



NOTICE OF MEETINGS OF THE EXECUTIVE COMMITTEE OF THE PUEBLO CITY COUNCIL

A MEETING OF THE EXECUTIVE COMMITTEE OF THE PUEBLO CITY COUNCIL WILL BE HELD ON **AUGUST 22, 2022** COMMENCING **AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, ONE CITY HALL PLACE, PUEBLO, COLORADO 81003.

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.

Individuals requiring special accommodation are requested to please notify the ADA Coordinator of their needs at (719) 553-2295 by noon on the Friday preceding the meeting.

THE AGENDA FOR THE EXECUTIVE COMMITTEE MEETING IS AS FOLLOWS:

AGENDA

I. Call To Order And Welcome - Sarah Martinez, Work Session Chair

II. Topics

1. CITY UPDATE (5:30 PM - 5:35 PM)

PURPOSE:

Weekly update from the Mayor's Office.

CALL TO PODIUM:

Update: Ms. Laura Solano, Chief of Staff

TIME ALLOTTED:

5 Minutes

SUPPORTING BACKGROUND:

2. PUEBLO BULLS HOCKEY & PUEBLO ICE ARENA (5:35 - 6:00 PM)

PURPOSE:

Presentation to City Council.

CALL TO PODIUM

Jerry Wilhite, Team Owner

TIME ALLOTTED:

15 Minutes - Presentation

10 Minutes - Questions

SUPPORTING BACKGROUND:

Presentation to City Council.

Documents:

[8-22-22 PUEBLO BULLS AND PUEBLO ICE ARENA.PDF](#)

3. NEIGHBORWORKS - SHARED EQUITY PROGRAM (6:00 - 6:25 PM)

PURPOSE:

Presentation to City Council.

CALL TO PODIUM

Ashleigh Winans, CEO

Tamara Pleshek, Project Coordinator

TIME ALLOTTED:

15 Minutes - Presentation

10 Minutes - Questions

SUPPORTING BACKGROUND:

Presentation to City Council.

Documents:

[08-22-22 NEIGHBORWORKS - SHARED EQUITY PROGRAM.PDF](#)

4. CITIZENS ADVISORY COMMITTEE - CDBG RECOMMENDATIONS (6:25 - 6:50 PM)

PURPOSE:

Presentation to City Council.

CALL TO PODIUM

Bryan Gallagher, Director of Housing & Citizen Services

Nancy Hall, Chair - Citizens Advisory Committee

TIME ALLOTTED:

15 Minutes - Presentation

10 Minutes - Questions

SUPPORTING BACKGROUND:

Presentation to City Council.

Documents:

[8-22-2022 CITIZEN ADVISORY COMMITTEE CDBG
RECOMMENDATIONS.PDF](#)

5. COUNCIL BOARD/COMMISSION UPDATE (6:50 - 7:00 PM)

PURPOSE:

Update from City Council members.

CALL TO PODIUM

City Council members

TIME ALLOTTED:

10 Minutes - Presentation

SUPPORTING BACKGROUND:

Update from City Council members.

III. Adjournment



Pueblo Bulls Hockey Club
P.B.H.C

Meeting with City Council
August 22, 2022

310 W. 4th Street
Pueblo Co, 81003
719 576 3264
www.pueblobullshockey.com

Agenda



- Section 1 **P.B.H.C History**
- Section 2 **Revenue**
- Section 3 **Pueblo Ice Arena**
- Section 4 **Multi-Purpose Bulls Arena**
- Section 5 **Lease - Thoughts**
- Section 6 **Projected Finance**
- Section 7 **Improvements**
- Section 8 **Reference Letters**



PBHC
History

No Money Required!

On the heels of the Baseball
Team Proposal
1st year Start Up
2nd year Pandemic
3rd year Start Up
WERE STILL HERE!

History



Invested

Added \$75K in Rink Improvements
Paid out over \$23K in Sponsorship
commissions
Fire and Ice Game, Sound System,
VIP Lofts, Murals, Bull etc.

Office/Retail/Pro Shop
Leased Space

Open August 29th

2017 -2022

PBYHA

Pueblo Bulls Youth Hockey
Association

Back home to Pueblo!
Through spring and summer
camps - Increase in players by
20%



**MOVING UP
New Division
Tier II Hockey
\$250K Investment**

D1 Recruits and NHL Draft Picks



**Revenue
City**

Revenue - City

We had 8 Home (weekend) Dates generating over 200 plus Room Nights

Away Team Meals Generated over \$25K to the community

Meals away from home for the Players and Billets in town (?)

Hotel/Restaurant

Bought over \$40K in Apparel from Embroidery Plus and Awards By Trophy City

We purchased over \$30K of Beer from Eagle Rock Distributor

Of the \$40K in Concessions from October 1st through March 6th \$23K was attributed to the Bulls

Apparel/Beer/Concession

We spent more than \$30K in Board ads and Banners from Signs by Scott and Awards By Trophy City

Spent over \$40K in Ice Rentals

Spent \$8K to \$12K in City Sales Tax

Board Ads/Ice Rentals/Taxes



**Pueblo Ice
Arena**

Pueblo Ice Arena

- Approached to Build Dual Sheet in Pueblo West from Multiple Investors – Do not need it now!
- The Pueblo Ice Arena has the ambiance that we need and are looking for in our rink. So, we do not need to move just need to make it vibrant and grow entertainment through all aspects of use NOW and FOR YEARS TO COME!
- We would like to lease the facility from the City
- We feel with our Backgrounds (running a youth program for over a decade) experiences, and commitment we can make it profitable in 3-5 years
 - Hockey Junior Team – (NCDC -Camps) 2 camps,10 teams 160 Players and families
 - Youth Program – 20 % growth already from Clinics, Camps Etc.
- High School – Multiple Teams
- Men’s League
- Figure Skating –Working with President USA Hockey FIGURE Skating Foundation
- Theme Nights – Public
- Public Skate
- College Hockey – ACHA
- Broomball – Highschool
- Broomball –College
- Other Activities – (Next Slide)



**Multi-
Purpose
Arena**

Pueblo Bulls Multi-Purpose Arena bringing Additional Tourism to the City

- A. Bull Riding Events – 3-5 Year
(Already requested dates)
 - B. Sheep Riding Events - Kids
 - C. Concerts 2,500 or Less
 - D. MMA/ Boxing Events
 - E. Trade Show /Expo's
 - F. Proms
 - G. Graduations
 - H. Weddings
 - I. ETC. ETC. ETC.!
- New Revenue and Excitement for the
City!



Lease

PBHC Lease of the Pueblo Ice Arena

a. PBHC – We will need City support first 3-4 years (history of losses and growing)

**b. Would like tenant improvements -
Annually- shared cost and added to a lease
payment.**

**c. Long Term Lease -20 year with 3 (5-year
options)**

d. Lease payment in year 6



Projected Finance

Historical - Finances

Expenses

Expenses: (\$45,833 Month) \$550K

Payroll

Utilities

Maintenance/Repair

Revenue

Revenue: (\$20,833 a Month) \$250.K

Loss on Avg of \$300K a year

Increase in Ice costs from \$170 to \$200 hr. (8 years since last increase) and 25% increase in open hours. Avg 14 Hours 7 days a week



Improvements

Improvements:

Improvements			
Phase 1 (Bathrooms, Concessions & Offices) Looking for a less expensive Option		\$1,740,352.00	Now – Up to \$2.7
Phase 2 (Zamboni Room and Locker Room)		\$2,103,644.00	3-5 years
Phase 3 (Bulls Locker Room and Offices)		\$2,201,029.00	5-7 years
Total		\$6,045,025.00	
	33%	\$2,015,007.50	
To be negotiated by Project.			



Awards Acknowledgement

**United Way
Pueblo Police Department
Chamber 40/40 Award's**



**Reference Letters
from Business Partners
in Pueblo**



City
Council
Work Session

August 22, 2022



Shared
Equity
Homeownership

What is SEH?

Shared Equity Homeownership is a self-sustaining model that takes a one-time public investment to make a home affordable for a lower-income family and then restricts the home's sale price each time it is sold to keep it affordable for subsequent low-income families who purchase the home.



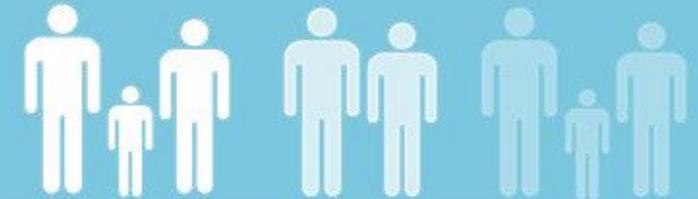
How it Works



A one-time investment makes a home affordable for purchase by a working family with modest means, and the home remains affordable for family after family that purchases it.



In return for being able to buy a home below its market-rate value, the family agrees to limit their proceeds when they sell so another family with a modest income can afford to purchase the home.



The first family builds wealth and then “pays it forward.” The affordable house is self-sustaining, and the use of public funds is prudent since that one-time public investment serves an endless number of families.

The first family builds wealth and then “pays it forward.”

Benefits

What are the Benefits of Shared Equity Homeownership?



Statistics



95%

of shared equity homes are priced affordably (under 30% of monthly income) for households earning 80 percent of AMI or below

7 out of **10**

shared equity homeowners are first-time homebuyers



The median shared equity household accumulates

\$14,000

in earned equity. (compared to a median initial investment of \$1,875)

6 out of **10**



shared equity homeowners use their earned equity to eventually purchase a traditional market rate home.



Over **99%**

of shared equity homes avoid foreclosure proceedings

The share of minority households living in shared equity homes increased from

13% to **43%**
(1985-2000) (2013-2018)





708 E. 2nd Street

First Shared Equity project in
partnership with PURA



Home Details

- \$265,000
- 4 Bedroom
- 2 Bathroom
- 960 sq ft.
- Built with shipping containers



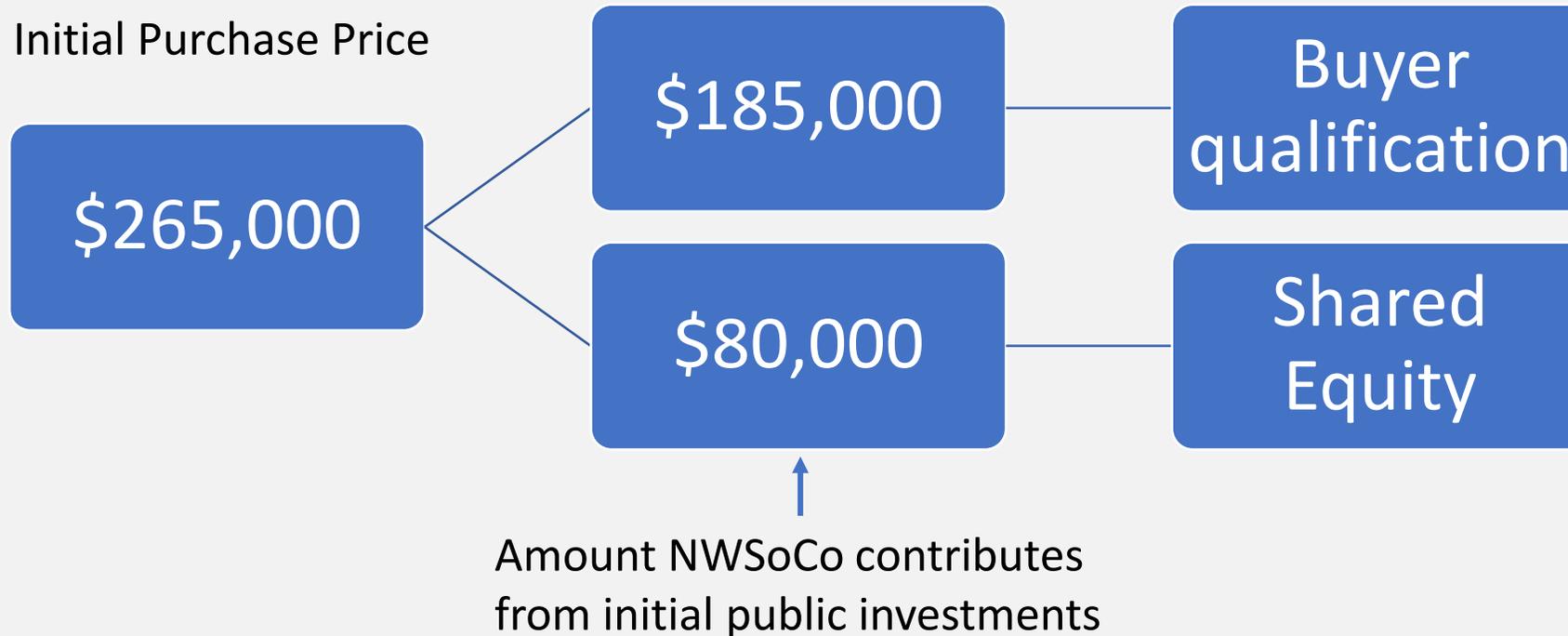
Deed Restricted Homeownership

Operates through a deed-restriction where the homeowner owns the land and home. Subsidy is used to reduce the purchase price and restrictions are put in place to ensure owner qualification and resale price via a re-sale formula.

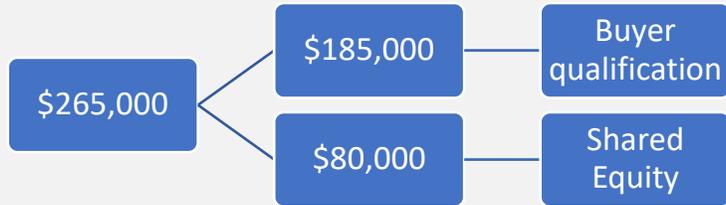
- Uses a 99-Year Deed Restriction
- Restricts the home to qualified buyers and the amount in which it can be sold through an appraisal-based resale formula
- Renews with each purchase, keeping the home affordable in perpetuity.
- Approved by Fannie Mae and Freddie Mac

Shared Equity

708 E. 2nd St.



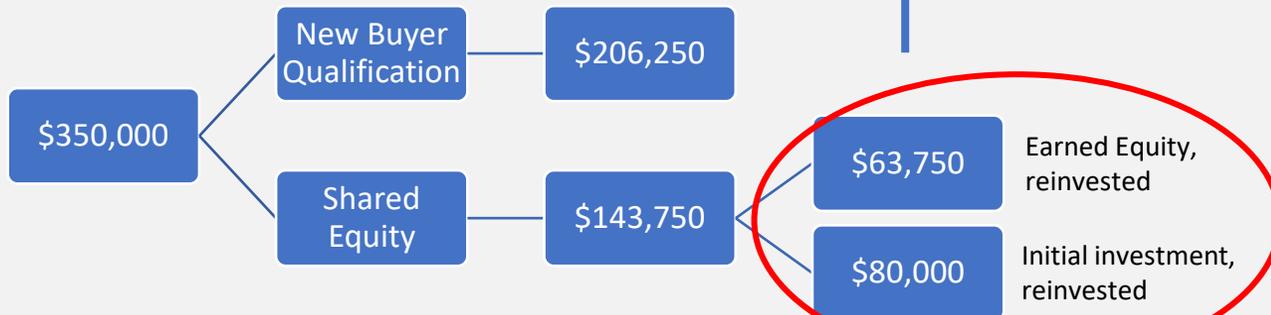
Initial Buyer Purchase



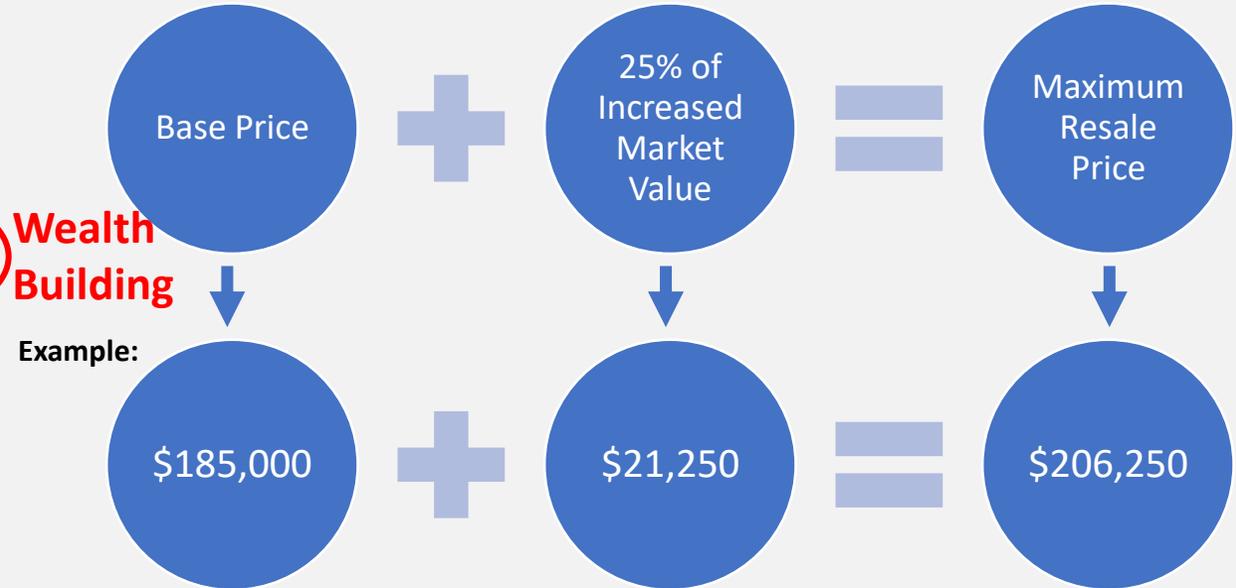
Example:
New Home Value Upon Sale - \$350,000



New Buyer Purchase



Resale Formula



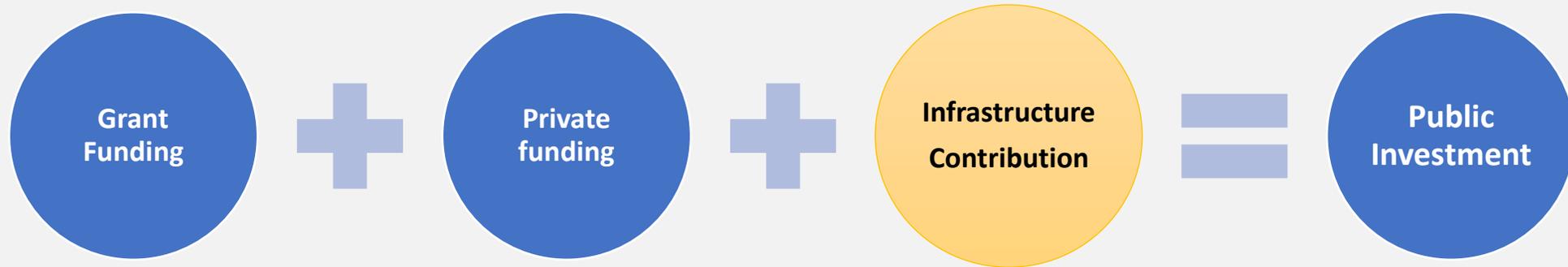
Wealth Building

Example:

Public Investment Grows!

Upon selling, the homeowner would be responsible for a 3% resale fee

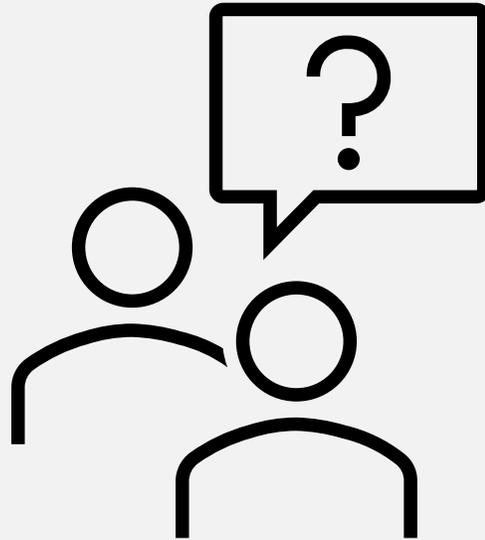
How Can You Contribute?



The one-time public investment comes from a variety of sources including, Federal, State & Local grant funding, Private funding, and Investment in infrastructure.

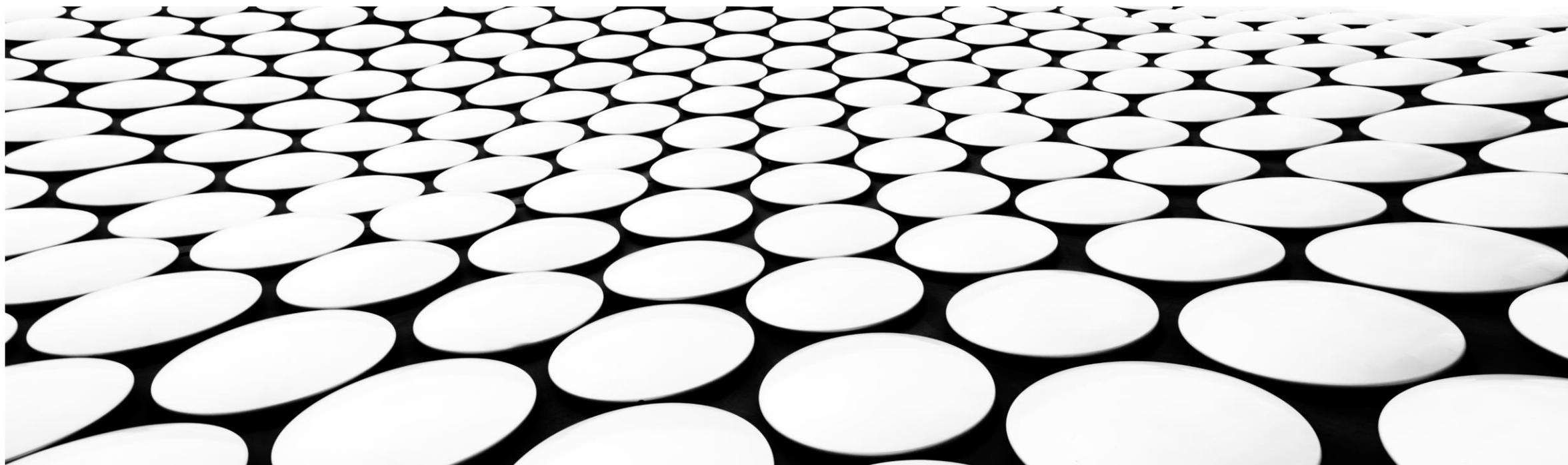
The City's public investment contribution to infrastructure would significantly reduce the costs to build the homes and prevent those costs from being passed on to the buyer and result in lower purchase prices.

Questions?



2023 CITIZEN'S ADVISORY COMMITTEE FUNDING RECOMENDATIONS

NANCY HALL – CHAIR, FLOYD JARAMILLO – VICE-CHAIR



2022 COMMUNITY DEVELOPMENT BLOCK GRANT

\$1,425,000 - ESTIMATED

COMMUNITY DEVELOPMENT AND CITIZEN ASSISTANCE PROGRAMS

A horizontal bar chart with a dark blue background. The chart consists of four light blue bars of varying lengths, each with a white rounded rectangle containing text. The bars are stacked vertically. The text in the rounded rectangles is: '20% Administration Cap - \$285,000', '28% Allocated to ADA Curb Ramps - \$400,000', '37% Housing and Community Development - \$526,250', and '15% Public Services Cap - \$213,750'. The bars extend to the right of the rounded rectangles, showing the relative size of each category.

20% Administration Cap - \$285,000

28% Allocated to ADA Curb Ramps - \$400,000

37% Housing and Community Development - \$526,250

15% Public Services Cap - \$213,750

RECOMMENDED INFRASTRUCTURE IMPROVEMENTS

CDBG

ADA Curb
Ramps

200 BLK-West Side
Van Buren
Sidewalk

Orman Sidewalk
between
Baystate & Jones

\$400,000

\$137,236
Requested \$137,236

\$199,514
Requested \$223,800

Council
Resolution
10293

Committee
Score
64.6%

Committee
Score
63.1%

RECOMMENDED FUNDING FOR HOUSING PROGRAMS

CDBG

Homeowner
Rehabilitation

\$75,000

Score 89%

Requested \$100,000

Emergency
Services and
Essential Repairs
for Seniors

\$40,000

Score 86.7%

Requested \$45,000

Homeowner
Minor Repair
Program

\$74,500

Score 86.5%

Requested \$84,000

RECOMMENDED PUBLIC SERVICES CAPPED AT \$213,250 (15%) BY REGULATION

CDBG PUBLIC SERVICES APPLICATIONS RANKED 1 THROUGH 5

Homeless Youth Services Program Posada	Homeless Prevention Program Posada	Homeless Supportive Services Program Posada	Home Stability Program Catholic Charities	Senior Transportation SRDA
\$50,000 Score 88.3% Requested \$50,000	\$50,000 Score 87.7% Requested \$50,000	\$75,000 Score 85.8% Requested \$75,000	\$25,000 Score 83.1% Requested \$25,000	\$13,750 Score 80.2% Requested \$22,727

PUBLIC SERVICES APPLICATIONS RECEIVED BUT NOT RECOMMENDED FOR FUNDING

CDBG APPLICATIONS—RANKED 6 THROUGH 8: PUBLIC SERVICES

Boys & Girls Clubs
of Pueblo County
Eastside
Clubhouse

Score 74.6%
Requested
\$71,140

Pueblo Rescue
Mission
Shelter

Score 70.2%
Requested
\$60,000

United Way of
Pueblo County
Financial
Empowerment
Center

Score 69.2%
Requested
\$45,000

HOME INVESTMENT PARTNERSHIP PROGRAM

\$600,000 – ESTIMATED / 13% TO PUEBLO COUNTY

2023 HOME CONSOLIDATED PLAN GOALS

- Tenant Based Rental Assistance – 17 Households
- Rental Property Development – 10 Units
- Construction of Infill Housing – 4 Households

RECOGNITION OF SERVICE

CITIZEN'S ADVISORY COMMITTEE MEMBERS

CDBG

Nancy Hall
Chair

Floyd
Jaramillo
Vice-Chair

Barbara
Alphin

Margaret
Mangram

Tom Monroe

Darlene
Staruh

Kim Weiler