



**Background Paper for Proposed
Resolution**

COUNCIL MEETING DATE: January 24, 2022

TO: President Heather Graham and Members of City Council

CC: Nicholas A. Gradisar, Mayor

VIA: Marisa Stoller, City Clerk

FROM: Pueblo Urban Renewal Authority
Jerry M. Pacheco, Executive Director

SUBJECT: A RESOLUTION AUTHORIZING THE PUEBLO URBAN RENEWAL AUTHORITY TO CONDUCT A STUDY TO DETERMINE WHETHER THE NEIGHBORHOODS REFERRED TO AS BESSEMER, EILERS HEIGHTS AND THE GROVE ARE A SLUM, BLIGHTED AREA, OR A COMBINATION THEREOF, AND TO NOTIFY OWNERS OF PROPERTY IN THE AREA SUBJECT OF SUCH STUDY

SUMMARY:

This resolution authorizes the Pueblo Urban Renewal Authority (PURA) to conduct a study to identify blighting factors within neighborhoods referred to as Bessemer, Eilers Heights and the Grove and in conjunction with the Colorado Smelter Revitalization Project.

PREVIOUS COUNCIL ACTION:

On October 26, 2020, Pueblo City Council adopted the Colorado Smelter Revitalization Plan by Resolution No. 14496. At the January 24, 2022, City Council Work Session, representatives from Pueblo City-County Health Department, neighborhood groups and the Pueblo Urban Renewal Authority are scheduled to present the proposed study area boundaries.

BACKGROUND:

Following the Environmental Protection Agency's (EPA) Superfund designation, community stakeholders and EPA Staff started work on future use planning of the area. The Colorado Smelter Revitalization Project (CSRP) coalition worked with multiple community stakeholders and residents to develop a comprehensive Revitalization Plan. The Pueblo Urban Renewal Authority was identified as a potential financing mechanism to facilitate the CSRP.

FINANCIAL IMPLICATIONS:

None.

BOARD/COMMISSION RECOMMENDATION:

The PURA Board of Commissioners and the Colorado Smelter Revitalization Project coalition recommend approval of this resolution.

STAKEHOLDER PROCESS:

Pueblo City-County Health Department representatives and community members of Bessemer, Eilers Heights and the Grove meet regularly.

ALTERNATIVES:

The attached Resolution is the first necessary step to enlist the assistance of PURA in revitalizing the neighborhoods surrounding the Colorado Smelter site. A “no action” alternative would prevent PURA's involvement in the revitalization process.

RECOMMENDATION:

Approval of this Resolution.

ATTACHMENTS:

Resolution
Proposed study area map

RESOLUTION NO. 14796

A RESOLUTION AUTHORIZING THE PUEBLO URBAN RENEWAL AUTHORITY TO CONDUCT A STUDY TO DETERMINE WHETHER THE NEIGHBORHOODS REFERRED TO AS BESSEMER, EILERS HEIGHTS AND THE GROVE ARE A SLUM, BLIGHTED AREA, OR A COMBINATION THEREOF, AND TO NOTIFY OWNERS OF PROPERTY IN THE AREA SUBJECT OF SUCH STUDY

WHEREAS, Representatives of the Colorado Smelter Revitalization Project coalition including the Pueblo City-County Health Department and citizens of the City of Pueblo, have met with the staff of the Pueblo Urban Renewal Authority “the Authority” to discuss the facilitation of the Colorado Smelter Revitalization Plan; and

WHEREAS, the Pueblo Urban Renewal Authority wishes to conduct a Conditions Survey to assess blighting factors, and make recommendations, if appropriate, for the purposes of considering a redevelopment plan(s) to remove blighting conditions; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The Pueblo Urban Renewal Authority (the “Authority”) is hereby authorized to complete a study to determine if the Bessemer, Eilers Heights, and Grove areas are a slum, blighted or combination thereof.

SECTION 2.

Within thirty days of the authorization of the study described in Section 1, the “Authority” shall notify the owners of property in the area of such study pursuant to Section 31-25-107(1)(b) Colorado Revised Statutes.

SECTION 3.

Within thirty days of the authorization of the study described in Section 1, the “Authority” shall notify each public body that levies ad valorem property tax in the area of the study.

SECTION 4:

The officers and staff of the City are authorized to perform any and all acts consistent with this Resolution to implement the policies and procedures described herein.

SECTION 5.

This resolution shall become effective immediately upon passage and approval.

INTRODUCED January 24, 2022

BY: Dennis Flores
MEMBER OF CITY COUNCIL

APPROVED: 
PRESIDENT OF CITY COUNCIL

ATTESTED BY: 
CITY CLERK