



**CITY COUNCIL EXECUTIVE COMMITTEE MEETING  
CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL,  
#1 CITY HALL PLACE, PUEBLO, COLORADO 81003.**

**MONDAY, APRIL 1, 2024  
5:30 PM**

***Individuals Requiring Special Accommodations Should Notify the City's ADA Coordinator at (719) 553-2295 by Noon on the Friday Preceding the Meeting.***

***Executive Committee meetings are special meetings of the City Council and are informal Council meetings for the purpose of receiving information and discussion among Council Members; no official action is taken at such meetings. The public is invited to attend, but public comment is generally not received unless otherwise noted.***

## **Agenda**

### **CALL TO ORDER**

### **PRESENTATIONS**

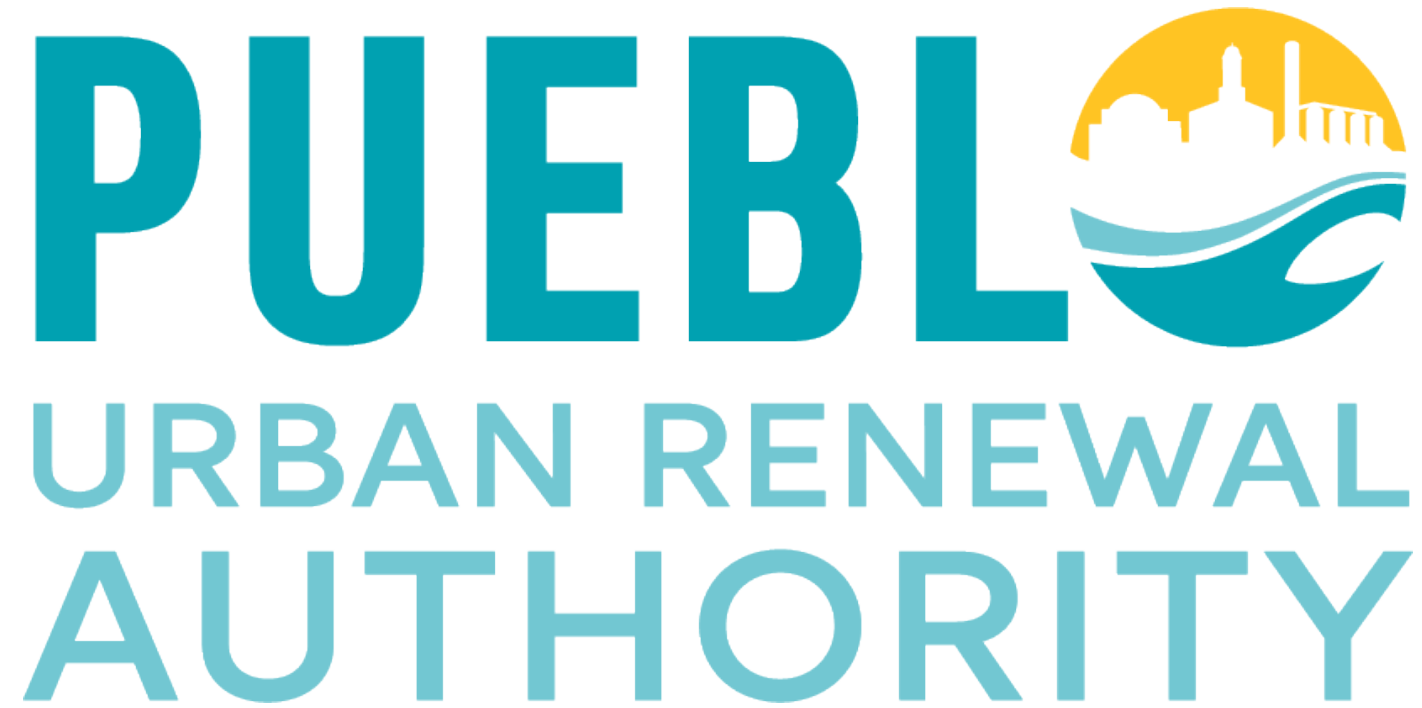
- A. CITY UPDATE** 5:30 p.m.  
Marisa Pacheco - Interim Chief of Staff  
5 minute presentation
- B. LOBBYIST UPDATE** 5:35 p.m.  
Gil Romero - Capitol Success Group  
15 minute presentation
- C. PURA - TIF DISTRICTS & POTENTIAL COLORADO SMELTER URBAN RENEWAL AREA** 6:00 p.m.  
Jerry Pacheco - Executive Director  
60 minute presentation

### **EXECUTIVE SESSION**

- A. 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); AND TO DISCUSS THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF ANY REAL, PERSONAL, OR OTHER PROPERTY INTEREST PURSUANT TO C.R.S. §24-6-402(4)(A).** 7:30 p.m.  
Carla Sikes, Interim City Attorney

Andrew Hayes, Public Works Director  
30 minute discussion

**ADJOURNMENT**



City Council Work Session

April 1, 2024

# OUR MISSION

## CREATE. PROTECT. ENHANCE

- Create dynamic change** through transformative projects that inspire unique and diverse neighborhoods.
- Protect and retain** Pueblo's downtown as the true core of our community with the understanding that a community's potential need for revitalization is not confined to any one area.
- Support the community's** new job efforts.
- Inform, educate, and communicate** toward a better understanding of our strategies and financing mechanisms.
- Maintain open lines of communication** with partners that are impacted.

Together with their small staff of five and innovative board of commissioners, PURA works in close partnership with the City of Pueblo, The City Council, various city agencies and downtown groups to determine which projects will impact the community.

# POWERS OF AN AUTHORITY

## § 31-25-105, C.R.S

- To make rules and regulations to implement the urban renewal act via Board of Commissioners.
- To undertake urban renewal projects including contracting, financing and other instruments.
- To make improvement to public works and facilities or dedicate property for improvements.
- To arrange with the city or other public body plans, rezonings or other land use actions necessary to implement the act..
- To acquire property including the use of eminent domain.
- To borrow money, to apply for and accept grants and contributions from the federal government or other sources
- To prepare urban renewal plans for local government approval
- To develop, test and report methods and techniques and to carry out demonstrations and other activities for the prevention and the elimination of slum and blighted areas within the municipality,

# URBAN RENEWAL PLAN

## § 31-25-103.9, C.R.S

**“Urban renewal plan” means a plan, as it exists from time to time, for an urban renewal project, which plan conforms to the general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements and the plan’s relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.**

# URBAN RENEWAL PROJECT

## § 31-25-103.10, C.R.S

**“Urban renewal project” means undertakings and activities for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan...**

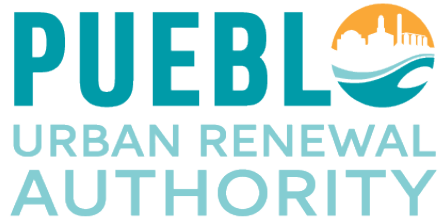
# COOPERATION BY PUBLIC BODIES WITH URBAN RENEWAL AUTHORITIES

## § 31-25-112, C.R.S

**Any public body may, according to its powers and purposes, aid the urban renewal authority whose area of operation is situated wholly within or part within the area where the public body is authorized to act, upon such terms as the public body determines. Such aid may include:**

- **Selling, conveying or leasing any of such public body's property to the authority.**
- **Financially contributing to public improvements.**
- **Aid and cooperate in planning, projects, programs, works, operations or activities of the authority.**
- **To enter into cooperative agreements with respect to implementing urban renewal plans.**
- **To provide public facilities in urban renewal areas.**
- **To plan or replan and zone or rezone any part of the area under the jurisdiction of such body or make exceptions from its building regulations.**

ASSESSED PROPERTY VALUE



PROPERTY TAX INCREMENT  
CREATED BY DEVELOPMENT  
IN THE AREA & PAID TO THE  
AUTHORITY THROUGHOUT  
THE LIFE OF THE PROJECT  
AREA TO INCENT ADDITIONAL  
DEVELOPMENT.

BASE SET AT THE  
BEGINNING OF  
25-YEAR TIF AREA

INCREASE IN BASE DUE  
TO COUNTY ASSESSOR'S  
SEMI-ANNUAL REAPPRAISAL

TAX BASE & INCREASE  
PAID TO TAXING ENTITIES  
THROUGHOUT THE LIFE  
OF THE PROJECT AREA

PROJECT AREA LIFE  
25 YEARS

YEAR 0

YEAR 25

TOTAL PROPERTY TAX REVENUE  
CONTRIBUTED TO TAXING ENTITIES AT THE END OF THE PROJECT AREA LIFE

# TIF SPLIT



Pueblo County  
30.9083%

D 60 General  
28.1071%

D 60 Bond Red  
16.5601%

City of Pueblo  
16.0002%

Library  
6.0273%

LAVSCD

1.5383%

SEWCD

0.8587%

# TIF SPLIT W/O D60 Bond



Pueblo County  
37.0426%

D 60 General  
33.6854%

City of Pueblo  
19.1757%

Library  
7.2236%

LAVSCD  
1.8436%

SEWCD

1.0291%

## DOWNTOWN EXPANDED URBAN RENEWAL AREA

## CREATION

A legacy plan derived from the 1985 Downtown Plan, with a focus on expanding the Convention Center and HARP.

## STATUS

19 years in to the plan many of the contemplated projects have been completed. Though not part of the Downtown URA, the \$35.7 million Regional Tourism Project allowed for many of the contemplated projects to be completed.

## PROGRESS

- Main Street Garage – 704 spaces
- CC Garage – 445 spaces
- HARP III Expansion
- CC Expansion
- Municipal Justice Center
- Memorial Hall Renovation
- 4 of 9 HARP Pad Sites Built
- HARP Hotel ?
- Old Health Department **On Hold**

## BUDGET

2024

Rev \$1,193,967.12

Exp \$1,193,967.12

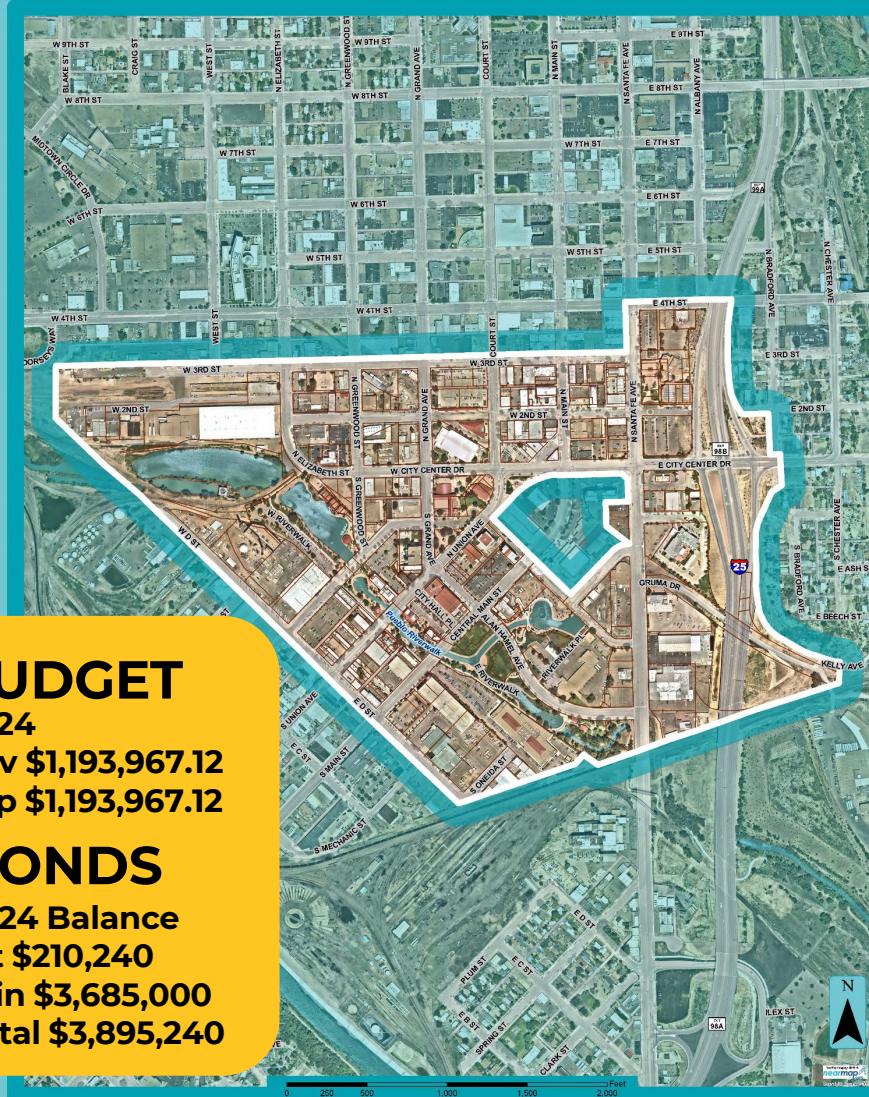
## BONDS

2024 Balance

Int \$210,240

Prin \$3,685,000

Total \$3,895,240



### Legend

- Downtown Expanded Urban Renewal Area  
~200 Acres
- Downtown Expanded Urban Renewal Parcels

2004-2029



## NORTH PUEBLO URBAN RENEWAL AREA

## CREATION

Priority project for this plan is the construction of the Dillion/Eden Split Diamond Interchange and flyover.

## STATUS

Initial phases of flyover have been completed with \$1.6 million in FASTER/HUTF loans being repaid to the City.

## PROGRESS

Revenues are being monitored to determine if new construction could support debt refinancing to fund additional phases of interchange improvements.

### BUDGET

2024

Rev \$837,565.79

Exp \$837,565.79

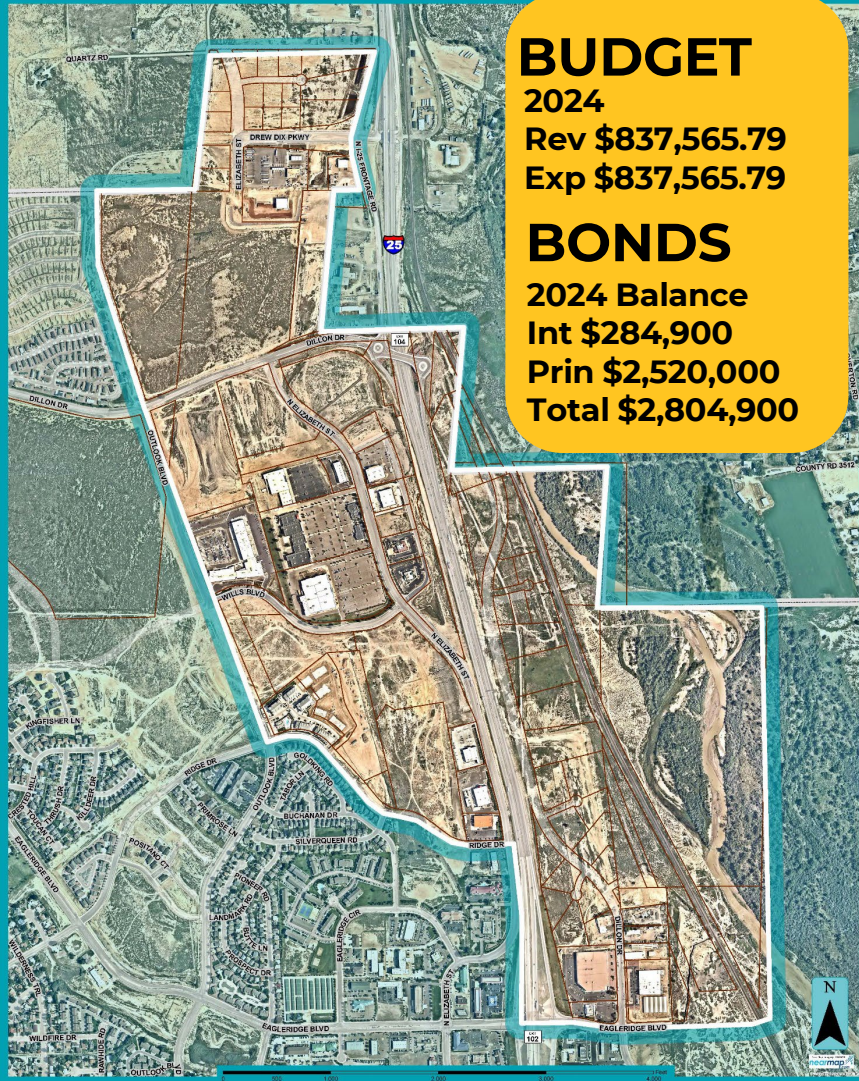
### BONDS

2024 Balance

Int \$284,900

Prin \$2,520,000

Total \$2,804,900



#### Legend

- North Pueblo Urban Renewal Area  
~612 Acres
- North Pueblo Parcels

2006-2031



## LAKE MINNEQUA URBAN RENEWAL AREA

### BUDGET

2024

Rev \$1,033,750.67

Exp \$1,033,750.67

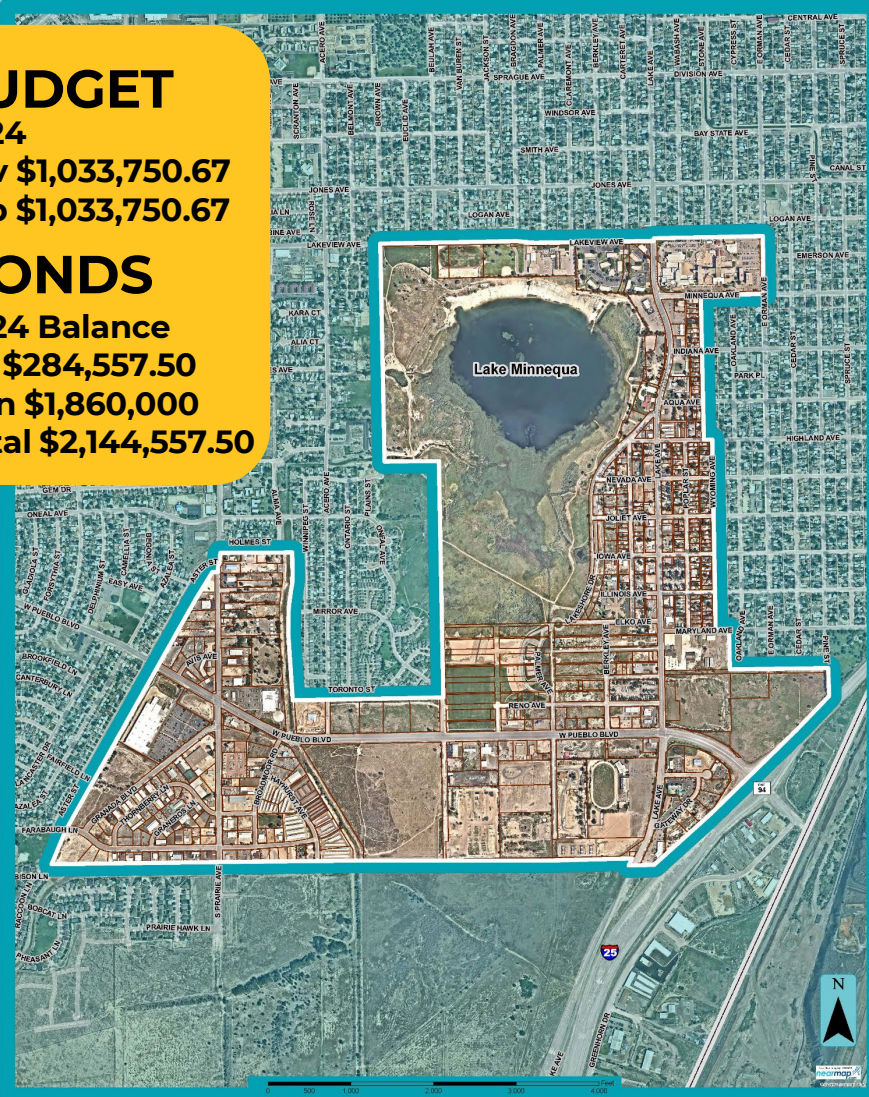
### BONDS

2024 Balance

Int \$284,557.50

Prin \$1,860,000

Total \$2,144,557.50



#### Legend

- Lake Minnequa Urban Renewal Area  
~888 Acres
- Lake Minnequa Parcels

**2007-2032**



## CREATION

Project created with the intent of using the proposed Lowes Project to fund Lake Avenue Streetscape and area redevelopment projects.

## STATUS

16 years into the plan, Lake Minnequa Streetscape and Fire Station No. 4 improvement have significantly beautified Lake Avenue. Ongoing commercial projects continue revitalization efforts.

## PROGRESS

- \$3 million Lake Ave. Streetscape
- Fire Station No.4 Contributions
- Lake Avenue Landscape Maintenance
- St. Mary-Corwin/PCC Nursing and Allied Health Teaching and Learning Center - \$500,000
- Christ Life Ministries Roof
- Curbs, gutters, and handicapped ramps.

**SOUTH SANTA FE URBAN RENEWAL AREA**

**CREATION**

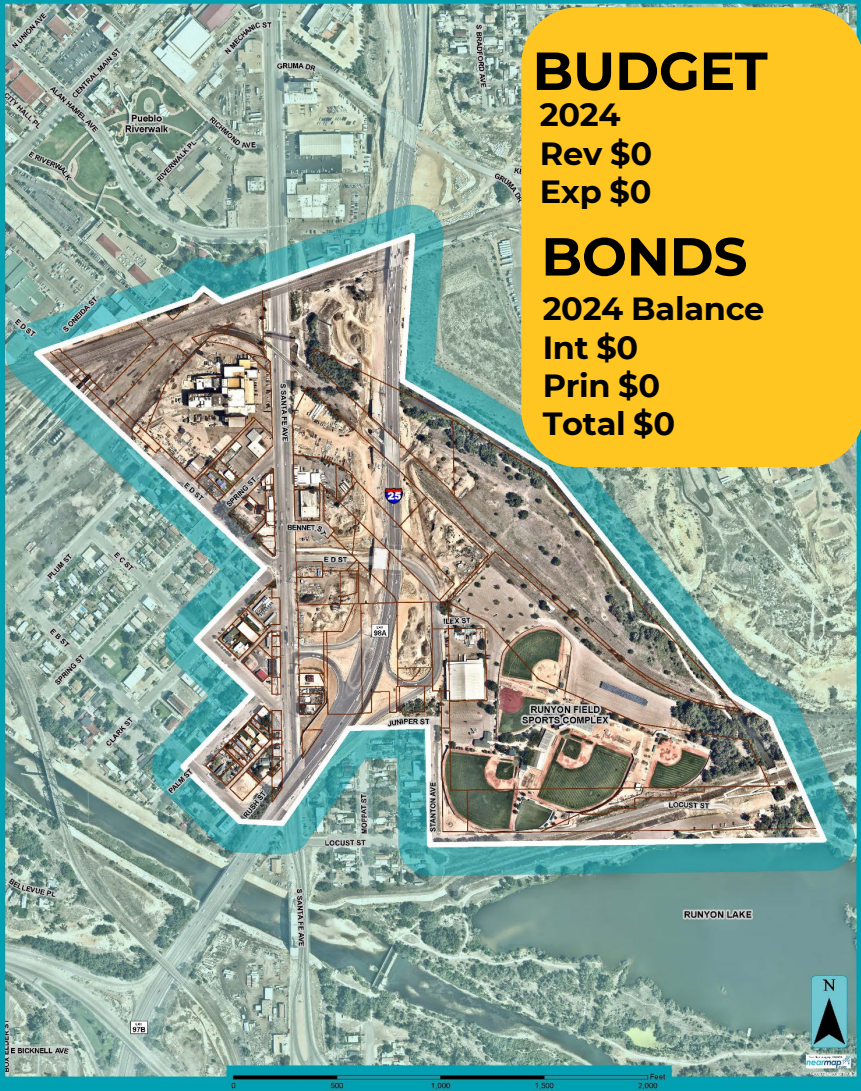
Created to reimburse up to \$6 million in public improvements planned to be made to the former Nuckolls Meat Packing Plant as part of the Pueblo Ice House Project.

**STATUS**

Due to the CDOT New Pueblo Freeway Project causing the removal of several commercial properties from the tax rolls this URA has been placed in a decrement situation. No funds are available.

**PROGRESS**

The Watertower Place Project has taken over for the Pueblo Ice House Project and is working with PURA to re-energize the project.



**BUDGET**

2024

Rev \$0

Exp \$0

**BONDS**

2024 Balance

Int \$0

Prin \$0

Total \$0

**Legend**

-  S Santa Fe Urban Renewal Area - 122 Acres
-  S Santa Fe Parcels

**2008-2033**



## ST CHARLES INDUSTRIAL PARK URBAN RENEWAL AREA

### BUDGET

2024

Rev \$2,659,949.13

Exp \$2,659,949.13

### BONDS

2024 Balance

Int \$4,652,842.18

Prin \$15,945,827.43

Total \$20,598,669.61

## CREATION

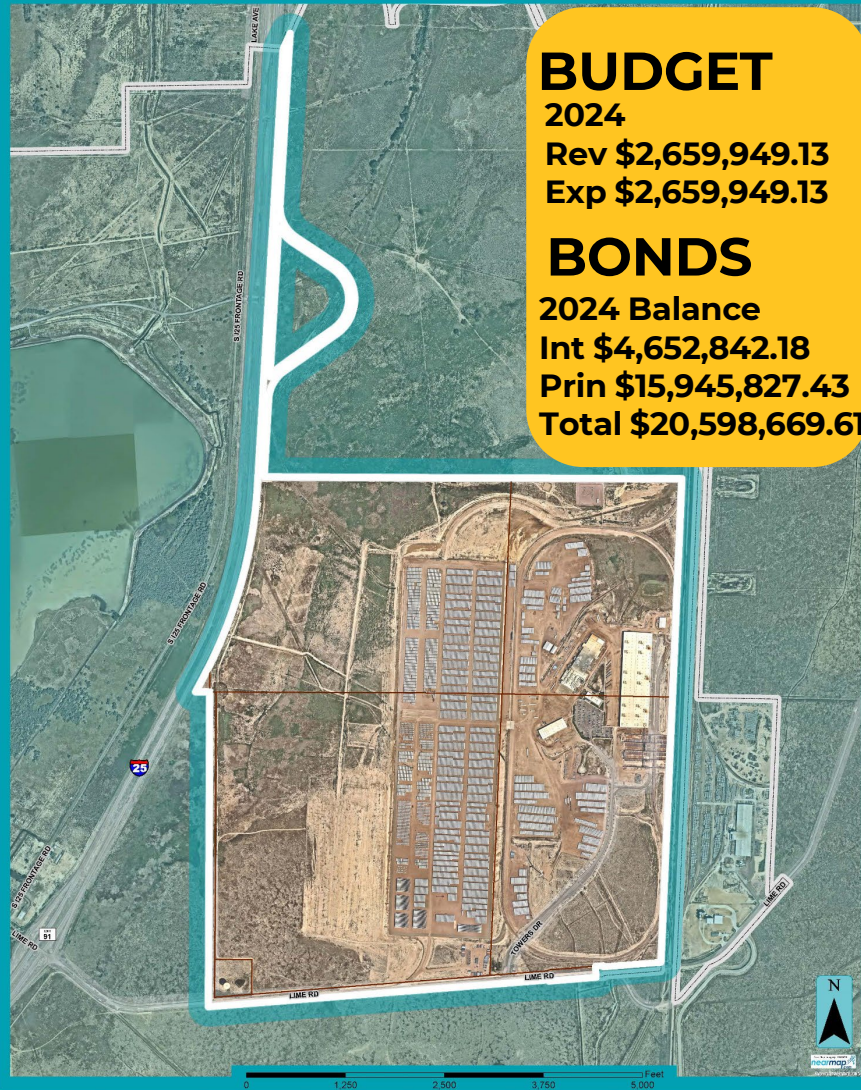
Created to finance \$21 million in infrastructure to incentivize 600,000 s.f., 800 primary job, wind tower plant.

## STATUS

As of December 31, 2022, all infrastructure has been installed and debt service completed.

## PROGRESS

On April 25, 2022, Cooperation Agreement Amended with City to establish new framework to allow future incentives to wind tower plant and share back surplus TIF to taxing entities by separate cooperative agreements.



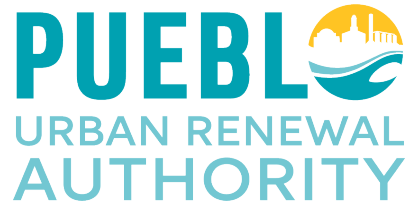
#### Legend

- St Charles Urban Renewal Area ~868 Acres
- St Charles Parcels
- City Limits

2008-2033

**PUEBLA**  
URBAN RENEWAL  
AUTHORITY

# \$17 million Bond Issue



\$7.2 million allocated to  
Medal of Honor  
Boulevard Extension



\$5.2 million allocated to  
Dutch Clark Stadium  
Renovation Project

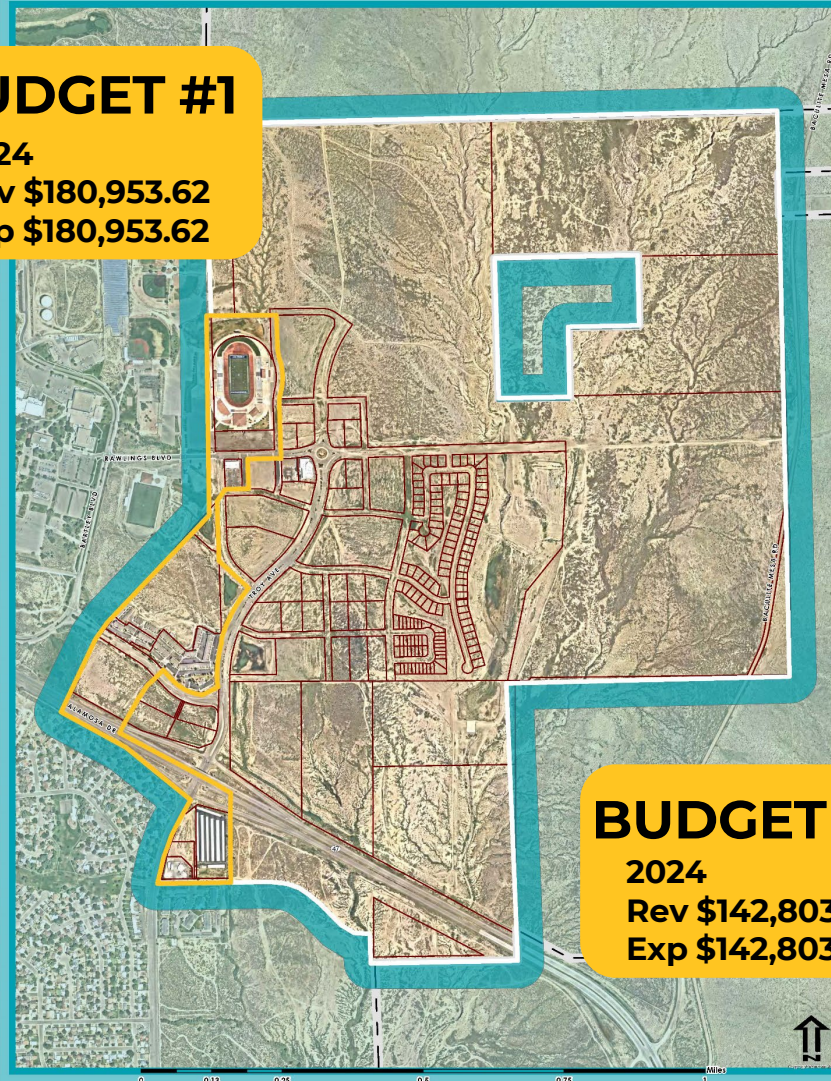


\$4.3 million allocated to  
Pueblo West High School  
improvements

## THUNDER VILLAGE PROJECTS 1 & 2 URBAN RENEWAL AREAS

### BUDGET #1

2024  
Rev \$180,953.62  
Exp \$180,953.62



### BUDGET #2

2024  
Rev \$142,803.62  
Exp \$142,803.62

#1 2008-2033  
#2 2020-2045



## CREATION

Created to establish a new neighborhood adjoining CSU-Pueblo and provide infrastructure to a new college stadium. A new partnership with the Thunder Village Metropolitan District has been established.

## STATUS

The Great Recession severely delayed the development of this new area and the ability of PURA to repay \$6,584,222 in reimbursable public improvements made by the Thunder Village Metro District.

## PROGRESS

On July 27, 2020, City Council agreed to a new plan which effectively split the original Thunder Village URA into two parts. The developed portions would remain in the original area called Project 1 with the vacant areas allotted into Project 2.

# CREATION



## STATUS

**Tax Increment growth has been offset by the establishment of tax exempt land uses such as Goal Academy Charter School and religious institutions. New development is planned and/or under construction**

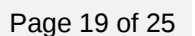
## PROGRESS

- **B Street Streetscape**
- **Pedestrian Alley Project**
- **Kushner Building Preservation**
- **Mesa Junction Staircase**
- **Fuel & Iron Project**

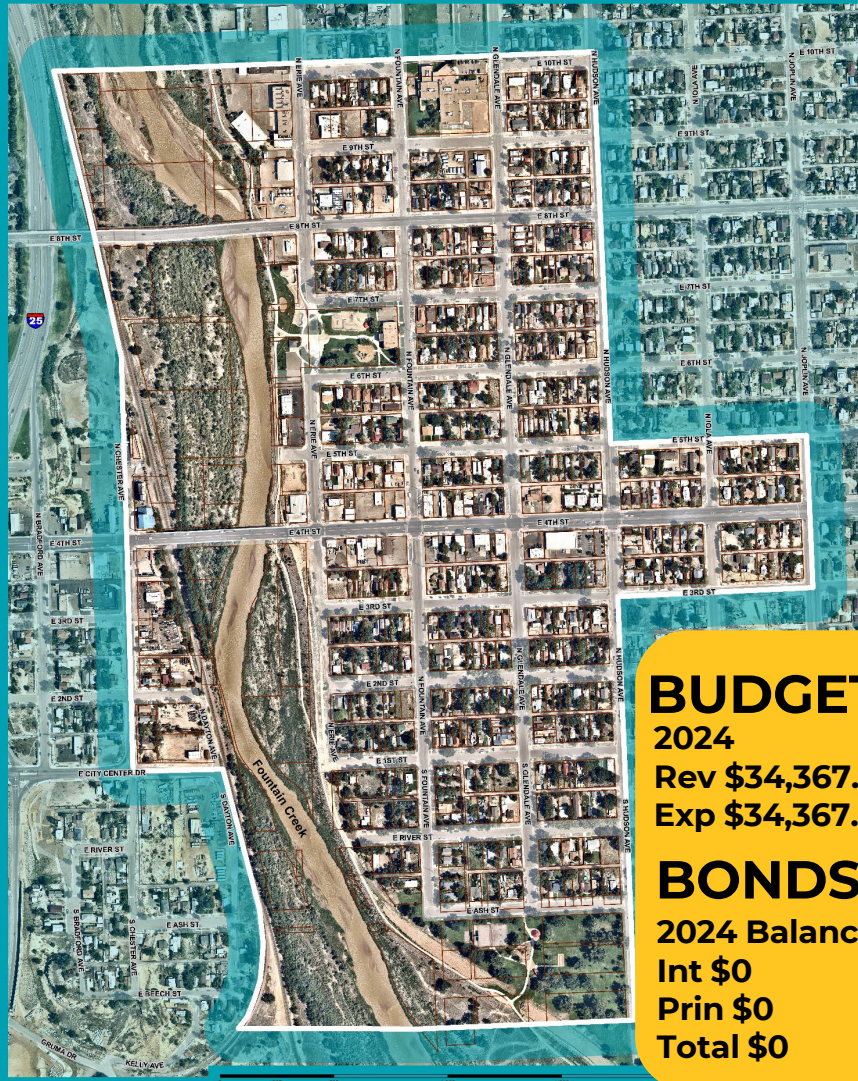
**2024 Balance**  
**Int \$0**  
**Prin \$0**  
**Total \$0**

**2024 Balance**  
**Int \$0**  
**Prin \$0**  
**Total \$0**

# 2009-2034



## EASTSIDE URBAN RENEWAL AREA



## CREATION

Goal to eliminate the barriers to redevelopment of the Lower East Side. Focus on residential and commercial infill development and the removal of blight.

## STATUS

Tax Increment growth has been offset by continued building fires and demolition. A tremendous lack of investment persists.

## PROGRESS

- La Familia Community Garden
- 708 E. 2<sup>nd</sup> Street Infill Home
- Habitat for Humanity Home at E. 6<sup>th</sup> Street & Glendale Avenue
- Workforce Housing Partnership

## BUDGET

2024

Rev \$34,367.75

Exp \$34,367.75

## BONDS

2024 Balance

Int \$0

Prin \$0

Total \$0

### Legend

- Eastside Urban Renewal Area  
~213 Acres
- Eastside Parcels

2009-2034



## LOWER WESTSIDE URBAN RENEWAL AREA



### BUDGET

2024

Rev \$10,030.07

Exp \$10,030.07

### BONDS

2024 Balance

Int \$0

Prin \$0

Total \$0

## CREATION

Goal to preserve residential areas while expanding employment and light industrial areas. The preservation and enhancement of open spaces and riparian areas is a priority along Wildhorse Creek.

## STATUS

Redevelopment activities have been delayed by the Wildhorse Creek/Arkansas River Levee improvement projects and flood plain remapping. Several building sites remain in the regulatory floodplain until the federal government accepts the new flood plain maps prepared by the Pueblo Conservancy District. .

## PROGRESS

PURA staff remains in contact with property owners and developers regarding potential redevelopment projects. PURA and Pueblo Conservancy District will partner on redeveloping surplus District properties.

#### Legend

- Lower Westside Urban Renewal Area  
~88 Acres
- Lower Westside Parcels

2015-2040



**EVRAZ RAIL PROJECT AREA**

**CREATION**

Established for the sole purpose of facilitating the development of a new long-rail plant at EVRAZ consisting of \$480 million in capital construction

**BUDGET**

2024  
Rev \$2,536,306.59  
Exp \$2,536,306.59

**BONDS**

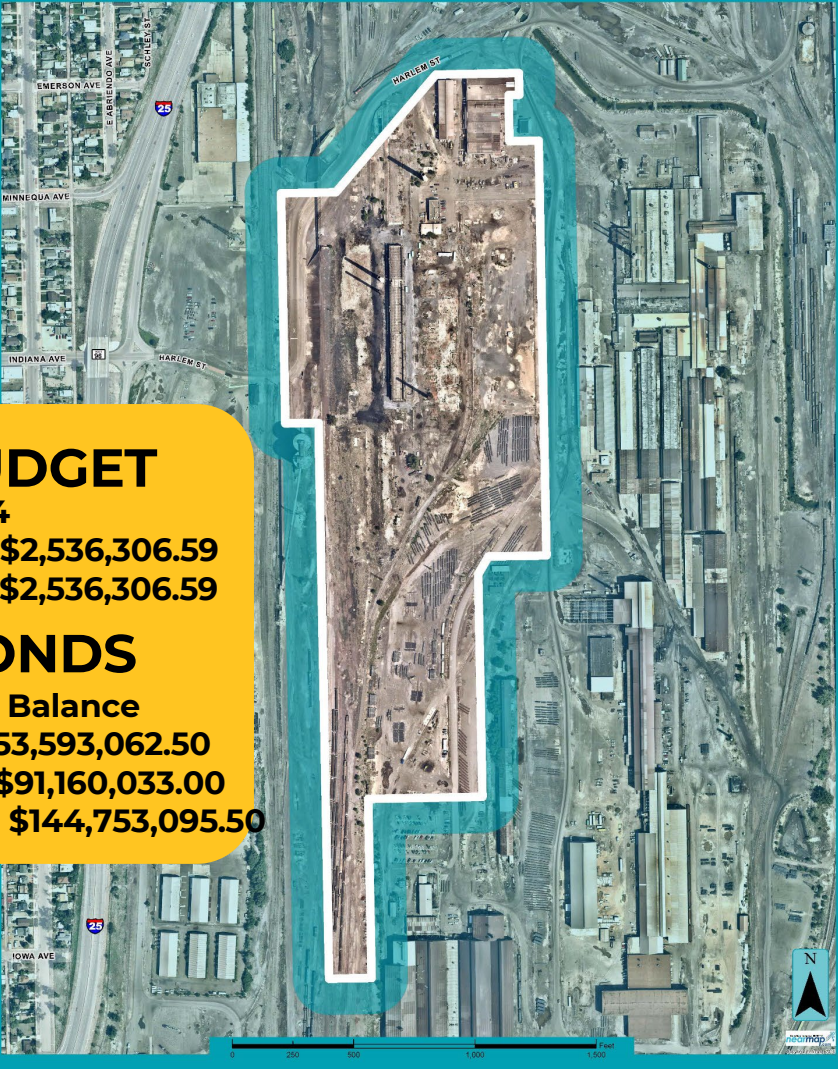
2024 Balance  
Int \$53,593,062.50  
Prin \$91,160,033.00  
Total \$144,753,095.50

**STATUS**

EVRAZ is in the process of constructing the facility and PURA has issued \$91.2 million in bonds to fund environmental remediation.

**PROGRESS**

Project completion in behind schedule approximately 1 year. This should not have any negative impact on PURA's ability to pay debt service on the \$91.2 million bonds.



Legend  
Evraz Rail Project Area  
~59 Acres

**2019-2044**



# MITCHELL PARK SOUTH URBAN RENEWAL AREA

## CREATION

Established to facilitate residential infill redevelopment and encourage development of vacant commercial properties.

## STATUS

This plan area is in its early years. Properties area being identified for acquisition and development partnerships are being formed.

## PROGRESS

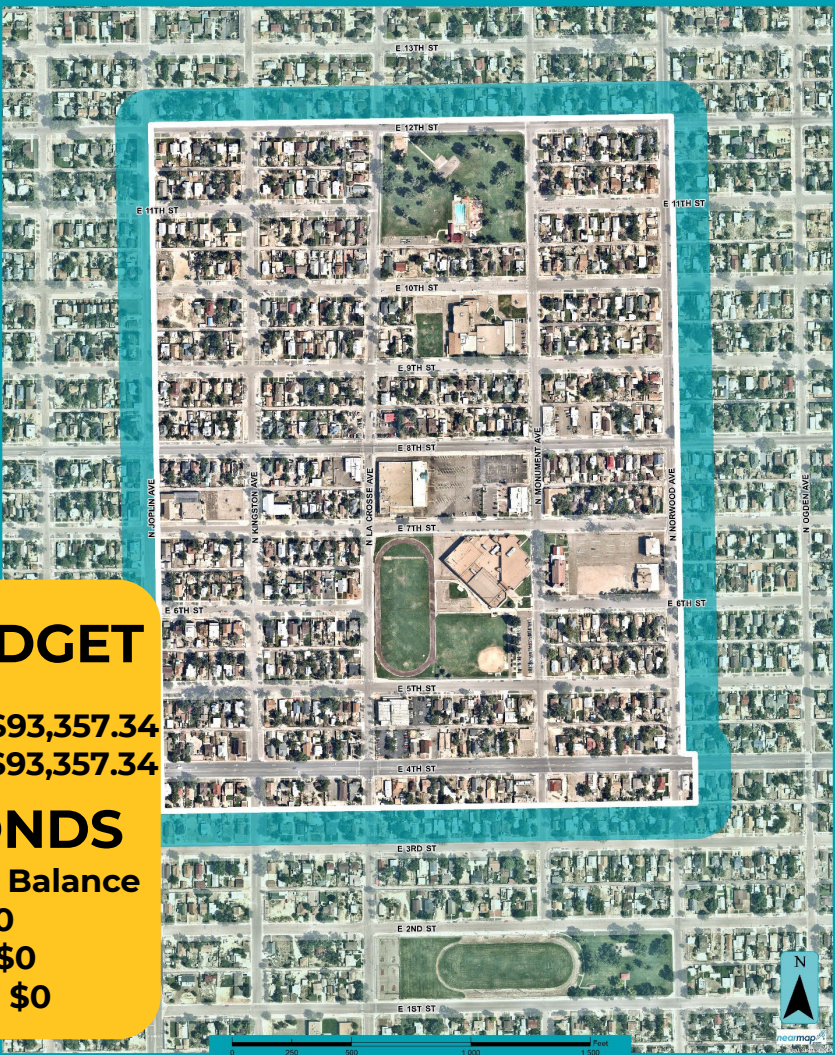
Pueblo Community Health Center has become the first partner to explore affordable/ work force housing at their former health center property at E. 4<sup>th</sup> Street and La Crosse Avenue.

### BUDGET

2024  
Rev \$93,357.34  
Exp \$93,357.34

### BONDS

2024 Balance  
Int \$0  
Prin \$0  
Total \$0



Legend  
Mitchell Park South Urban Renewal Area  
Mitchell Park South Parcels

2022-2047





## NEW !

- The Bluffs Phase I
- North Elizabeth Hotel



## STATUS

- Approved March 11, 2024

## PROGRESS

- Development Agreements Executed
- Awaiting Building Permits

# Questions?