



Pueblo City Center Partnership Board Meeting
 Thursday, February 21, 2013
 Pueblo Chamber of Commerce-3rd Floor Conference
 Room
 3:30 – 5:00 p.m.

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	GUESTS
Chris Kaufman Cheyenne Motto Peggy Willcox Rochelle Spoone John Carleo Logan Gogarty Leslie Nazarrio Chris Markuson Mike Hartkop	Alan Lucas Kyle Groves	Kristi Alfonso Brittany Gutierrez	Don Bruestle Mike Wakefield Woody Pervicil Jim Munch Gary Anzuini

WELCOME

Chris Kaufman called the meeting of Pueblo City Center Partnership (PCCP) to order at 3:36 p.m.

ROLL CALL

APPROVAL OF AGENDA

Chris Markuson motioned to add CAM fees and HARP to New Business and Cheyenne Motto seconded that motion.

Cheyenne Motto motioned to move the Healy Study Update up on the agenda and Chris Markuson seconded that motion.

APPROVAL OF JANUARY 17, 2013 MEETING MINUTES

Chris M. motioned to approve the January 17, 2013 Meeting Minutes and Cheyenne Motto seconded the motion.

John Carleo wanted to have an update on the Annual Reports sent out to the stakeholders, and Kristi informed the board that she did send out the report to everyone.

FINANCIAL REPORT

Kristi stated that the one item that is not showing is the \$20,000 amount from PURA that we will receive in July. We received the \$20,000 from the City and the roll over from the previous year is \$29,492.12 bringing the new budget total to \$46,171.87 and the use of \$4,550.56 between the start of January to the end of February.

PUBLIC COMMENT PERIOD

PCCP DIRECTORS REPORT

-Kristi reminded the board that the Colorado Main Street group will be visiting on Feb. 28th.

-Kristi and Cheyenne are working on a Downtown Young Professionals group in the downtown area to bring together to retain and advance the quality of life, and meet with other young professionals in Colorado to create similar networks.

-Kristi is working with Lynn Clark at HARP on a program called Adopt-A-Pot to get sponsorships from individuals, families, civic organizations, and businesses to participate in sponsoring a hanging flower pot around HARP. HARP wants \$25,000 raised. Project budget is \$12,500 to purchase and water the pots. HARP is adding 10 and will be their responsibility, PCCP would like to add 6 to that. Pots are \$275-\$300 and adding a name on the pot would be \$500. The price covers pots, planters, and watering from Memorial Day to Labor Day.

-Welcome to the City Center Event moved to October 6, 2013 piggybacked with the first Friday Art Walk--Not Confirmed. Board believes that October is too late, and would like to fit it in with a CSU-Pueblo game day.

Gary suggests to do the event on a away game of September 14, 2013 and have a place broadcast the game on a TV to bring students to the event.

-El Pomar Board Governance Training is on April 12th, 2013 at 9 a.m. to 1 p.m. at the Rawlings Library.

OLD BUSINESS

Healy Study Update

David Siguenza began the presentation with stating using properties that were vacant or under-utilized. They created a survey using Survey Monkey that could assess percentage of floor use and received 2500 addresses for these these properties. They broke it down to 131 addresses to do the surveys on. They broke every property down by floor and the usage of those floors. Governmental Buildings excluded and Parkview buildings excluded.

Don Brustle asked what it meant by owners not being able to go down into the basement, and David answered that the spaces were not accessible and not ADA compliant.

Mike Wakefield asked for an explanation why the number decreased from 2500 to 131 addresses, and it was answered that majority of buildings were residential or one story. The addresses that were focused on were Sante Fe to Greenwood.

Jim Munch asked if the spaces were contacting spaces with occupants or no occupants, the answer was 2 large buildings were unoccupied, but majority of samplings were from occupied.

Chris M. asked for the raw data to be available, and they provided that in the disc that they presented with the printed version of the document. He also asked how many residential space do we have downtown and how much potential residential space is available. David answered that single housing family available, and data of what buildings can be lofts, multi-family homes is not on the disc.

Chris K. wanted the goal to find the baseline of residential areas available and what areas are built for residential and what areas are not residential and why. David says that you can disseminate from the multi-family home data and identify the data of square footage and identify in a broader scope.

Mike Wakefield says that now with the database it will be done faster and easier to identify spaces.

Colorado Main Street Program Update

Yule Love it Event Report

Kristi presented the sponsorship report to the board for their reference.

NEW BUSINESS

BID Boundary Finalized

Chris K. said he met with Joe Koncilja and said that Joe is on board and Dr. Padula is on board for doing the BID.

Chris K. said there are great possibilities of the BID being approved

Chris M. said they cut out certain areas because some state accessed lands are not something they will include in the BID specifically and will not generate any money. 4th St changed on the north side is following a property boundary in a parking lot and included the whole area.

Peggy asked if Zone 1 goes the whole street, Chris M. said that it would be a whole block taken and he struggled with adding that area. John Carleo asked if one street will be landscaped and beautification on one side of the street and not the other. Chris M. says they are still discussing if that will happen.

Jim Munch asked if HARP will be taken out the zone 2, and Chris K. says they are still in the voting even without the assessment. Jim would like to know if some will be assessed and others not assessed. Chris M. said that an agreement could be made for HARP to be included. Jim Munch says that HARP can contract with the BID and work with them.

Gary says that some businesses may be opposed with already paying CAM, real estate taxes, and other costs that they may not want to do.

PBR and Rudy will be excluded from the BID project.

Chris K. says that the map is 99% done.

BID & City Center Informational Guide

Changes will be made to the BID Card and Informational Guide.

Mike K. suggests a QR code on the card to direct people to the website

Chris K. suggests changing the cost on the card to annual rather than monthly.

BID Outreach

March 4, 2013 will ask City Council to support BID.

Jim Munch asked if we will do 4 separate BIDs under a single board, or do all or nothing. John Carleo suggests with 4 separate and Chris K. is unsure if they can legally do 4 separate.

Kristi says that Dan Kogovsek is willing to help legally with the BID.

CAM Fees & HARP

Item was summarized in other conversations and was not brought up as a specific agenda item.

Meeting Time

Next board meetings will move to 3pm to 4:30 at the Thatcher Building on the third Thursday of every month.

ADJOURNMENT

The meeting was adjourned at 5:04 p.m.