



Pueblo City Center Partnership Board Meeting
 Thursday, October 17, 2013
 Thatcher Building Board Room Lower Level
 3:00 p.m.-4:30 p.m.

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	GUESTS
Cheyenne Motto Chris Markuson John Carleo Peggy Willcox Rochelle Spoone Mike Hartkop Deanne Gebo Josh Cooley	Chris Kaufman Sam Spaccamonti	Kristi Alfonso Brittany Gutierrez	Julie Ann Woods Jim Munch Katie Carleo

WELCOME

Chris Markuson called the meeting of Pueblo City Center Partnership (PCCP) to order at 3:01 p.m.

ROLL CALL

APPROVAL OF AGENDA

Kristi would like to amend the agenda item for Dr. John Batey to give a PURA Update, and he requests to be on next month's agenda.

Peggy motioned to approve the agenda and seconded Rochelle the motion.

Motion Unanimously Approved

APPROVAL OF SEPTEMBER 19, 2013 MEETING MINUTES

Mike motioned to approve the September 19, 2013 Meeting Minutes and John seconded the motion.

Motion Unanimously Approved

FINANCIAL REPORT

Kristi gave an update on the financial report, there is a balance in the account of \$55,544.83, we have spent as of September 30, 2013 \$548.90.

Kristi addressed a PayPal issue where her personal Netflix was accidentally taking money out of the Legacy Bank account after she used PayPal for a Junior Achievement membership. Kristi wrote a personal check and deposited into the account for the amount that was taken from PayPal and the issue has been resolved.

Rochelle will help create a year-to-date for the next month budget following confusion on the current budget reports.

Budget Unanimously Approved

PUBLIC COMMENT PERIOD

Kristi informed the board that we will be giving the board packets out prior to the board meeting and requests the board to review these items prior to the meeting.

Mike is having some issues with the City and with his business of 6 years. He is now struggling with sign code and customers smoking in front of his business and is struggling with the City wanting to fine him for these issues. The smoking issue he is having is due to people who are walking on the sidewalk that are smoking and he is threatened with fines if someone is seen smoking just walking by his business.

He is also wondering if there is a way to find a code or write a code about having an A-frame sign on the corner of Main directing customers to his business. However, it is not legal in the City of Pueblo to have an A-frame sign away from his property. Mike would like to find a way to change the code so that it is easier for them to bring business into their location. Kristi will investigate this issue more and she will add this issue as an agenda item on the next meeting agenda.

The owner of Mr. Tandoori's approached Chris M. about the A-frame sign issue as well. The owner is also having problems with enforcing the liquor code differently by each police officer that is approaching him. His issue is that if he turns away customers for intoxication prior to arriving at his restaurant and is getting fined for those patrons that are acting in a disruptive matter even after he has turned them away from the bar. The suggestion Chris had to the Chief of Police was to have a walk through to explain all that is expected and what should be done on the responsibility of the owner. Chris will bring this issue back to the board at a later meeting.

Chris M. was also approached by art gallery owners that are being fined by the city sales tax office for not providing use tax for items they are providing at events within the art galleries. These items include beverages and food that they may have paid tax for already before when purchasing the items. The city is asking for businesses to pay use tax of 3.5% for items they are passing out at events.

Peggy announced that the DTA Dancing with the Stars is this Saturday, October 19, 2013 at 5:30 p.m. She also announced that the Downtown Discount Cards are now available for discounts at 30 merchants.

Katie Carleo is the chair for the Mesa Junction Association, she stated that the board at the meeting has concerns about the signs as well, and they are concerned by some of the variety of signs getting too much in areas. Mesa Junction would like to find a more cohesive signage for Mesa Junction included. She also announced there will be a After Hours party in late November or early December, they are trying to reach out to more residents and advocates for the Mesa Junction. Contact Katie Carleo for more information.

Chris M. asked Kristi if the library piggybacked on a revocable permit with City Center on their signage, and she said that she heard no information back.

PCCP DIRECTOR REPORT

Kristi previously sent the board the director report and requested that they review the report prior to the meeting. Chris M. would like to discuss the Colorado Fresh Food Financing Fund and the goals and mission of this organization. He thinks this could help recruit grocery stores within our downtown, it is all about finding the space and parking locations. He requests that if the board finds anyone that is looking into working on a grocery store, give them the information and direct them to Kristi or Chris. The state has given \$20 million into this fund. John suggested a location on Main and Abriendo that previously was a Safeway that could fit what is being looked for. 5 parking space per 1000 sq. ft.

NEW BUSINESS

John Batey—PURA Update

Dr. John Batey could not attend the meeting, and is asking to be on the next month agenda.

Julie Ann Woods—Downtown Historic Survey

Via an email previous to the October 17, 2013 meeting, Chris Kaufman stated:

“I will not be at the Board Meeting this week. Thank you to Chris M. for running the meeting. On you agenda is a request for matching funds for an Downtown Historic Building Survey. I participated in the first meeting that did include Scott Luinstra, Todd Pasquin, and Louie Carleo. I have since spoken to Mrs. Pasquin and Carleo, and they are not yet sure they will support this. As a result, I feel that this might be premature to vote on this. As I mentioned to Kristi, we should not be supporting an initiative that may contradict the very people we are asking for support for PCCP to manage the City Center. I look forward to hearing your deliberations. Also, Ms. Nawrocki does not have a unilateral contingency budget (\$7000+) for this match; Council will have to approve it as well. I don't know the Council support behind her.”

Julie Ann spoke on that they submitted a letter to request a grant from the state historic fund to do a building survey. The state expects for applicants to come up with 25% of the funds for this request, however they did not expect any match money but historic preservation said that they will put \$500 up if they can get money to match that amount. Julie Ann is requesting that City Center provide \$500 in funding of this historic preservation. The total match that needs to be achieved is \$8,750.

Chris M. stated that there is a misconception what this match is for, when the city does a historic assessment they will hire a person to look at an area they are designated to look at and see if any of the structures or landscape have any historic significance. They will document this, and look at the archives and discover what is downtown and give the information to the historic preservation and to the city. This study can help the owners that do have historic significance on their landscape or structures can propose a local nomination of historic or they can work to get a historic district in their area. If those owners elect to do either of those options, and if the historic preservation commission or city designates them, they can qualify for state historic preservation tax credits and possibly grants.

John would like to know the boundaries of the district, Julie Ann said that they are not sure until after the assessment, but they are looking at 1st Street to Court House to Sante Fe to Grand.

Peggy stated that the survey inventories the buildings and the age of the buildings, and would like to know if this study could be used to say if a significant historic owner or resident was a part of the building. Julie Ann said that this study will be able to provide all that and become a resource for information. Peggy would like to know if Julie Ann approached the Pueblo County Historical Society about the match, and Julie Ann stated that they did not approach that board. Julie Ann said that the money does not have to be in hand just yet, but it will have to be in hand by December. The grant request is \$26,250 and the decision will be given on December 1st if it is received.

Rochelle asked if there is a backup plan for the \$7,250 in the event that Ms. Nawrocki is unable to committing to give toward the grant. Julie Ann stated that there is no backup plan, but due to the positivity from other groups committing they decided to still apply for the grant.

John asked after this is formed and done, who uses this this study and who it benefits. Julie Ann stated that this could be provided for anyone, and this could help bring a historic district to bring people in. Chris M. says the ulterior motive is that if a historic district can lead to brown signs on I-25 if it touches the historic district and bring in tourist to the area.

Chris M. asked if this fits within City Center mission and the budget, and is requesting the board to vote. Josh motions to provide the money for the Downtown Historic Survey and Mike seconded that motion.

Motion Unanimously Approved

PUMA BID Contract

Kristi provided the contract from PUMA on the BID, on the previous meeting it was approved. Kristi stated that if there were any changes she would like to know prior to signing and approving this contract.

Chris M. asked if the \$5000 that is on the contract is included within the \$29,500 or if this is a separate charge added onto the \$29,500. Kristi stated that there is a budget for \$5000 and that is part of the \$29,500, however she will ask about this when speaking with PUMA. Peggy has concerns on the agreement if the contract is canceled would PCCP still be entitled to pay the total amount of the consultation. Chris M. would like the "Project Manager" reviewed in the contract and who that is entailing. Rochelle recommends that Joe Bower review the contract prior to signing the contract. Kristi will forward this contract to Joe, and will keep in contact via email with the board.

BID Boundary Discussion

Chris M. asked to the board if the board is in agreement with the boundary map that PUMA suggested. The proposed BID Boundary map provided by PUMA will be available upon request.

Kristi stated that Mesa Junction needs to have more discussion, PUMA recommends staying to more commercial areas along Abriendo in that area. John Carleo would like for in the Mesa Junction area to have Abriendo and the 100 blocks with Colorado and Broadway that have some businesses. Mesa Junction Association has concerns of some blocks that are not included within the BID and feels that cutting off right at Abriendo that could hurt opportunity on Broadway and Colorado.

Chris M. asked if it is all R5, however some properties are B4 properties. Katie Carleo stated that the main concern of the Mesa Junction Association is that there are a lot of R5, B3, B4 properties onto Broadway and Colorado. Katie also stated that Abriendo has a lot of B1 properties that need to be included on the BID Boundary map.

The BID Boundary map that was cut off at Taffy's, they request that the boundary going toward Mission.

Kristi stated that this is an initial boundary and that this could expand in the future.

Mike would like to know why PUMA cut out some of the residential areas that were on the original boundary, Kristi stated that the reason for cutting out those areas is due to the mix use in that area and that they will not generate enough off of those properties.

Chris M. would like to work with PUMA and have a discussion on the numbers surrounding the B4 areas and wants to know what the board thinks about the R5 areas. John would like to look at the property tax values due to the bigger property tax values the more will provide more toward the BID and from there we can look at numbers.

Chris states that they will recommend the changes to PUMA, he wants to also know if the board has concerns with removing 4th Street from the BID. Peggy stated that from 4th and south there are businesses there, but thinks there will be a harder sell to businesses in that area.

Mesa Junction is more likely to approve this BID, however it is due to the residential in that area that can pose problems for having a BID in that area.

Kristi stated that there would be significant changes over time on the map after several assessments of areas. Buildings will have the opportunity to opt in if they want to in the future.

Budget Request Made

Chris M. told the board that Kristi submitted a letter to Sam Azad to request money for PCCP budget next year, she stated that it was in the system currently and they are waiting to hear if the money will be provided. The Executive committee will meet with PURA's Finance Committee on November 5th to address a budget request. The main point that is being addressed to both organizations is that our intent is pursue a BID and that it will pass.

OLD BUSINESS

Nightmare on B St. Halloween Bash

This agenda item should have been included under New Business:

Was approached by Robot Exchange for support of their Halloween Event on B Street. They asked if City Center could do anything for this event, and Kristi agreed to print their flyers in-house.

Chris M. asked if it is just flyers or do they need board volunteers, she stated that it was not requested by them. Chris M. said that he thinks that volunteering would be beneficial for this event and hopes that board members would be willing to do good will support and helping the event.

Welcome to the City Center Event

This was an event that was put together by HARP, Security Service, and City Center. It was created to encourage college students to come downtown. The event had around 400 people (mostly families) at the movie. It was a very positive response and they are hoping to do a monthly event in the summer rather than once a year.

Yule Love It Downtown

Downtown Association and City Center will be doing a joint funding of \$250 each to be contributed. This will go in conjunction with the Gifts Galore & City Center Cash will work with Yule Love It campaign.

ADJOURNMENT

The meeting was adjourned at 4:34 p.m.