



Board Retreat 2017 Meeting Minutes
Saturday, April 22, 2017
8:40 AM
Pueblo Convention Center
320 Central Main

MEETING CALLED BY

Don Banner, Chairman, called the Saturday, April 22, 2017 Board Retreat 2017 Meeting to order at 8:45 a.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, Cherish Deeg, Andrea DelaGarza, Jerry Pacheco

STAFF ABSENT

None

GUESTS PRESENT

Lynn Clark, Ted Freeman, Jim Rees, Alvin Rivera, Barb Clementi, Greg Kolomitz

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

Board Introductions

Don Banner, Chairman, asked each member of the Board to say three things most people don't know about themselves.

Staff Introductions

Don Banner, Chairman, asked each staff member to share who they are and the responsibilities of their job positions for the board.

URA Overview

Andrea Delagarza, Director of Community Relations, introduced the guest speaker Mr. Jim Rees. Mr. Rees is a former Executive Director of the Colorado Springs Urban Renewal Authority and Littleton Urban Renewal Authority who serves as a consultant to and between developers and Urban Renewal Authorities. He shared an overview of what Urban Renewal is and how it functions (See attached presentation). Discussion on reaching potential developers and public property in a Tax Increment Financing situation followed.

Pueblo County Ballot 1A

Jerry M. Pacheco, Executive Director, shared an overview on the Pueblo County Ballot 1A Projects and the potential role of the Pueblo Urban Renewal Authority (PURA) (See attached presentation). Discussion followed on duplication of efforts, financing, potential items for the non-specific projects, and ownership and maintenance of these projects.

Project Area Overviews

Andrea DelaGarza, Director of Community Relations, shared an overview of the PURA Project Areas and their history (See attached presentation). Discussion on potential committee work in each area followed. All requested that a tour of the new boutique hotel "The Clink" along with Brues Ale House be scheduled and the potential of a tour of the Alpha Beta project.

Board Meeting Discussion

Don Banner, Chairman, asked the board to share any comments about the new board structure. Discussion followed on the process of information sharing, appreciation for time, working as a unit, when to state questions, concerns that questions are not welcome, mutual respect for all commissioners, necessity of trust within the committee structure, and timed agendas followed. All agreed that questions need to be presented and time will be taken for them. Committee Reports should remain on the agenda and every effort should be taken to keep all commissioners well informed.

Financial Obligations and End of Year Summary

Jerry M. Pacheco, Executive Director, presented the Financial Obligations and End of Year 2016 report. (See attached presentation) Discussion on refinancing bonds, Vendor Fee, debt service payments, and PURA assets followed.

The Regional Tourism Act Project Overview

Tony Acri, RTA Project Manager, shared the RTA Project Overview. (See attached presentation) Discussion on the recent activity, Professional Bull Riders Lease, and Office of Economic Development and International Trade correspondence followed.

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), Negotiations regarding the Regional Tourism Act Project was made by Betty Martinez, Vice-Chairman. The motion was seconded by Rita Gersick, Commissioner. Executive Session participants included all commissioners present; Jerry M. Pacheco, Executive Director; Cherish Deeg, Operations Coordinator; Andrea DelaGarza, Director of Community Relations; Tony Acri, RTA Project Manager; and Lynn Clark, Historic Arkansas Riverwalk of Pueblo Assistant Executive Director. The motion passes unanimously. Executive Session began at 3:15 p.m.

A motion to exit Executive Session of the Pueblo Urban Renewal Authority was made by Rita Gersick, Commissioner. The motion was seconded by Patrick Avalos, Commissioner. The motion passes unanimously. Executive Session ended and the Board Retreat 2017 meeting resumed at 4:15 p.m.

ADJOURNMENT

Don Banner, Chairman, adjourned the Saturday, April 22, 2017, Board Retreat 2017 Meeting at 4:18 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator