



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

**MONDAY, MAY 4, 2026
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 | 5:30 PM |
| Brian McCain, Chief of Staff
5 minute presentation | |
| B. LOBBYIST UPDATE | 5:35 PM |
| Gil Romero - Capitol Success
30 minute presentation | |
| C. PUEBLOPLEX REDEVELOPMENT PLAN | 6:05 PM |
| Kurt Madic - Director of Program Implementation
John Chrisman - P.E. Director of Planning and Development
15 minute presentation | |
| D. CDBG/HOME ACTION PLAN | 6:30 PM |
| Melissa Cook, Director Department of Housing & Citizen Services
15 minute presentation | |
| E. DRAINAGE STUDY PHASE 3 STATE FAIR AND BESSEMER | 6:55 PM |
| Noah Stamm
30 minute presentation | |
| F. ECONOMIC DEVELOPMENT PROCESS | 7:25 PM |
| Heather Graham, Mayor
20 minute presentation | |
| G. CITY COUNCIL BOARD & COMMISSION UPDATE | 7:45 PM |

City Council
15 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)(I) AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES: TO DISCUSS THE STATUS OF VARIOUS PENDING ECONOMIC DEVELOPMENT APPLICATIONS, INCLUDING BUT NOT LIMITED TO MXV RAIL AND PROJECT FALCON.** 8:00 PM

Carla Sikes, City Attorney
Andrew Hayes, Public Works Director
30 minute presentation

ADJOURNMENT

PuebloPlex Redevelopment Plan

John D. Chrisman, P.E.

**Director of Planning and Development
and**

Kurt Madic

Director of Program Implementation

May 4, 2026

City of Pueblo - City Council Work Session

What is PuebloPlex?

- ▶ Former Pueblo Chemical Depot site
- ▶ Redevelopment Authority
- ▶ 23,000 acres
 - ▶ 15,847 acres of opportunity
 - ▶ 7,000 acres PCAPP
 - ▶ 600+ buildings
 - ▶ 50+ miles of rail infrastructure



History of the Site & PCAPP Parcel

- ▶ Used by the U.S. Army since WWII for storage, maintenance, and supply missions
- ▶ PCAPP mission completed in 2023
 - ▶ Now ready for transition to community-driven redevelopment



History Timeline

- ▶ **1942** – Pueblo Chemical Depot constructed as the **Pueblo Army Depot**
- ▶ **1988** – Base Realignment and Closure (BRAC) Commission recommends realignment of the Pueblo Chemical Depot, transferring its supply and ammunition missions
- ▶ **1994** – Pueblo Depot Activity Development Authority (PDADA) **created by the Colorado State Legislature as the Local Redevelopment Authority** for redeveloping the Pueblo Chemical Depot
- ▶ **1996** – Pueblo Chemical Depot designated for BRAC closure
- ▶ **2002-2010** – **construction of the Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP) facility**
- ▶ **2010 – 2023** – PCAPP facility operational
- ▶ **2013** – U.S. Army formally declares 15,847 acres of the Pueblo Chemical Depot as federal surplus property
- ▶ **2015** – PDADA rebranded as PuebloPlex
- ▶ **2016** – **First Redevelopment Plan** completed
- ▶ **2023** – **PCAPP mission complete**
- ▶ **2024** – First of seven parcels transitions ownership from the U.S. Army to PuebloPlex (July 11, 2024)
- ▶ **2024** – U.S. Army formally declares the 7,000-acre PCAPP Parcel as federal surplus property
- ▶ **2025 – Redevelopment Plan for the PCAPP parcel begins**
- ▶ **2025** – Second of seven parcels transitions ownership from the U.S. Army to PuebloPlex (September 24, 2025)

What assets are there today?

- ▶ Warehousing
- ▶ PCAPP Facility
- ▶ Igloo Structures (Storage)
- ▶ Support Facilities
- ▶ Infrastructure
 - ▶ Roads
 - ▶ Rail
 - ▶ Utilities

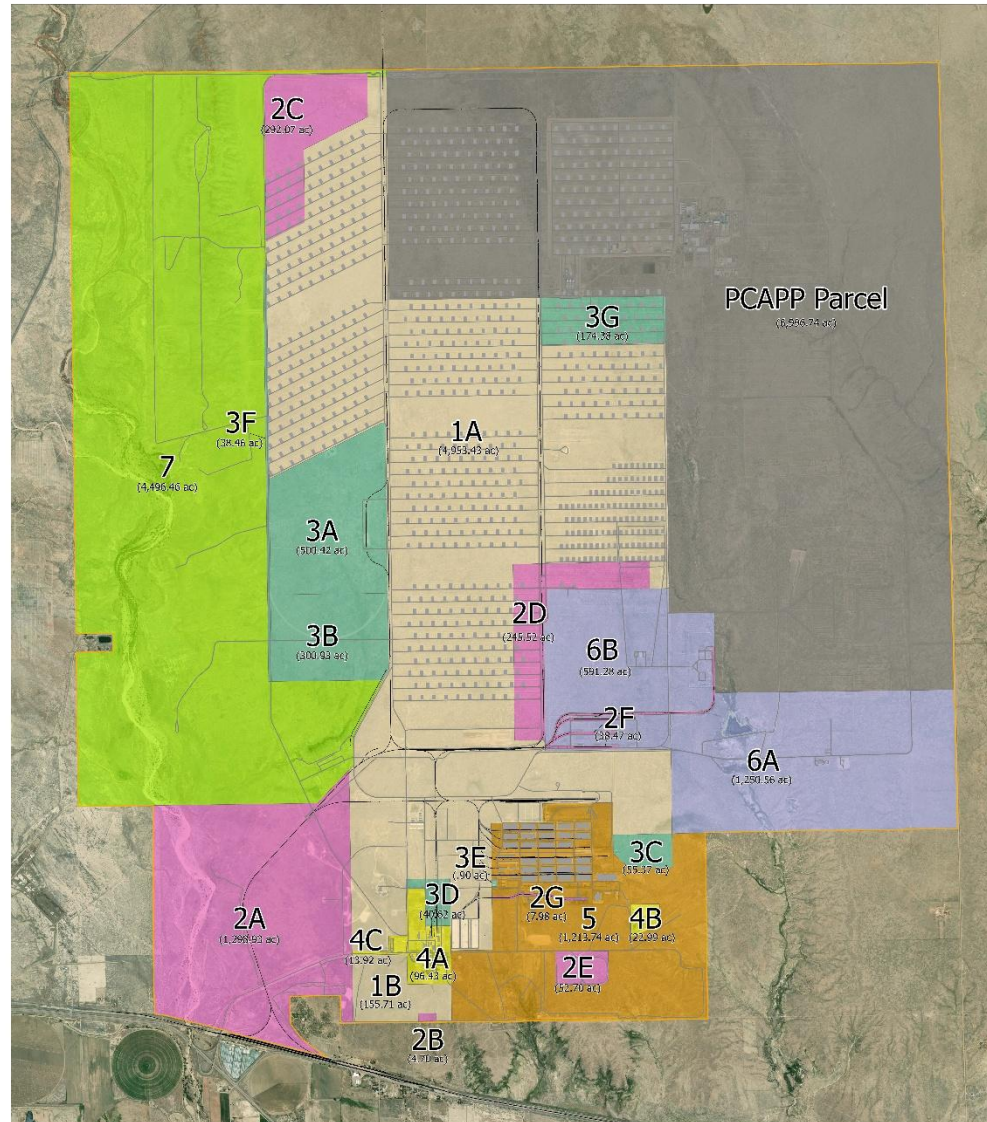


Parcel Map



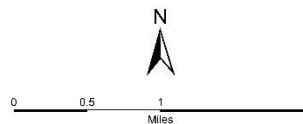
Transferred to PuebloPlex

- Parcel 1 = 5,109.14 ac
- Parcel 3 = 1,111.09 ac



- Installation Boundary
- Road
- Railway
- Building

- Parcels:
- PCAPP = 6,996.74 ac
 - Parcel 1 = 5,109.14 ac
 - Parcel 2 = 1,990.39 ac
 - Parcel 3 = 1,111.09 ac
 - Parcel 4 = 133.35 ac
 - Parcel 5 = 1,213.74 ac
 - Parcel 6 = 1,891.81 ac
 - Parcel 7 = 4,496.46 ac



U.S. Army Materiel Command
Pueblo Chemical Depot

Parcel Map

WHERE
INNOVATION
FINDS
SPACE

PuebloPlex Today: Tenants



Aerial Map

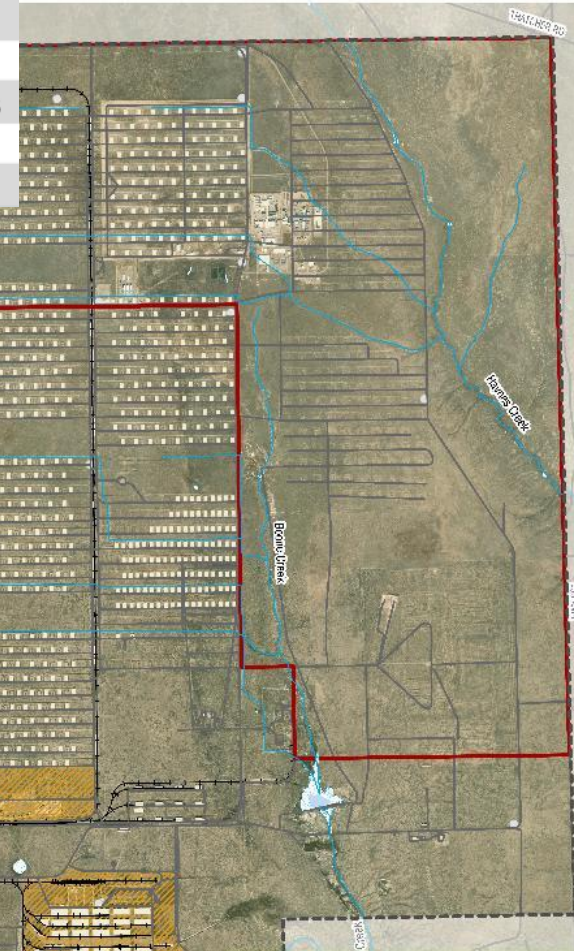


PARCELS:	ACREAGE:	TRANSFER DATE:
PCAPP	6,998.74 ac	
Parcel 1	5,109.14 ac	2024 July 11
Parcel 2	1,040.39 ac	
Parcel 3	1,111.09 ac	2025 Sept 24
Parcel 4	133.35 ac	
Parcel 5	1,213.74 ac	
Parcel 6	1,841.54 ac	
Parcel 7	4,466.46 ac	

Current Tenants

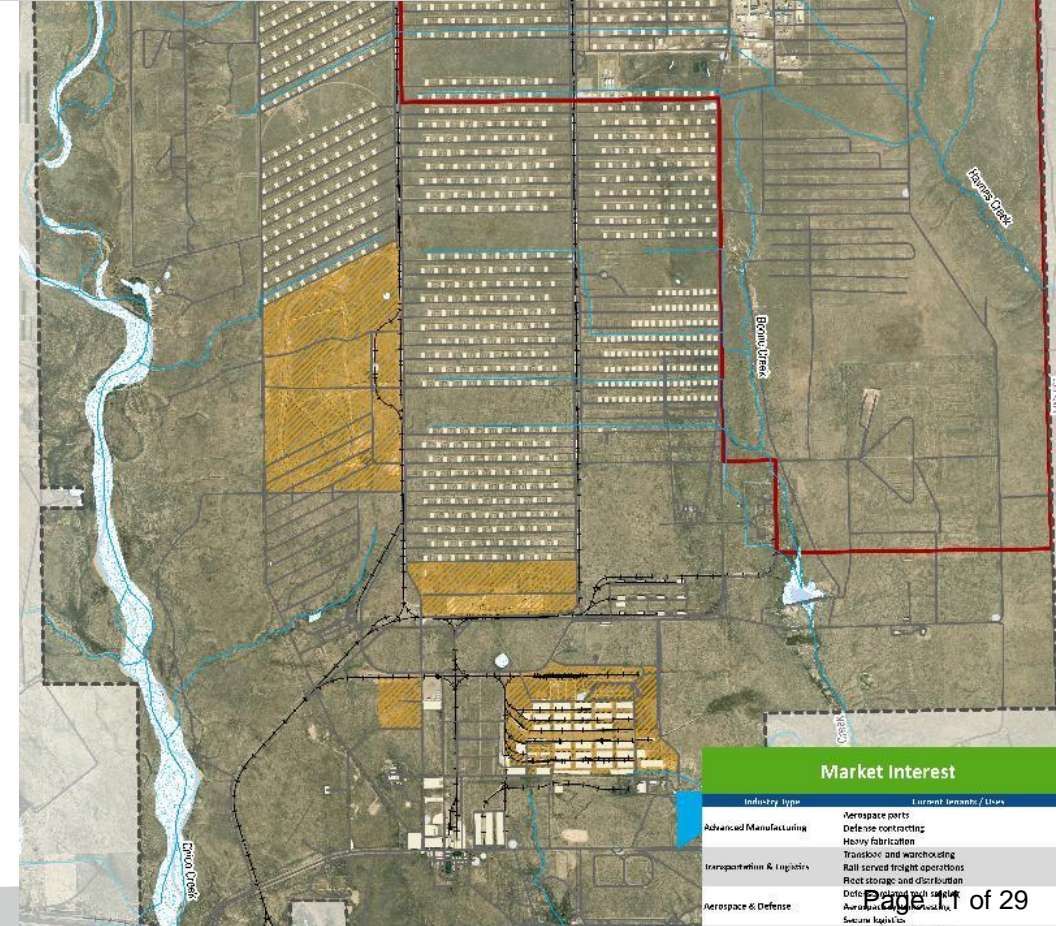


Industry Type	Current Tenants / Uses
Rail & Rail-Related	MxV Rail (test lab, rail/hazmat emergency response training) Railcar storage & switching operations
Advanced Transportation/Research & Development	Swisspod Technologies
Aerospace Testing	United Launch Alliance
Manufacturing	Various tenants operating in spec/industrial buildings
Warehousing & Logistics	Multiple warehousing and distribution tenants leveraging rail/road access
Storage	Business and personal storage users (igloos and warehousing space)
Research & Development	R&D/education workspace, e.g., CSU–Pueblo affiliates or other partners



Market Interest

Industry Type	Current Tenants / Uses
Advanced Manufacturing	Aerospace parts Defense contracting Heavy fabrication
Transportation & Logistics	Transload and warehousing Rail-served freight operations Fleet storage and distribution
Aerospace & Defense	Defense-related tech staging Aerospace systems testing Secure logistics
Energy Production & Storage	Battery storage and testing Alternative energy production Energy recycling operations Hydrogen pilot facilities
Technology & Innovation	Research & Development Prototyping labs Testing facilities
Logistics & Distribution	Regional fulfillment centers Third-party logistics (3PL) Cold storage



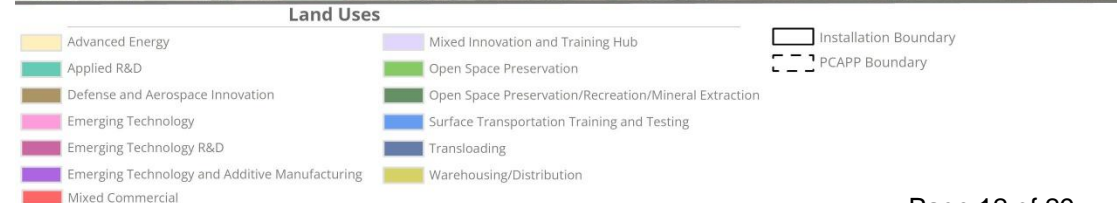
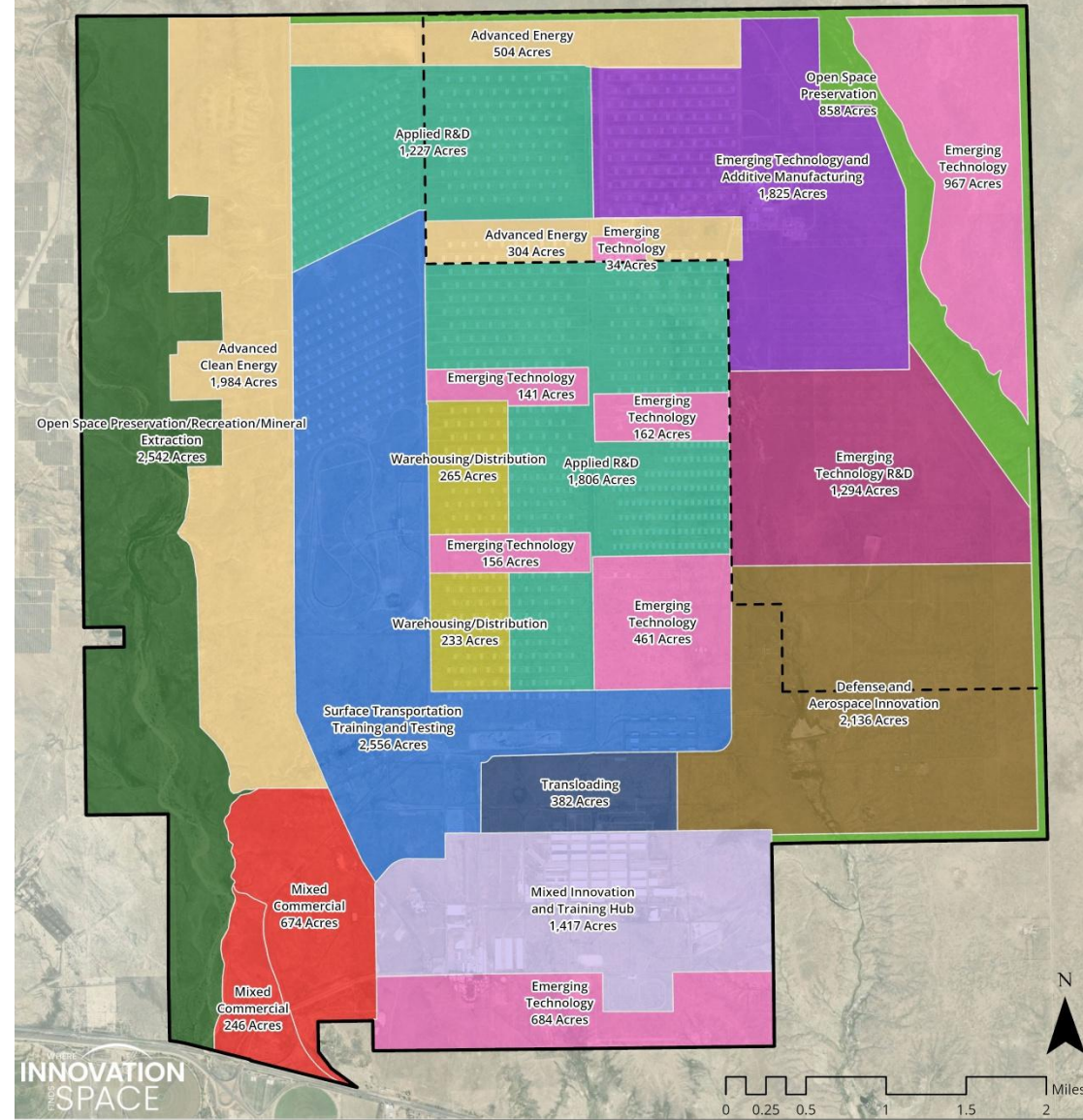
Industry Type	Current Tenants / Uses
Advanced Manufacturing	Aerospace parts Defense contracting Heavy fabrication
Transportation & Logistics	Transload and warehousing Rail served freight operations Fleet storage and distribution
Aerospace & Defense	Defense-related tech staging Aerospace systems testing Secure logistics Battery storage and testing

Preferred Redevelopment Plan

The Preferred Redevelopment Plan

Emphasizes:

- Infrastructure Access
- Tenant Readiness
- High-Tech and Defense Areas
- Rail Access
- Workforce Pipeline
- Natural Resource Management



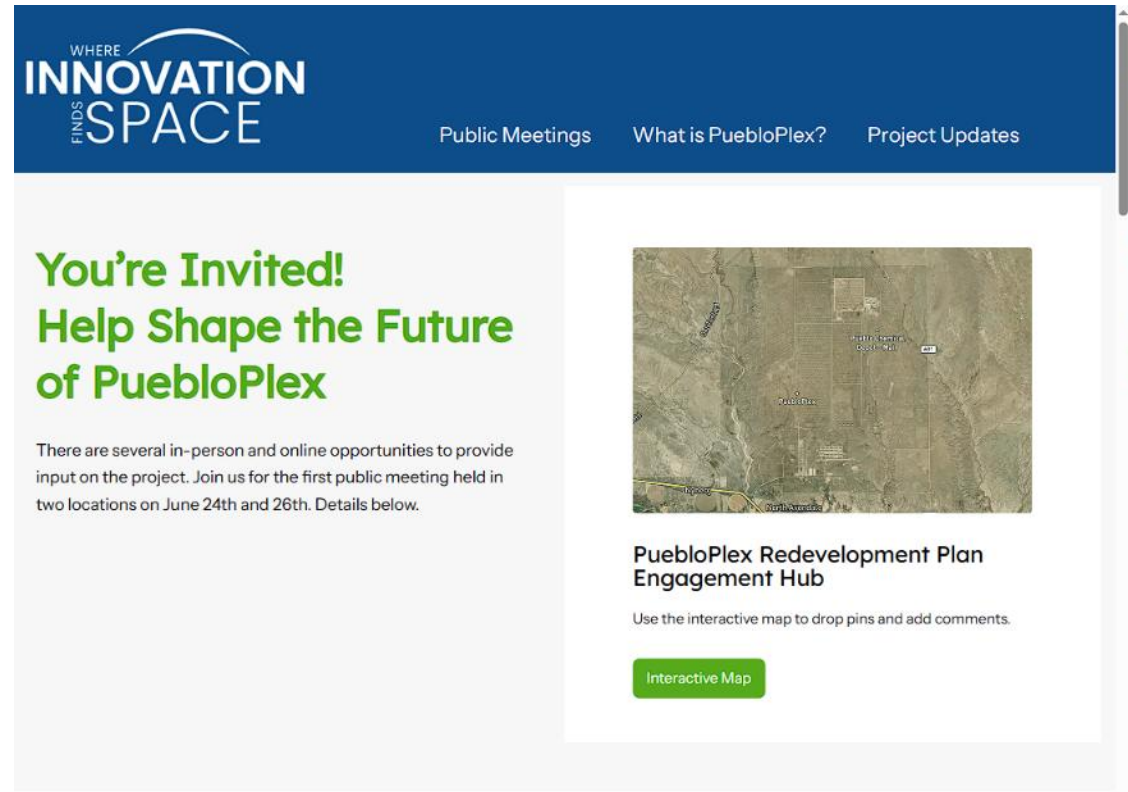
What Is the Redevelopment Plan Project?

- ▶ Strategic initiative to **guide the future reuse** and revitalization of the former Pueblo Chemical Depot
- ▶ **Update the 2016 Redevelopment Plan** to reflect today's market conditions, infrastructure realities, and regional goals
- ▶ Market-driven land use strategy to **attract investment, jobs,** and innovation to the site
- ▶ Engage stakeholders and the public in shaping a **shared vision for the future** of PuebloPlex
- ▶ Help position PuebloPlex as a **catalyst for economic opportunity** across the region

How the Community Will Be Involved

▶ **Project Website** →
InnovationFindsSpace.com

- ▶ Meeting Announcements
- ▶ Project Updates
- ▶ Project Documents
- ▶ Sign-Up for Updates
- ▶ Leave Comments



How the Community Will Be Involved

▶ **Social Pinpoint** →

▶ Linked from Project Website

InnovationFindsSpace.com

- ▶ Redevelopment Opportunities
- ▶ Infrastructure Barriers
- ▶ Access and Connectivity
- ▶ Legacy Concerns
- ▶ Community Ideas

Open

Use the interactive map to drop pins and add comments about:

- *Redevelopment Opportunities* – Where do you see potential for industry, green space, or mixed use?
- *Infrastructure Barriers* – Are there road, rail, or utility gaps that could affect redevelopment?
- *Access & Connectivity* – Are there locations that need better roads, entrances, or multimodal connections?
- *Legacy Concerns* – What environmental or structural issues do you think should be considered?
- *Community Ideas* – Have a bold vision or unique idea? Drop a pin and tell us more.

1
2

- ▶ June 2025
 - ▶ Public Meeting #1
- ▶ August 2025
 - ▶ Public Meeting #2
- ▶ January 2026
 - ▶ Public Meeting #3
- ▶ March 2026
 - ▶ Final Plan

Learn More +
Get Involved on the
Project Website ▶



Share Your Ideas +
Pin Your Priorities
Our Interactive
Engagement Map ▶



The transformation of the former
Pueblo Chemical Depot is underway
—*and your voice matters.*



WHERE
INNOVATION
FINDS
SPACE

Thank you!

Pueblo Master Drainage Plan State Fair & Bessemer Neighborhood – Phase 3

MAY 4, 2026

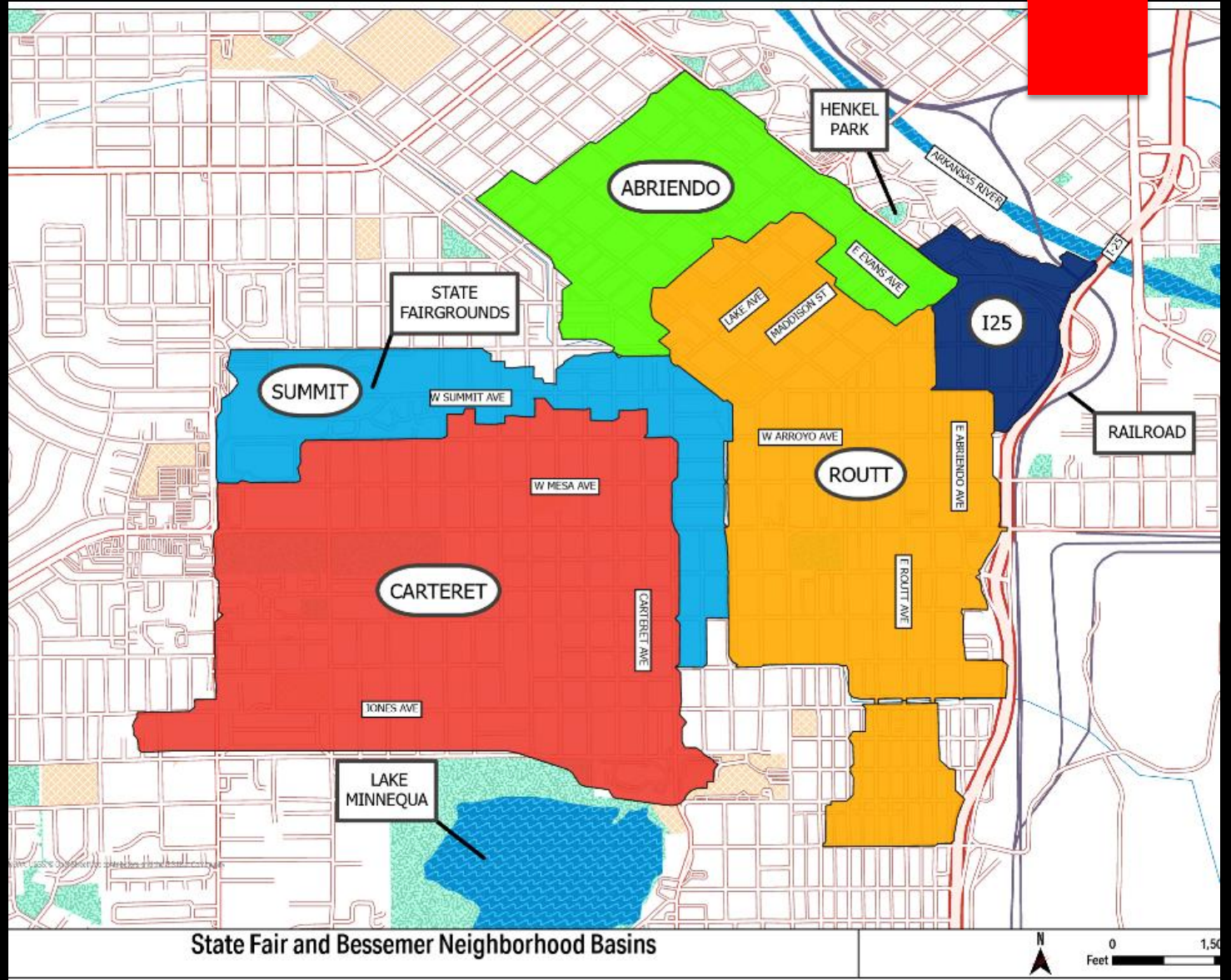


Agenda

- Project recap
 - Phase 1 – Baseline Hydrology & Hydraulics
 - Phase 2 – Alternatives Analysis
- Phase 3 – Conceptual Designs
 - Summit Avenue Realignment
 - Central Park HS Baseball Field Detention
 - Arroyo Outfall
- Next Steps
- Questions

Project overview

- ▶ 3 Major Systems
 - ▶ Summit
 - ▶ Carteret
 - ▶ Routt
- ▶ 1 Outfall
- ▶ 1600 +/- Acre Study Area
 - ▶ Little to no detention or water quality existing in the basin



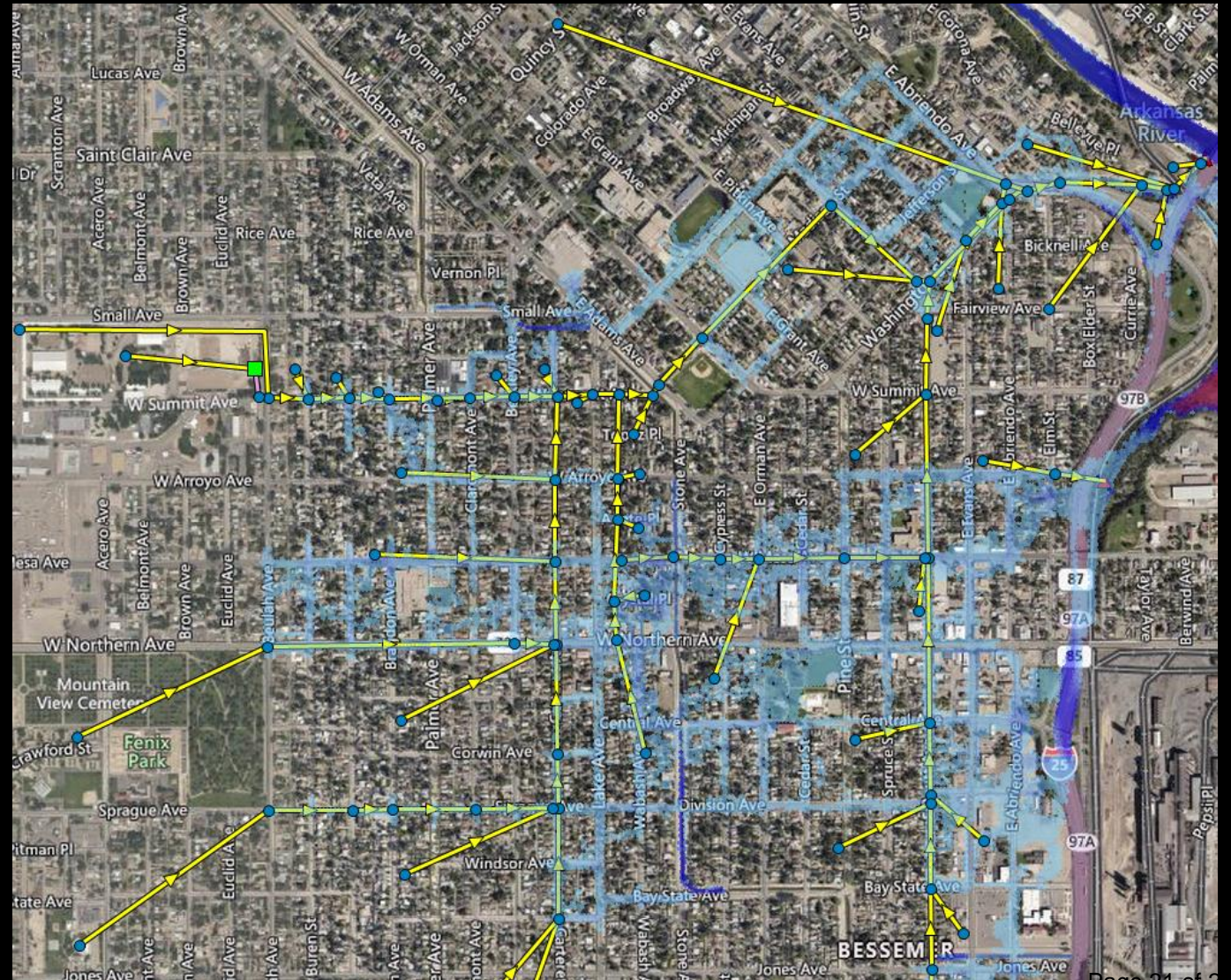
Phase Recap

Phase 1

- ▶ Hydrologic & Hydraulic analysis
- ▶ Identifying flood areas and undersized storm systems
- ▶ 79% of pipes were undersized

Phase 2

- ▶ Three recommendations to improve the overall basins stormwater conveyance, water quality and reduce flooding
- ▶ Recommendations considered feasibility, cost and impact



Phase 3

- ▶ Concept drawings for each approved alternative from Phase 2 to further determine feasibility
 - Summit Avenue Realignment
 - Central Park HS Baseball Field Detention
 - Arroyo Outfall

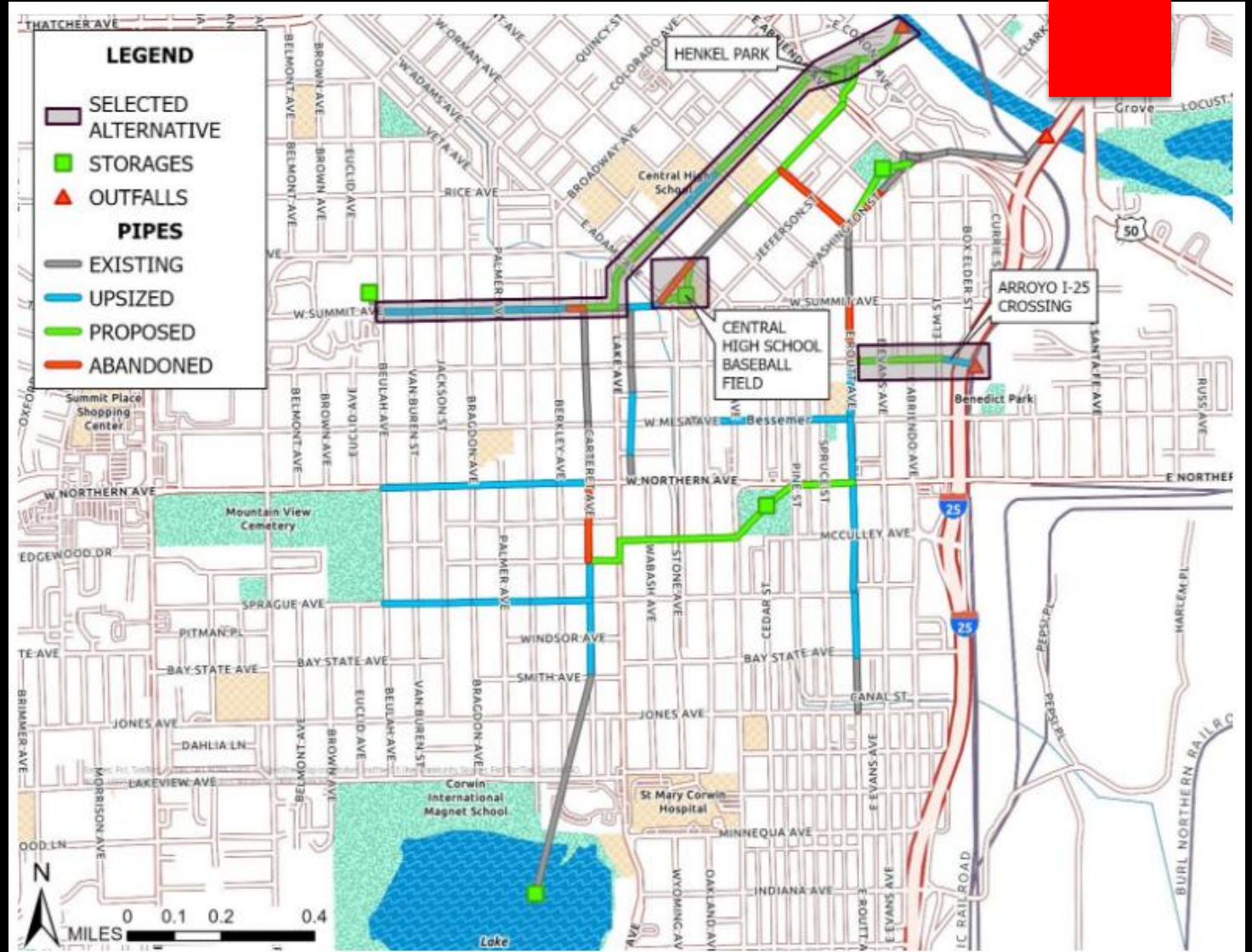


Figure 5-13. Selected Alternatives

Phase 3 Concepts



Summit Ave Realignment

The proposed improvements for the Summit Avenue realignment include upsizing pipes along Summit Avenue, separating the Summit Avenue and Carteret Avenue System into independent systems, realigning the system down Lake Avenue, and constructing a water quality pond at the end of the Summit Avenue system. The pond will be located at Henkel Park and provide treatment of stormwater prior to discharging into the Arkansas River.



Central Park HS Baseball Field Detention

The proposed improvement for the Central Park High School Baseball Field Detention is to install an underground detention system beneath the baseball field. The system is designed to fit entirely within the outfield area, avoiding any construction below the infield. It will provide 23.2 acre-feet of storage and is sized to detain the major storm event.



Arroyo Outfall

The proposed improvement for the Arroyo Outfall involves abandoning the existing storm system along Routt Avenue between the Arroyo Avenue and Summit Avenue intersections. Stormwater flow will then be diverted eastward through a new pipe alignment to a proposed outfall at Salt Creek.

Phase 3 Concepts Cost

Table 6-1. Conceptual Design Improvement Costs Estimate Summary by Project

Reach	Capital	Engineering	Legal /Administrative	Contract /Admin /CM	Contingency	Total Capital Cost
Summit Avenue Realignment	\$3,740,605.43	\$561,090.81	\$187,030.27	\$374,060.54	\$935,151.36	\$5,797,938.41
Central Park HS Baseball Field Detention	\$12,039,118.77	\$1,805,867.82	\$601,955.94	\$1,203,911.88	\$3,009,779.69	\$18,660,634.09
Arroyo Outfall	\$1,490,526.40	\$223,578.96	\$74,526.32	\$149,052.64	\$372,631.60	\$2,310,315.92
Totals	\$17,270,250.60	\$2,590,537.59	\$863,512.53	\$1,727,025.06	\$4,317,562.65	\$26,768,888.42

Next Steps

- ▶ Moving into Final Design for Summit Avenue Realignment
 - ▶ Identified as the most feasible
 - ▶ Will provide immediate flood relief to the state fair and improve the over all basin conveyance
 - ▶ Henkel Park Water Quality Pond
 - ▶ Water quality for the Arkansas River
 - ▶ Community Outreach
 - ▶ Tentative Timelines
 - ▶ Design: June 2026 – February 2027
 - ▶ Construction: April 2027 – October 2027





Example detention pond
stormwater park with turf



Example detention pond
Naturalized water quality pond



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Questions