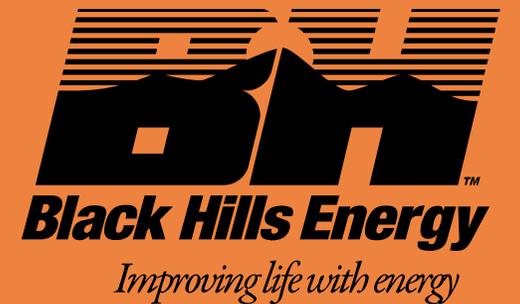


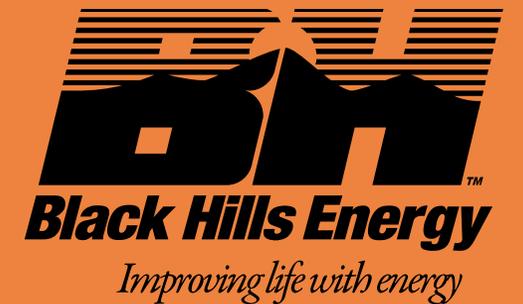
# City of Pueblo 5 & 6 Update

February 7, 2022



# Today's Discussion

- Project history
- Recent progress/updates
- Relevant case study
- Questions



# Project History

- Retired Pueblo 5&6, December 2013
- City moratorium on demolition of buildings, December 22, 2014
- Application to decommission 5&6 December 23, 2014
- Agreed to hold until the moratorium expired
- City Withdrew mediation request citing no viable bids from RFP and no opposition to preferred alternative May 12, 2015
- Moratorium expired June 30, 2015
- Filed amended application to decommission July 31, 2015
- Recommended landmark designation By Historic Preservation and Planning and Zoning March, April 2016

# More Than Just a Power Plant



# Steps to Advance the Project



Historical Designation



Transparency

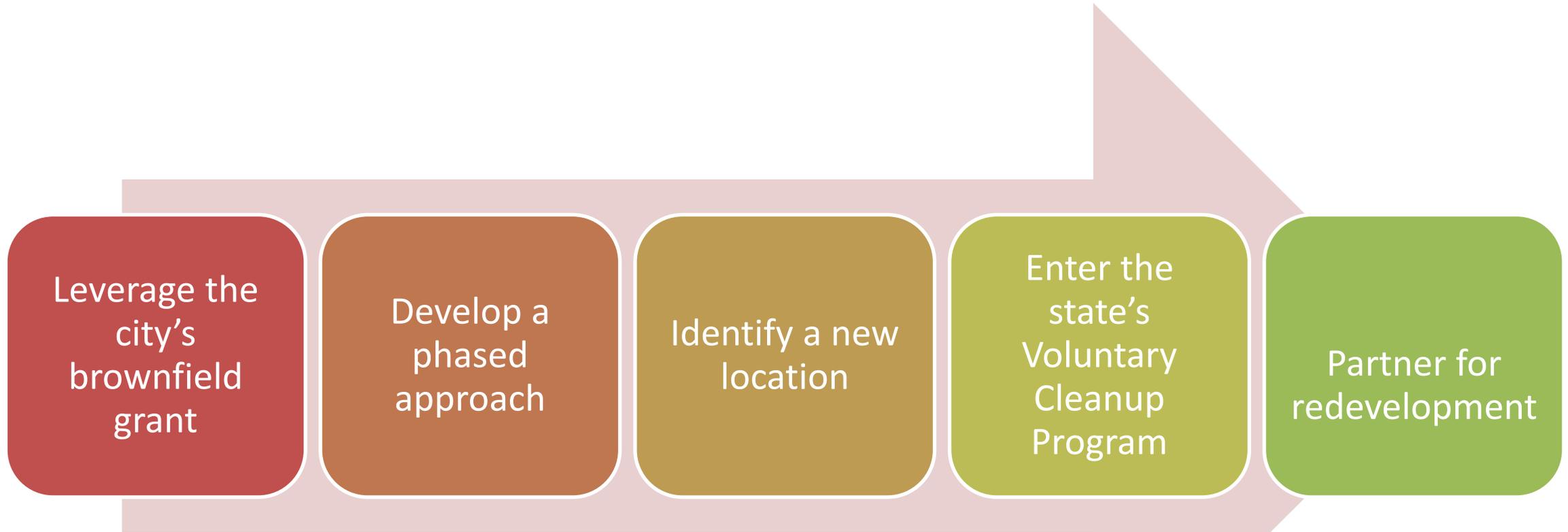


Appraisal



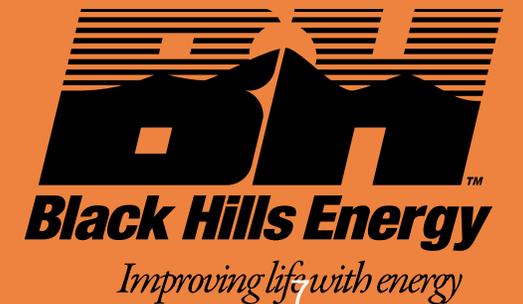
Phase One Environmental Site  
Assessment (ESA)

# Committed to Evaluating Opportunities



# Case Study

Denver Housing Authority Project



# Zuni Tank Farm Property



# Surrounding Neighborhood (Sun Valley)



- 80% of residents living in poverty
- 333 obsolete public housing units
- Replace with 800 mixed-income units in 4 phases

# Purchase and Sale Agreement (PSA)

Seller	Buyer	Price
Public Service Company of Colorado	Denver Housing Authority (DHA)  A quasi-municipal corporation to carry out public housing projects.  <u>DHA has statutory eminent domain power and could have condemned the property; sale in lieu of condemnation.</u>	\$6,200,000

Note: A Certified Appraisal was submitted as Confidential in the Proceeding.



DHA Grant	Pending*	\$ 500,000	EPA Brownfields Program
DHA Grant	Awarded	\$ 30,000,000	HUD Choice Neighborhoods Program

\*DHA must own the property at the time of EPA application.

# Benefits

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Customers: net gain on sale.

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Customers: cost savings, avoided decommissioning expense.

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Federal monies (grants) not customer burden.

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Environmental justice for surrounding neighborhood.

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Societal benefit of income qualified housing development.

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Disposition of asset by sale, not condemnation.

# Thank You

John Vigil

Community Affairs Manager

Gerald Cordova

Special Projects Manager

