



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

**MEETING CALLED BY**

Don Banner, Chairman, called the Tuesday, July 11, 2017 Regular Board Meeting to order at 12:05 p.m.

**COMMISSIONERS PRESENT**

Patrick Avalos, Don Banner, Louie Carleo, Rita Gersick, Beth Gladney, Meagan Koncilja, Betty Martinez, Bob Schilling, Ralph Williams, Lori Winner

**COMMISSIONERS ABSENT**

Dave Abeyta, Marlene Bregar, Sal Pace

**STAFF PRESENT**

Tony Acri, Cherish Deeg, Andrea DelaGarza

**GUESTS PRESENT**

Lynn Clark, Jim Munch, Jessica Corona, Doug Piersel, Dennis Darrow, Blake Fontenay, Ted Freeman, Bob Eck

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

**APPROVAL OF AGENDA**

A motion to remove the following items from the Consent Agenda was made by Beth Gladney, Commissioner: Wednesday, June 28, 2017 Pueblo Convention Center Committee Minutes; Monday, June 5, 2017 Regional Tourism Act Committee Minutes; and Monday, June 26, 2017 Regional Tourism Act Committee Minutes. The motion was seconded by Lori Winner, Commissioner. The motion passes unanimously.

A motion to approve the Pueblo Urban Renewal Authority (PURA) Tuesday, July 11, 2017 Regular Board Meeting Agenda with the removal of the above-mentioned items from the Consent Agenda and removing the Action Item from the agenda was made by Ralph Williams, Commissioner. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously.

**PUBLIC COMMENT AND CORRESPONDENCE**

Ted Freeman, Pueblo Citizen, shared his concerns about the half cent sales and use tax and his desire to repurpose it to help with infrastructure repair and blight removal.

**COMMITTEE REPORTS**

**Finance Committee**

Ralph Williams, Committee Vice-Chairman, stated that the minutes are included in the packet with all pertinent information included and that as of this moment the Regional Tourism Act (RTA) Bonds have been sold.

**Pueblo Convention Center Committee**

Beth Gladney, Committee Chairman, stated that the minutes for the Wednesday, June 28, 2017 Pueblo Convention Center Committee Meeting have been removed from the Consent Agenda due to her continued concerns. She stated that her concerns include the Vendor Fee subsidy, increase in Vendor Fee subsidy use due to the Building expansion, lack of sales and marketing efforts, lack of focus on new business, Spectra Contract being insufficient, and the Economic Impact report being out dated and not true today as it was when completed. She continued by stating that she will be stepping down from the committee and that she is in the opinion that local individuals would be better suited to running this facility. Don Banner, Chairman, stated that he would be taking over as Chair of the Committee. Discussion followed on the decrease in sales, budget, staffing, economic impact report, local pricing comparison, and

the Pueblo Chamber of Commerce. Betty Martinez, Vice-Chairman, stated that she felt the Pueblo Convention Center (PCC) staff do have a willingness to bring business to the facility and to Pueblo. Don Banner, Chairman, stated that it is not the PURA board's place to micro-manage. He continued by stating that every public amenity loses money and they do not pay for themselves. The management contract is going to be renegotiated once the building is complete, that is the way the current contract was negotiated. Patrick Avalos, Commissioner, stated that PURA has no control over the Pueblo Chamber of Commerce and that PURA needs to work on its relationships with all partners.

### **Regional Tourism Act Committee**

Louie Carleo, Committee Chairman, stated that the minutes are included in the packet with all pertinent information included. They reviewed the contract in preparation of approval and the committee voted that it should be recommended for approval to the full board. Beth Gladney, Commissioner, stated that she requested the Monday, June 5, 2017 Regional Tourism Act Committee Meeting Minutes be removed from the consent agenda due to her concerns that the committee members were not truly accommodated or no effort was made to accommodate all members. Discussion followed on the process of scheduling the above-mentioned meeting. All agreed that a telephone should be available at any and all PURA meetings to assist in accommodating all members. Don Banner, Chairman, stated that members of the board should notify staff ahead of time if they will need to call in to a meeting.

Beth Gladney, Commissioner, stated that she requested the Monday, June 26, 2017 Regional Tourism Act Committee Meeting Minutes be removed from the consent agenda due to her concerns that the discussion of whether or not there was a conflict of interest regarding Board Members purchasing the RTA bonds. The minutes stated that a legal opinion would be acquired and if the opinion was acquired it was not shared with all members. All agreed that a written statement should be acquired when a legal opinion is sought and made available to all members of the board once received. Louie Carleo, Commissioner, stated that he did follow up with Dan Kogovsek, City Attorney, and requested an opinion on the above. His opinion is that there is not a conflict of interest.

At this time Doug Piersel, Legal Counsel, stated that the items removed from the Consent Agenda can only be amended if incorrect. Any action taking place after the fact cannot be included. He is of the opinion that it is not appropriate to remove items from the consent agenda if they are correct based on what happened during the meeting. He stated that all concerns about follow up should be discussed separately.

A motion to approve and file the Monday, June 5, 2017, Regional Tourism Act Committee Meeting Minutes as presented was made by Beth Gladney, Commissioner. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously.

A motion to approve and file the Monday, June 26, 2017, Regional Tourism Act Committee Meeting Minutes, and the Wednesday, June 28, 2017, Pueblo Convention Center Committee Meeting Minutes, as presented was made by Beth Gladney, Commissioner. The motion was seconded by Rita Gersick, Commissioner. The motion passes unanimously.

### **CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

- Tuesday, June 13, 2017 Regular Board Meeting Minutes
- Monday, June 26, 2017, Executive Committee Minutes
- Friday, June 23, 2017, Finance Committee Minutes
- May 2017 Pueblo Urban Renewal Authority Operating Statements
- May 2017 Pueblo Convention Center Operating Statements

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

### **ACTION ITEMS**

**No Action Items were presented.**

### **DIRECTORS AND PARTNER REPORTS**

Lori Winner, Commissioner, stated that she would like to have a discussion at the next meeting regarding using the City of Pueblo resources to complete all requests for proposals and procurement processes for PURA.

### **Bond Summary**

Don Banner, Chairman, shared his presentation that he will give to the City Council on Monday, July 15, 2017. He shared the RTA Bond preliminary numbers and the funding flow chart. He asked all to take these items home and review them and stated they will be reviewed at the next meeting as well.

Andrea Delagarza, Director of Community Relations, stated that there is a Board Retreat/Tour event of “The Clink” Downtown Boutique Hotel on Tuesday, August 1, 2017, and that PURA is sponsoring the 40<sup>th</sup> Anniversary of the Neighborworks of Southern Colorado on Thursday, July 27, 2017.

**Chairman’s Report**

Don Banner, Chairman, stated that he hopes all members can remain congenial and respect the decisions made as a full board.

**Historic Arkansas Riverwalk Project Report**

Jim Munch, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, stated that he will be retiring at the end of this week and that Lynn Clark, HARP, Assistant Executive Director, is the sole finalist for the position and will be negotiating the contract at the next HARP Board Meeting. All congratulated Jim Munch on his retirement.

**Pueblo Convention Center Report**

Jessica Corona, PCC General Manager, shared that the repairs on the gate have begun and the Chiller repairs have been postponed due to manufacturing time needed. She continued by sharing the lead Chief position interviews have begun and they hope to have someone in place very shortly.

Lori Winner, Commissioner, stated that she would like to discuss returning to a Work Session structure verses Committee Structure at the next Board Meeting.

Don Banner, Chairman, commended Ralph Williams and Dave Abeyta for all of their hard work making sure the RTA Bonds were completed.

**DISCUSSION ITEMS**

No discussion took place.

**ADJOURNMENT**

A motion to adjourn the Tuesday, July 11, 2017, Regular Board Meeting was made by Louie Carleo, Commissioner. The motion was seconded by Megan Koncilja, Commissioner. The motion passes unanimously. Don Banner, Chairman, adjourned the meeting at 1:36 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator