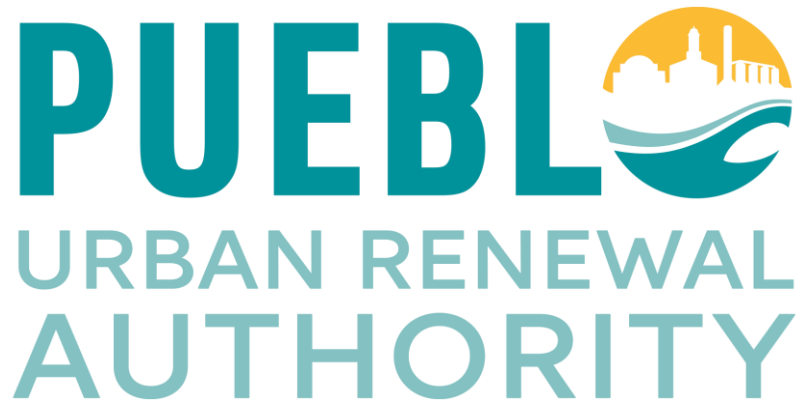




Minutes for Meeting Book - Board of Commissioners Regular Meeting 09.08.2026
September 08, 2026

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, Marylin 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