



**Regular Board Meeting Minutes
Tuesday, April 11, 2017
12:00 PM
Pueblo Convention Center
320 Central Main**

MEETING CALLED BY

Don Banner, Chairman, called the Tuesday, April 11, 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, Meagan Konciljia, Betty Martinez, Ralph Williams, Lori Winner

COMMISSIONERS ABSENT

Sal Pace, Bob Schilling

STAFF PRESENT

Tony Acri, Andrea DelaGarza, Jerry Pacheco

STAFF ABSENT

Cherish Deeg

GUESTS PRESENT

Lynn Clark, Jessica Corona, Steven Meier, Jim Munch, Doug Piersel, Dennis Darrow, Ted Freeman, Greg Kolomitz

(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, April 11, 2017 Regular Board Meeting Agenda with items IX, XA, and XB tabled until the meeting on Monday, April 17, 2017, was made by Rita Gersick, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passes unanimously.

PUBLIC COMMENT AND CORRESPONDENCE

Ted Freeman, Pueblo Citizen, shared his concerns about the Professional Bull Riders (PBR) Lease agreement with PURA.

APPROVAL OF MEETING MINUTES

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

COMMITTEE REPORTS

Don Banner, Chairman, stated that he added Committee Reports to the agenda and would like to keep them as a standing item in an effort to let the Committee Chairman's give an overview of the work being completed at each committee. He believes that this will assist with keeping the board in its entirety well informed and give the opportunity for any questions to be presented.

Finance Committee

Dave Abeyta, Treasurer, expressed his gratitude for the individuals who serve on the Finance Committee. He shared that he believes there is a good flow of information and welcomes any questions. The main focus has been working through the Regional Tourism Act (RTA) bonding and once that is complete the focus will shift to review the PURA insurance policies.

Pueblo Convention Center Committee

Beth Gladney, Committee Chairman, stated that a Mrs. Chris Walters has joined the Pueblo Convention Center (PCC) Committee as a community member. She is the current owner of DJ's Steakhouse, previous General Manager of the PCC and Marriott Sales and Marketing. She may be able to give a different outlook and opinion and we look forward to having her serve on the committee. Beth Gladney, Committee Chairman, continued by sharing that she believes Jessica Corona, PCC General Manager, is doing a great job so far in attempting to repair broken relationships and increase the accountability in the sales staff.

Regional Tourism Act Committee

Louie Carleo, Committee Chairman, stated that the RTA Committee has been very busy and will continue moving forward. He shared that there were seven (7) proposals received and that a short list of three (3) or so would be released in the very near future. The committee is still exploring options for financing the Police Annex demolition. Discussion followed on the process for the demolition and if we would be attempting to salvage anything from the building.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

- Monday, March 13, 2017, Executive Committee Minutes
- Monday, March 27, 2017, Executive Committee Minutes
- Friday, March 31, 2017, Finance Committee Minutes
- February 2017 Pueblo Urban Renewal Authority Operating Statements
- Wednesday, March 22, 2017 Pueblo Convention Center Committee Minutes
- February 2017 Pueblo Convention Center Operating Statements
- Tuesday, March 14, 2017, Regional Tourism Act Project Committee Minutes
- Monday, March 27, 2017, Regional Tourism Act Project Committee Minutes

A motion to approve the consent agenda and all items included was made by Louie Carleo, Commissioner. The motion was seconded by Dave Abeyta, Treasurer. The motion passes unanimously.

ACTION ITEMS

A Resolution authorizing the Executive Committee to approve a lease with the Professional Bull Riders

A motion to approve a Resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, authorizing the Executive Committee to approve and execute a lease to the Professional Bull Riders (PBR) for 18,000 square feet of finished space with equipment for a thirty (30) year term providing rental for the first five (5) years at \$1,500 a month and renegotiated for the remainder of term every five (5) years was made by Ralph Williams, Commissioner. The motion was seconded by Patrick Avalos, Commissioner. Discussion on the facility management, as well as, increased involvement and dedication of IMG/WME, parent company of PBR; and IMG Academy, sister company to PBR, followed. Ralph Williams, Commissioner, stated that in his opinion it is a good business move to accept the deal with PBR at the low rent of \$1,500 a month for the first five years with the return of \$35 Million from the Grant to complete other impactful projects for the Pueblo Community. The motion passes unanimously.

A Resolution approving the renewal of the NFP Partners Consulting Contract

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 financial consulting services by and between the Pueblo Urban Renewal Authority and NFP Partners who shall serve as the financial consultant for a five year term with an annual amount not to exceed \$39,200, and authorize the Chairman and Secretary to execute the same was made by Beth Gladney, Commissioner. The motion was seconded by Meagan Konciljia, Commissioner. Discussion on the stability this process provides and the past single point failure followed. The motion passes unanimously.

DISCUSSION ITEMS

Don Banner, Chairman, stated that the Saturday, April 22, 2017, Board Retreat 2017 agenda was presented and requested feedback from the board on agenda items and timing. He thanked Dave Abeyta, Treasurer, for acting as Co-Host for the social event following the retreat. He shared that it will be a casual open forum style meeting. Discussion followed and no amendments were presented.

DIRECTORS AND PARTNER REPORTS

Chairman's Report

Don Banner, Chairman, stated that he had nothing additional to report at this time.

Secretary's Report

Jerry M. Pacheco, Executive Director, shared the progress with the Pueblo County Commissioners (County) in regards to PURA's potential role in the Ballot 1A Projects. The project within the City of Pueblo (City) limits are all located in Urban Renewal Areas giving PURA the ability to partner in financing and managing those project on behalf of the County. He continued by stating PURA will be presenting to the Office of Economic and International Trade (OEDIT) Board of Commissioners on April 20, 2017. This will be the last presentation prior to the five year substantial work deadline of May 18, 2017. He requests as much community support as possible to be present at this extremely important meeting. He continued by sharing the discussion from a recent RTA Committee regarding the allocation of funds from the Downtown Expanded fund balance to begin the Police Annex Demolition. Discussion followed and all agreed that this should be presented at the next regular meeting. Dave Abeyta, Treasurer, stated that if this allocation requires a budget amendment he would like that to be presented at the same time.

Historic Arkansas Riverwalk Project Report

Jim Munch, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, stated the Riverwalk summer season is around the corner. He shared that as part of the presentation to the S&P Global Rating representatives they will be taken on a Riverwalk boat ride. He stated that in the recent wind storm the main stage cover has been lost and more permanent structures are being explored. The patio space between Main St. and Union Avenue is being expanded as well as permanent festive lighting.

Pueblo Convention Center Report

Jessica Corona, Pueblo Convention Center (PCC) General Manager, shared they will be replacing the Marine Corps Flag as it has received some damage. She thanked the board for its flexibility in the last minute room change for the additional business opportunity for the PCC. She stated that they have hired a Sales Manager. Julie Rivera has agreed to join the PCC staff and comes to us from the Latino Chamber of Commerce. Beth Gladney, Commissioner, asked if the board could share contacts from their networks for the PCC staff to reach out and express their desire to assist with any event needs. She requested a contact name and email or phone.

Ralph Williams, Commissioner, asked everyone to join the tour for the S&P Global Rating presentation on Thursday, April 13, 2017, at 10:00 a.m. meeting here at the PCC.

Betty Martinez, Vice-Chairman, reminded everyone that the recognition event for Gary Trujillo will be held Thursday, April 13, 2017, at 5:00 to 7:00 p.m. here at the PCC and hopes to see everyone there.

ADJOURNMENT

Don Banner, Chairman adjourned the Tuesday, April 11, 2017, Regular Board Meeting at 1:11 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator