



**Regular Board Meeting Minutes
Tuesday, March 14, 2017
12:00 PM
Pueblo Convention Center
320 Central Main**

MEETING CALLED BY

Don Banner, Chairman, called the Tuesday, March 14, 2017 Regular Board Meeting to order at 12:00 p.m.

COMMISSIONERS PRESENT

Dave Abeyta, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Rita Gersick, Beth Gladney, Betty Martinez, Ralph Williams, Lori Winner

COMMISSIONERS ABSENT

Meagan Koncilja, 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, Steven Wiedner

(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, March 14, 2017 Regular Board Meeting Agenda as presented was made by Rita Gersick, Commissioner. The motion was seconded by Ralph Williams, Commissioner. The motion passes unanimously.

EXECUTIVE SESSION

A motion to enter Executive Session of PURA 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. Section 24-6-402(4)(e), Professional Bull Riders Negotiations regarding the Regional Tourism Act Project was made by Rita Gersick, Commissioner. The motion was seconded by Ralph Williams, Commissioner. Executive Session participants included all commissioners present; Jerry M. Pacheco, Executive Director; Cherish Deeg, Operations Coordinator; Andrea DelaGarza, Director of Community Relations; and Doug Piersel, Legal Counsel. The motion passes unanimously. Executive Session began at 12:04 p.m.

A motion to exit Executive Session of the Pueblo Urban Renewal Authority was made by Betty Martinez, Vice-Chairman. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously. Executive Session ended and the regular meeting resumed at 12:34 p.m.

PUBLIC COMMENT AND CORRESPONDENCE

Ted Freeman, Pueblo Citizen, shared his concerns about the lack of transparency by PURA, County Ballot 1A project financing and a Colorado Open Records Act that he will be submitting to the State of Colorado Department of Revenue.

APPROVAL OF MEETING MINUTES

A motion to approve the PURA Tuesday, February 14, 2017, Regular Board Meeting Minutes as presented was made by Louie Carleo, Commissioner. The motion was seconded by Ralph Williams, Commissioner. The motion passes unanimously.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

Monday, February 27, 2017 Executive Committee Minutes
Friday February 24, 2017 Finance Committee Minutes
January 2017 Pueblo Urban Renewal Authority Operating Statements
Wednesday, February 27, 2017 Pueblo Convention Center Committee Minutes
January 2017 Pueblo Convention Center Operating Statements
Tuesday, February 14, 2017 Regional Tourism Act Project Committee Minutes
Tuesday, February 28, 2017 Regional Tourism Act Project Committee Minutes

A motion to approve the consent agenda and all items included was made by Betty Martinez, Vice-Chairman. The motion was seconded by Rita Gersick, Commissioner. Beth Gladney, Commissioner, stated that she would like the board to consider a policy or a best practice that if PURA will be participating in public art pieces, that they are solicited by requests for proposals only and not to take individual proposals from artists. All agreed to the best practice stated above. The motion passes unanimously.

ACTION ITEMS

A Resolution approving the execution and acceptance of a City of Pueblo \$14.4 million loan

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, authorizing the execution and acceptance of a City of Pueblo \$14.4 million loan and all documents and actions in connection therewith, and authorizing the Chairman and Secretary to execute the same was made by Louie Carleo, Commissioner. The motion was seconded by Ralph Williams, Commissioner. The motion passes unanimously.

A Resolution approving an Amendment to the Cooperation Agreement

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving an amendment to the Cooperation Agreement between the City of Pueblo, the Pueblo Urban Renewal Authority, and the Historic Arkansas Riverwalk of Pueblo Authority relating to the Regional Tourism Act Grant and authorizing the Chairman and Secretary to execute the same was made by Betty Martinez, Vice-Chairman. The motion was seconded by Rita Gersick, Commissioner. Discussion on Project Direction, a potential memorandum of understanding to clarify some language, and exhibit A concerns. The motion passes unanimously.

A Resolution authorizing the issuance of a Design-Build Request for Proposals

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, authorizing the issuance of a Design-Build Request for Proposals for the Regional Tourism Act Project was made by Ralph Williams, Commissioner. The motion was seconded by Dave Abeyta, Treasurer. The motion passes unanimously.

A motion to appoint Dave Abeyta, Lori Winner, Louie Carleo, Ralph Williams, Betty Martinez, Beth Gladney and Rita Gersick to serve on the review committee for the Design-Build Request for Proposals for the Regional Tourism Act Project was made by Louie Carleo, Commissioner. The motion was seconded by Patrick Avalos, Commissioner. The motion passes unanimously.

A Resolution approving a proposal for the appraisal of the Main Street Parking Garage

Jerry M. Pacheco, Executive Director, requested that this item be removed from the agenda due to the potential of bond counsel giving a legal opinion that an appraisal is not needed only the insurable value of the Main Street Parking Garage to refinance the bonds. A motion to remove the Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, approving a proposal for the appraisal of the Main Street Parking Garage was made by Beth Gladney, Commissioner. The motion was seconded by Patrick Avalos, Commissioner. Dave Abeyta, Treasurer, abstained from this vote due to a conflict of interest. Ralph Williams, abstained from this vote due to a conflict of interest. The motion passes unanimously.

DISCUSSION ITEMS

Don Banner, Chairman, stated that the board needed to decide on a date for the 2017 retreat. Discussion on what month and day of week would work the best for all involved. Discussion followed. All agreed that Saturday, April 22, 2017 would serve as the date for the 2017 Board Retreat.

DIRECTORS AND PARTNER REPORTS

Chairman's Report

Don Banner, Chairman, stated that 2017 is a transitional year where the PURA staff will be empowered and committee work is extremely important so the board can be a policy making board. He discussed that the Staff recommendation of moving the

Professional Bull Riders (PBR) Training Facility to one floor and reducing the Convention Center expansion should be accepted. All agreed. Discussion followed on the use of Michal Johnson Performance or IMG Academy as a design consultant. No decisions were made.

Secretary's Report

Jerry M. Pacheco, Executive Director, stated that the meeting with the Taxing Entities to discuss the draft agreement went smoothly. The first step will be to finalize the Main Street Parking Garage Refinance/ Downtown Expanded Area agreement. Next step will be Vestas/St. Charles Area agreement. There was discussion about keeping this area open the full 25 years as it may be a value to the School Districts. Negotiations are ongoing. He shared that Mr. Tony Acri has agreed to return as Project Manager for the RTA Project and will start on March 27, 2017. The Police Annex demolition is still an outstanding item. He stated that he critically evaluated the drawings for the PCC expansion and stressed the need to right size the building to ensure the ability to maintain the facility long term. Discussion followed and all agreed that the building should make since and be as functional as possible.

Historic Arkansas Riverwalk Project Report

Jim Munch, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, stated the Riverwalk Channel will be refilled this week. All summer capital projects have been completed. Trivia Nights on the Riverwalk Boats will be starting March 17, 2017 and they are looking forward to a great summer season.

Pueblo Convention Center Report

Jessica Corona, Pueblo Convention Center (PCC) General Manager, shared they will be sponsoring a Business After Hours event in the near future. Proposals have been sent to several lost business in discussion to bring them back in the future. A Sales Manager was hired, however, due to emergency family medical issues he stepped down. Diane Pacheco has been promoted to Event Manager and a secretary will be advertised in the near future. She continued by stating they are working on a collaborative event with HARP to host candle lit dinners on the HARP Boats. A question from the board how does the PCC work with the Pueblo Greater Chamber of Commerce, Spring Hill Suites, and the Marriott for soliciting Conventions. Jessica Corona, PPC General Manager, stated that they have monthly meetings with all invited, however most of the solicitations come from PCC.

ADJOURNMENT

Don Banner, Chairman adjourned the Tuesday, March 14, 2017, Regular Board Meeting at 1:16 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator