



**Regular Board Meeting Minutes  
Tuesday, August 8, 2017  
12:00 PM  
Pueblo Convention Center  
320 Central Main**

**MEETING CALLED BY**

Don Banner, Chairman, called the Tuesday, August 8, 2017 Regular Board Meeting to order at 12:01 p.m.

**COMMISSIONERS PRESENT**

Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Rita Gersick, Beth Gladney, Betty Martinez, Sal Pace, Bob Schilling, Ralph Williams, Lori Winner

**COMMISSIONERS ABSENT**

Dave Abeyta, Meagan Koncilja, Sal Pace

**STAFF PRESENT**

Tony Acri, Cherish Deeg, Andrea DelaGarza, Jerry M. Pacheco

**GUESTS PRESENT**

Lynn Clark, Felipe Garcia, Doug Piersel, Steven Meier, Ted Freeman

**(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, August 8, 2017 Regular Board Meeting Agenda with the removal of the Action Item from the agenda was made by Rita Gersick, Commissioner. The motion was seconded by Ralph Williams, Commissioner. The motion passes unanimously.

**PUBLIC COMMENT AND CORRESPONDENCE**

Ted Freeman, Pueblo Citizen, shared his concerns about the use of vendor fee and his perceived concerns with the leadership in the Pueblo Community.

**COMMITTEE REPORTS**

**Finance Committee**

Don Banner, Chairman, stated that the Finance Committee recommended to him to dissolve the Pueblo Convention Center (PCC) Committee due to redundancy in reviewing financial reports. Discussion followed and all agreed that the Finance Committee should take over the responsibility to review the PCC monthly operating statements and the PCC Committee will remain in effect to discuss the operational plans for the future.

**Regional Tourism Act Committee**

Louie Carleo, Committee Chairman, stated that the committee is working diligently to provide a site plan for review and approval by the full board.

**CONSENT AGENDA**

Consent Agenda approval to accept and file the following:  
Tuesday, July 11, 2017 Regular Board Meeting Minutes  
Friday, July 14, 2017, Board Special Meeting Minutes  
Monday, July 10, 2017, Executive Committee Minutes  
Friday, July 28, 2017, Finance Committee Minutes

June 2017 Pueblo Urban Renewal Authority Operating Statements  
June 2017 Pueblo Convention Center Operating Statements  
Monday, July 10, 2017, Regional Tourism Act Committee Meeting Minutes  
Monday, July 24, 2017, Regional Tourism Act Committee Meeting Minutes

A motion to approve the consent agenda and all items included was made by Betty Martinez, Vice-Chairman. The motion was seconded by Lori Winner, Commissioner. The motion passes unanimously.

## **ACTION ITEMS**

**No Action Items were presented.**

## **DIRECTORS AND PARTNER REPORTS**

### **Chairman's Report**

Don Banner, Chairman, stated that he hopes all members can attend a social event and tour of the Downtown boutique hotel the Clink Wednesday, August 16, 2017 from 5:00-6:00 p.m. please rsvp with Andrea Delagarza, Director of Community Relations.

### **Secretary's Report**

Jerry M. Pacheco, Executive Director, stated that the Design/Build team and consultants continue to work diligently to provide the site layout. The site layout delay is due to incorporating the Fan Zone, Interface with the Riverwalk and the internal pedestrian flow. IMG Academy is providing the design for the Professional Bull Riders (PBR) Sports Performance Institute. He stated that we are continuing to be cost conscious and it has been successful so far. He shared that a potential structure for a three party agreement regarding the Ballot 1A projects has been identified and he will be meeting with the City of Pueblo and Pueblo County in the very near future to discuss it. He stated that we will be working with the Finance Committee on amending the 2017 budget due to the financial transactions that have taken place this year and we are going to begin the 2018 budget process once the forecasts are received. A 2018 operations plan will be one of the main focuses due to the construction disrupting PCC operations. We will work to create a realistic budget and operations plan for 2018 and 2019. He finished by reporting PURA has been approached about participating in a PEDCO Primary Job project. He would like to expand PURA's outreach on what and how PURA does what it does and bring some of our focus back to smaller projects in 2018. Discussion followed on having intelligent communication with the partners in the Ballot 1A projects as soon as possible.

### **Historic Arkansas Riverwalk Project Report**

Lynn Clark, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, stated that there is a lot of activity happening on the Riverwalk: Fitness on the River, Farmers Market, Discover Downtown, and Chile Festival upcoming participation. She also shared that the upcoming projects HARP is working on are the Channel Extension, RTA, Maintenance items, and lighting options.

### **Pueblo Convention Center Report**

Felipe Garcia, PCC Assistant General Manager, shared that the new chairs have arrived and they are very excited and would like feedback. An offer has been extended to a potential Executive Chief and we are awaiting a response. Rocky Mountain SER Convention took place last week and they have begun discussion on entering into a three year contract.

## **DISCUSSION ITEMS**

### **Committee Structure/Work session**

Don Banner, Chairman, stated at the last regular meeting of the Board this topic was requested by Lori Winner, Commissioner, and he would like to hear everyone's thoughts on if they are happy with the committee structure or if they would like to return to a work session environment. Discussion followed on which structure would be the most beneficial to all members. Some pros and cons presented for remaining in a committee structure were as follows. Pros: Successful in getting things done, attendance and participation, board member experience is taken into consideration, successful in communicating information, able to meet deadlines. Cons: lack of information accessibility to all members, and lack of full board discussion. Some pros and cons presented for returning to a work session environment were as follows. Pros: Full board discussion, and information accessibility for all members. Cons: attendance was lacking, length of meetings, delays in decisions, and concentration of information meaning loss of details. Don Banner, Chairman, stated that after hearing from all the members he believes that we should remain in a committee structure and that all member should know that they can attend any meeting, attendance and trust of one another is key, special meetings will be called when full board discussion should take place, call staff or committee chairman if you have questions or concerns, and at the end of the day one vote is made and the board must move on as one body no matter what vote you placed. Louie Carleo, Commissioner, stated

that he was proud of what the PURA board has accomplished so far this year and he believes all members should feel good about where PURA is and where it is headed.

**RFP and Procurement by City of Pueblo**

Lori Winner, Commissioner, stated that she believes it may be beneficial to go through the City of Pueblo for all procurement. She asked if PURA adopted the City of Pueblo’s procurement policy. Jerry M. Pacheco, Executive Director, stated that the PURA procurement policy mirrors the City of Pueblo’s, PURA is following all policies, and all policies are consistent with the State Laws. Discussion followed on additional time requirement and revisions of policies. Beth Gladney, Commissioner, stated that she would like to discuss the potential of adding the meeting recordings to the website. Discussion followed and all agreed a legal opinion should be obtained. Doug Piersel, Legal Counsel, stated that he would review and submit an opinion in writing.

At this time the Cherish K. Deeg, Operations Coordinator, reviewed the RTA Fund Flow spreadsheet.

**ADJOURNMENT**

A motion to adjourn the Tuesday, August 8, 2017, Regular Board Meeting was made by Louie Carleo, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passes unanimously. Don Banner, Chairman, adjourned the meeting at 1:12 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator