



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

**MONDAY, JUNE 2, 2025
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 PM |
| Brian McCain, Chief of Staff
5 minute presentation | |
| B. PUEBLO DIVERSIFIED INDUSTRIES | 5:35 PM |
| David Pump CEO - Pueblo Diversified Industries
Terri Weldon Director of Community Engagement - Pueblo Diversified Industries
15 minute presentation | |
| C. NEW WESTSIDE HOUSING COMMUNITY UPDATE | 6:00 PM |
| Jack Bay CEO - Down by the Bay LLC
15 minute presentation | |
| D. CITY PARKING UPDATE | 6:25 PM |
| Andrew Hayes, Public Works Director
15 minute presentation | |
| E. CITY COUNCIL BOARD AND COMMISSION UPDATE | 6:50 PM |
| City Council
15 minute presentation | |

ADJOURNMENT



*Creating pathways for people
with diverse abilities to thrive*

Mission Statement

- To create pathways of opportunity where people with diverse abilities thrive through informed choices, meaningful education and employment, premier residential services, and dynamic social experiences.

PDI's Vision

- At PDI we envision opportunities for all people with diverse abilities.
- PDI envisions a community where everyone is treated with dignity and engaged in meaningful life experiences with a network supporting their choices.



Who is PDI

- **PDI was Founded in 1967 to support individuals with Intellectual and Developmental Disabilities (IDD)**
- Provide **employment, life skills, and community connections**
- Located in Pueblo, Colorado providing service across Southern Colorado
- Proudly accredited and continually innovating to meet the needs of our community

Medicaid Provided Services

Residential Service

Supported Community Connections

Vocational Services

Day Program Services

Supported Living Services

Benefits Planning

Community First Choice (July 1, 2025)

Medicaid: My Independence



Helping Our
Partners
Engage.





Service Lines

- Manufacturing and Logistics
- PDI Facilities
- Vending



Manufacturing & Logistics

Receiving of inventory

Pallet storage

Order fulfillment

Kitting

Manufacturing

Shipping



Landscaping

Custodial

Plant Care

Grounds Keeping

Move in - Move out Clean

Vending Services

Traditional Snack & Beverage Vending

- Stocking machines with chips, candy, granola bars, sodas, bottled water, juice, etc.
- Routine restocking, expiration checks, and inventory tracking.
- Regular maintenance and servicing of machines.
- **Custom Product Vending**
 - Healthy Snacks Delivery (New, Bulk, Organizational, For Employees)
- **Full-Service Coffee Machines**



Economic Impact

- New Economic Impact Study conducted by CSU Pueblo and United Way
- PDI ranked #3 among all nonprofits in Pueblo County
- Nearly 200 Employees currently employed by PDI
 - In the most recent fiscal year:
 - 100 employees with disabilities
 - \$1,314,190.55 paid in wages
 - 14 Veterans employed
 - \$293,775.47
- Recognition of dual impact
 - economic
 - social





Prairie Pointe Business Park

Fresh Greens Colorado

Illumin Auto LLC

C & D Detailing

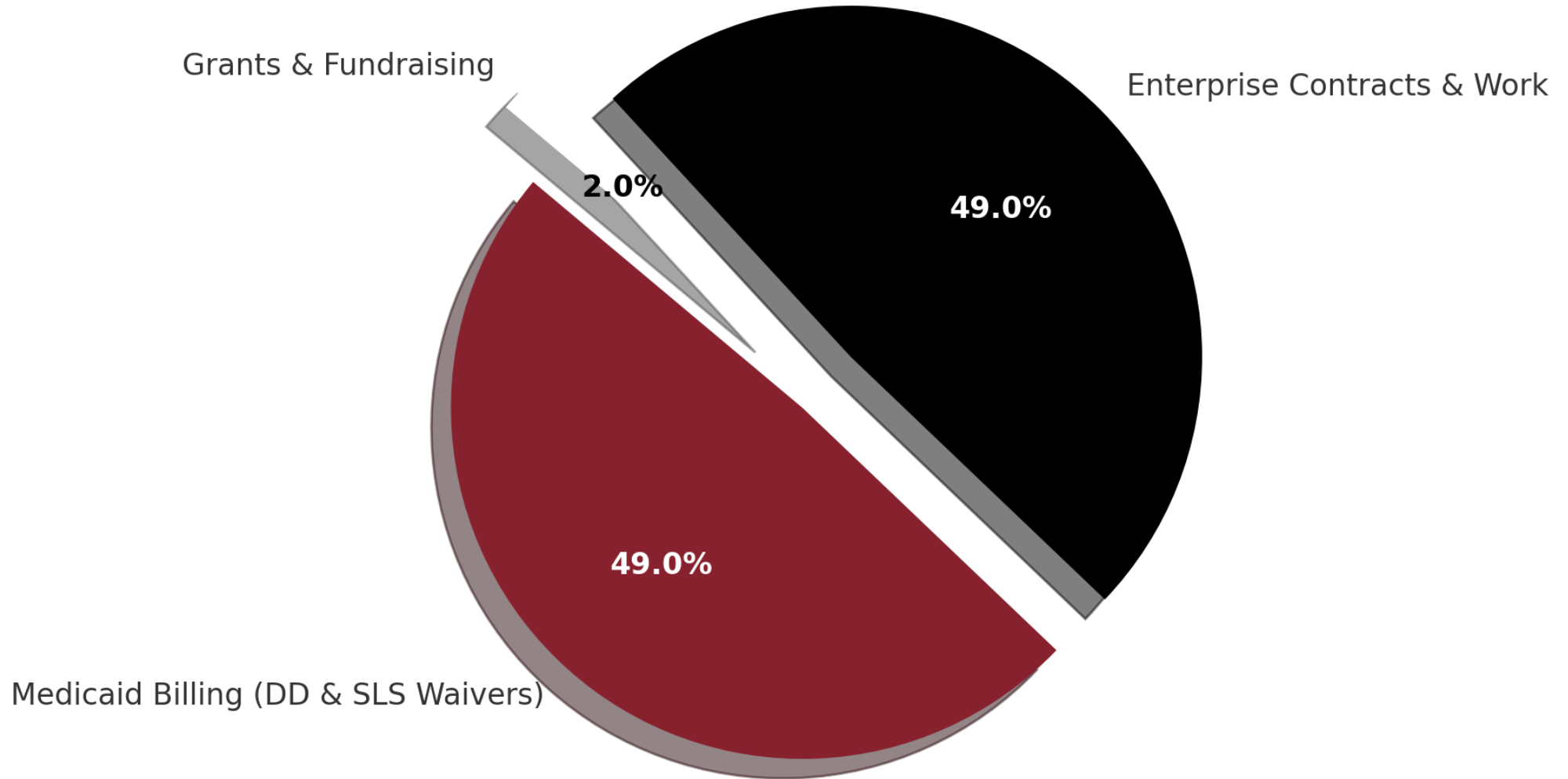
Southern Colorado Youth Development

Pueblo Diversified Industries

Space for You!

Integration within the community

PDI Budget Overview





ADAPTIVE BIKE GIVEAWAY

SAFETY JAM 2025



*June 7, 2025
10:00 AM - 3:00 PM
Lake Minnetonka
Veterans Park*

FAMILY FUN | KIDS ACTIVITIES | FREE ENTRY



Community Engagement

Service & Support Initiatives

- **Blessing Boxes with RMSER**
Weekly contributions of food and hygiene items to community-based blessing boxes, addressing local food insecurity.
- **Pueblo Food Project Participation**
Collaboration to increase access to healthy, local food across the region.
- **Support for Local Events**
Staff and individuals serve as volunteer at local events, clean-up days, and neighborhood activities.
- **Staff Leadership on Boards**
PDI staff actively serve on **local nonprofit boards, advisory groups, and state-appointed committees**, contributing expertise and advocating for inclusive policies.
- **Safety Jam**
PDI is proud to partner with Safety Jam Pueblo, presented by AMR, by sponsoring an Adaptive Bike Giveaway for individuals with disabilities who cannot ride traditional bicycles.



Upcoming Free Community Events

- Splash Party - June 19, 2025, 9:00 am – 1:00 pm
- IDD Awareness Day at the ZOO – July 12, 2025, 9:00 am – 1:00 pm
- Exceptional Rodeo – August 25, 2025, 8:30 am – 12:30 pm

Annual Fundraising Events

HOPE on the Greens Golf Tournament

- Held annually in April
- Supports the H.O.P.E. program for transition-age youth and families with IDD

Dancing with the Pueblo Starz

- 70s-themed evening of music, dance, and community support
- Features local leaders and individuals with IDD as dancers

Fall & Halloween Event

- Family-friendly celebration with fall festivities, costumes, treats, and inclusive fun
- Builds awareness and engagement around IDD inclusion



PDI's Broader Impact

- Economic contributor
- Job creator
- Champion of inclusivity
- Bridge between Medicaid services and sustainable employment

Call to Action

- Attend our community events
- Explore collaborative opportunities
- Support continued growth for Pueblo's IDD community
- Support employment for those with disabilities

Thank You



Westgate Guardians

Down By the Bay, LLC

City Council Presentation

June 2, 2025



Westgate Guardians

Down By the Bay, LLC

- ▶ ● Revitalizing a once proud vibrant community with a 75-year history
- ▶ ○ Began after the war years in the 1940's
- ▶ 11 Dairies, vegetable farms and Chicken farms in the community
- ▶ Annex in the City in 1968
- ▶ Last Economic Boost 1970's
- ▶ NeighborWorks and Total Building Concepts are out of buildable lots.
- ▶ 1899 Chamberlin Plat provides Pueblo Development and Lifestyle Development the opportunity to have buildable lots one street infrastructure is completed.

Westgate Guardian

Investment in Community Private & Public

- **18th St Two City Blocks** from COVID Funds.
- New Fire Station on 24th
- Built Chavez Elementary School (2020 Bond Refi)
- Built Ersilia Cruz Middle School, remodel High School and added 24 new classrooms with Best Grant 2023.,
- Revamp Holy Rosary softball-baseball fields
- Built 354 Mega-watt Solar Farm
- \$80 Million Investment over next 3-5 year by CHPA
- **Down By the Bay** (225 homes per year) (Single Family ,Multi family & Courtyard homes)
- ● Total Units: 601 MF & SF
- ● Total Units: 466 SF Sold to Investor Build to Rent
- Clubhouse Small Pool, Pocket PARKs
- Potential 600 to 800 new students to Community & CHPA
- \$112 Million Investment

City of Pueblo Return on Investment

► Annual City of Pueblo Return Immediate Revenues:

- a. Permit Fees-Regional \$1,100 ea
\$.75M
 - b. Gas-Water-Tap & Sewer Fees: \$8,300 ea
\$2.5M
 - c. Development Fees - \$1550 ea
\$1.1 Million
- Total Return after full build out **\$4.35Milion**
- Annual return \$ 1.45 Million**

► Annual After Buildout Revenues

- a. Sales Tax **-\$1,000 per household**
 - **\$466,000**
- b. Property Tax (.72% per \$1,000) annually
 - **\$838,000**
- Annual \$\$\$ After Buildout
 - **\$1.7 Million**

1st Year Return \$2.3M

2nd Year Return \$1.7M

**Investment recovery period (years)
.75 years on \$1.55 million Investment**

The Intangible Community Returns

- Improve **safety & security by creating efficient flow for 1st Responders** throughout Westgate
- **Reinvigorate a forgotten community** with new neighborhood schools for K12 Kiddos
- **Potential for much needed new commercial development**
- **Ability to attract businesses due to nice neighborhood with great schools & affordable housing**
- **Provide family residences for adjacent commercial outlets planned to be built by Pueblo County** with extension of 24th from Pueblo Blvd to Joe Martinez and New Jail with a business center zoning development
- **Provide low to moderate affordable communities for homes, rent to own homes, paired homes and apartments or Townhomes**
- Creating two pocket parks to be maintained by HOA
- **Opportunity for public transportation deprived community**
- **Building home ownership equity & creating long lasting wealth for homeowners**

Westgate Park New Lifestyle Community

Westgate Development

Proposal of land: 44A at 620 units (Single and Multi-Family)



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Types of Housing:

- * Single Family - (Alley & Front-Loaded Garages)
- * Single Family (Over 50' frontage)
- * Multi-family - 2-3 Story Buildings
- * Changing Room W/Pool

Single Family
42 Lots
4.43 Acres

Duplex
133 Lots
9.16 Acres

Changing Area & Pool
1 lot
1.18 Acres

Apartments
2 lot
3.23 Acres

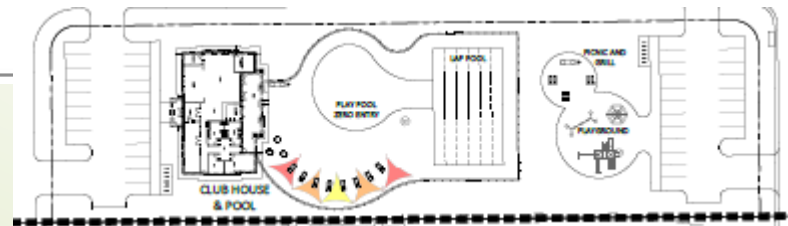
Open Space
4 Tracts
4.10 Acres

Townhomes



APARTMENTS
66 UNITS
PARKING R/99 P/101

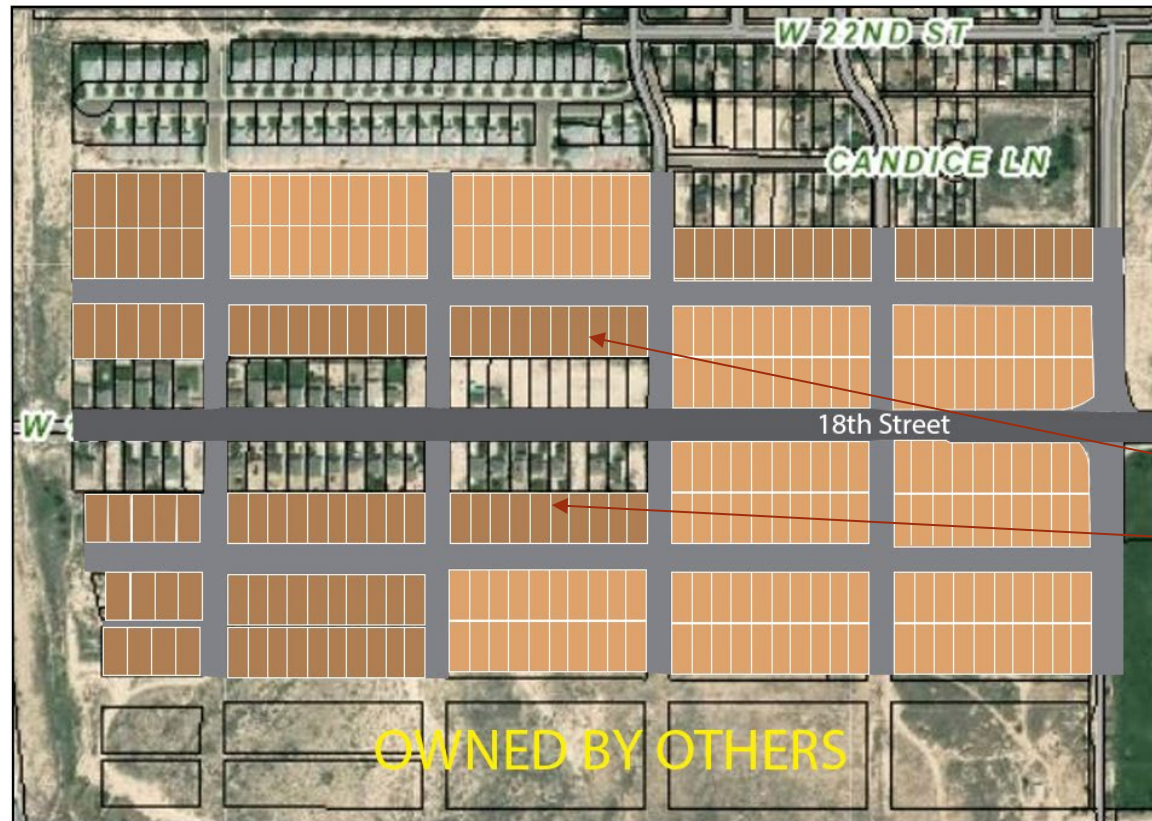
Clubhouse



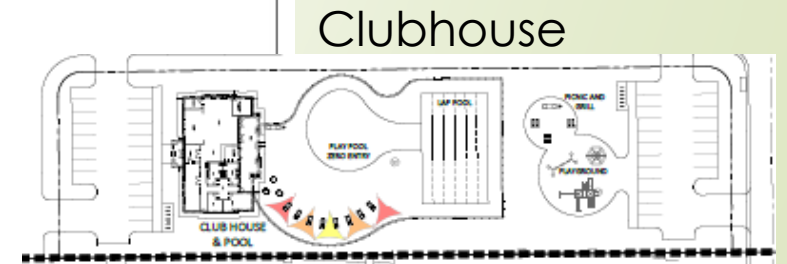
Westgate Park New Lifestyle Community

Westgate Development

Land Use Plan

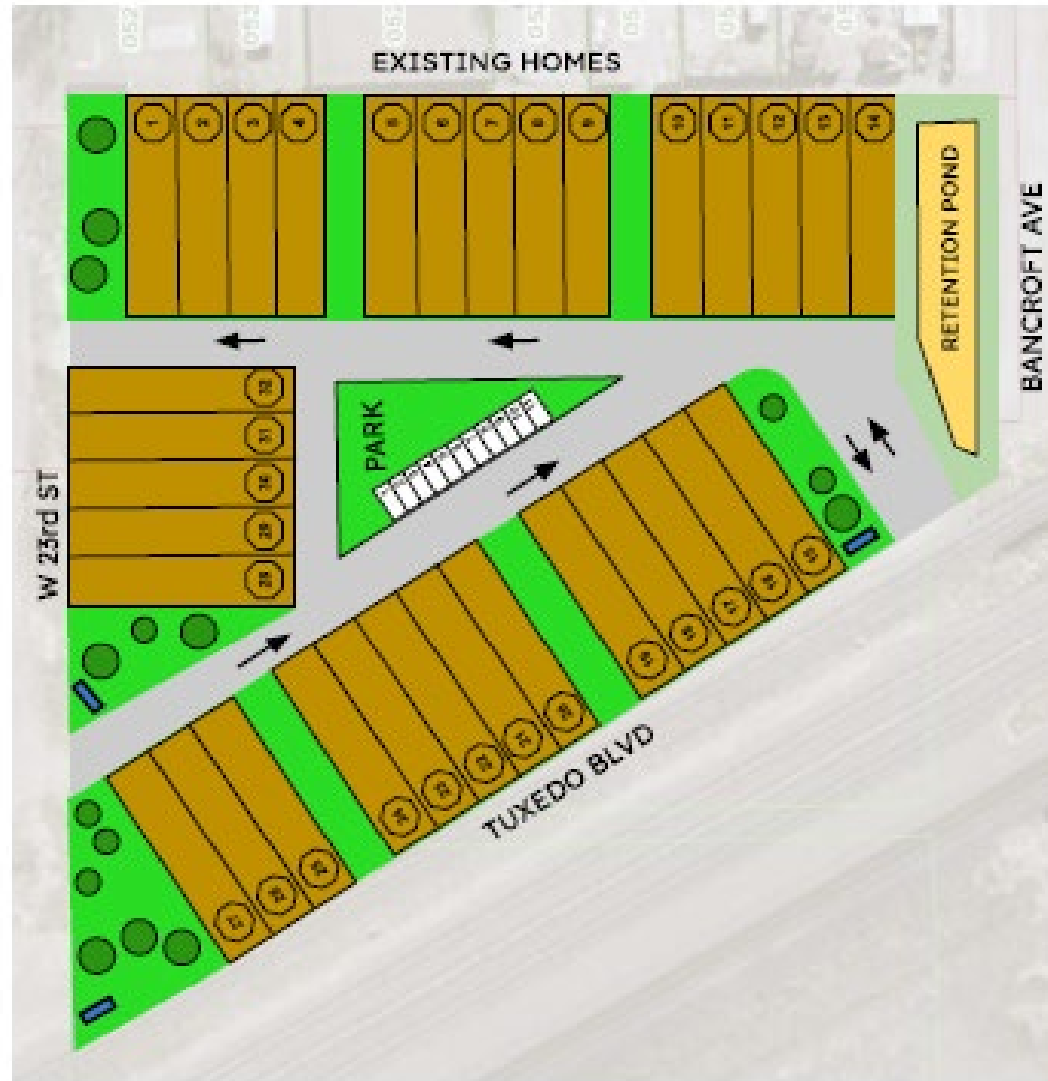


-  Lifestyle Development
LD Lots - 46
LD Lots - 56
-  Pueblo Development
PDC Lots - 78
PDC Lots - 98



Clubhouse

Second New Lifestyle Community



Casita Village
1 40 Unit Duplex
Community

With a Garage Casita
above

City Urban Renewal "In - Fill



Oklahoma City – Catholic Church



Westgate Park & Casita Village
New Lifestyle Community
By Down By the Bay

DBB plans to obtain affordability for today's buyers by:

1. Reducing Lot size to 30' lots versus 50'
2. Reduce cycle times to 75 days
3. Using new building technology with a modular factory-built concept
 1. BOXABL or if product does not get approved
 2. ADOBA
4. Home Prices starting at \$239,900 to \$279,900
 1. Westgate Park is committed to an Investor for Build to Rent to OWN

The New Lifestyle Community Introducing “BOXABL”

- Introducing a new neighborhood concept with instant house with BOXABL
- Technology allows developer – builder to complete a project in a fraction of the normal stick frame concept
- Home Contract to Keys – 75 days
- Submitted for State Approval April 2025
- Begin Building Oct 2025



Why “BOXABL” ??

BOXABL | A Better Building

Residential homes made to tackle the affordable home crisis and with Developers in mind.

Please don't call us a tiny home builder.

BOXABL marries technology and mass production

BOXABL has ~400k sq ft of factory space (3 factories-Las Vegas)

BOXABL has 24 hr. shift capabilities for large orders

BOXABL uses an assembly line mass production concept

BOXABL Our goal is to eventually produce 1 home per minute

BOXABL homes fold for easy transportation and setup



Why "BOXABL" ??

BOXABL | Phase 1 ADU's

~\$140-160 Sq ft

Great for 1-2 people. High quality, beautiful, modern, economical solutions



The foundation and utilities need to be in place before the Casita can be installed. However, our connections are easy to access, with no need to go under the home.



BOXABL Living Solutions



BOXABL | Phase 2 Homes

~\$120-130 Sq ft

Standard Features for all homes
 • 10' Ceilings
 • Premium flooring & cladding finishes
 • Premium appliances including washer/dryer & full kitchen

Casita

Town Home

Familia

Workforce



CASITA

TOWN HOME

Familia

Workforce

All our Phase 2 Homes are different configurations using these boxes



- 20x20 feet (400 square feet)
- 20x30 feet (600 square feet)
- 20x40 feet (800 square feet)
- Garages are panel construction





How the City of Pueblo Can Assist

1. The City has already provided \$1,700,000 for the construction of the two-city block on 18th between Perry and Spaulding
2. The City provided a \$16.4 Million Raise grant to Pikes Peak Park to building Sun Mountain Rd (31st to 24th), Bus Stops and Fiber in the are
 1. Down By the Bay stands ready to assist Neighborworks, if needed
3. Request the City of Pueblo and the County reduce the fee structure on the sales tax fees during construction by 50%
 1. Approximate cost \$1.5 million over two years
 2. Return on Investment is less that one year after construction is completed
4. Streamline the approval process for the development and construction phase

The End

The Westgate Guardian “Down By the Bay” thank you for this opportunity to present to the City Council for Pueblo.

We look forward to growing the city of Pueblo