



**Pueblo Urban Renewal Authority
Regular Board Meeting Minutes
January 10, 2017
12:00 PM
Pueblo Convention Center
320 Central Main**

MEETING CALLED BY

Gary Trujillo, Chairman, called the Tuesday, January 10, 2017 Regular Board Meeting to order at 12:05 p.m.

COMMISSIONERS PRESENT

Dave Abeyta, Don Banner, Marlene Bregar, Don Bruestle, Rita Gersick, Beth Gladney, Roger Gomez, Meagan Koncilja, Betty Martinez, Gary Trujillo, Lori Winner

COMMISSIONERS ABSENT

Patrick Avalos, Sal Pace, Bob Schilling

STAFF PRESENT

Cherish Deeg, Andrea DelaGarza, Jerry Pacheco

STAFF ABSENT

None

GUESTS PRESENT

Lynn Clark, Jessica Corona, Steven Meier, Jim Munch, Doug Piersel, Dennis Darrow, Ted Freeman, Avik Amin, Ashwin Amin

(All meetings are recorded per PURA's Financial and Administrative Internal Controls Policy adopted February 11, 2014)

APPROVAL OF AGENDA

A motion to approve the Pueblo Urban Renewal Authority (PURA) Tuesday, January 10, 2017 Regular Board Meeting Agenda as presented was made by Don Banner, Vice-Chairman. The motion was seconded by Roger Gomez, Commissioner. The motion passes unanimously.

PUBLIC COMMENT AND CORRESPONDENCE

Ted Freeman, Pueblo Citizen, shared his concerns about the Regional Tourism Act (RTA) Project request for proposals for a Financial Advisor, the lack of transparency by PURA to the Office of Economic Development and International Trade (OEDIT), and lost business at the Pueblo Convention Center (PCC).

APPROVAL OF MEETING MINUTES

Doug Piersel, Legal Counsel, requested there be some clarification on his statement during the executive session. He asked that his statement be moved underneath the motion, add the word "not" before "kept" and change "HARP Grants" to "City Grants".

A motion to approve the PURA Tuesday, December 13, 2016 Regular Board Meeting Minutes with the amendment request by Doug Piersel, Legal Counsel, to clarify his statement in executive session was made by Don Banner, Vice-Chairman. The motion was seconded by Betty Martinez, Commissioner. The motion passes unanimously.

APPROVAL OF FINANCE COMMITTEE REPORT & MONTHLY OPERATING STATEMENT

Don Bruestle, Treasurer, shared with the Board that the Finance Committee Meeting will be moving its meeting time and date to the fourth Friday of each month at noon. Gary Trujillo, Chairman, asked if Don Bruestle thought the NFP Partners narrative was complete and current. Don Bruestle, Treasurer, stated that he thought it was and the Finance Committee reviews each month's statements and asks any questions of NFP Partners at that time.

A motion to approve the PURA Tuesday, January 3, 2017 Finance Committee Meeting Minutes, November 2016 PURA Operating Statements, and the November 2016 Pueblo Convention Center Operating Statements was made by Don Banner, Vice-Chairman. The motion was seconded by Dave Abeyta, Commissioner. The motion passes unanimously.

ACTION ITEMS

A Resolution approving a Request for Proposals for a Third Party Financial Advisor

Jerry M. Pacheco, Executive Director, stated that the State Resolution for the RTA Project does not require that a Financial Advisor be obtained for public bonding actions, however, it is strongly suggested by the OEDIT board. PURA has also been informed that we cannot use the City of Pueblo's Financial Advisor. Don Bruestle, Treasurer, stated that the OEDIT board has consistently caused costly delays for this project. Don Banner, Vice-Chairman, stated that this Sales Tax- Tax Increment Financing has never been done before and therefore is both time consuming and exciting.

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving a request for proposals for a third party financial advisor for the Regional Tourism Act Project and appointing Roger Gomez, Don Banner, Meagan Koncilja, and John Vigil to serve on the review committee for the same was made by Don Banner, Vice-Chairman. The motion was seconded by Don Bruestle, Treasurer. The motion passes unanimously.

A Resolution approving a Demolition Agreement

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving a demolition agreement by and between the Pueblo Urban Renewal Authority and the City of Pueblo, a Municipal Corporation, relating to the Regional Tourism Act Project and authorizing the Board Chairman to execute the same was made by Don Banner, Vice-Chairman. The motion was seconded by Betty Martinez, Commissioner. The motion passes unanimously.

A Resolution approving an agreement for professional services

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving an agreement for professional services by and between the Pueblo Urban Renewal Authority and Occupational Health Technologies, Inc., a Colorado Corporation, for 150 Central Main Street (Police Annex Building) Asbestos Abatement Phase 1 for the Regional Tourism Act Project and Authorizing the Board Chairman to execute the same was made by Don Banner, Vice-Chairman. Betty Martinez, Commissioner. The motion passes unanimously.

A Resolution approving an agreement for property transfer

Doug Piersel, Legal Counsel, stated there was an amendment requested by Neighborhood Housing Services of Pueblo, Inc. to change the time frame from 2 years to 3 years.

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving and agreement by and between the Pueblo Urban Renewal Authority and Neighborhood Housing Services of Pueblo, Inc. for the transfer of 708 East 2nd Street property and authorizing the Board Chairman to execute the same with the amendment requested was made by Don Banner, Vice-Chairman. The motion was seconded by Betty Martinez, Commissioner. The motion passes unanimously.

A Resolution approving a Commissioner to represent PURA on the HARP Board

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving the placement of Meagan Koncilja, Commissioner, to the Historic Arkansas Riverwalk of Pueblo Authority as the Pueblo Urban Renewal Authority representative, for a term not to exceed one year pursuant to the amended and restated Historic Arkansas Riverwalk of Pueblo Authority Intergovernmental Agreement was made by Rita Gersick, Commissioner. The motion was seconded by Betty Martinez, Commissioner. The motion passes unanimously.

A Resolution designating a public posting location for the year of 2017

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, designating the first floor bulletin board of City Hall located at 1 City Hall Place, Pueblo, Colorado, 81003, as the public posting location for the posting of meetings was made by Don Banner, Vice-Chairman. The motion was seconded by Dave Abeyta, Commissioner. The motion passes unanimously.

A Resolution approving a transfer of funds

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving the balance transfer of Memorial Hall Donations account to the City of Pueblo for the restricted purpose of restoring the Memorial Hall Organ and requesting an annual report by the City of Pueblo to the Pueblo Urban Renewal Authority Board of Commissioners on fund status was made by Betty Martinez, Commissioner. The motion was seconded by Don Banner, Vice-Chairman. The motion passes unanimously.

DIRECTORS AND PARTNER REPORTS

At this time discussion regarding a ground breaking event for the RTA Project followed. No decisions were made.

Chairman's Report

Gary Trujillo, Chairman, stated that the Professional Bull Riders (PBR) negotiations are moving forward. He shared that a verbal agreement on square footage and floor plan has been made and that Don Banner, Vice-Chairman, has drafted lease agreement discussion topics which will be communicated to PBR by the negotiations committee.

Secretary's Report

Jerry M. Pacheco, Executive Director, shared that he gave an annual report presentation at the OEDIT meeting Thursday, December 15, 2016, on the RTA Project status. They are excited about the PBR fan zone and strongly suggested that a financial advisor should be acquired. He continued by stating the PBR negotiation committee dinner with the PBR management went very well. Betty Martinez, Commissioner, stated that it is her opinion that PBR is looking for a win/win situation not a one sided deal. She shared that there was discussion on the PBR from Brazil who moved and bought property to be closed to the training facilities and that is the goal here. She felt very encouraged by the discussion. Jerry M. Pacheco, Executive Director, shared that the PBR negotiation committee has been invited to attend the Dallas PBR event in mid-February. The discussion on the lease for the training facility will start at that time.

Jerry M. Pacheco, Executive Director, invited all board members to attend a reception event for Benita Duran on Wednesday, January 11, 2017 in the Hero's Pavilion at the PCC at 5:00 p.m. This reception offers the Pueblo community to meet Benita Duran who is the newest member of the OEDIT Board member and a Pueblo native. He expressed his desire to have all who can attend do so.

Jerry M. Pacheco, Executive Director, shared his discussions with the Pueblo County on financing the County Ballot 1A initiative. There would be 5 different financial transactions made in 5 different project areas. They would be as follows:
13 million in Downtown Expanded (8 million for a youth sports complex, 3 million for the expansion of the Riverwalk to Santa Fe, and 2 million for main street pedestrian improvements), 1 million in Union Ave (Parking, streetscape or pedestrian improvements), 1 million in Fountain Creek (Parking, streetscape or pedestrian improvements), 2 million in Lake Minnequa (Parking, streetscape or pedestrian improvements), unknown amount in the St. Charles area. The St. Charles area would continue to receive TIF and the taxing entities would be rebated their portions except for the Pueblo County who's portion would go to pay for debt service. This would allow PURA to assist in financing projects in the County but we are still in discussion with legal counsel on if this is possible or not. Discussion followed and no decisions were made.

Historic Arkansas Riverwalk Project Report

Jim Munch, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, welcomed Meagan Koncilja to the Harp Authority Board. He shared that the HARP channel cleaning will be taking place from the 15th of February through the 16th of March. He stated that they also increased the HARP advertisement in the Livability Magazine from half a page to a full page in an effort to bring more tourism to pueblo. He continue by letting the board know they are working on a lighting program to make the HARP festive all year not just during the Christmas season and the current lights will be taken down on the 23rd of January. Lynn Clark, HARP Assistant Executive Director, stated that a local landscaping company donates their time and equipment to put the Christmas lights up each year.

Lynn Clark, HARP Assistant Executive Director, shared with the board that the Boats, Bands and BBQ event will move to May as June seems to be very full of other community events. Discussion on HARP events followed. No decisions were made. Betty Martinez, Commissioner, thanked Beth Gladney, Commissioner, for her service on the HARP Authority Board.

Pueblo Convention Center Report

Jessica Corona, PCC General Manager, shared that the Noon Year's Eve event was \$500 more successful than 2015/2016. Discussion on lost business and upcoming events followed. No Decisions were made.

ADJOURNMENT

Gary Trujillo, Chairman adjourned the Tuesday, January 10, 2017, Regular Board Meeting at 1:00 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator