Minutes for Meeting Book - Board of Commissioners Regular Meeting 10.13.2026
October 13, 2026

A meeting of the Board of Commissioners (the "Board") of Pueblo Urban Renewal Authority (the "Authority"), was held on October, 13 2026. Persons present in-person at Pueblo Convention Center- Heroes Pavilion or remotely were:

Present:	Karim Ayoub, Liz Chapman, Kathy DeNiro, Michelle Erickson, Stephanie Garcia, Heather Graham, Corinne Koehler, Dennis Maes, Fallon Miller, Steve Nawrocki, Garrison Ortiz, Zach Swearingen, Jim Valenzuela, Jon Walker
Absent:	Brett Boston
Staff:	Cherish K Deeg, Shawn Carlson, Andrea DelaGarza, Chris DeLuca, Cynthia Mitchell
Other:	Kevin Ortiz, Beritt Odom, Danny Nunn

Call to Order
Dr. Garrison Ortiz, Chair, called Tuesday, October 13, 2026, Board Meeting to order at 12:01 p.m.

Public Comment
None

Approval of the Agenda
Corinne Koehler made a motion to approve Tuesday, October 13, 2026, PURA Board Meeting Agenda. Heather Graham seconded the motion. The motion passed.

Reports
Chairman
The Chair expressed strong support for pursuing transformative and impactful projects, particularly those related to revitalizing downtown buildings. He referenced a previous compelling presentation by Ms. Deeg and encouraged the team to continue thinking big and providing updates on such initiatives, emphasizing their potential community impact. The Chair also requested rescheduling the upcoming work session originally set for October 27th at 2 PM due to a scheduling conflict. The session is expected to be heavy on policy and budget discussions. A poll will be sent out to determine a more suitable day, considering a possible shift from Tuesdays to other weekdays.

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Executive Director
The Executive Director (ED) noted a survey was distributed via BoardEffect to gather board members' availability for meeting days. Only a few responses have been received so far, and members were encouraged to complete it. Some board members still need to submit their conflict-of-interest forms or transition to the required email system. Staff is available to assist. Invitations for the upcoming Christmas party were distributed, including calendar invites. Members were asked to RSVP and informed that guests are welcome. Staff participated in interviews and workshops with the Greater Chamber and Destination Management, indicating ongoing collaboration efforts. New signs for PURA projects have been installed at the Dillon site and Laughlin building, with photos shared during the meeting. Parking lot closure signs are in development and will be installed soon. The Tesla parking agreement at the convention center garage is renewing without issues. The organization is exploring Placer AI software to assist with catalyst projects. Demos will be received soon, and a board demonstration is planned. The software is costly but may provide valuable returns. Negotiations with the library and School District 60 are scheduled, with the library meeting next week and D60 in the second week of November. County negotiations are yet to be scheduled.

Board members noted that the current survey format for meeting availability is too broad and suggested a more detailed approach (e.g., specifying first Monday, second Tuesday, etc.) to better capture standing commitments. Staff acknowledged this feedback and will revise the survey accordingly, including the possibility of using the texting app to allow members to specify exact available times.

Consent Agenda
Consent Agenda approval to accept and file the following:
August Convention Center Financials
August PURA Financials

Heather Graham made a motion to approve and file Tuesday, October 13, 2026, Consent Agenda Financials. Liz Chapman seconded the motion. The motion passed.

September 8, 2026, Board Meeting Minutes
September 8, 2026, Agenda Setting Meeting Minutes
September 22, 2026, Work Session Meeting Minutes

Corinne Koehler made a motion to approve and file Tuesday, October 13, 2026, Consent Agenda Meeting Minutes. Fallon Miller seconded the motion. The motion passed.

Executive Session
Heather Graham; made a motion to go into executive session for a conference with the Authority's attorney for the purpose of receiving legal advice on specific legal questions under § 24-6-402(4)(b), C.R.S. and the specific legal issues are regarding 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. Karim Ayoub seconded the motion. The motion passed.

Executive session began at 12:15 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, Jim Valenzuela, Jon Walker. Staff present: Cherish Deeg, Shawn Carlson, Andrea DelaGarza, Chris DeLuca, Cynthia Mitchell

Due to time constraints, the Board did not address the executive session item concerning DaVinci Museum second amendment to lease agreement, counterparty signatory authority and contract enforceability. No discussion regarding this matter occurred during the executive session.

Heather Graham made a motion to leave executive session at 12:45 pm. Karim Ayoub seconded the motion. The motion passed. The Chair reconvened the regular meeting at 12:45 pm.

Action Item

Resolution #1
APPROVING A COMMUNITY AGREEMENT WITH DOWNTOWN COLORADO, INC. FOR THE CHALLENGE ACCELERATOR PROGRAM AND ALLOCATING FUNDS
Heather Graham made a motion to approve a community agreement with Downtown Colorado, Inc. for the Challenge Accelerator Program and allocating funds. Liz Chapman seconded the motion. Motion passed

This program is $7,500. There may be additional travel expenses associated for PURA staff to attend the DCI In the Game conference in April 2027.

Resolution #2
A RESOLUTION APPROVING RENEWAL OF INSURANCE POLICY THROUGH THE COLORADO INTERGOVERNMENTAL RISK AGENCY FOR 2027
Heather Graham made a motion to approve a resolution approving renewal of insurance policy through the Colorado Intergovernmental Risk Agency for 2027 to add access cyber policy and workman's compensation. Liz Chapman seconded the motion. The motion passed.

The resolution was amended to reflect a total premium of $157,732.14 covering property, liability, cyber, workers compensation, and professional services fees. Commissioner Garcia questioned the exclusion of uninsured motorist coverage, clarified as unnecessary due to no vehicles owned by Urban Renewal.

Resolution #3
A RESOLUTION CONCERNING EFFORTS TO RECOVER REIMBURSEMENT FOR CERTAIN EXPENDITURES AND OVERPAYMENTS
Heather Graham made a motion to table the resolution indefinitely. Fallon Miller seconded the motion. The motion passed.

A letter and check were delivered before the meeting to reimburse for the full amount of the overpayments. Commissioners will be provided a copy of the letter.

Resolution #4
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
Heather Graham made a motion to table indefinitely. Corinne Koehler seconded the motion. The motion passed.

This resolution requires further negotiation and modification. The board voted to table it indefinitely to allow for these changes before approval.

Resolution #5

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
Heather Graham made a motion to table until the November 11th board meeting. Corinne Koehler seconded the motion. The motion passed.

Discussed in executive session. The lease agreement between the City of Pueblo and the Pueblo Urban Renewal Authority was reviewed. Concerns were raised about the timing of approval given pending City Council approval, the adequacy of current office space, and potential changes required by City Council. A motion was made and passed to table this resolution until the November 11th meeting to allow for City Council executive session and further input.

Resolution #6
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
Corinne Koehler made a motion to approve a resolution directing the execution and delivery of an amendment to a loan agreement with the Authority's outstanding series 2020 bond. Heather Graham seconded the motion. The motion passed.

Approved an amendment to remove the annual administrative fee cap in the cooperation agreement related to the North Pueblo debt. The administrative fee remains at 15%, increasing the potential fee from $55,000 to approximately $178,000 for 2026, benefiting the operating fund. The bank involved, Bank of San Juans, agreed to the amendment.

Adjournment
The Chair adjourned the Tuesday, October 13, 2026, Board Meeting at 1:06 p.m.

Respectfully submitted by,

Shawn Carlson

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority