



**Regular Board Meeting Minutes  
Tuesday, June 13, 2017  
12:00 PM  
Pueblo Convention Center  
320 Central Main**

**MEETING CALLED BY**

Betty Martinez, Vice-Chairman, called the Tuesday, June 13, 2017 Regular Board Meeting to order at 12:03 p.m.

**COMMISSIONERS PRESENT**

Dave Abeyta (By Phone), Patrick Avalos, Marlene Bregar, Louie Carleo, Rita Gersick, Beth Gladney, Meagan Koncilja, Betty Martinez, Sal Pace, Ralph Williams, Lori Winner

**COMMISSIONERS ABSENT**

Don Banner, Bob Schilling

**STAFF PRESENT**

Tony Acri, Cherish Deeg, Andrea DelaGarza, Jerry Pacheco

**GUESTS PRESENT**

Lynn Clark, Jim Munch, Jessica Corona, Doug Piersel, Steven Meier, Earl Wilkinson, Dennis Darrow, Ted Freeman, Greg Kolmitz, Nick Gradisar, Dennis Berkfiedt

**(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, June 13, 2017 Regular Board Meeting Agenda with V.A and B switched was made by Meagan Koncilja, Commissioner. The motion was seconded by Lori Winner, Commissioner. The motion passes unanimously.

**PUBLIC COMMENT AND CORRESPONDENCE**

Ted Freeman, Pueblo Citizen, shared his concerns about PURA's financing both now and future, City of Pueblo \$14.4 Million loan, Main Street Parking Garage Bond Refinancing, Ballot 1A participation, Regional Tourism Act (RTA) Project Bonds, the demolition of the Police Annex and his perception that there has been inappropriate use of the Vendor Fee.

**ACTION ITEMS A**

**Executive Session**

A motion to enter Executive Session of PURA for a conference with the PURA attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) related to the Regional Tourism Act Project Design/Build Contract 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. Section 24-6-402(4)(e) related to the Regional Tourism Act Project Design/Build Contract was made by Beth Gladney, Commissioner. The motion was seconded by Patrick Avalos, Commissioner. Executive Session participants included all commissioners present; Jerry M. Pacheco, Executive Director; Tony Acri, RTA Project Manager; Cherish Deeg, Operations Coordinator; Andrea DelaGarza, Director of Community Relations; and Doug Piersel, Legal Counsel. The motion passes unanimously. Executive Session began at 12:09 p.m.

A motion to exit Executive Session of the Pueblo Urban Renewal Authority was made by Ralph Williams, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously. Executive Session ended and the regular meeting resumed at 1:36 p.m.

Doug Piersel, PURA Legal Counsel, stated for the record that an electronic recording was not kept of this portion of the discussion in Executive Session. Based on his opinion as attorney representing the board that all or a portion of the discussion constituted a privileged attorney client communication.

**A Resolution selecting a Design/Build Team for the Regional Tourism Act Project**

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, selecting H. W. Houston and DLR Group as the Design/Build Team for the final design and construction of the Pueblo Regional Tourism Act Project was made by Ralph Williams, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The roll was called with the following result:

Those Voting Yes: Dave Abeyta, Patrick Avalos, Marlene Bregar, Louie Carleo, Rita Gersick, Sal Pace, Ralph Williams  
Those Voting No: Beth Gladney, Lori Winner  
Those Abstained: Meagan Koncilja  
Those Absent: Don Banner

**COMMITTEE REPORTS**

**Finance Committee**

No Committee Report was given meeting minutes are included in the packet with all pertinent information included.

**Pueblo Convention Center Committee**

No Committee Report was given meeting minutes are included in the packet with all pertinent information included.

**Regional Tourism Act Committee**

No Committee Report was given meeting minutes are included in the packet with all pertinent information included.

**CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

Tuesday, May 9, 2017 Regular Board Meeting Minutes  
Monday, May 15, 2017, Executive Committee Minutes  
Monday, May 22, 2017, Executive Committee Minutes  
Friday, May 26, 2017, Finance Committee Minutes  
April 2017 Pueblo Urban Renewal Authority Operating Statements  
Wednesday, May 24, 2017 Pueblo Convention Center Committee Minutes  
April 2017 Pueblo Convention Center Operating Statements  
Friday, May 19, 2017, Regional Tourism Act Project Committee Minutes  
Friday, June 2, 2017 Regional Tourism Act Committee Minutes

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

**ACTION ITEMS B**

**Public Hearing for the 2017 Budget Amendment**

Betty Martinez, Vice-Chairman, opened the Public Hearing for the 2017 Budget Amendment. No comments were given. The Public Hearing was closed.

**A Resolution approving the 2017 Budget Amendment**

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, summarizing revenues and expenditures, adoption an amended budget and appropriating sums of money in the amounts attached and for the purposes set forth herein for the Pueblo Urban Renewal Authority, for the calendar year 2017, commencing January 1, 2017 and ending December 31, 2017 was made by Patrick Avalos, Commissioner. The motion was seconded by Ralph Williams, Commissioner. The motion passes unanimously.

At this time David Abeyta, Treasurer, abstained from the Main Street Parking Garage Resolutions due to a conflict of interest and left the meeting.

**A Resolution authorizing the acceptance of the Conveyance of the Pueblo Main Street Parking Garage Corporation's Leasehold interest in certain land and improvements to the Authority in satisfaction of an outstanding obligation.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority authorizing the acceptance of the conveyance of the Pueblo Main Street Parking Garage Corporation's leasehold interest in certain land and improvements to the Authority in satisfaction of an outstanding obligation; Approving the form of and directing the execution and delivery by the Authority of an agreement for deed in satisfaction in connection therewith; Authorizing certain action to be taken hereafter in connection with the conveyance; and ratifying certain actions heretofore taken in connection with the conveyance and repealing any action heretofore taken in conflict herewith was made by Rita Gersick, Commissioner. The motion was seconded by Meagan Koncilja, Commissioner. The motion passes Lori Winner, Commissioner, against.

**A Resolution authorizing the form and approving the issuance of the Authority's Revenue Refunding Bonds, Series 2017**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority authorizing the form of and approving the issuance of the Authority's Revenue Refunding Bonds, Series 2017; Approving the forms of and directing the execution and delivery by the Authority of an Indenture of Trust and a Private Placement Agreement in connection with the issuance of the Series 2017 Bonds; Authorizing Certain Actions to be taken hereafter in connection with the issuance of the Series 2017 Bonds; and ratifying certain actions heretofore taken in connection with the issuance of the Series 2017 Bonds and repealing any action heretofore taken in conflict herewith was made by Ralph Williams, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously.

**A Resolution selecting a Contractor for the 150 Central Main Street Building Abatement of Asbestos containing materials phase one**

A motion to approve a resolution of the Pueblo Urban Renewal Authority, a body corporate and politic of the state of Colorado, selecting Colorado Hazard Control, LLC as the Contractor for the 150 Central Main Street Building Abatement of Asbestos Containing Materials Phase One, and authorizing the Board 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.

**DIRECTORS AND PARTNER REPORTS**

**Vice-Chairman's Report**

Betty Martinez, Vice-Chairman, stated that she had nothing additional to report at this time.

**Secretary's Report**

Jerry M. Pacheco, Executive Director, stated that a rating should be received later this week for the RTA Bonds and we are still hoping for the end of the month closing date.

**Historic Arkansas Riverwalk Project Report**

Jim Munch, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, stated the Riverwalk summer season has been great so far. Fitness on the River and Farmers Market begin soon.

**Pueblo Convention Center Report**

Jessica Corona, Pueblo Convention Center (PCC) General Manager, shared they are serving 1,600 children on the Riverwalk this evening, they are working on pushing the Christmas market and they have filled the secretary position.

**DISCUSSION ITEMS**

No discussion took place.

**ADJOURNMENT**

A motion to adjourn the Tuesday, June 13, 2017, Regular Board Meeting was made by Rita Gersick, Commissioner. The motion was seconded by Marlene Bregar, Commissioner. The motion passes unanimously. Betty Martinez, Vice-Chairman, adjourned the meeting at 1:55 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator