



Pueblo City Center Partnership Annual Meeting
 Thursday, January 17, 2012
 Olde Town Carriage House
 2:00-7:00 p.m. Dinner will begin at 5:30

MEMBERS PRESENT		MEMBERS ABSENT	STAFF PRESENT	GUESTS	
Chris Kaufman	Alan Lucas		Kristi Alfonso	Cherie Sather	Bob Nicholson
Peggy Willcox	Rochelle Spooone		Brittany Gutierrez	Don Bruestle	Julie Ann Woods
Logan Gogarty	Cheyenne Motto			Mike Hartkop	Sandy Daff
John Carleo	Chris Markuson			Ted Freeman	Debroah Espinosa
Kyle Groves	Leslie Nazarrio			Bill Zwick	Caroline Parra
				Pepper Whitfelt	Eggie Wolrat
				Bill Cunningham	Sam Azad
				Jack Rink	
				Steve Nawroki	
				Dan Kogovsek	Lynn Clark

WELCOME

Chris Kaufman called the meeting of Pueblo City Center Partnership (PCCP) to order at 2:14 p.m.

ROLL CALL

APPROVAL OF AGENDA

Chris Markuson motioned to approve the agenda and Leslie Nazarrio seconded the motion.

APPROVAL OF NOVEMBER 18, 2012 MEETING MINUTES

Rochelle Spooone motioned to approve the November 18, 2012 Meeting Minutes and Chris M. seconded the motion.

FINANCIAL REPORT

Kristi opened with details on the three financial reports provided. Kristi discussed the ending budget for 2012 in December at \$25,759.01. Alan Lucas asked about the feedback on the billboards that were purchased and Kristi mentioned the positive feedback on the billboards. Chris Kaufman mentioned the raise of sales tax on Union Ave. and how it will change for this year.

PUBLIC COMMENT PERIOD

No Discussion

OLD BUSINESS

BID Creation Process

Chris K. discussed BID beginning in July of 2012 and compiling research to bring a BID into Pueblo with a more modern state. Chris began meeting with property owners to discuss what the flaws are in the program. Chris discussed Kristi talking with PUMA about the creation of three specific areas in the BID. Chris M. discussed what the different merchants in different areas of Colorado have and what they did that the City Center can use for their BID. PUMA gave the possibility for separate needs for each area. Chris M. would like to do a full need assessment for all the areas. He proposed suggestions on how to find out the needs for each area by using the board or a design sherette. Bill Cunningham was introduced and Bill discussed what BID is by managing and marketing an area. Bill discussed the higher level services that can be provided with a BID. City Center must decide what the enhanced services will be and how much they will cost for each share. He said what Pueblo does need to do is not focus on new redeveloping, but what has been developed.

Alan Lucas asked is there a way to convince property owners to pay for the BID services and have everyone on board to have an understanding of the enhanced services barrier. Bill said that most assessments are passed through with the business owners, but this must be about communication with the business owners and property owners on what they need and what they want done. Bill discussed for a BID to passed requires for 50% based on assess value and acreage. John wants to know what the voting goes to depending on amount of owners of properties. Bill said that it is determined by assess value and acreage, but larger properties have more influence on votes.

Ted Freeman thinks that the BID could affect what downtown looks like and bringing people in because of the time of doing all these improvements.

Peggy Willcox wants to know how other cities handled who are upset with the assessments if they have different sizes of property, and Bill said that the board decided to keep the original assessment based on lot size, but added a small percentage of building sq. footage. Chris K. is hoping for under 8 cents per sq. foot.

Peggy asked if you start with a lower assessment, how often you can adjust that. Bill said that you can adjust in annually and you can always dissolve the district if it does not work.

Leslie N. asked how to assess with a building owner and the addition of a new tenant moves in and how the BID will service for each different tenant. Bill said that before assessing you must address all the services.

Chris M. asked if you can do different rates for residential and Bill said that it is only for commercial properties.

Chris K. said there will be services for all zone and it could be little cost for different services depending on each service and there will be a base level of services.

Bill Zwick asked is there any money set aside for more streetscape developments or will there be any partnerships, Chris M. said there could be grants that could match up or money assessed if the money is needed for the future.

Chris M. said that this could help bring in more foot traffic with bringing in retailers that would help bring in more people to the community by increasing the value to come downtown.

Bill C. said that PURA could help with developing operations and the BID could help with maintaining these operations.

Alan and Peggy asked when the election will be and if it is a special election or a general election. Chris K. says they are aiming for November.

Chris M. went through how the BID process goes and how to get it done before November by developing information for the owners, conducting the assessment survey's, review and revise, schedule public meetings, revise plans as necessary, and from there get the BID on the ballot. He wanted to know if the board can get this done before November, if they have to, and what the board can do to this process.

Chris K. asked Bill C. for a questionnaire on all of the information to help get the information to owners out.

Chris M. wants Kristi to put together a schedule, meetings, and list of properties that need to be met with.

Chris K. said he began putting all the projects out and it is about rolling all these things out.

Colorado Main Street Program Update

Kristi said that DOLA will be down from Denver on Feb. 28th and will be meeting with the Executive committee and other staff. The meeting will discuss if we will be approved for the program. She discussed that the DOLA assessment would be \$10,000, but the fee was waived.

Downtown Bus Loop

Chris K. said that the pursuit of the Trolley has ended, but the City of Colorado Springs has given the City of Pueblo 5 new buses and Downtown Pueblo can take one of the buses to do the loop. This will help with not having to drive into the City Center to try and find a parking spot. It could possibly be a \$12,000 expense. There are 2 different routes to the loop, depending on the funding it will determine where the bus will go. Image of loop available upon request.

New Meeting Time

Kristi asked if there will be a new meeting time changes for the New Year. The date currently is the third Thursday of every month beginning at 3:30 to 5 p.m.; everyone agreed that the regular time was good.

NEW BUSINESS

Annual Report 2012/Year End Review Presentation

Chris K. did a 2012 year end review presentation. Powerpoint Presentation available upon request.

Approval of 2013 Budget

Chris K. says the majority of promotional materials will be toward election items and Kristi added that it could go to BID. Kristi said that the travel budget could be changed due to not going to National ICSC.

Chris K. said that format work was set aside because pictures were not user friendly in Streetscape. Chris M. asked if legal line was adequate at \$3000. Alan said that budgets were good and it could be adjusted.

Kristi says the print materials were for the chase packet and other items.

Chris M. motioned to approve budget and Alan Lucas seconded that motion.

Voting of New Board Member

Kristi allowed for time to look over Michael Hartkop's application for becoming a new board member.

Alan Lucas motioned to accept the application and Peggy Willcox seconded the motion to vote Michael Hartkop as a board member.

Voting of City Center Board Officers

Kristi opened it up for any nominations if no verbal nominations wanted to be made they could vote on paper. Kristi asked if there were any nominations for officers.

Peggy Willcox motioned to reelect all officers for second term and Alan Lucas seconded that motion.

Rochelle Spoone said she would not be coming back for second term.

Peggy Willcox motioned to reelect for the chair and vice chair for a second term and Alan Lucas seconded the motion.

Alan Lucas motioned to elect Cheyenne Motto for secretary and Rochelle Spoone seconded that motion.

City Center Committee/Board Involvement

Chris K. and Chris M. asked for more involvement from board.

Chris M. asked for proposal for an executive committee doing Kristi's review. Everyone agreed to do the review and Peggy Willcox and Alan Lucas want for a sit down meeting with Kristi.

Property Owner Needs Assessment

BID on November Ballot

Public Meetings Approach

Long Range Planning for City Center Partnership-City Center Board

Alan Lucas wants to focus onto next year to breaking into smaller committees to meet several times a week.

Chris K. discussed different ways to brightened downtown including banners and meeting about branding downtown.

Peggy W. wants for everyone to know what the banners will look like and what they are for so they know the lifespan of these banners and if the money should be used.

Kristi says the overall goal to have the branding of downtown is discover the identity of downtown with all the unique names that downtown Pueblo has.

Kristi has met with Black Hills to discover a banner policy on where is allowed for the banners to be placed.

Chris K. said monitoring of the banners that are placed for events needs to be managed.

Chris M. said they are working on data with lighting plans and sidewalk plans that could happen in the future.

Jack wants to make the offer and commitment that PEDCO wants to work more with City Center and have more of a relationship with them to help bring in the next jobs and help City Center succeed.

Peggy would like to redefine partners of PCCP and send out the Annual Report to those who have helped with the success of City Center.

Michael wants to work on promoting the city on the outside of the city and giving a positive image to Pueblo.

Chris K. would like to work with the Courtyard with helping improve the Pueblo image immediately.

Members want to focus on what makes the quality of life in Pueblo better.

Logan would like to improve with the younger generation spreading the word with the use of various social media.

Chris K. suggested going on the City Center's website for Paul Harvey's thoughts on Pueblo.

Leslie would like for the board to be utilized more and would like for Kristi to be used more.

ADJOURNMENT

The meeting was adjourned at 5:12 p.m.