



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

MEETING CALLED BY

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

COMMISSIONERS PRESENT

Dave Abeyta, Don Banner, Marlene Bregar, Louie Carleo, Rita Gersick, Megan Koncilja, Betty Martinez, Sal Pace, Bob Schilling, Ralph Williams, Lori Winner

COMMISSIONERS ABSENT

Patrick Avalos, Beth Gladney, Sal Pace

STAFF PRESENT

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

GUESTS PRESENT

Lynn Clark, Jessica Corona, Doug Piersel, Dennis Darrow, 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, September 12, 2017 Regular Board Meeting Agenda as presented was made by Rita Gersick, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously.

At this time Don Banner, Chairman, introduced the new Executive Chief for the Pueblo Convention Center (PCC) Mr. Casimiro Dimas III, also known as Chief Casey. Casimiro Dimas, PCC Executive Chief, shared his background and stated he was excited to be a part of the PCC and a part of the Pueblo Community.

PUBLIC COMMENT AND CORRESPONDENCE

Ted Freeman, Pueblo Citizen, shared his criticisms regarding PURA's participation with County Ballot 1A Projects and with the leadership in the Pueblo County.

COMMITTEE REPORTS

Pueblo Convention Center Committee

Don Banner, Chairman, stated that the committee met and is working on how to more efficiently promote and market the PCC moving into future years.

Regional Tourism Act Project Committee

Louie Carleo, Committee Chairman, stated that the committee has recommended, due to soil quality, that a structural floor be designed and completed. Discussion followed on schedule and budget. Louie Carleo, Committee Chairman, stated that we are still within budget and are managing costs very carefully. Discussion on pile driving followed. Tony Acri, RTA Project Manager, stated that pile driving is scheduled to begin mid-October and take three to four weeks to complete.

CONSENT AGENDA

Consent Agenda approval to accept and file the following:

Tuesday, August 8, 2017 Regular Board Meeting Minutes
Friday, August 16, 2017, Board Special Meeting Minutes
Monday, August 14, 2017, Executive Committee Meeting Minutes
Monday, August 28, 2017, Executive Committee Meeting Minutes
Wednesday, August 23, 2017, Pueblo Convention Center Committee Meeting Minutes
Monday, August 14, 2017, Regional Tourism Act Committee Meeting Minutes
Monday, August 28, 2017, Regional Tourism Act Committee Meeting 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

No Action Items were presented.

DIRECTORS AND PARTNER REPORTS

Chairman's Report

Don Banner, Chairman, stated that he, along with the Executive Director, met with the City Council to discuss what PURA's position is regarding the County Ballot 1A Projects. He assured them that it is PURA's position that as long as it can be assured that no fault to the City and/or PURA can occur, that we are willing to participate in completing the Ballot 1A projects. He continued by stating that the County can retain the funding when it comes in from the Tax Abatements that will expire, however, they are looking at options to begin some projects earlier than that date. Discussion followed on the potential ways it can be assured that no fault can come to the City and/or PURA. All agreed that a joint meeting of the County Commissioners, City Council and the PURA Board should be considered.

Don Banner, Chairman, stated that as development continues to take place parking will become a premium. He shared that concerns on providing efficient parking in the parking structure have been raised and discussed in the RTA and the Executive Committees. Both committees have recommended that a fourth level be added to the parking garage. He stated that he reached out to the City late yesterday for a straw poll on the issue and has not yet heard back. The current planned parking garage is a two row, three level, 492 parking space garage with a potential for 30 spaces on the exterior ground level. The additional fourth floor parking level would cost approximately \$2,600,000.00 and would add an additional 150 spaces, thus creating a two deck, four level, 642 parking space garage. It was generally agreed that if the City Council is ok with the additional cost it should be designed with a fourth level.

Don Banner, Chairman, stated that Steve Nawrocki, President of City Council, approached him last week requesting that PURA consider a land swap between the City owned Police Annex site and the PURA owned Old Health Department site. He stated that this is a very new concept and that the Executive Director will be completing an analysis regarding this.

Secretary's Report

Jerry M. Pacheco, Executive Director, stated that the County Assessor office has sent the estimates for the project area TIF revenues which has kicked off our budgeting season. We are working diligently and will be presenting a staff recommended budget to the Finance Committee soon. Potential budget items to be aware of are the potential for PCC current building remodeling, deferred maintenance, building extension branding and marketing, and any additional wish list items the PCC staff will present.

Historic Arkansas Riverwalk Project Report

Lynn Clark, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, stated that the Riverwalk is celebrating its 17th year and is very excited but with that comes maintenance and upkeep requirements. She requested some additional information on RTA Construction and timeline. She shared that the Rail Jam and Chile Fest are upcoming as well as the Riverwalk lighting projects to be unveiled during Holiday Lighting this year.

Pueblo Convention Center Report

Jessica Corona, PCC General Manager, shared that she is compiling a deferred maintenance and long term capital items list and will present the items for 2018 during upcoming budget discussions. She stated that the chiller replacement was complete and they are high efficiency chillers with a 20 year estimated life span. She shared that the open position of Marketing Director Interviews have begun and they hope to fill that position in the next week or so.

DISCUSSION ITEMS

State Liquor Board Petition

Don Banner, Chairman, stated that recently the State Liquor Board met and discussed a rule that has been in place but will now be actively enforced regarding liquor in giveaway baskets. Discussion followed on the rule and what effects it has on the PCC. All agreed that the PCC General Manager should see if anyone is working to change this rule. If there is then we will support their effort. If there is not anyone currently working to change this rule discussion should take place on if we should begin that process. In the meantime the PCC should follow all Liquor Board requirements as they are stated.

ADJOURNMENT

A motion to adjourn the Tuesday, September 12, 2017, Regular Board Meeting was made by Rita Gersick, Commissioner. The motion was seconded by Louie Carleo, Commissioner. The motion passes unanimously. Don Banner, Chairman, adjourned the meeting at 12:56 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator