



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

**MONDAY, SEPTEMBER 8, 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 UPDATES
Heather Graham, Mayor
5 minute presentation | 5:30 PM |
| B. E. ROUTE PROPERTY UPDATE
Randy Evetts: Director of Public Health
Chad Wolgram: Program Manager - Pueblo Department of Public Health
15 minute presentation | 5:35 PM |
| C. PIKES PEAK PARK UPDATE
Sandy Gutierrez: Chief Executive Officer - NeighborWorks
Tamara Pleshek: Director of Real Estate and Community Development - NeighborWorks
15 minute presentation | 6:00 PM |
| D. ROOFING RFP REVIEW
Andrew Hayes, Public Works Director
Charles Roy, Acting Director of Public Works
Naomi Hedden, Director Purchasing
15 minute presentation | 6:25 PM |

ADJOURNMENT



Pikes Peak Park Status Update

City Council 9/8/2025



Who We Are

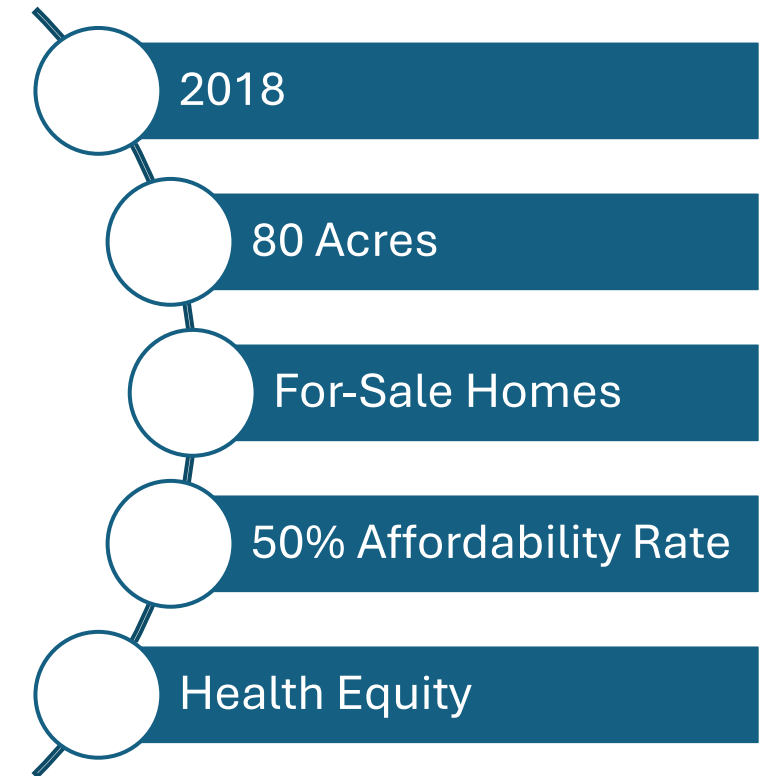
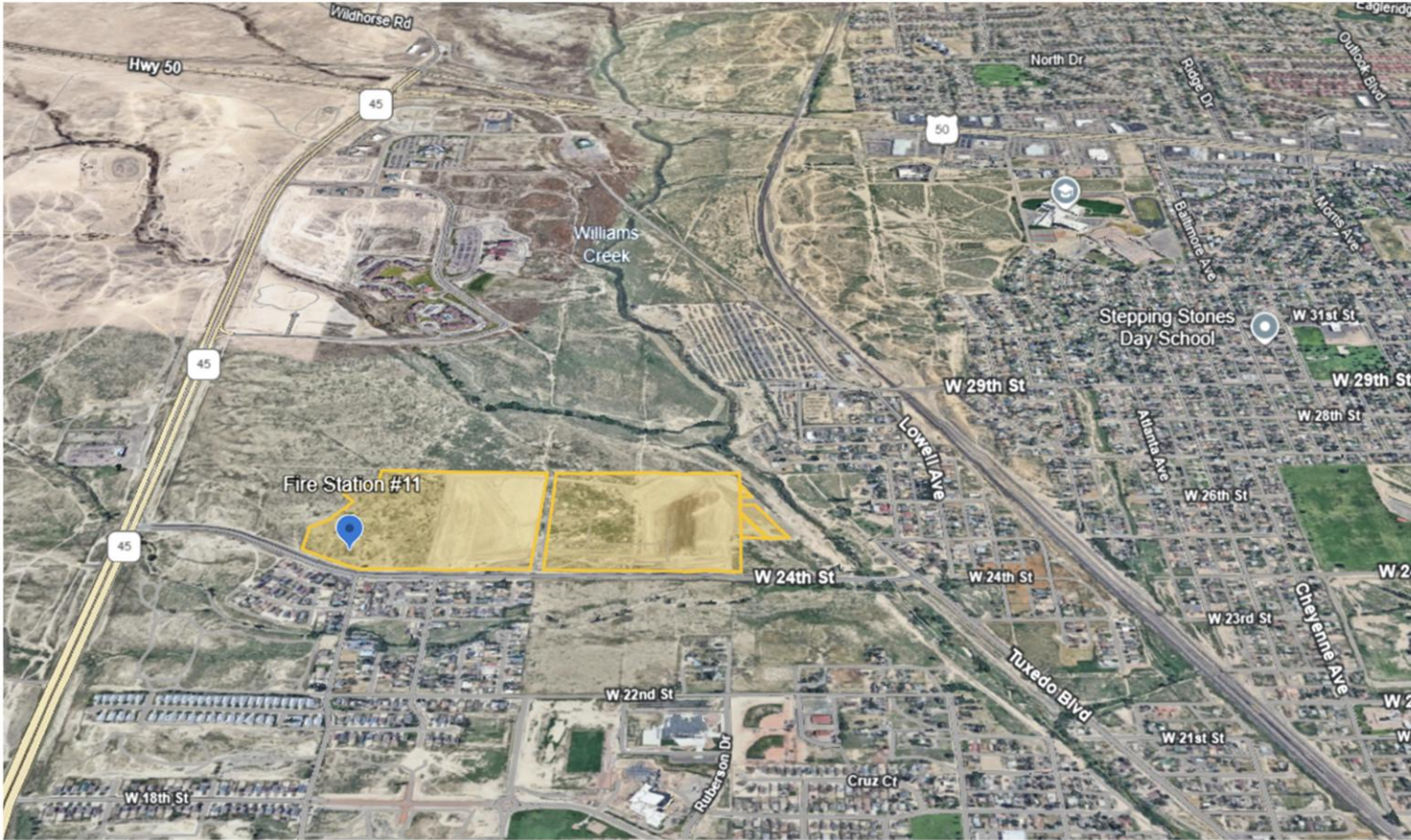
Our mission is to promote healthy, vibrant neighborhoods and serve as the first choice for homebuyer resources in Southern Colorado

Operating under five pillars of strength

- Educate
- Lend
- Build
- Engage
- Community Development



Pikes Peak Park Overview





Pikes Peak Park Overview

- Fully master planned community
- 616 Unit, mixed use, mixed income development
 - 60 front loaded, 157 rear loaded, 58 condos, 103 townhomes, 238 multifamily
- Includes 15 acres of public parks and green space, commercial units, community building, and connections to the regional trail system
- Affordability mechanisms include, Shared Equity, Sweat Equity and Down Payment Assistance

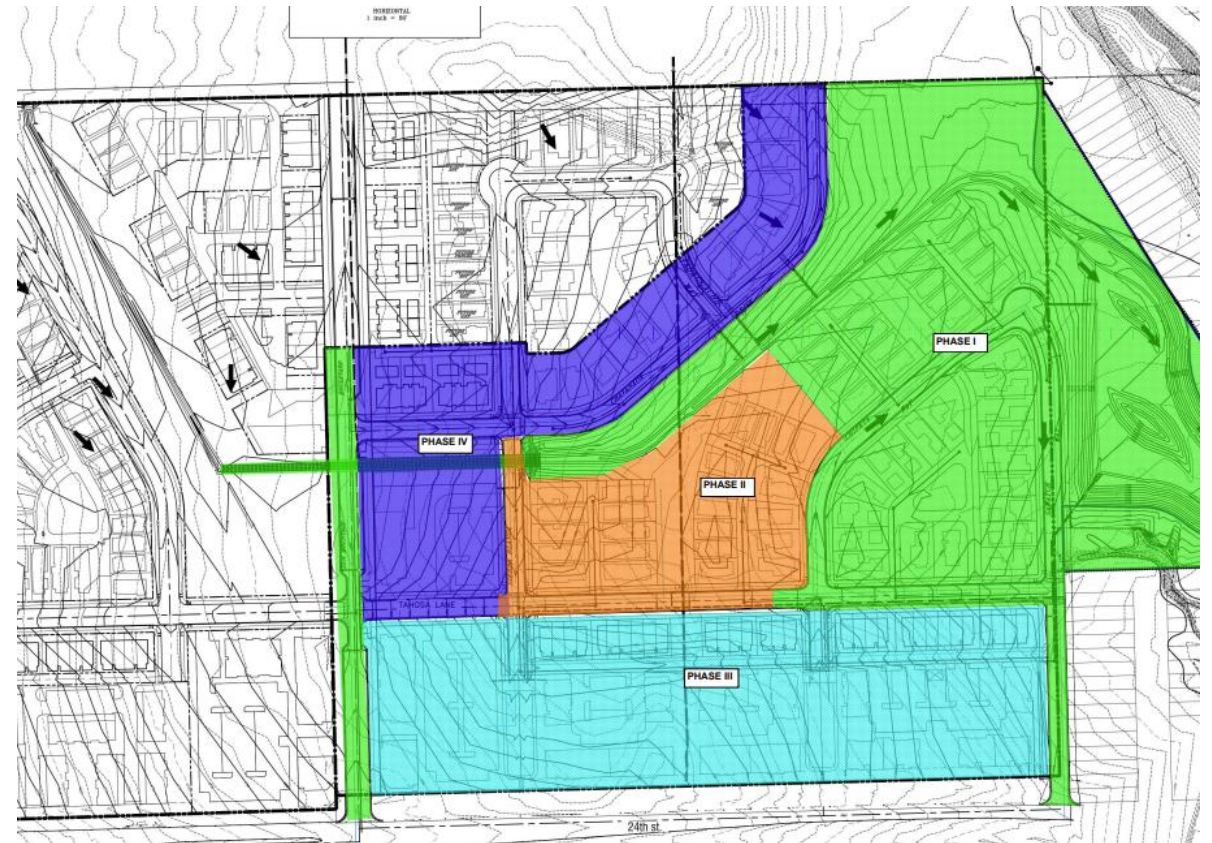
Investments

Source	Amount	Detail
Colorado Health Foundation Grant	\$875,000	Acquisition, Planning
Colorado Health Foundation PRI	\$1,500,000	Planning, Pre-development
Gates Foundation	\$75,000	Pre-development
HUD	\$875,000	Infrastructure
NeighborWorks America Grant	\$250,000	Shared Equity Planning
Colorado Health Foundation Grant	\$1,000,000	Infrastructure
ARPA Grant-City of Pueblo	\$900,000	Sun Mountain Blvd Infrastructure
NeighborWorks Southern Colorado	\$3,000,000	Additional expenses
TOTAL	\$8,475,000	

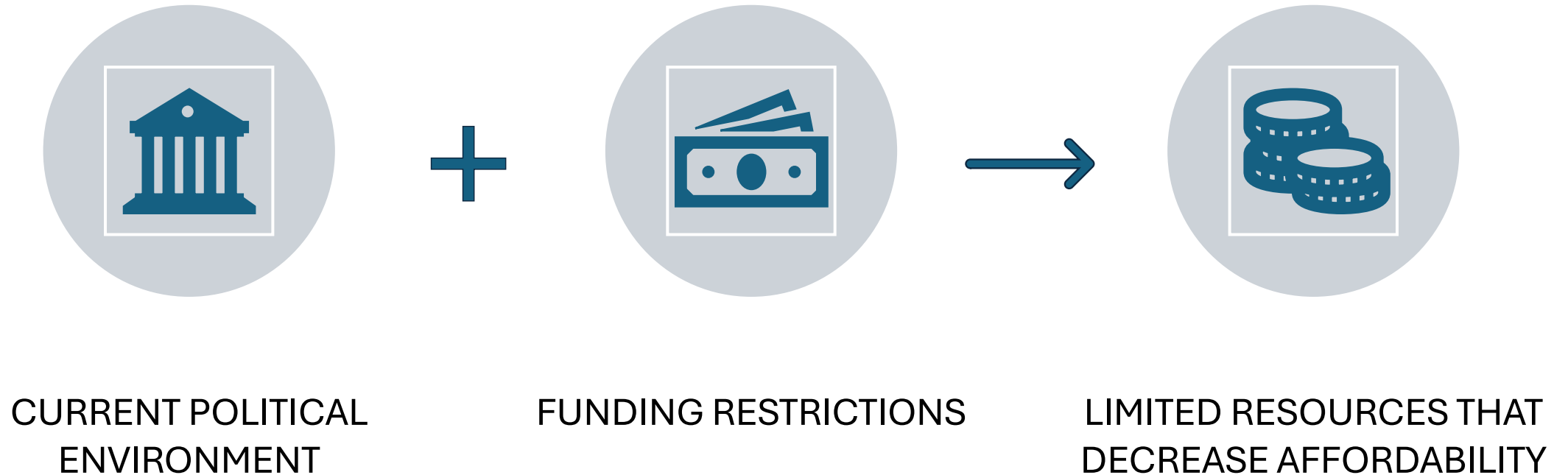
Where we are

- Zoning- March 2022
- Recorded Plat - April 2024
- Adjustments –June 2025
- Infrastructure(water, sewer, storm)
 - Sun Mountain – COMPLETE (\$100k under budget)
 - Phase I - 50% complete

\$9,000,000 in infrastructure remaining prior to first homes being ready



Contributing Factors





“Pueblo Needs This!”



Next steps

Identify & Contact Potential Partners

Partner Presentations

Discovery Period

Partnership agreements

- Partnerships
 - Mission and vision aligned
 - Provide additional financial or resource investment
 - Contribute to meeting current commitments

Thank You

Sandy Gutierrez

Chief Executive Officer

sgutierrez@nwsoco.org

Tamara Pleshek

Director of Real Estate &
Community Development

tpleshek@nwsoco.org