCE
POLICY THROUGH THE COLORADO
INTERGOVERNMENTAL RISK AGENCY FOR 2027

WHEREAS, the Authority has been a member of the Colorado Intergovernmental Risk Sharing Agency (“CIRSA”) since 2017; and

WHEREAS, CIRSA provides property and liability coverage for the Authority which is necessary for the Authority to protect its assets and otherwise conduct business; and

WHEREAS, CIRSA has provided quotes to the Authority for 2027 property and liability insurance premium in the amount of \$140,222.14 with all available credits; and

WHEREAS, this quoted amount is subject to change prior to the final invoice which will be available on December 18, 2026; and

WHEREAS, the Authority desires to accept the quote for the renewal and approve the renewal of the policy for property and liability insurance with CIRSA on behalf of the Authority contingent upon approval of the Authority’s 2027 budget.

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

Section 1. The Executive Director is authorized to accept the quote to renew the property and liability insurance coverage policy through CIRSA for the calendar year 2027, to modify the renewal documents in form and substance as deemed necessary to effectuate property and liability coverage for the Authority for 2027, and execute the renewal on behalf of the Authority. This renewal is contingent upon the 2027 Authority budget adoption.

Section 2. This Resolution shall be effective immediately upon its approval and adoption.

ADOPTED this 13th day of October 2026, *nunc pro tunc* September 22, 2026.

PUEBLO URBAN RENEWAL AUTHORITY

By: _____
Chair

Attest:

By: _____
Secretary

August 31, 2026

Alice O'Rourke-Mills, Account Manager
Pueblo Urban Renewal Authority
115 E. Riverwalk #410
Pueblo, CO 81003

RE: 2027 Property/Casualty Preliminary Contribution Quotation

Dear Alice:

Enclosed is the preliminary quotation for your 2027 contribution to the CIRSA Property/Casualty Pool.

We are pleased to report that the overall average change in Property/Casualty contribution for 2027 is a slight increase. Your entity's quote(s) may reflect a greater or lesser increase, or overall decrease, depending on your entity's operations and exposures, and a variety of underwriting factors, including loss experience, changes in exposures, changes in total operating expenditures, selected deductibles and limits, and other factors.

The enclosed quotation(s) are preliminary. Final invoices, which are expected to be emailed on December 18, 2026, will be adjusted based on any changes to your 2027 renewal application. Please note that the quoted contributions may also change if there are significant changes to CIRSA membership for 2027 or if the actual excess insurance premiums are not sufficiently funded by the budget established within your rate.

For your convenience, the quote(s) include a breakdown of contribution by line of coverage, the amount of any Loss Control Credits available to your entity, and optional payment plans. If you requested alternative quote options reflecting different liability limits or various deductible options for 2027, these quotes are also included.

If you would like to explore additional liability limits or deductible options, CIRSA's Finance Team is available to assist you with this assessment. Keep in mind that selecting a higher deductible means your entity will assume more of the cost in the event of a claim. Therefore, it's crucial to evaluate your entity's ability to handle a higher deductible. Please contact Linda Black, Assistant Director/Chief Financial Officer, at (720) 605-5440 or lindab@cirsa.org.

If your entity is a member of both the workers' compensation pool and the property/casualty pool, each quote reflects a 1.5% multi-pool discount. If your entity withdraws from either pool effective January 1, your entity is no longer eligible for the multi-pool discount, and a new quote for the pool you are remaining in will need to be generated and accepted.

Also included in this packet is a general description of the types and monetary limits of the proposed coverages to be provided to 2027 CIRSA Property/Casualty members.

If you requested a quote for one or more of the CIRSA self-funded optional coverage programs, Excess Cyber (Data Privacy and Network Security), No-Fault Water Line Rupture and/or Sewer Back-Up coverage, or Property Damage Caused by Member's Operation of Mobile Equipment coverage, the quotes and plan information are included in this renewal quote packet.



If you have requested quotations for any of the optional coverage programs including Equipment Breakdown, Excess Crime, Community Service Workers' Accident Medical Plan, Sports Accident Medical Plan, Occupational Accidental Death and Dismemberment Plan, Volunteer Accident Medical Plan, or Detainee Medical coverage, those quotations are not included in this mailing. Most carriers providing these coverages are unable to provide quotes until later this year. We anticipate that quotations for these optional coverages will be emailed to members in October.

The 2027 renewal acceptance forms must be completed and returned to CIRSA **on or before Thursday, October 1, 2026**. When completing your Property/Casualty form, please make sure to:

- Initial the desired quote option you wish to accept for 2027.
- Enter the amount of any available Loss Control Credits you wish to use in the appropriate section of the *Loss Control Credits* table on the quotation sheet.
- Indicate your preferred payment option for 2027 on the quotation sheet.
- Indicate if you will be participating in the optional Uninsured/Underinsured Motorist coverage, Excess Cyber coverage, No-Fault Water Line Rupture and/or Sewer Back-Up coverage, or Property Damage Caused by Member's Operation of Mobile Equipment coverage program(s).
- Return the signature page signed by an authorized signer.

When completing your optional coverage forms, please make sure to:

- Indicate if you wish to accept or decline coverage.
- Return the signature page signed by an authorized signer.

We thank you for your continued membership with CIRSA, and for your commitment to public entity pooling. Our CIRSA Services Brochure is also attached. If you would like further information, or a virtual or face-to-face meeting, please reach out to Shannon Pursley, Communications & Engagement Manager, at (303) 594-6249 or shannonp@cirsa.org. We are also available to give presentations to your governing body upon request.

Thank you for the opportunity to serve you. We look forward to continuing our relationship with you in 2027.

Sincerely,



Tami A. Tanoue
Executive Director

Enc.



CIRSA Property/Casualty Pool
Preliminary 2027 Contribution Quotation
XM2027PC

Pueblo Urban Renewal Authority
115 E. Riverwalk #410
Pueblo, CO 81003

All Risk Property Deductible:	\$5,000
Standard – 1% of individual damage building values or .1% of total building values.	
Auto Liability Deductible:	\$500
Auto Physical Damage Deductible:	\$5,000
General Liability Deductible:	\$5,000
Public Officials Errors & Omissions Liability Deductible:	\$5,000
Law Enforcement Liability Deductible:	\$25,000
Auto Liability Limit:	\$5,000,000
Liability Limit:	\$10,000,000

Description	Amount
Total 2027 Preliminary Quotation before Credits	\$140,640.14
Multi-Pool Discount Applied?	No

*If your entity is a member of both pools (PC & WC), each quote reflects a 1.5% multi-pool discount. If your entity withdraws from either pool effective January 1, your entity is no longer eligible for the multi-pool discount. A new quote for the pool you are remaining in will need to be generated and accepted

Loss Control Credits (Please indicate the amount that you wish to use. Amount may be split between available options.)

Description	Amount	Credit Options		
		Credit Contribution	Deposit/Leave in Account	Send Check
2026 Loss Control Audit Credit	(\$418.00)			
Balance Remaining from Prior Years' LC Credits	(\$0.00)			
Total Preliminary Quotation with all Available Credits	\$140,222.14			

Billing Options (Please indicate which option you choose)

☐	Annual Billing on January 1, 2027
☒	Quarterly Billing January 1, April 1, July 1, and October 1, 2027

To Renew with Quoted Option Initial Here: _____



CIRSA Property/Casualty Pool
Preliminary 2027 Contribution Quotation
XM2027PC

	Exposure	Contribution
PROPERTY COVERAGE		
All Risk Property Building Values	\$69,124,900.00	\$105,581.14
All Risk Property Contents Values	\$3,324,542.76	\$5,054.94
OTHER PROPERTY		
Business Income	\$0.00	\$0.00
Loss of Rents	\$316,462.00	\$499.79
Extra Expense	\$0.00	\$0.00
Valuable Papers	\$0.00	\$0.00
Electronic Data Processing	\$154,500.00	\$244.00
Accounts Receivable	\$0.00	\$0.00
Fencing	\$164,490.00	\$259.78
Mobile Equipment	\$0.00	\$0.00
Employee-Owned Tools	\$0.00	\$0.00
Law Enforcement Animals	\$0.00	\$0.00
Overhead Transmission Lines or Distribution Lines & Poles	\$0.00	\$0.00
Park Equipment	\$33,990.00	\$53.68
Athletic Equipment	\$0.00	\$0.00
Outdoor Lighting	\$223,013.00	\$352.20
Transformers	\$0.00	\$0.00
Signage	\$111,458.00	\$176.03
Swimming Pool Items	\$0.00	\$0.00
General Outdoor Items	\$30,179.00	\$47.66
Other Miscellaneous Property	\$0.00	\$0.00
Fine Arts	\$327,818.00	\$517.72
Golf Courses	\$0.00	\$0.00
Watercraft	\$0.00	\$0.00
Drones	\$0.00	\$0.00
AUTO LIABILITY COVERAGE		
All Trucks	0	\$0.00
Ambulances	0	\$0.00
Cars/Truck-Emergency Response	0	\$0.00
Cars-Passenger	0	\$0.00
Fire Trucks	0	\$0.00
Motorcycles	0	\$0.00
School Buses	0	\$0.00
Street Sweepers	0	\$0.00
Trailers	0	\$0.00
Transportation Buses	0	\$0.00
AUTO PHYSICAL DAMAGE COVERAGE		
All Trucks Values	\$0.00	\$0.00
Ambulances Values	\$0.00	\$0.00
Cars/Truck-Emergency Response Values	\$0.00	\$0.00
Cars-Passenger Values	\$0.00	\$0.00
Fire Trucks Values	\$0.00	\$0.00
Motorcycles Values	\$0.00	\$0.00
School Buses Values	\$0.00	\$0.00
Street Sweepers Values	\$0.00	\$0.00
Trailers Values	\$0.00	\$0.00
Transportation Buses Values	\$0.00	\$0.00
GENERAL LIABILITY COVERAGE		
Total Operating Expenditures (less airport expenditures)	\$10,052,423.00	\$8,539.74
SEPARATELY-RATED EXPOSURES		
Electric Distribution Payroll	0.00	\$0.00
Electric Generation Payroll	0.00	\$0.00
Gas Payroll	0.00	\$0.00
Residential Property Square Footage	3,620.00	\$309.62
Jail/Holding Facilities Area	0.00	\$0.00



CIRSA Property/Casualty Pool
Preliminary 2027 Contribution Quotation
XM2027PC

Recreational Facilities Area	0.00	\$0.00
Swimming Pools (Total Number)	0.00	\$0.00
Water/Sewer Payroll	0.00	\$0.00
PUBLIC OFFICIALS ERRORS & OMISSIONS COVERAGE		
Total Operating Expenditures (less airport expenditures)	\$10,052,423.00	\$17,670.45
Employment Practices Liability	\$10,052,423.00	\$948.99
Employment Benefit Liability	\$10,052,423.00	\$384.40
LAW ENFORCEMENT LIABILITY		
Police Department Full Time Officers	0.00	\$0.00
Police Department Reserve/Part Time Officers	0.00	\$0.00
Optional Coverages		
Property Damage from Mobile Equipment		\$0.00
No-Fault Water Line Rupture and/or Sewer Backup	Option	\$0.00
Total Contribution		\$140,640.14

Pueblo Urban Renewal Authority Property Schedule - XM2027PC

Class ID	Use	Address	Postal	Remove Building	Remove Date	Property Excluded	Building Value	Contents Value	Deductible	Final Property Contribution	Final Contents Contribution	Contribution	Member
81800006	Affordable Housing Duplex	612/614 E 2nd St	81001	No	No	No	\$454,800.00	\$0.00	\$5,000	\$930.31	\$0.00	\$0.00	\$930.31 Pueblo Urban Renewal Authority
81800006	Affordable Housing Duplex	616/618 E 2nd St	81001	No	No	No	\$454,800.00	\$0.00	\$5,000	\$930.31	\$0.00	\$0.00	\$930.31 Pueblo Urban Renewal Authority
81800001	Convention Center	320 Central Main Street	81003	No	No	No	\$16,195,900.00	\$3,276,936.76	\$10,000	\$55,035.48	\$4,982.56	\$4,982.56	\$60,018.14 Pueblo Urban Renewal Authority
81800003	Convention Center Parking Garage	301 Central Main Street	81003	No	No	No	\$11,232,200.00	\$0.00	\$10,000	\$17,079.47	\$0.00	\$0.00	\$17,079.47 Pueblo Urban Renewal Authority
81800000	Office-Interior Commercial Condo Unit	115 E Riverwalk	81003	No	No	No	\$422,000.00	\$17,606.00	\$10,000	\$641.65	\$72.38	\$72.38	\$711.03 Pueblo Urban Renewal Authority
81800002	Parking Garage	110 South Main Street	81003	No	No	No	\$20,365,000.00	\$0.00	\$10,000	\$30,964.02	\$0.00	\$0.00	\$30,964.02 Pueblo Urban Renewal Authority
							\$69,124,900.00	\$3,374,542.76		\$105,381.14	\$5,054.94	\$5,054.94	\$110,616.00

This preliminary quotation includes all exposures reported on your entity's 2027 Property/Casualty Renewal Application and any Application Amendment Requests received by CIRSA before August 1, 2026.

Please note, for the All Risk Property Deductible shown on page 1 of your quote, an additional property deductible will apply separately to each location in a National Flood Insurance Program (NFIP) Zone A if total building and contents values at that location are in excess of \$1,000,000. The deductible will be the maximum limit of coverage which could have been purchased through NFIP, whether it is purchased or not.

The Pueblo Urban Renewal Authority participated in the 2026 Uninsured/Underinsured Motorist coverage. Please indicate if the Pueblo Urban Renewal Authority will:

- ☐ Accept 2027 Uninsured/Underinsured Motorist coverage
☒ Decline 2027 Uninsured/Underinsured Motorist coverage

The undersigned is authorized to accept this preliminary quotation on behalf of the Pueblo Urban Renewal Authority.

We accept this preliminary quotation for January 1, 2027 to January 1, 2028. We understand our final invoice may increase or decrease depending upon the number of CIRSA Property/Casualty members for 2027, actual excess insurance premiums, and any changes made to our 2027 renewal application.

Signature:  Date: 9/28/2026
Title: EXECUTIVE DIRECTOR

Signature must be that of the Mayor, Manager, Clerk or equivalent (such as President of a Special District.)

This page, along with all pages of the applicable attached quote, must be returned on or before Thursday, October 1, 2026. A mailed, faxed or e-mailed copy is acceptable. Please return to:

Monique Ferguson, Underwriting Coordinator
3665 Cherry Creek North Drive
Denver, CO 80209
E-Mail: MoniqueF@cirsa.org
Fax: (303) 757-8950 or (800) 850-8950

**2027 EXCESS CYBER
Quotation and Notice of Acceptance/Rejection Form**

The Pueblo Urban Renewal Authority

☒ does
☐ does NOT

Wish to purchase this coverage for the annual premium of \$6,158.00 effective January 1, 2027, through December 31, 2027.

Signature: _____

*Signature must be that of the Mayor, Manager, Clerk or equivalent
(such as President of a Special District).*

Title: _____

EXECUTIVE DIRECTOR

Date: _____

9/28/2024

This is NOT a bill. An invoice will be sent upon acceptance.



2027 EXCESS CYBER

Optional Coverage Plan Information

Your entity will have the following limits automatically as part of your Property/Casualty coverage with CIRSA.

- \$500,000 per occurrence and each member annual aggregate with a \$5,000,000 annual all members aggregate for Third Party Liability Coverages, and
- \$100,000 per occurrence and each member annual aggregate with a \$1,000,000 annual all members aggregate for First Party (Property) Coverages.

The Excess Cyber Optional Coverage Program increases those limits as noted below:

Coverage: This optional coverage has two sections:

1. The Third-Party Liability Coverages includes Data and Network Liability, Regulatory Defense and Penalties, and Payment Card Liabilities and Costs. Applies to claims arising from data breach, security breach, failure to timely disclose a data or security breach, and failure to comply with that part of a privacy policy that addresses personal identifiable information. Applies to penalties and claims expenses because of a regulatory proceeding arising out of a data breach, security breach or violation of a privacy regulation. Applies to payment card industry fines, expenses and costs because of a claim arising out of a data breach.
2. The First Party Coverages includes Breach Response Services, Business Interruption Loss, Dependent Business Interruption Loss, Cyber Extortion Loss, Data Recovery Costs, Telephone Fraud Loss, Cryptojacking Loss, and Computer Bricking. Breach Response Services include fees and costs the Member incurs for covered services in response to an actual or reasonably suspected data breach or security breach, including notification expenses, attorney's fees, investigation costs and credit monitoring subscriptions. Telephone Fraud Loss, Cryptojacking Loss and Computer Bricking expense and sub-limited coverages wholly within the primary cyber coverage.

The First Party Liability coverage is a Claims-Made policy. Your retroactive date can vary depending on if this is new coverage for your entity or your entity has had coverage prior through another carrier.

Limits: (see below) Each Claim and annual aggregate
\$10,000,000 annual all members aggregate

2027 EXCESS CYBER

Optional Coverage Plan Information (continued)

Third Party Liability Coverages:

Data & Network Liability:	\$1,000,000
Regulatory Defense & Penalties:	\$1,000,000
Payment Card Liabilities & Costs:	\$1,000,000

First Party Coverages:

Breach Response Services:	\$500,000
Business Interruption Loss:	
<i>Resulting from Security Breach:</i>	\$500,000
<i>Resulting from System Failure:</i>	\$500,000
Dependent Business Interruption Loss:	
<i>Resulting from Dependent Security Breach:</i>	\$500,000
<i>Resulting from Dependent System Failure:</i>	\$500,000
Cyber Extortion Loss:	\$500,000
Cyber Extortion Payment:*	\$25,000
Data Recovery Costs:	\$500,000
Telephone Fraud Loss:**	\$15,000/\$30,000
Cryptojacking Loss:**	\$15,000/\$30,000
Computer Bricking:**	\$15,000/\$30,000

* *Provided under primary coverage only*

** *Losses subject to a \$15,000 sublimit Each Claim and a \$30,000 Each Member Annual Aggregate, provided under primary coverage only.*

Premium: The cost for this excess cyber coverage is determined by a combination of the Member's Total Operating Expenditures and a risk evaluation determined by information provided on the required supplemental application.

Claims: Claims will be handled by the CIRSA Claims Department. Specialty service providers have been identified to assist with breach response support. Please report known or suspected data security incidents to your assigned CIRSA Claims Representative.

*This information is provided only as a general summary of the coverages that apply or are available to CIRSA members. All coverages are governed by the terms, conditions, exclusions and limits stated in the applicable coverage documents. **This summary should not be relied on as a substitute for review of those documents.***

PROPOSED 2027 PROPERTY/CASUALTY COVERAGES

The types and monetary limits of the proposed coverages to be provided to CIRSA Property/Casualty members for the coverage period of January 1, 2027 to January 1, 2028 are generally described below. The scope, terms, conditions, and limitations of the coverages are governed by the applicable CIRSA coverage form, excess and/or reinsurance policies, the CIRSA Bylaws and Intergovernmental Agreement, and other applicable documents.

I. TYPES OF COVERAGES (subject to the limit on CIRSA's liability as described in Section II below):

- A. Property coverage (including auto physical damage and cyber first party, public relations expense and privacy breach expense)
- B. Liability coverage:
 - 1. General liability
 - 2. Automobile liability
 - 3. Law enforcement liability
 - 4. Public officials errors and omissions liability
 - 5. Cyber (third party, security and privacy breach liability)
- C. Crime coverage (including employee dishonesty and theft of money and securities)

II. CIRSA RETENTIONS, LOSS FUNDS, AGGREGATE LIMITS, AND MEMBER DEDUCTIBLES:

For the coverages described in Section I, CIRSA is liable only for payment of the applicable self-insured retentions and only to a total annual aggregate amount for CIRSA members as a whole of the amount of the applicable CIRSA loss fund for the coverage period. There is no aggregate excess coverage over any loss fund.

Coverages in excess of CIRSA's self-insured retentions are provided only by the applicable excess insurers and/or reinsurers in applicable excess and/or reinsurance policies, and shall be payable only by those excess insurers and/or reinsurers. The limits of coverage provided by the excess insurers and/or reinsurers for the coverage period shall be described in the coverage documents issued to the members. Aggregate and other limits shall apply as provided in said documents.

A. CIRSA PROPOSED SELF-INSURED RETENTIONS FOR THE COVERAGE PERIOD:

- 1. \$1,000,000 per claim/occurrence property*
- 2. \$100,000 per claim/annual aggregate cyber first party (public relations expense and privacy breach expense)
- 3. \$1,000,000 per claim/occurrence liability
- 4. \$1,000,000 each and every claim public officials liability
- 5. \$1,500,000 each and every claim law enforcement liability
- 6. \$500,000 per claim/annual aggregate cyber third party (security and privacy breach liability)
- 7. \$150,000 per claim/occurrence crime

*Subject further to CIRSA retention of first \$5,000,000 each and every hail/wind loss and/or occurrence.

B. CIRSA LOSS FUND AMOUNTS FOR THE COVERAGE PERIOD:

Loss fund amounts are as adopted or amended from time to time by the CIRSA Board of Directors based on the members in the Property/Casualty Pool for the year and investment earnings on those amounts. Information on the current loss fund amounts is available from CIRSA's Finance Department.

C. PROPOSED EXCESS INSURANCE LIMITS FOR THE COVERAGE PERIOD:

1. Excess property: to \$500 million each claim/occurrence
2. Excess liability: to \$2 million each claim/occurrence; \$5 million each claim/occurrence or \$10 million each claim/occurrence; \$2 million or \$5 million excess auto liability; \$2 million, \$5 million or \$10 million annual aggregate for public officials errors and omission liability. The maximum liability and auto liability limits will be determined based on each member's selection.
3. Excess crime (optional): to \$5 million per claim/occurrence

D. MEMBER DEDUCTIBLES:

A member-selected deductible shall apply to each of the member's claims/occurrences. Payment of the deductible reduces the amount otherwise payable under the applicable CIRSA retention. Allocated loss adjustment expenses are included in the member deductible.

EXPLANATION OF CREDITS AVAILABLE AND ACCEPTANCE OR WITHDRAW PROCEDURES

LOSS CONTROL AUDIT SCORE CREDIT

CIRSA members who received a Loss Control Audit Score of 90 or higher in 2026 and renew their membership in 2027, are eligible for a Loss Control Audit Score Credit. This credit is offered to all members that take an active role in preventing or reducing their losses by complying with the CIRSA Loss Control Standards.

If you did not receive a credit for 2027 and would like to receive one in future years, please contact your Risk Control Representative.

LOSS CONTROL CREDIT ACCOUNT

The CIRSA Board of Directors has approved your use of any balance in the Loss Control Credit Account, except any Special Credit monies, to pay 2027 contributions. Your entity's balance in this account, if any, is shown on the quote letter.

ACCEPTANCE PROCEDURES

Please complete the enclosed acceptance form indicating your decision for 2027 and return it to the CIRSA office ***on or before Thursday, October 1, 2026***. Failure to return the form in time may result in the imposition of penalties under CIRSA Bylaw Article XIV upon withdrawal.

WITHDRAWAL PROCEDURES *(if applicable)*

The enclosed Article XIV of the CIRSA Bylaws describes withdrawal procedures from CIRSA. **Written notice of withdrawal must be received by CIRSA no later than Thursday, October 1, 2026, for a withdrawal without penalty effective January 1, 2027.** No withdrawing member shall be eligible for the above-described credits.

Article XIV should be read in its entirety for any penalties which would otherwise apply. Withdrawing members who subsequently apply to rejoin CIRSA may be subject to such terms and conditions as established by the CIRSA Board of Directors.

WITHDRAWAL NOTICE

**MUST BE RECEIVED AT THE CIRSA OFFICE
ON OR BEFORE THURSDAY, OCTOBER 1, 2026**

Sign and return this form if your entity has decided to **withdraw** from CIRSA effective January 1, 2027. Under CIRSA Bylaws, this form must be received by CIRSA ***no later than Thursday, October 1, 2026***, for withdrawal without penalty effective January 1, 2027.

NOTICE OF WITHDRAWAL FROM CIRSA

This is to notify the CIRSA Board of Directors that the Pueblo Urban Renewal Authority is withdrawing from CIRSA for purposes of Property/Casualty coverage effective January 1, 2027. We understand the Pueblo Urban Renewal Authority remains obligated and will be billed for any amounts due CIRSA pursuant to the Bylaws and the policies established by CIRSA.

The undersigned is authorized to provide this notice of withdrawal on behalf of the Pueblo Urban Renewal Authority.

Signature must be that of the Mayor, Manager, Clerk, or equivalent (such as President of a Special District.)

Signature: _____

Title: _____

Date: _____

CIRSA BYLAWS
ARTICLE XIV

Withdrawal from Membership

(1) Any member may withdraw from CIRSA by giving prior notice in writing to the Board of Directors of the prospective effective date of its withdrawal.

(2) If the effective date of a member's withdrawal is a date other than January 1, the withdrawing member shall not be entitled to receive any refund of contributions made for administrative costs for the claim year of withdrawal. The withdrawing member shall be entitled to receive within forty-five (45) days after the effective date of withdrawal, a proportionate return of its contribution to any loss fund.

(3) If the effective date of a member's withdrawal is January 1 but the member's written notice of withdrawal is received by CIRSA more than thirty (30) days after the date on which CIRSA mailed a preliminary quotation of the contribution to be assessed the member for the year beginning on that January 1, the withdrawing member shall be obligated to pay its share of CIRSA's administrative costs for the year beginning on that January 1. However, if the preliminary quotation is mailed by CIRSA prior to September 1, members shall not be obligated for future claim year administrative costs if the member's written notice of withdrawal is received by CIRSA on or before the October 1 preceding the January 1 renewal date.

(4) The members may, by a two-thirds (2/3) vote of the members present at a meeting, adopt or amend a policy establishing additional conditions applicable to members which withdraw.

RESOLUTION NO. 2026 - 52

A RESOLUTION CONCERNING EFFORTS TO RECOVER
REIMBURSEMENT FOR CERTAIN EXPENDITURES AND
OVERPAYMENTS

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

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

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

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

WHEREAS, the total amount due to the authority is \$2,678.91; and

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

WHEREAS, pursuant to the Authority's directive set forth in Resolution No. 26-47 adopted on September 8, 2026, the Chairman of the Authority sent the former Executive Director a letter requesting reimbursement of the unauthorized expenditures and per diem overpayments. The former Executive Director acknowledged receipt of the letter but requested that the Authority discontinue the matter. Staff thereafter attempted to contact the former Executive Director by telephone but was unable to reach him; and

WHEREAS, the Authority and staff have made reasonable efforts to recover the sums due from the former Executive Director without success; and

WHEREAS, in evaluating whether to pursue legal action, the Authority may consider the amount reasonably likely to be recovered, the anticipated staff time and costs and expenses of further legal action, and the availability of an alternate means of resolving the matter among other considerations; and

WHEREAS, further legal action to recover the sums due may result in substantial costs to the Authority, including court and administrative costs, staff time, discovery costs, expert fees and other litigation-related expenses; and

WHEREAS, the Authority has considered the potential evidentiary and legal issues associated with the claim, as well as the uncertainty of litigation outcomes; and

WHEREAS, after considering the circumstances and its obligation to use public resources prudently, the Authority finds that the amount potentially recoverable does not justify the anticipated financial and administrative costs of pursuing legal action.

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

Section 1. Pursuing legal action to collect the outstanding amount of \$2,678.91 is not in the best interests of the Authority because the relatively limited amount of the claim does not justify the anticipated financial and administrative costs of litigation.

Section 2. The Authority hereby determines that it will not pursue litigation or other formal legal action at this time to recover the outstanding reimbursement amount from the former Executive Director.

Section 3. The determination not to pursue the claim is based upon the economic, practical, evidentiary, and litigation considerations described in this Resolution. It shall not be construed as an admission that the claim is invalid, that the opposing party has no liability, or that the Authority lacks a potentially viable legal theory or remedy.

Section 4. This determination is based upon the particular facts and circumstances of this matter and shall not establish a general policy requiring the Authority to decline to pursue claims based solely upon the amount in controversy.

Section 5. Nothing in this Resolution shall be construed as a release of the debt or a waiver of any rights the Authority may have should future circumstances make recovery feasible and cost-effective.

Section 6. This Resolution shall be effective immediately upon its approval and adoption.

ADOPTED this 13th day of October 2026.

PUEBLO URBAN RENEWAL AUTHORITY

By: _____
Chair

Attest:

By: _____
Secretary

STATE OF COLORADO)
COUNTY OF PUEBLO) ss.
CITY OF PUEBLO)

The Board of Commissioners of the Pueblo Urban Renewal Authority met in regular session at 115 E. Riverwalk, Suite 410, Pueblo, Colorado and via Microsoft Teams video conference, on Tuesday, October 13, 2026, at 11:50 a.m.

The following members of the Board of Commissioners were present:

Dr. Garrison Ortiz	Chair
Dr. Kathy DeNiro	Vice-Chair
Fallon Miller	Treasurer
Karim Ayoub	Commissioner
Brett Boston	City Council Representative
Liz Chapman	Commissioner
Michelle Erickson	Pueblo County School District 70 School Board Representative
Stephanie Garcia	Special Districts Representative
Mayor Heather Graham	Commissioner
Corinne Koehler	Commissioner
Dennis Maes	Pueblo School District 60 Representative
Steve Nawrocki	Commissioner
Zach Swearingen	Pueblo County Representative
Jon Walker	Commissioner
Dr. James Valenzuela	Commissioner

After the Chair of the Board of Commissioners called the meeting to order, the following proceedings, among others, were had and taken:

Commissioner _____ introduced and moved the adoption of the following Resolution. The Resolution was thereupon read by title, copies thereof having previously been made available to the Board of Commissioners and to those in attendance at the meeting:

RESOLUTION 2026-55

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PUEBLO URBAN RENEWAL AUTHORITY IN PUEBLO, COLORADO, APPROVING THE FORM OF AND DIRECTING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF AN AMENDMENT TO A LOAN AGREEMENT IN CONNECTION WITH THE AUTHORITY'S OUTSTANDING SERIES 2020 BOND; AND RELATED MATTERS.

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

WHEREAS, the City Council of the City adopted the North Pueblo Urban Renewal Plan (the "North Pueblo Plan") on November 13, 2006, pursuant to Ordinance No.7533 duly and regularly adopted by the City Council of the City; and

WHEREAS, the Authority and the City of Pueblo, Colorado (the "City") have previously entered into a Cooperation Agreement dated April 14, 2008 (as amended and restated by that certain Amended and Restated Cooperation Agreement dated October 28, 2013, the "Cooperation Agreement"), relating to the acquisition, construction and improvement of the Dillon Drive Extension and related facilities within the North Pueblo Plan Area (the "Dillon Flyover Project"); and

WHEREAS, the Authority previously executed and delivered a Loan Agreement dated December 27, 2013 (the "2013 Loan Agreement") with Sunflower Bank ("Sunflower"), and in connection therewith issued a Promissory Note (the Series 2013 Note") evidencing the Authority's repayment obligation on a multi-draw term loan under the Loan Agreement in a principal amount not to exceed \$4,000,000, all in order to fund the Dillon Flyover Project, all in furtherance of the North Pueblo Plan; and

WHEREAS, the Authority and Bank of the San Juans, a Division of Glacier Bank (the "Bank"), a registered trade name of Glacier Bank, a Montana banking corporation, have previously entered into that certain Loan Agreement dated as of July 22, 2020 (the "Loan Agreement") for the purpose of providing funds to refund the Series 2013 Note and to pay certain other obligations directly related to the Dillon Flyover Project through the issuance by the Authority of its Tax Increment Revenue Refunding Bonds (Dillon Flyover Project), Series 2020 (the "Series 2020 Bonds") in the principal amount of \$3,825,000; and

WHEREAS, the Authority and the Bank desire to amend the Loan Agreement to remove the fifty-five thousand dollar (\$55,000) cap on the administrative fee of up to fifteen percent paid to the Authority for its operating, legal, management and other administrative costs related to the Dillon Flyover Project; and

WHEREAS, in connection with the amendment of the Loan Agreement, the Authority and the City desire to similarly amend the Cooperation Agreement to remove the fifty-five thousand

dollar (\$55,000) cap on the administrative fee of up to fifteen percent paid to the Authority for its operating, legal, management and other administrative costs related to the Dillon Flyover Project; and

WHEREAS, the Board of Commissioners of the Authority (the “Board”) has determined and does hereby determine that the interests of the Authority and the public interest require the amendment of the Loan Agreement and the Cooperation Agreement to remove the fifty-five thousand dollar (\$55,000) cap on the administrative fee of up to fifteen percent paid to the Authority for its operating, legal, management and other administrative costs related to the Dillon Flyover Project; and

WHEREAS, there have been presented to the Board at this meeting proposed forms of the First Amendment to Loan Agreement (the “First Amendment to Loan Agreement”) between the Authority and the Bank and the First Amendment to the Amended and Restated Cooperation Agreement (the “First Amendment to Cooperation Agreement”); and

WHEREAS, the Board desires to authorize the execution and delivery of the First Amendment to Loan Agreement and the First Amendment to Cooperation Agreement and to ratify related actions previously taken not inconsistent herewith;

NOW, THEREFORE, the Board of Commissioners of the Pueblo Urban Renewal Authority, in Pueblo, Colorado, does hereby resolve as follows:

Section 1. All actions not inconsistent with the provisions of this Resolution heretofore taken by any of the officials of the Authority or the professionals engaged by the Authority, and the efforts of the officials of the Authority and those professionals directed toward the amendment of the Loan Agreement, the amendment of the Cooperation Agreement, and the execution of any documents in connection therewith are hereby ratified, approved and confirmed.

Section 2. The forms, terms and provisions of the First Amendment to Loan Agreement and the First Amendment to Cooperation Agreement shall be and the same hereby are authorized and approved, and the Authority shall enter into the First Amendment to Loan Agreement and the First Amendment to Cooperation Agreement substantially in the respective forms presented to the Board at this meeting, but with such changes therein as shall be consistent with this Resolution and as the Authority’s counsel and Bond Counsel shall approve, the execution thereof being deemed conclusive of the approval of any such changes. The Chair or Vice Chair of the Board is hereby authorized and directed to execute and deliver the First Amendment to Loan Agreement and the First Amendment to Cooperation Agreement for and on behalf of the Authority.

Section 3. The officers of the Authority shall take all action necessary or reasonably required or desirable to carry out the transactions contemplated by this Resolution, the Loan Agreement, and the Cooperation Agreement as amended by the First Amendment to Loan Agreement and the First Amendment to Cooperation Agreement, respectively.

Section 4. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. All bylaws, orders and resolutions, or parts thereof inconsistent herewith or with the documents hereby approved are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution or ordinance, or part thereof.

Adopted and approved this 13th day of October, 2026.

[SEAL]

PUEBLO URBAN RENEWAL AUTHORITY

By _____
Chair of the Board of Commissioners

Attest:

By _____
Secretary to the
Board of Commissioners

Commissioner _____ seconded the motion. The question being upon the passage and adoption of the Resolution, the roll was called with the following result:

Those Voting Yes:

Those Voting No:

Those Absent:

Thereupon the Chair of the Board of Commissioners declared said motion carried and the Resolution duly passed and adopted.

After the consideration of other business unrelated to the Resolution, on motion duly made, seconded and adopted, the meeting thereupon adjourned.

[SEAL]

PUEBLO URBAN RENEWAL AUTHORITY

By _____
Chair of the Board of Commissioners

Attest:

By _____
Secretary to the
Board of Commissioners

STATE OF COLORADO)
COUNTY OF PUEBLO) ss.
CITY OF PUEBLO)

I, Cherish Deeg, the duly qualified and acting Secretary to the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo, Colorado, do hereby certify that the foregoing pages numbered 1 to 4, inclusive, are a true, perfect and complete copy of the record of proceedings, insofar as such proceedings relate to the Resolution contained therein, of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo, Colorado, had and taken at a regular meeting of the Board of Commissioners held at 115 E. Riverwalk, Suite 410, Pueblo, Colorado and via Microsoft Teams video conference, on October 13, 2026, commencing at 11:50 a.m., as recorded in the regular official book of the proceedings of the Board of Commissioners kept in my office, said proceedings were duly had and taken as therein shown, the meeting therein shown was duly held, and the persons therein named were present at said meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Pueblo Urban Renewal Authority in Pueblo, Colorado this ____ day of October 13, 2026.

[SEAL]

PUEBLO URBAN RENEWAL AUTHORITY

By _____
Secretary to the Board of Commissioners

FIRST AMENDMENT TO LOAN AGREEMENT

by and between

PUEBLO URBAN RENEWAL AUTHORITY

and

BANK OF THE SAN JUANS, A DIVISION OF GLACIER BANK

Dated as of , 2026

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FIRST AMENDMENT TO LOAN AGREEMENT

THIS FIRST AMENDMENT TO LOAN AGREEMENT (this “First Amendment”), dated as of _____, 2026, is made by and between the **PUEBLO URBAN RENEWAL AUTHORITY** (the “Authority”), a public body corporate and politic duly organized and existing as an urban renewal authority under the laws of the State of Colorado, and **BANK OF THE SAN JUANS, A DIVISION OF GLACIER BANK** (the “Bank” or the “Original Purchaser”), a registered trade name of Glacier Bank, a Montana banking corporation, having an office and principal place of business in Durango, Colorado; (this First Amendment, the Loan Agreement and all amendments, supplements, restatements and other modifications hereto or thereto, entered into in accordance with the provisions hereof, are herein collectively referred to as this “Agreement”).

WITNESSETH:

WHEREAS, the Authority is a public body corporate and politic, and has been duly created, organized, established and authorized by the City of Pueblo, Colorado (the “City”) to transact business and exercise its powers as an urban renewal authority, all under and pursuant to the Colorado Urban Renewal Law, constituting Part 1 of Article 25 of Title 31, Colorado Revised Statutes (the “Act”); and

WHEREAS, pursuant to Section 31-25-109 of the Act, the Authority has the power and authority to issue “bonds” (defined by the Act to mean and include bonds, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures or other obligations) to finance the activities or operations permitted and authorized to be undertaken by the Authority under the Act; and

WHEREAS, the City Council of the City adopted the North Pueblo Urban Renewal Plan (the “North Pueblo Plan”) on November 13, 2006, pursuant to Ordinance No.7533 duly and regularly adopted by the City Council of the City; and

WHEREAS, the Authority previously executed and delivered a Loan Agreement dated December 27, 2013 (the “2013 Loan Agreement”) with Sunflower Bank (“Sunflower”), and in connection therewith issued a Promissory Note (the Series 2013 Note”) evidencing the Authority’s repayment obligation on a multi-draw term loan under the Loan Agreement in a principal amount not to exceed \$4,000,000, all in order to fund the acquisition, construction and improvement of the Dillon Drive Extension and related facilities within the North Pueblo Plan Area (the “Dillon Flyover Project”) all in furtherance of the North Pueblo Plan; and

WHEREAS, the Authority and the Bank have previously entered into that certain Loan Agreement dated as of July 22, 2020 (the “Loan Agreement”) for the purpose of providing funds to refund the Series 2013 Note and to pay certain other obligations directly related to the Dillon Flyover Project through the issuance by the Authority of its Tax Increment Revenue Refunding Bonds (Dillon Flyover Project), Series 2020 (the “Series 2020 Bonds”) in the principal amount of \$3,825,000; and

WHEREAS, the Authority and the Bank desire to amend the Loan Agreement to remove the fifty-five thousand dollar (\$55,000) cap on the administrative fee of up to fifteen percent paid to the Authority for its operating, legal, management and other administrative costs related to the Dillon Flyover Project; and

WHEREAS, the Authority, through its Board of Commissioners of the Authority (collectively, the “Board”), approved and adopted an authorizing resolution at a regular meeting of the Board on October 13, 2026 (the “Authorizing Resolution”); and

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants contained in this Agreement, the parties formally covenant, agree and bind themselves as follows:

ARTICLE I

AMENDMENTS

Section 1.01. Amendments to Article I of the Loan Agreement. All capitalized terms used herein which are not defined below or elsewhere herein shall have the definitions set forth in the Loan Agreement. The definition of “Pledged Property Tax Revenues” in the Loan Agreement is hereby amended and restated as follows:

“Pledged Property Tax Revenues” means, for the relevant Fiscal Year, that portion of the ad valorem property taxes received by the Authority from the County Treasurer from the levies at the rates fixed each year by or for the governing bodies of the various taxing jurisdictions within or overlapping the North Pueblo Plan Area, but excluding ad valorem property taxes produced by any mill levy imposed by any special district formed after the Closing Date pursuant to Title 32, Article 1, Colorado Revised Statutes, which mill levy is in addition to, and not a replacement for, property taxes levied by taxing entities in existence as of the Closing Date, upon that portion of the valuation for assessment of all taxable property within the North Pueblo Plan Area which is in excess of the Property Tax Base Value for the County less an annual administrative fee of up to fifteen percent (15%) of the gross proceeds received from the County Treasurer in each year; provided, however, that such amount shall be reduced by any lawful collection fee charged by the County.

Section 1.02. Consent of the Bank. The Bank hereby acknowledges and consents to this First Amendment to the Loan Agreement in accordance with the requirements of Section 9.02 of the Loan Agreement and waives any notice or other requirements related thereto.

Section 1.03. No Reissuance. The Authority and the Bank acknowledge and agree that the amendment contemplated by this First Amendment is not intended to constitute a reissuance of the Series 2020 Bonds for federal income tax purposes.

ARTICLE II

MISCELLANEOUS

Section 2.01. Ratification of Remaining Provisions of Loan Agreement. Except as amended hereby, the Loan Agreement shall remain unchanged and in full force and effect.

Section 2.02. Severability. Any provision of this Agreement which is prohibited, unenforceable or not authorized in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition, unenforceability or non-authorization without invalidating the remaining provisions hereof or affecting the validity, enforceability or legality of such provision in any other jurisdiction.

Section 2.03. Headings. Article and Section headings used in this Agreement are for convenience of reference only and shall not affect the construction of this Agreement.

Section 2.04. Execution in Counterparts. This Agreement may be executed in counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which counterparts, taken together, shall constitute but one and the same Agreement.

IN WITNESS WHEREOF, the Authority and the Bank have caused these presents to be executed in their corporate names by their duly authorized officials or officers, as of the date first above written.

PUEBLO URBAN RENEWAL AUTHORITY

By _____
Chair, Board of Commissioners

BANK OF THE SAN JUANS, A DIVISION
OF GLACIER BANK

By _____
Authorized Officer

[Signature Page to First Amendment]