

PUEBLOPLEX | **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE



HOMELESS ASSISTANCE SUBMISSION

FOR
PUEBLOPLEX LOCAL REDEVELOPMENT AUTHORITY
LRA APPLICATION (32 CFR PART 176.30)

TO THE
UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

FEBRUARY 23, 2016

PUEBLOPLEX | REDEVELOPMENT PLAN

FOUNDATION FOR THE FUTURE

This study was prepared under contract with PuebloPlex with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of PuebloPlex and does not necessarily reflect the views of the Office of Economic Adjustment.

For inquiries on this Homeless Assistance Submission, contact:

Mr. Christopher Bolt
PuebloPlex
PO Box 11467
Pueblo, CO 81001
Phone: 719.947.3770
cbolt@puebloplex.com



February 23, 2016



February 24, 2016

U.S. Department of Housing and Urban Development
ATTN: Ms. Linda R. Charest
BRAC Coordinator
451 7th Street SW, Room 7266
Washington, DC 20410

Dear Ms. Charest:

On behalf of the Pueblo Depot Activity Development Authority, dba PuebloPlex, I am submitting the enclosed Homeless Assistance Submission and Redevelopment Plan for the declared surplus property at the Pueblo Chemical Depot located at 45825 Highway 96 E, Pueblo, Colorado 81006 in the County of Pueblo, Colorado. Please do not hesitate to contact me at (719) 947-3770 or rdesalvo@puebloplex.com if you have any questions or are in need of additional information. Thank you for your consideration of our submission.

Sincerely,

A handwritten signature in blue ink, appearing to read "Russell DeSalvo III". The signature is stylized and fluid.

Russell DeSalvo III
President and CEO

Enclosure

cc: Mr. Aaron Gagné, Director, Community Planning and Development, HUD Region VIII
Mr. Tom Lederle, Chief, US Army Base Realignment and Closure Division (BRACD)
Mr. Patrick O'Brien, Director, Office of Economic Adjustment

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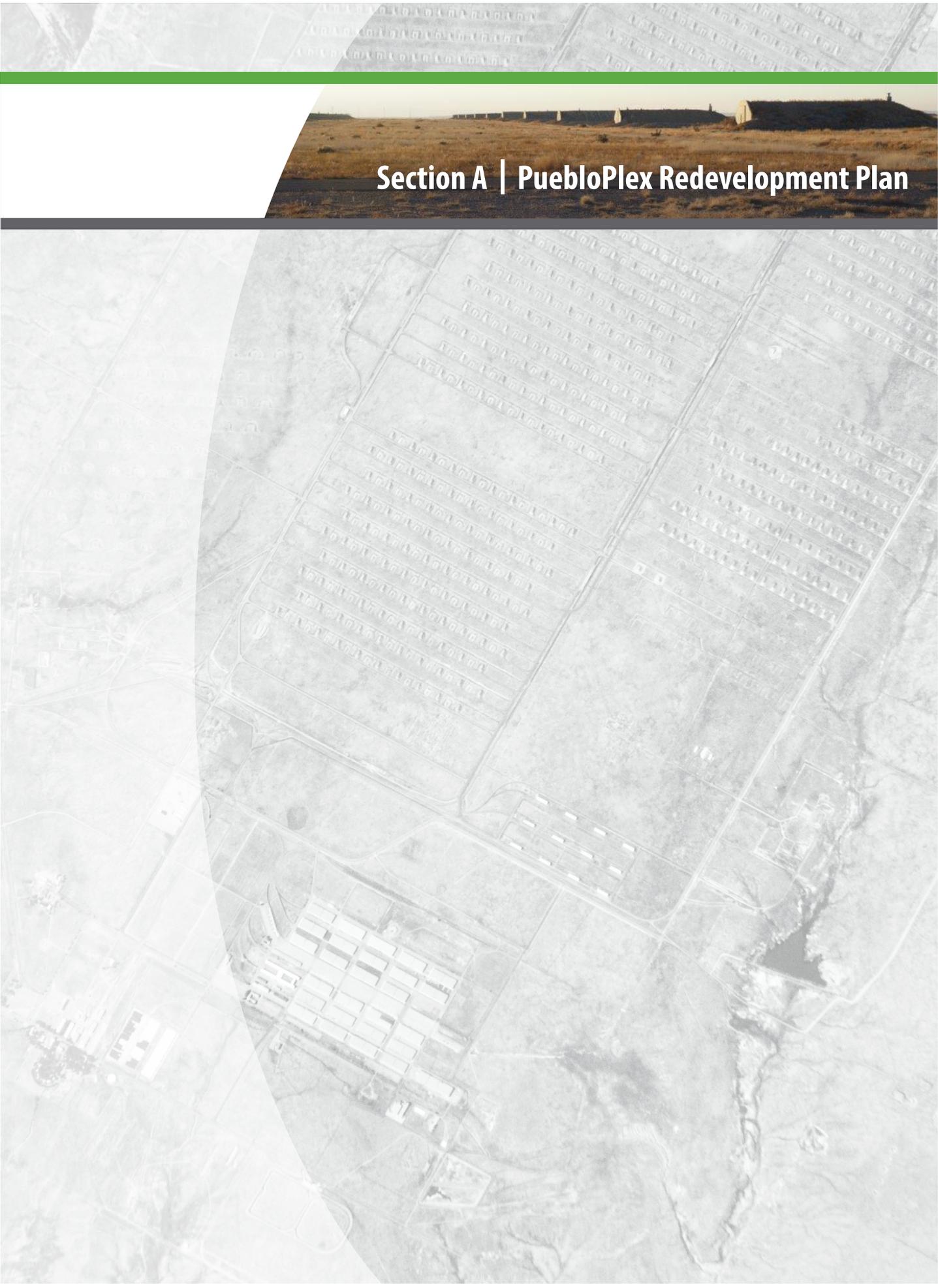
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Section A | PuebloPlex Redevelopment Plan

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SECTION A: PUEBLOPLEX REDEVELOPMENT PLAN

An Executive Summary of the PuebloPlex Redevelopment Plan is provided in ***Exhibit A: PuebloPlex Redevelopment Plan*** of this report; a complete copy of the Plan is provided under separate cover.

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Section B | Homeless Assistance Submission



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SECTION B: HOMELESS ASSISTANCE SUBMISSION

(1) HOMELESSNESS IN THE COMMUNITIES IN THE VICINITY OF PUEBLOPLEX

(i) Political Jurisdictions That Comprise the Local Redevelopment Authority

The Pueblo Depot Activity Development Authority was created by the General Assembly of the State of Colorado with the approval of House Bill 94-1265 on April 28, 1994. The Authority was established in order to provide a public entity that can *“secure from the Army of the United States the excess and surplus land, buildings, and equipment; enter into cooperative agreements; and acquire, construct, reconstruct, repair, alter, improve, extend, own, lease, operate, and dispose of properties, in an attempt to promote the development of the Pueblo Depot Activity for the people of this State.”*

The Pueblo Depot Activity Development Authority was recognized as the Local Redevelopment Authority (LRA) by the Secretary of Defense, acting through the Department of Defense, Office of Economic Adjustment (OEA) on June 29, 1995, as published in the Federal Register (Vol. 79, No. 7, page 1838, dated January 10, 2014) as the Local Redevelopment Authority of record pursuant to section 2905(b)(7)(B)(ii) of the Defense Base Closure and Realignment Act of 1990. The facility had originally been placed on the 1988 Base Realignment and Closure (BRAC) list. The Local Redevelopment Authority (LRA) is charged with developing a Redevelopment Plan that will promote economic development for job growth, increased tax base, and future investment in the greater Pueblo community as a result of the PCD realignment. As part of this designation, Pueblo County (including the City of Pueblo) was officially designated as the “vicinity” in which outreach programs to local homeless providers and public entities and jurisdictions would be conducted.

On December 16, 2013 the Army formally declared 15,847 acres of the PCD as federal surplus property, retaining approximately 7,000 acres for the PCAPP, Cantonment Area, and wastewater treatment lagoon. The surplus property will be transferred to the Pueblo Depot Activity Development Authority, which has officially rebranded itself and the property as **PuebloPlex**.

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The President and CEO of PuebloPlex is Russell DeSalvo. The Authority is governed by a Board of Directors made up of seven (7) members; three (3) appointed by the Pueblo City Council, three (3) appointed by the Pueblo County Commissioners, and one (1) member appointed jointly. PuebloPlex Board members include the following:

- Allan McConnell, Chair
- Kurt Madic, Vice Chair
- Ed Brown
- Terry A. Hart
- Eileen Dennis
- Jason Scheirling
- Patsy Cresswell

The board provides policy guidance regarding the reuse of the former Pueblo Chemical Depot. The board also binds the Authority in contractual and other legal obligations. The Authority is an economic development organization responsible for the reuse of the property, including creating jobs, returning the property to the tax roll, and integrating the Depot's buildings and land into the community's economic development resources.

(ii) Gaps in the Continuum of Care System in Pueblo County

There are many services and facilities available within Pueblo County that address homeless needs, most of which are within the City of Pueblo; homeless needs, however, continue to outweigh the resources and, in certain areas, facilities are totally lacking. For example, there are no Homeless shelters in the County. There is only one "warming" shelter, open during the colder months, and then only if local funding has been made available.

Local fire and safety codes and regulations limit the number of clients who can be served at either of those facilities. There are no overnight shelters or even transitional housing for homeless families.

a. Unanticipated Surge in Homeless Population / Needs

The homeless population within Pueblo County has been increasing each year, leaving existing facilities and services even more strained to meet the demand. There are several reasons considered for these increases, including the following:

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- The legalized marijuana industry has attracted many out-of-state individual and family followers in search of jobs, most of which do not materialize; it has also been observed that the number of youth “roaming” the area without permanent or even temporary housing has increased, most likely because of the availability of legalized marijuana;
- The expansion of Medicare and Medicaid programs under the Affordable Care Act area being “shopped” state by state; with Colorado offering greater benefits than others, more lower income and homeless populations are finding their way into the state; Pueblo’s lower cost of living attracts many of those from other parts of the state;
- Although the increased Lodging Tax does not apply to public and non-profit temporary housing, it is applied to those who rent motels and other private-sector housing;
- Denver and Colorado Springs rental vouchers from government and non-profits sources are not keeping up with higher rental rates; those providers are referring clients to Pueblo, where the rental market rates are not as high; and,
- Other outlying and rural social service facilities are closing down, due to lack of funding, causing a shift in those homeless populations to the Pueblo area.

b. Homeless Adults and Families in Pueblo County

Pueblo is a member of the statewide Colorado Coalition for the Homeless (Coalition) and receives funding through the statewide balance. The Pueblo Continuum of Care (CoC) is composed of agencies and groups that serve homeless or at-risk individuals and families in Pueblo County. The CoC operates under the Coalition’s plans. The last assessment conducted by the CoC identified transitional and emergency shelter housing as a priority need. Supportive service priorities are job training and case management. Families with children are in need of transitional and permanent supportive housing. The highest supportive service needs are case management, childcare, and substance abuse treatment. Under sub-populations for both categories, individuals and families all received a high priority except for veterans and the seriously mentally ill. The homeless sub-populations include: chronic substance abusers, seriously mentally ill, person with HIV/AIDS, victims of domestic violence, veterans, youth and the physically disabled.

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Every year the CoC undertakes the HUD mandated Point-in-Time (PIT) Count. The Point in Time (PIT) study is an annual count of homeless individuals and families, which provides a snapshot of homelessness in the Colorado Balance of State Continuum of Care. The Balance of State area includes all counties in Colorado except Metro Denver and Colorado Springs.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	10	32	0
Households with Only Adults	90	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	32	0
Unaccompanied Youth	0	0	0	0	0

The following are selected relevant portions of the Point in Time Study, along with other related information:

Mainstream services include health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Homeless facilities include emergency shelter, transitional housing and permanent supportive housing. The numbers of beds available in each facility type are in the Table above.

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Emergency Shelters provide an emergency residence for a family or individual who is homeless for up to 90 days. This placement can include meals, beds, access to a phone, mail services, case management, assessment and referral. In the CoC, there are no emergency shelters of these types. The Pueblo Rescue Mission has 40 available beds, and the Salvation Army has 50 warming shelter beds.

Transitional Housing provides housing for up to 24 months for a family or an individual who is homeless and meets the Hearth Act definition. Transitional housing can be an individual or apartment type unit within a structured environment. It includes case management, long-term goal planning and independent living. After obtaining the skills necessary to maintain housing, most households move into permanent housing with some supportive services. In the CoC there is one transitional housing facility with 10 family units. The DHCS has a Tenant Based Rental Assistance Program that is administered by Posada, Inc. Through this program an average of 25 additional households can receive rental assistance.

Permanent Supportive Housing facilities/services do not exist in the City. The City of Pueblo supports a wide array of mainstream services with federal and general fund dollars. Agencies that are funded with the aforementioned resources are: Posada, Friendly Harbor, Pueblo Community Health Center, Salvation Army, Crossroads Managed Care, Cooperative Care Center, YWCA, Care and Share Food Bank, Mental Health America.

Daytime Service Centers: Posada Central Service Center provides case management, motel vouchers, employment services, mail services. The Center has staff onsite from Veterans Affairs and Spanish Peaks Mental Health. There is a newly opened homeless youth drop-in center that provides case management, referrals, food, clothing, motel vouchers, and other assistance.

Overnight Shelters includes the YWCA emergency shelter for women and victims of domestic violence. Pueblo Rescue Mission provides beds to single adult men and women. Salvation Army provides beds to single adult men.

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Motel Vouchers

- Posada Central Service Center
- Pueblo Police Department, Police Chaplain
- Spanish Peaks Mental Health Center (limited vouchers for mental health emergencies)
- Southern Colorado AIDS Project (limited vouchers for HIV/AIDS patients)
- El Centro de los Pobres (limited vouchers for migrant workers)
- Domestic Violence Services
- Pueblo YWCA provides short term shelter for women and children that are victims of domestic violence

Meals

- Community Soup Kitchen provides a lunch meal every day
- Salvation Army provides evening meals and sack meals
- Food pantries/Food Banks
- Cooperate Care Center provides for food, prescription assistance, and clothing
- Salvation Army
- Care and Share provides food to several community groups for food pantries
- Various Church Food Pantries

Medical, Mental, Substance Abuse, and Dental Health Services

- Pueblo Community Health Center (medical services only)
- Spanish Peaks Mental Health Center (mental health services only)
- Friendly Harbor Drop In Center
- Crossroads Managed Care
- Transitional Housing
- Posada (limited to ten families with children)

The entire *Preliminary 2015 Point in Time Study* is included as part of ***Exhibit B: Pueblo County Homeless Statistics and Other Related Information.***

c. Homeless Needs Assessment

The Pueblo County Department of Housing and Human Services conducted a needs assessment to examine key issues and challenges facing the community. The purpose of the assessment was to evaluate current, unmet, and future needs in relation to the nine federal objectives of the Community Services Block Grant (CSBG):

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- Education
- Emergency Services
- Employment
- Health
- Housing
- Income Management
- Linkages
- Nutrition
- Self-Sufficiency

The project included surveying residents, interviewing community stakeholders, conducting secondary data research, and providing a summary report with key findings and recommendations. The results of this needs assessment will guide the CSBG advisory council to make informed decisions in the development and improvement of services to promote self-sufficiency among community members.

Goal:

Plan and conduct an all-inclusive Community Needs Assessment for Pueblo County in 2014 ensuring compliance with the Community Services Block Grant and Pueblo County Housing and Human Services program requirements.

Objectives:

1. Provide a broad view of demographic and economic characteristics of Pueblo County, and community-wide needs and services.
2. Focus on providing a localized assessment of needs by reporting county level data.
3. Collect primary data by gathering external community feedback through surveys and interviews with key stakeholders.
4. Collect secondary data by researching national, state and local data resources.

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5. Facilitate an analysis process that identifies potential causes of poverty and gaps in current services.
6. Mobilize action plans that address priority needs.

Findings / Housing Needs - Effective resources and gaps in services were identified related to housing. Survey respondents view homelessness and lack of affordable housing options as a particular problem in achieving and maintain self-sufficiency in Pueblo County along with temporary and emergency housing options. The request for public housing and rental/mortgage assistance far exceeds the resources currently available. Because stable housing effects employment, household stability and self-sufficiency, the unmet needs significantly impact the Pueblo community. The *ARDC Council Report*, which provides a summary of statistics on the homeless from the last three quarters of 2014, along with the entire *2014 Pueblo County CSBG Needs Assessment* has been included as part of ***Exhibit B: Pueblo County Homeless Statistics and Other Related Information.***

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(2) NOTICES OF INTEREST

(i) Proposal Specifics

Three Notifications of Interest were initially received within the statutorily established deadline, including the following:

Homeless Assistance and Continuum of Care Organizations

Pueblo Rescue Mission (PRM) is a 501(c)(3) non-profit corporation, located at 728 W. 4th Street, Pueblo, Colorado 81003. In operation since 1985, PRM serves the homeless men and women in Pueblo by offering supervised overnight shelter and an evening meal to help meet the homeless population's physical needs. Pueblo Rescue Mission offers a safe alcohol and drug-free environment for their overnight guests.

Proposal Summary

The Pueblo Rescue Mission is seeking the acquisition (or use) of one building and its secured fenced area within the PuebloPlex complex. PRM would utilize the building to support its day-time activities associated with its Three-Tiered Recovery Program, which would include bicycle repair, a laundry service, hydroponic gardening, and for the assortment of donated items.

Pueblo Cooperative Care Center is an emergency food assistance pantry, located at 326 West 8th Street in Pueblo, Colorado. It is the largest food pantry in Southern Colorado, helping with food, clothing, local transportation, personal hygiene, and prescription assistance to the homeless and other less fortunate in Pueblo County. The organization serves over 41,000 low-income families and individuals each year.

Proposal Summary

Pueblo Cooperative Care Center is seeking the acquisition (or use) of one Igloo that will be used to store food, clothing, furniture, and other items that would be readily available to access for the Center's distribution to its clients within Pueblo County.

Public Benefit Conveyance Requests

A joint submission for a Public Benefit Conveyance (through the Department of Justice or other federal sponsoring agency) was received from **Joint Law Enforcement Partners**, a partnership that includes the Pueblo Police Department, Pueblo County Sheriff's Office and Colorado State Patrol.

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Proposal Summary

This Joint Law Enforcement Partners submission is seeking approximately 300 to 400 acres of land for development of the following facilities:

- *10-Acre Bomb Squad Training Area*
- *Range Observation Tower*
- *Three (3) Rifle/Pistol Ranges*
- *One (1) Tactical Range*
- *Tubular Assault Range*
- *Live Fire Shoot House*
- *Simulations Shoot House*
- *Classroom Facilities*
- *Storage Facilities*

The proposal also includes requests for specific buildings and/or facilities, including the following:

- *Sixteen (16) Igloos; and,*
- *Two (2) 90,000 Square Foot Buildings*

(ii) Relationship of NOIs to Homeless Needs in Pueblo County

After review of the NOI and PBC Applications, PuebloPlex determined that additional, more detailed information from each of the three applicants would be requested for further consideration. As part of this expanded outreach effort and decision-making process, the Applicants were asked to present their requests and justify their proposal through a presentation to the PuebloPlex Board of Directors at its October 8, 2015 Meeting.

Both the Pueblo Cooperative Care Center and Law Enforcement Partners participated in this part of the process. Pueblo Rescue Mission, however, elected not to attend the October 8, 2015 Board of Directors meeting to make a presentation of its request. Although PuebloPlex had reached out to Pueblo Rescue Mission several times to determine its current interest in completing its application for consideration, no response was received. As a result, PuebloPlex reluctantly assumed that Pueblo Rescue Mission application had been withdrawn and that the organization was no longer interested (or in a position) to continue with its initial formal application.

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(iii) Proposed Homeless Accommodation

During the Notification of Interest (NOI) process, PuebloPlex made openness and transparency two key elements in its efforts to address and support the needs of entities within the Continuum of Care and Homeless Assistance Communities through this Redevelopment Plan.

PuebloPlex staff, at the direction of the President and CEO, placed six (6) advertisements in The Pueblo Chieftain, the paper of record for this market. Three sets of ads were published in The Pueblo Chieftain, once a month in two sections, including a notice in Legal Announcements and the placement of a display ad. Nearly 60 individuals who represented public, private, and homeless assistance/continuum of care entities responded to the notices. Additionally, PuebloPlex held private meetings with key constituents in the homeless assistance/continuum of care communities.

The PuebloPlex Executive Management Team and the Board of Directors approached the NOI process assuming all Notifications of Interest would be granted, subject to demonstration of financial capability. Given the Pueblo Chemical Depot's size, types of assets, and location a conflict between PuebloPlex support of the homeless assistance/continuum of care communities needs and economic development needs of the Pueblo Chemical Depot was deemed unlikely. PuebloPlex is proud to say that the resulting Redevelopment Plan embodies this philosophy.

As detailed previously, PuebloPlex received multiple potential interest sources during the NOI process. However, as of the June 11, 2014, (the NOI submission deadline) there were only two NOI requests:

1. Pueblo Cooperative Care Center
2. Pueblo Rescue Mission

PuebloPlex received one Public Benefit Conveyance (PBC):

1. A joint submission from the Colorado State Patrol, Pueblo County Sheriff's Office, and Pueblo Police.

Pueblo Cooperative Care offered their business plan for a single storage unit at a meeting of the PuebloPlex Board of Directors, which accepted and approved its request for incorporation into the PuebloPlex Redevelopment Plan. So compelling was this request that the PuebloPlex Executive Team and Board of Directors extended the invitation to Cooperative Care to exercise a \$1 annual lease until the requested assets are transferred to Cooperative Care via PuebloPlex.

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Pueblo Rescue Mission did not complete its business plan during the required submittal period to support its initial NOI request. Despite significant efforts to communicate with PRM (including Certified Mail), multiple verbal, written, and certified mail requests, no further interest was able to be obtained from the organization. PuebloPlex has agreed, however, to work with the Pueblo Rescue Mission outside of the NOI process to determine other ways in which the organization's needs can be met.

The Public Benefit Conveyance (PBC) request from **Joint Law Enforcement Partners** (the Colorado State Patrol/Pueblo County Sheriff's Office/Pueblo Police), PuebloPlex is consistent with the PuebloPlex Redevelopment Plan; however, the organization has not moved forward with an official proposal, nor has it applied for or received approval from the Department of Justice or other federal sponsoring agency at the time of this HAS / Redevelopment Plan submittal.

(iv) Copies of Notices of Interest

Detailed information and proposals from each of the Notice of Interest applicants is provided in ***Exhibit C: Copies of Notices of Interest*** of this Homeless Assistance Submission.

(v) Community Impact

Because of the limited nature of the requests, and because of the magnitude of land and facilities that make up PuebloPlex, it was determined that none of the local organizational requests for property or facilities would negatively impact the community. In fact, PuebloPlex believes that by supporting these requests, a positive contribution could be made to the overall Pueblo community.

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(3) *LEGALLY BINDING AGREEMENT*

Please see Exhibit D.

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(4) BALANCE STATEMENT

Economic Development Needs

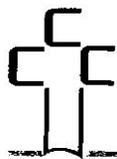
Due to the scope of the project and the minimal number and types of requests received, PuebloPlex does not anticipate any detriment to the mission of economic development. Through the NOI/PBC process, the community has made extremely modest demands for the transfer of assets. As a result, the PuebloPlex Board of Directors does not foresee a conflict in balancing economic development requirements against the requested needs of the homeless. PuebloPlex understands that none of the facilities to be provided to the community directly address the four federally defined homeless categories - (1) *literally homeless*; (2) *imminent risk of homelessness*; (3) *homeless under other Federal statutes*; and, (4) *fleeing/attempting to flee domestic violence*). However, with the Authority's support of Pueblo Cooperative Care Center's request PuebloPlex believes that the assets requested and considered for transfer to Continuum of Care entities will help serve to mitigate the effects of homelessness in the community.

Community Feedback

No public comments were received during the planning process related to homeless issues, the outreach program to identify the community's homeless needs, the requests from homeless providers for PuebloPlex assets, or the proposed actions and/or approvals by the PuebloPlex Board of Directors to address specific requests.

Decision of the LRA

The PuebloPlex Board of Directors, at their February 23, 2016 meeting, adopted Resolution 16-11, approving and accepting the PuebloPlex Redevelopment Plan and Homeless Assistance Submission. The Homeless Assistance Submission includes a request from the Pueblo Cooperative Care Center for an igloo storage unit at PuebloPlex. The ability to store perishable items in a facility that could insure temperatures between 65 and 68 degrees is critical to the organization's Food Sack Program, which provides assistance to the less fortunate, the homeless, low income, and no income families. The Board of Director's approval of the Homeless Assistance Submission would allow Pueblo Cooperative Care Center to receive more food donations for storage and distribution to its clients, and therefore better serve more of the area's current homeless needs; the storage facility would also allow for the potential future expansion of Pueblo Cooperative Care's services to serve the Avondale and/or Boone communities. The organization's final request to the PuebloPlex Board of Directors and Board Resolution 16-11 approving and accepting the Homeless Assistance Submission are included on the following pages.



Pueblo Cooperative Care Center

An expression of God's love in Pueblo, Colorado

October 7, 2015

Russell A. DeSalvo III
President and CEO
Pueblo Plex
P.O. Box 11467
Pueblo, CO 81001

Dear Mr. DeSalvo,

In re: Interest for Pueblo Plex for a Non-Profit organization

This letter is to submit Notification of Interest in the PCD project.

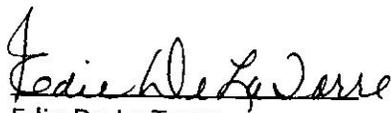
Pueblo Cooperative Care Center is an emergency food pantry that serves the Pueblo County. The Center has a Food Sack Program that provides assistance to the less fortunate, the homeless, low income and no income families.

We provide food, clothing, medical prescription, hygiene and local transportation. In 2014 we assisted 41,767 individuals. We provided food at a value of \$1,700,000.00.

Our interest in this unit is to be able to store food for distribution. Due to lack of storage space we are not able to receive more food donations. We distribute non-perishable items and they need to be stored in cool temperatures between 65 and 68 degrees. If the Cooperative Care receives a storage facility, the Center will be able to receive more food contributions for distribution because of more space. Eventually if there is a need in the future for another food pantry to serve the area in Avondale or Boone, we will be able to operate out of that facility.

We don't know what the future holds, but we want to be prepared for anything that comes up. Pueblo County is growing more and more with the people that are moving into the community, we have increased by 18% from last year, we have opened 1,035 new files, and we expect close to 1600 by the end of the year. We have served over 31,000 individuals year to date and we continue to see out of town and out of state people relocating to Pueblo County.

If you will consider our request, we are still interested in a space out at the Pueblo Plex. If you have any further questions, feel free to contact me at 719-545-3403


Edie De La Torre
Executive Director


Fred Patterson
President, Board of Directors

RESOLUTION NO. 16-11

A RESOLUTION APPROVING THE REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION

WHEREAS, the Pueblo Depot Activity Development Authority, d/b/a PuebloPlex, contracted with Matrix Design Group, Inc. in 2015 to prepare a Redevelopment Plan & Homeless Assistance Submission for specific work outlined; and

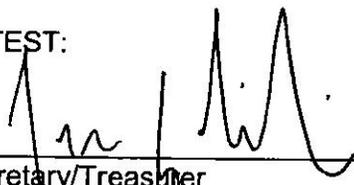
WHEREAS, Matrix Design Group, Inc. has prepared a Redevelopment Plan and Homeless Assistance Submission for review and approval by the PuebloPlex Board of Directors; and

WHEREAS, the PuebloPlex Board of Directors desires to approve and accept the Redevelopment Plan and Homeless Assistance Submission presented by Matrix Design Group, Inc.

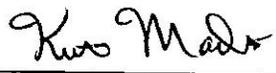
NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUEBLO DEPOT ACTIVITY DEVELOPMENT AUTHORITY, d/b/a PUEBLOPLEX, that the Resolution Approving the Redevelopment Plan and Homeless Assistance Submission be approved.

DATE ADOPTED Feb. 23, 2016

ATTEST:


Secretary/Treasurer

APPROVED:


Vice Chair


Recording Secretary

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(5) OUTREACH SUMMARY

The Authority's outreach effort to homeless providers, governmental bodies, non-profit organizations and other interested parties in the City of Pueblo and in Pueblo County has been extensive. A workshop was held on March 11, 2014 at PuebloPlex to discuss the project and the federal process for interested and qualifying agencies.

Notices of the availability of federal surplus property at PuebloPlex and information on this workshop to familiarize interested parties with the land, buildings and facilities at the complex (as well as with the entire base closure process) were published in the *Pueblo Chieftain* on January 2, 2014, February 2, 2014 and March 2, 2014. The PuebloPlex staff, at the direction of the President and CEO, placed six (6) advertisements in The Pueblo Chieftain, the paper of record for this market. Three sets of ads were published in The Pueblo Chieftain, once a month in two sections, including a notice in Legal Announcements and the placement of a display ad. Nearly 60 individuals who represented public, private, and homeless assistance/continuum of care entities responded to the notices. Additionally, PuebloPlex held private meetings with key constituents in the homeless assistance/continuum of care communities.

Exhibit E: Workshop Presentation Materials and Other Public Outreach Documentation includes proof of publication of the NOI Workshop in those publications, along with a list of homeless providers that received specific meeting notification. It also includes copies of workshop handouts, sign-in sheets, and presentations made by PuebloPlex about the overall redevelopment planning process and the NOI process and requirements.

In addition to the NOI workshop, three Public Meetings were held throughout the process: Public Meeting 1 was held at the Pueblo Convention Center on July 8, 2015 to receive public input on the preparation of the Redevelopment Plan; Public Meeting Two was held in the City of Pueblo's Convention Center on September 9, 2015, and on September 10, 2015 in the town of Avondale to review and receive comment on three Redevelopment Plan Alternatives; and, Public Meeting Three was held on January 13, 2016 at the Pueblo Convention Center to present and receive comment on the preferred Redevelopment Plan. At each meeting, a summary of the Notices of Interest was presented.

Prior to these public meetings, key Community Stakeholders were interviewed by the planning consultant, and Focus Group meetings were held with government leaders to obtain information and insight on redevelopment issues related to the Pueblo Chemical

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Depot. A list of stakeholders interviewed is included in ***Exhibit E: Workshop Presentation Materials and Other Public Outreach Documentation***.

The Final Draft PuebloPlex Redevelopment Plan (including the Draft Homeless Assistance Submission) was made available for a 30-day public comment period beginning on January 11, 2016. The Public comment period was advertised on the PuebloPlex web site on December 17, 2015 and January 11, 2016, as well as in the Pueblo Chieftain on January 2, 2016, January 10, 2016 and January 13, 2016.

A complete summary of all community outreach efforts by PuebloPlex is included as part of ***Exhibit E: Workshop Presentation Materials and Other Public Outreach Documentation*** of this Homeless Assistance Submission. Public comments on the PuebloPlex Redevelopment Plan are included in ***Exhibit F: Public Comments***



Exhibit A | PuebloPlex Redevelopment Plan Executive Summary



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Executive Summary

Project Background

In accordance with Public Law 100-526, the 1988 Base Realignment and Closure (BRAC) Commission recommended realignment of the Pueblo Chemical Depot (PCD) by transferring its supply mission to Tooele Army Depot in Utah and its ammunition mission to Red River Army Depot in Texas. The Commission could not close PCD because of the ongoing chemical weapons demilitarization and chemical munitions already there. Presently, a stockpile of chemical weapons comprising about ten percent of the nation's original chemical materiel stockpile resides at PCD. It was recommended that the installation be realigned to the maximum extent possible to facilitate closure once the demilitarization mission was complete. Between 2002 and 2010, the Pueblo Chemical Agent Destruction Pilot Plant (PCAPP) was designed and constructed at PCD to destroy the chemical weapons present at the PCD; the PCAPP is currently scheduled to remain active through 2024.

On 16 December 2013, the Army formally declared 15,847 acres of the PCD as federal surplus property, retaining approximately 7,000 acres for the PCAPP, Cantonment Area, and wastewater treatment lagoon. The surplus property will be transferred to the Pueblo Depot Activity Development Authority (PDADA), which rebranded the property as “PuebloPlex.”

Local Redevelopment Authority

On April 28, 1994, the Colorado legislature created the PDADA to “secure the excess and surplus land, buildings, and equipment from the United States Army; enter into cooperative agreements; and acquire, construct, reconstruct, repair, alter, improve, extend, own, lease, operate, and dispose of properties, to promote the development of Pueblo Depot Activity for the people of this State.”

Designated as the Local Redevelopment Authority (LRA) for PuebloPlex, the PDADA, rebranded as PuebloPlex, is charged with developing a Redevelopment Plan that will promote economic development for job growth, increased tax base, and future investment in the greater Pueblo community as a result of the PCD realignment. For the purpose of the Redevelopment Plan, PuebloPlex refers to the LRA.

The Planning Team

To assist with the redevelopment planning effort PuebloPlex selected Matrix Design Group, Inc. as the lead planning consultant. Matrix Design Group is a Denver, Colorado-based planning, engineering, and environmental consulting firm with extensive military base realignment and closure planning experience.

Community Involvement / Public Participation

Understanding and considering community issues related to redevelopment of PuebloPlex was a critical step in the planning process. From the beginning and throughout the project PuebloPlex committed to an open and transparent planning process in which citizen comments and ideas were actively solicited. Consequently, the project's Public Engagement Program was organized to meet that commitment. Through the interactive public engagement elements described in this section, the planning team listened and learned from citizens, business and property owners, and other stakeholders from throughout the Pueblo region about the variety of issues, ideas, and concerns that affected the redevelopment. Public feedback was instrumental in the development of the Redevelopment Plan, enabling continuous communication among the PuebloPlex Board, Executive Management Team, the Planning Team, and stakeholders throughout the redevelopment planning process.

Elements of the Public Involvement Strategy Included:

- **Stakeholder Interviews**

Early in the planning process one-on-one interviews were held with a wide variety of stakeholders interested in the redevelopment of PuebloPlex.

- **Public Meetings**

Three public meetings were held during critical points in the planning process. Public Meeting 1, conducted in July 2015, focused on introducing the project to the communities; Public Meeting 2 conducted in September 2015, identified existing conditions and potential market sectors, and Public Meeting 3, conducted in January 2016, unveiled the preferred Redevelopment Plan. To accommodate both city and county residents, these meetings were held in rural Avondale, Colorado and in the City of Pueblo, Colorado.

- **Teen / Youth Visioning Workshop**

Youth Visioning Workshops were conducted with two classes of students in the Hasan School of Business Entrepreneurial Business program at Colorado State University – Pueblo in September 2015. The workshops engaged students in the redevelopment planning process and as a result, allowed the planning team to better understand their unique perspective for the future redevelopment of the property.

- **Focus Group Meetings**

Two focus group meetings were held in July and September 2015 to solicit input from a diverse group of stakeholders on specific issues relevant to the redevelopment planning process. The first meeting was focused on transportation / infrastructure and land use issues and gave the participants a chance to hear about the redevelopment plan process, while the second meeting focused on results of a recent market study and potential business attraction strategies. Additionally, early in the process, Matrix Design Group supported PuebloPlex's effort in a "PEDTalk" session, conducted with civic and business leaders affiliated with the Pueblo Economic Development Corporation (PEDCO).

Existing Conditions

PuebloPlex is surrounded by a mix of public and private-sector land uses, predominantly agricultural in nature; several small rural communities are located along Highway 50, not far from the property. As a federal property, compliance with local land use, zoning, and other regulations do not typically apply. And, as a military property the built environment has been constructed to accommodate military missions supported by the installation. In order to better understand the differences and similarities between on-base and off-base environments and influences, assessments of the existing conditions were conducted to establish the baseline for the Redevelopment Plan.

Economic and Market Analysis

The primary purpose of the economic and market analysis was to assess the market and economic characteristics of the region, evaluate the competitive position of PuebloPlex, identify opportunities for its redevelopment, and estimate the impacts of likely targets for redevelopment.

While market conditions suggest that full redevelopment of PuebloPlex is several years from fruition, trends within the Pueblo County industrial and office markets are informative as to the types of users likely to drive its redevelopment. The Market Study examined economic base considerations, regional market and policy trends, and potential redevelopment opportunities, such as manufacturing, energy production, research and development, and institutional uses.

Manufacturing Uses

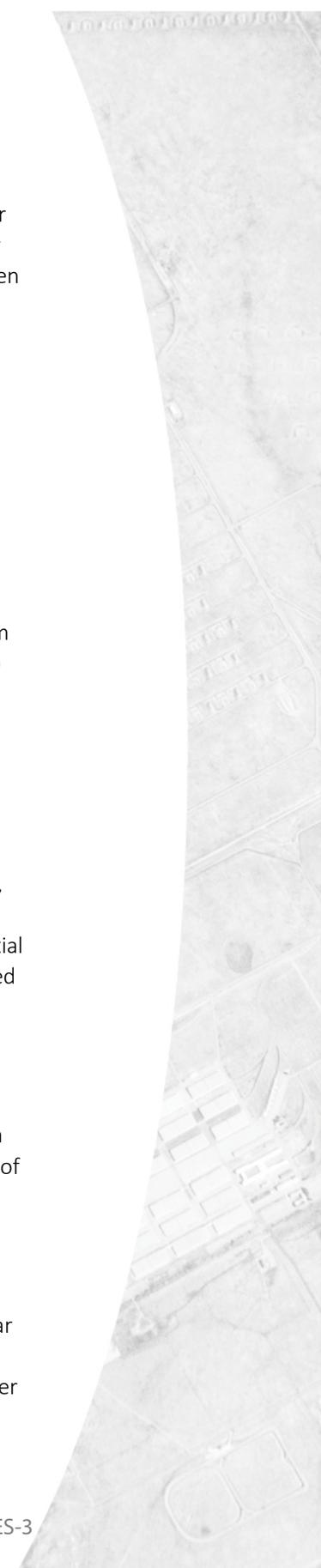
Pueblo County has had a long and rich history in manufacturing that includes iron and steel, energy, and rail-related industries. While the statewide average employment in the manufacturing sector is 5.5%, Pueblo County's is substantially higher at 9.9%. This substantial concentration of manufacturing jobs is considered an asset in terms of a competent qualified labor force that can meet the needs of a diverse range of manufacturing companies.

Institutional Uses

Former military installations across the country have often been converted to support a variety of unique institutional uses. These opportunities will depend on both the need for a specific facility; the physical suitability of the site for the particular use; and, the availability of funding to support development and operation of a facility.

Energy Production

Colorado is a leader in alternative energy uses. The State's utilities have been aggressive about developing alternative energy technologies, and have added significant wind and solar energy capacity within the region. In addition, residential property owners have begun to install alternative energy products, principally residential solar systems, which can add power to the grid and potentially reduce energy costs for the homeowner.



Healthcare Uses

The healthcare and social services sector is the largest employment sector of the Pueblo County economy, estimated to account for one-quarter of employment in Pueblo County. According to the Pueblo Economic Development Corporation (PEDCO), Parkview Medical Center is the largest employer in the County with 2,700 employees, and St. Mary Corwin Hospital is the fourth largest employer with 1,400 employees. The Leeds School of Business at the University of Colorado Boulder's annual Colorado Business Economic Outlook identifies the education and healthcare sector as one of the four fastest growing segments of the State's economy for 2015.

Land Use and Zoning

Land surrounding PuebloPlex to the east and west is predominantly rural in character, with open space, large agricultural areas and ranches, along with a handful of residences. Manufacturing and warehouse facilities are located eight miles west of PuebloPlex near the Pueblo Memorial Airport.

Immediately north of PuebloPlex is the Transportation Technology Center (TTCI) facility – a comprehensive training facility for railroads that includes training, research and development, consulting, and testing facilities. PuebloPlex and the TTCI are both designated as Employment Centers, which support light industrial and public government types of land uses.

The area south of PuebloPlex that extends to US Highway 50 land is also designated Employment Center – Light Industry Mixed. This category includes planned industrial parks and offers some commercial and office services but precludes residential development and industrial processes that produce significant impacts such as smoke, noise or odors, and the handling of hazardous materials.

The community of Avondale and Town of Boone, located to the south and southeast of PuebloPlex, are designated Country Village. These communities provide both neighborhood housing developments and commercial retail support services of the scale and character that reflects historic development that serves the day-to-day needs of residents.

Most land east of PuebloPlex is designated as Rural / Ranch. This future land use category recognizes sparsely populated areas without public water or paved roads, devoted to traditional ranching operations, large rural land holdings and “ranchettes.” To the west of PuebloPlex, all land within a 10-mile range is designated as Rural / Ranch future land use category, with the exception of the Pueblo Memorial Airport, which is designated Employment Center – Light Industry Mixed category.

A detailed assessment of potential impacts and influences from adjacent and nearby land uses, as well as from future land use designations was conducted as part of the formulation of the PuebloPlex Redevelopment Plan, described in detail later as part of the Plan.

Transportation

Road Network

Two major roadways bisect Pueblo County – Interstate 25 (I-25) and US Highway 50, both of which support the majority of the trans-regional traffic through Pueblo, with most commuters to PuebloPlex using US Highway 50 for access. These two major arterials form the backbone of the regional highway network, making up 250 of the 420 miles of major roadways in the region. Interstate-25 and US Highway 50 are primary freight routes for north-bound truck traffic. Other highways with significant truck traffic include US Highway 50 / State Highway 96 between Pueblo and the Airport Industrial Park.

Rail Network

The primary rail corridor to the site is the east-west line paralleling US Highway 50 and State Highway 96, between downtown Pueblo and the Kansas border. Both the Union Pacific and the Burlington Northern and Santa Fe Railway Company (BNSF) have operating rights on this section of the rail and both, therefore, can provide service to PuebloPlex.

Air Facilities

The Pueblo Memorial Airport is located approximately 10 miles east of PuebloPlex, and five miles northeast of downtown Pueblo. The airport contains an FAA air traffic control tower with terminal radar approach control, navigational aids, and two fixed base operators. In 2013, the airport reported an average of 454 daily aircraft operations.

To ensure the airport maintains safe navigable airspace, the Federal Aviation Administration that extend radially out from a runway to determine whether natural or man-made structures pose a vertical obstruction to the navigable airspace around the airport. These surfaces extend both horizontally and vertically. Two of these imaginary surfaces extend across PuebloPlex – the Approach / Departure Clearance Surface and the Transitional Surface.

Structures exceeding the height of these surfaces are considered vertical obstructions to navigable airspace. Though the safe height of structures is variable across the site, structures higher than 650 feet would be considered a vertical obstruction at the closest point between ground and airspace contours at the western edge of the property. The heights at which structures would be considered a vertical obstruction increase eastward across the property.

On-site Conditions and Influences

Land Use

Land use characteristics of the site vary from open spaces containing water bodies and wetlands to developed areas with infrastructure and structures. The western portion of the property includes Andy and Chico Creeks, with tributaries extending east of the creeks. The creeks have intermittent flows and are most active during times of heavy rains and snow melt. Though the water flows are intermittent, portions of these areas are within the 100-year floodplains and contain wetlands. Similar to the western portion of the property, the east central portion of the site is traversed by Boone and Haynes Creeks. Near the south end of



Boone Creek is the Lynda Ann Reservoir, which is supplied by the Boone Creek water table and local water runoff.

The north central portion of the property is characterized by over 3,100 acres of munition storage igloos. Most of the igloos are in usable conditions, 41 of which have power and heat. A portion of the igloos are under active leases.

The south central and southeastern portions of PuebloPlex are the most developed areas, where existing utility and transportation infrastructure exists, and the majority of the larger warehouses and other structures are located.

Transportation

The internal roadways consist of a grid roadway network, with two-lane roads concentrated primarily around the former PCD facilities. The southern portion of PuebloPlex consists largely of storage areas and warehouses. The roads in this area are asphalt and in fair condition, with evidence of crack sealing efforts used to help preserve the roadways. The roadways around the storage igloos are in poor condition. No efforts at crack sealing have been made and the asphalt is falling apart with vegetation sprouting up.

Connections from the Union Pacific Railroad to PuebloPlex are via a wye track configuration that allows trains to enter or depart the facility to either the east or the west. Within PuebloPlex is a network of tracks that serve various storage facilities, including warehouses and bunkers. While original construction dates of the tracks are unknown, the facility was operational in the 1940s. The tracks at PuebloPlex are categorized as Class 1 by the Federal Railroad Administration, limiting them to maximum speed of 10 mph for freight and 15 mph for passenger. This is typical for rail yards, branch lines, short lines and industrial spurs.

Cultural, Historic, and Natural Resources

Cultural and Historic Sites

Throughout the PuebloPlex property are numerous cultural and historic sites, including:

- Native American Camp Sites
- Archaic / Late Prehistoric Camp Sites
- Other areas and structures of importance

Natural Resources

The site terrain is largely flat, with slight sloping conditions along the western portions of the site, and near Boone Creek on the eastern portion of the property. There are three natural drainageways at PuebloPlex: Chico Creek, Boone Creek and Haynes Creek. Wetlands, making up part of the Chico Creek watershed are present along the western portion of the property. The characteristics of the ground cover can be partially attributed to the low rate of precipitation for the region, which concentrates vegetation and wildlife around the intermittent creeks and Lynda Ann Reservoir. In addition to Chico Creek and lands in the immediate vicinity there are several smaller wetlands associated with intermittent rainfall and

snowmelt found throughout the property. Land near the waterways and reservoirs exhibit the highest biodiversity. Wildlife supported on the site includes pronghorn antelope, coyote, various rodents, and reptiles. Portions of the site near the reservoirs also provide habitats for migrating and over – wintering waterfowl. A review of available information concluded that no designated critical habitat was identified at PuebloPlex, though there are five species listed by the United States Fish and Wildlife Service (USFWS), and 18 State-listed species for the area.

Utility Infrastructure Systems

Due to the age and condition of on-site infrastructure, existing systems could potentially be utilized for the initial stages of development; improvement and / or replacement would be required, however, as development at PuebloPlex intensifies.

Potable water at PuebloPlex is supplied via 11 groundwater wells, varying in depth from 55 ft. to 75 ft., which draw water from an alluvial aquifer. These wells were decreed for 591 gpm at the wells and provide for military domestic, industrial, and irrigation use. The existing water distribution network for the property consists of three pump houses, three elevated storage tanks, valves, fire hydrants, and almost 180,000 feet of active water mains and service lines. Two of the storage tanks have capacities of 100,000 gallons, and the third has a capacity of 75,000 gallons.

PuebloPlex does not have a wastewater treatment facility. The former treatment plant was closed during the 1990s, and since then, wastewater has been conveyed to evaporation lagoons for treatment. Based on the most recent 2007 inspection, there are over 58,000 feet of sewer mains at PuebloPlex, all of which were determined to be in fair to good condition.

PuebloPlex is served by the Western Area Power Administration (WAPA) from a 69Kv overhead transmission line that runs into a substation located just east of Buildings 49 and 54 within the Administration Area. The single electrical power substation is owned and maintained by the PCD and is the single power source for PuebloPlex.

Natural gas at PuebloPlex is currently provided by Xcel Energy. There are two pressure regulation stations at the site and a 6-inch high-density polyethylene (HDPE) gas main extending from the Administration area north to the PCAPP.

The incoming telecommunication service terminates in the Administration Area and is redistributed throughout PuebloPlex. The system comprises both aerial and underground service.

Buildings and Facilities

A facilities assessment was conducted for PuebloPlex buildings that identified redevelopment potential and estimated valuation for improvements. As part of the assessments, a visual inspection of more than 125 former and current buildings was completed, which included a statistical analysis of more than 600 former ammunition igloos. The facilities were assessed in the field and assigned a conditions-rating based on the following physical properties:

- Structural Stability



- Building Envelope
- Environmental Conditions
- Drainage
- Historical Use
- Electrical Systems
- Heating, Ventilation, and Air Conditioning (HVAC)
- Parking and Roadways
- Landscaping
- Utilities
- Site Security (access)
- Compliance with the Americans with Disabilities Act (ADA)
- Asset value
- Reuse Potential

The facilities assessment documented the current facility conditions, past uses, land use controls (LUCs), current assets, development potential, location, infrastructure, marketability, and potential reuse plans with an emphasis on valuation for redevelopment. A cost estimate was then completed for each facility to assess potential expenses that may be incurred by PuebloPlex during the preparation of the facilities for future redevelopment or reuse.

Environmental Conditions

Since the establishment of the US Army Pueblo Ordnance Depot in 1942, the facility has been used to store ammunition, chemical munitions (containing mustard agent), explosives, nuclear weaponry, and missile systems and components.

As the result of activities at PCD associated with the handling, storage, and destruction of hazardous substances, there are approximately 60 Solid Waste Management Units (SWMUs) at PuebloPlex. These areas have been identified by the Army as potential areas of concern (AOC) in the Draft Environmental Condition of Property (ECP) Program Report. The Redevelopment Plan was developed based on the environmental conditions documented in the March 2015 Draft ECP Program Report. The Redevelopment Plan may require revisions depending on the findings of the Final ECP Report.

The majority of the SWMUs on the property are associated with a release, disposal, and / or migration of hazardous substances. Many of these sites have also undergone remedial actions to protect human health and the environment, the summary of which was unavailable as of the publication of this document.

Most of the SWMUs identified in the Army's Environmental Condition of Property (ECP) Report will require further investigation based on data gaps. In addition to data gaps, the following

environmental conditions may exist at PuebloPlex, any one of which could potentially impact future development:

- Contamination associated with railroads
- Underground asbestos steam pipes
- Potential contamination from historic spills (reported and non-reported)
- Unknown disposal areas
- Unknown/unreported underground storage tanks (USTs)
- Facilities or areas used for maintenance areas (e.g. Building 590)
- Asbestos containing materials (ACM) in soil from demolished buildings
- ACM or other contaminants in underground utilities
- Biological conditions in facilities

Numerous facilities in the building and facility assessment were identified to contain ACM. The ACM will significantly impact development at PuebloPlex and require investigation prior to demolition or renovation.

Planning Framework

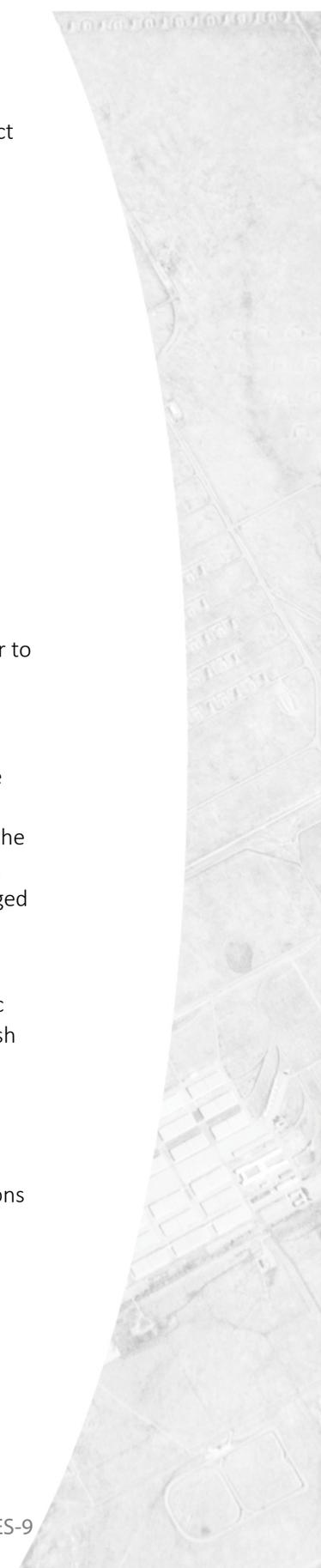
Information obtained during the assessment of existing conditions for PuebloPlex led to the identification of factors that can contribute to potential opportunities and constraints associated with development suitability (existing and anticipated). These factors provided the basis for understanding redevelopment potential and ways to achieve highest and best use. The analysis included an identification and assessment of characteristics that can be leveraged to isolate areas suitable for redevelopment and other areas where development may be challenged or discouraged.

Development suitability, combined with the development feasibility associated with specific target industries suitable for development at PuebloPlex, helped the Planning Team establish the planning framework for three redevelopment plan alternatives.

Development Suitability

In the determination of development suitability, the PuebloPlex property was divided into sections containing land of similar characteristics, both natural and manmade. These sections were assigned to one of three categories based on:

- Natural constraints - floodplains, wetlands
- Cultural / Historic sites
- Environmental constraints- contaminated areas



- Environmental Land Use Control (LUCs) - restrictions on use (i.e. wildlife management or industrial only), no access, no soil disturbance, or no groundwater designations
- Access to existing utility infrastructure
- Access to road and rail infrastructure
- Useable structures within the area

The three categories are identified as: Low, Moderate, and High Development Suitability.

Development Feasibility

Based on site characteristics, economic base, and broader market and policy trends, six established target markets were identified:

- **Manufacturing**
Pueblo County has a long manufacturing history and a significant concentration of workers in the manufacturing sector. Pueblo County's quality workforce, together with training assets provided by Pueblo Community College, is an attractive option for companies looking to establish a new manufacturing operation in the region.
- **Agriculture**
Agricultural use at PuebloPlex provides an opportunity that can provide a source of revenue, while functioning as a critical buffer between more intensive industrial uses and the surrounding community.
- **Marijuana**
Since the State of Colorado legalized retail sales of marijuana in 2014; marijuana has become big business in the State. In mid-2014, it was estimated that Colorado residents would consume almost 290,000 pounds of marijuana during the year, but only 170,000 pounds was expected to be grown by legal medical marijuana or recreational marijuana outlets. At the Pueblo Airport Industrial Park there is a hemp growing operation for cannabidiol oil used for a variety of medical applications.
- **Alternative Energy**
Colorado is a leader in alternative energy uses. The State's utilities providers have been aggressive about developing alternative energy technologies and have added significant capacity in wind and solar energy in response to the Colorado Renewable Energy Requirement, Initiative 37 (2004). In addition to solar and wind energy, the presence of the active rail line at the PuebloPlex site could make "importing" municipal solid waste to the site for a waste-to-energy plant cost effective.

- **Healthcare**

There may be opportunities for PuebloPlex to provide sites for medical office uses, back-office, data center and support functions, and a hospital once the site reaches buildout. While these operations are generally small in nature, they may provide an opportunity to create early occupancy at the property.

- **Institutional Use**

Given its size and remote location, PuebloPlex provides potential opportunities for the development of highly specialized research and development activities, as well as for uses associated with education, security and training facilities to support law enforcement, bio-hazard industries, first responders, hazmat and/or Special Forces testing and training.

Redevelopment Plan Alternatives

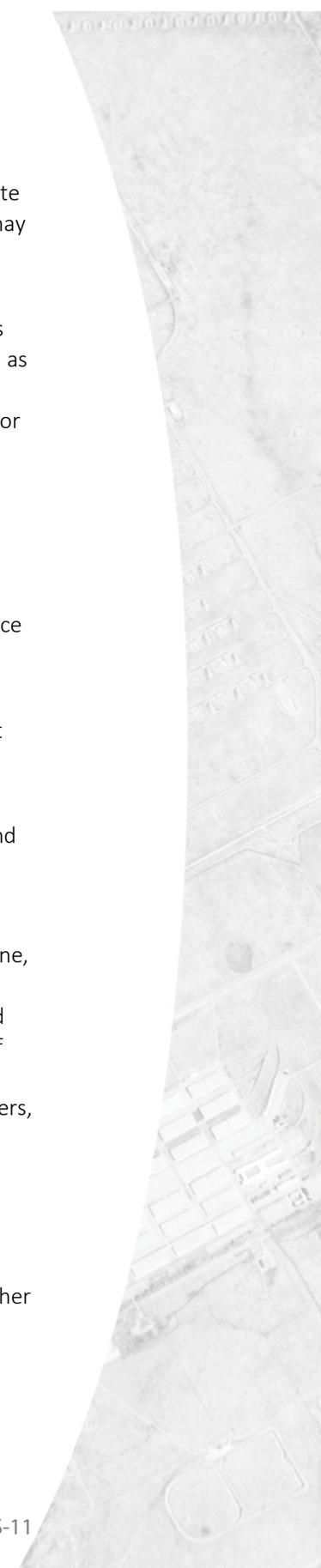
The planning team developed three Redevelopment Plan Alternatives, highlighting three scenarios for development:

- **Low Impact Development Plan**, which retained the largest amount of Open Space / Recreation, and introduced the idea of a large, state-of-the-art landfill and recycling center.
- **Moderate Impact Development Plan**, which focused on large parcels to support large-scale storage and industrial enterprises, and land uses leveraging the railroad, and access to the regional highway network.
- **High Impact Development Plan**, which focused on large manufacturing areas and utilizing some of the existing warehouse structures for Aerospace / High Tech Research & Development use.

The purpose of formulating three redevelopment alternatives was not to choose the best one, but rather to help identify the specific elements that would meet the overall goals and objectives of PuebloPlex, and be consistent with the vision of the community. The Preferred Redevelopment Plan is based on and reflects the results of the inventory and assessment of physical, environmental and economic conditions, and the review and evaluation of plan elements by PuebloPlex, land developers, economic development experts, community leaders, and the general public.

Redevelopment Plan

The location and configuration of the various land use districts identified on the Redevelopment Plan were shaped by several factors, including the topography and natural systems, environmental conditions, and proposed transportation framework. These and other factors relating to the land use program for the Redevelopment Plan are briefly described below and discussed in more detail in other sections of the Plan.



Overall, the allocated land uses for the Redevelopment Plan achieve a 65/35 split between uses oriented to the built environments and those that relate more to the natural environments. Manufacturing / Warehouse / Distribution, Warehouse / Storage, Research and Development / Education, Rail Car Storage, Commercial, Work Force Housing, Transportation Loading Facility, and Institutional uses account for two-thirds of the site, with Agriculture, Energy Park, Open Space / Recreation / Mineral Extraction, and Water Recharge uses accounting for the remaining third of the site.

Land Use Program

The 12 land use categories comprise 25 separate parcels ranging from 43 acres to more than 3,000 acres. The parcels are situated and configured based on an evaluation of characteristics such as proximity to complementary uses and site entrances, separation and buffering of potentially incompatible land uses, road and rail access, and consideration of environmental areas and natural resources. Although a detailed list of permitted land uses has been proposed for each of the areas within the land use program, each land use area is intended to be flexible to accommodate other uses, particularly where there are complementary adjacent uses.

Manufacturing / Warehouse / Distribution

The Manufacturing / Warehouse / Distribution area consists of 10 contiguous parcels totaling 3,304 acres or 31 percent of PuebloPlex land area. The Manufacturing / Warehouse / Distribution area can support a broad range of uses of varying intensities that leverage the road and rail networks including farming or construction equipment, rail cars, engines, furniture, electronics, and home furnishings. Parcels in this area are also suited for light industrial, call centers, grain storage, free trade zone, FEMA storage, large scale warehousing, and high tech research and development.

Warehouse Storage

The Warehouse / Storage area comprises the majority of the former ammunition storage igloos. This is the second largest area in the Redevelopment Plan, but the largest single parcel, at 3,179 acres or 30 percent of PuebloPlex. Each igloo is earth-sheltered, approximately 2,146 square feet, and maintains a nearly constant natural temperature. Because of these unique characteristics, these structures are suitable for a variety of uses including storage of items such as documents, computer parts or servers, and food / beverage items; manufacturing; agricultural production; research and development; incubator industries; and other emerging uses that benefit from these unique conditions. Some of the igloo structures are currently leased and many could be leased after minimal improvement.

Research and Development / Education

The Research and Development / Education area totals 1,880 acres, or 18 percent of PuebloPlex. It is separated into two noncontiguous areas containing multiple parcels in order to support different types of uses that may not be complementary.

Rail Car Storage

Rail Car Storage consisting of approximately 768 acres or 7 percent of PuebloPlex is located in the south-central portion of PuebloPlex. This area is central to existing rail infrastructure and proposed rail improvements, providing excellent accessibility to storage and maintenance facilities in this area. Other complementary uses such manufacturing, warehousing, distribution, and storage, may also be considered in the Rail Car Storage area.

Commercial

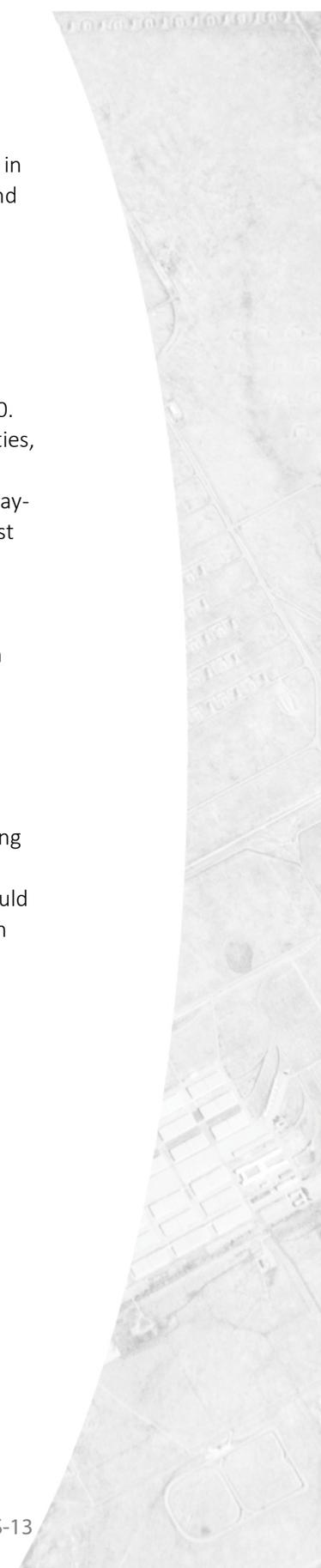
The Commercial area consists of a combined 459 acres or 4 percent of PuebloPlex divided between 5 contiguous parcels immediately inside the primary entrance from US Highway 50. The Commercial area is intended to serve employees of onsite industries, educational facilities, and residents at PuebloPlex within the adjacent Work Force Housing areas, as well as motorists traveling along Highway 50. Possible uses for the Commercial area include highway-oriented uses such as hotels, an auto/truck service plaza, restaurants (both sit-down and fast food), and convenience stores; and other uses such as financial institutions, retail, offices, healthcare facilities, professional services, and entertainment venues. Other uses including complementary types of manufacturing, warehousing, distribution, storage, and mixed-use residential / office / commercial development may also be considered where appropriate in the Commercial area.

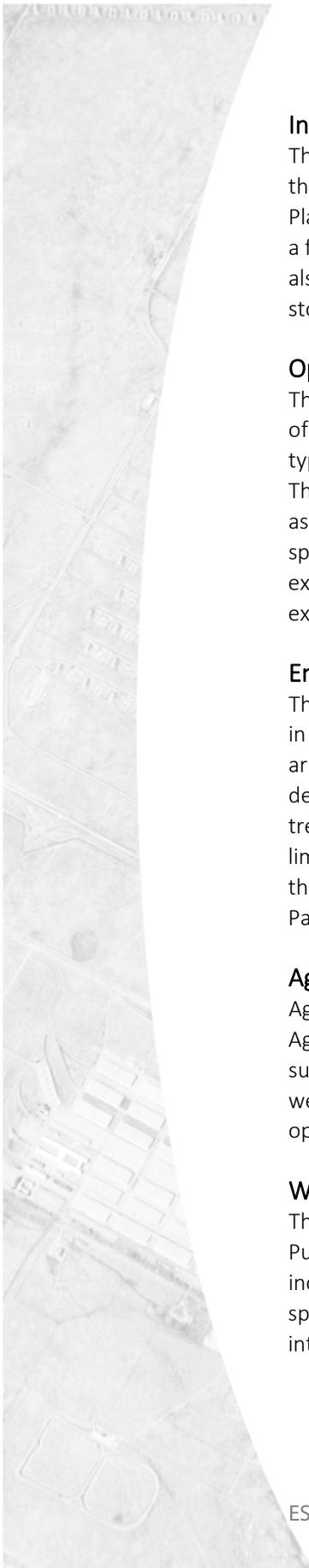
Work Force Housing

Work Force Housing provides a convenient and affordable housing option for workers employed by manufacturing, distribution, or other industries at PuebloPlex, along with educational students and staff. This is the second smallest of the 12 land use areas consisting of 306 acres on two contiguous parcels. To accommodate the needs of the permanent and temporary PuebloPlex work force, a diversity of housing types in varying configurations should be considered, including single-family residences, townhomes and mid-rise apartments with both ownership and rental options. Other facilities could include mixed-use residential / commercial facilities along the primary entry road, and community facilities such as recreational pocket parks and child care facilities.

Transportation Loading Facility

The Transportation Loading Facility consists of one parcel of approximately 113 acres, or 1 percent of the land area, located in the central portion of the property. This location at the heart of PuebloPlex provides centralized road and rail access. The Transportation Loading Facility plays an important role in the transfer of goods. This area is envisioned as a land terminal to serve PuebloPlex industries where general cargo such as machinery, processed materials, and parts of various types and sizes, and containers can be loaded / unloaded between multiple types of vehicles and between road and rail. Other complementary uses such manufacturing, warehousing, distribution, and storage may also be considered where appropriate.





Institutional

The Institutional area consists of 69 acres in the southeast corner of PuebloPlex, adjacent to the property's wastewater evaporation lagoons (not included as part of the Redevelopment Plan). Based on its proximity to the existing wastewater collection system, this area can support a future wastewater treatment plant to serve the future needs of PuebloPlex. This area could also support other facilities such as a public works garage and a maintenance yard, equipment storage, and other public services facilities.

Open Space / Recreation / Mineral Extraction

The Open Space / Recreation / Mineral Extraction area accounts for 2,333 acres or 22 percent of PuebloPlex on two parcels. Land in these portions of the property is unsuitable for most types of development due to the existence of creeks, wetlands, and the 100-year floodplain. This area maintains the flexibility necessary to support traditional recreational activities such as trails and equestrian facilities, while providing opportunities for the development of more specialized activities such as motocross tracks and camping areas. The feasibility of mineral extraction within the available area would need to be based on an evaluation of proposed extraction techniques and locations.

Energy Park

The Energy Park area consists of two parcels totaling 1,509 acres or 14 percent of PuebloPlex in the northwestern portion of the property. Uses for this area include wind farms, solar arrays, biomass facilities, and other emerging and new technologies, research and development facilities, and pilot programs for renewable energy, waste recovery, water treatment and reuse. This area can be multi-purposed – shared between uses that have limited footprints and other uses such as agriculture or ranching to maximize beneficial use of the land. Other complementary uses may also be considered where appropriate in the Energy Park, including manufacturing, warehousing, distribution, and storage.

Agricultural Research and Development

Agriculture Research and Development consists of 1,120 acres on 1 parcel. Uses in the Agriculture Research and Development area could include traditional agricultural activities such as production of food, feed, fiber, or horticultural crops; ranching; and beekeeping, as well as research and development of agricultural products including marijuana growing operations, bioengineering, and biofuels research and production.

Water Recharge Area

The Water Recharge area consists of 424 acres on 1 parcel in the southwest corner of PuebloPlex. The intent of this area is to assist with water augmentation and could be used for increasing water supplies to help meet current and future water demands through surface spreading, infiltration basins, or injection wells. Uses on this parcel would be limited to low-intensity activities including agriculture, ranching, and passive recreation trails.

Transportation Framework

The transportation framework for the Redevelopment Plan is anchored on a network of roadway arterials and collectors and the existing rail network.

Two arterial roads provide access throughout PuebloPlex. One primary arterial provides north-south access through the western portion of the site, tying to the interchange at US Highway 50 to the south and the DOT Road to the north. The north-south arterial provides regional access to major highways throughout the region, as well as direct access to the Pueblo Memorial Airport. This arterial is envisioned as the signature infrastructure feature that provides not only primary transportation access across PuebloPlex, but also a unifying design and high-quality gateway aesthetic for the property. The second primary arterial runs east-west from the future eastern entrance to a “T” intersection with the north-south arterial in the western portion of PuebloPlex.

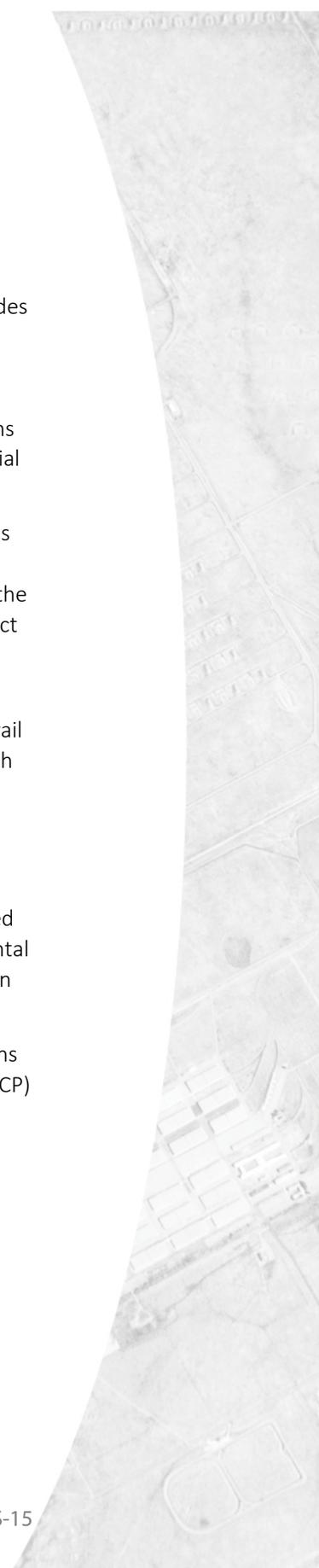
A series of interconnected arterial roadways within PuebloPlex, configured to provide access to each land use area, serve as the backbone of the vehicular transportation network. The 22.5 miles of internal roads provide optimum multimodal opportunities while encouraging the efficient movement of freight and people throughout the site, and minimizing vehicle conflict points.

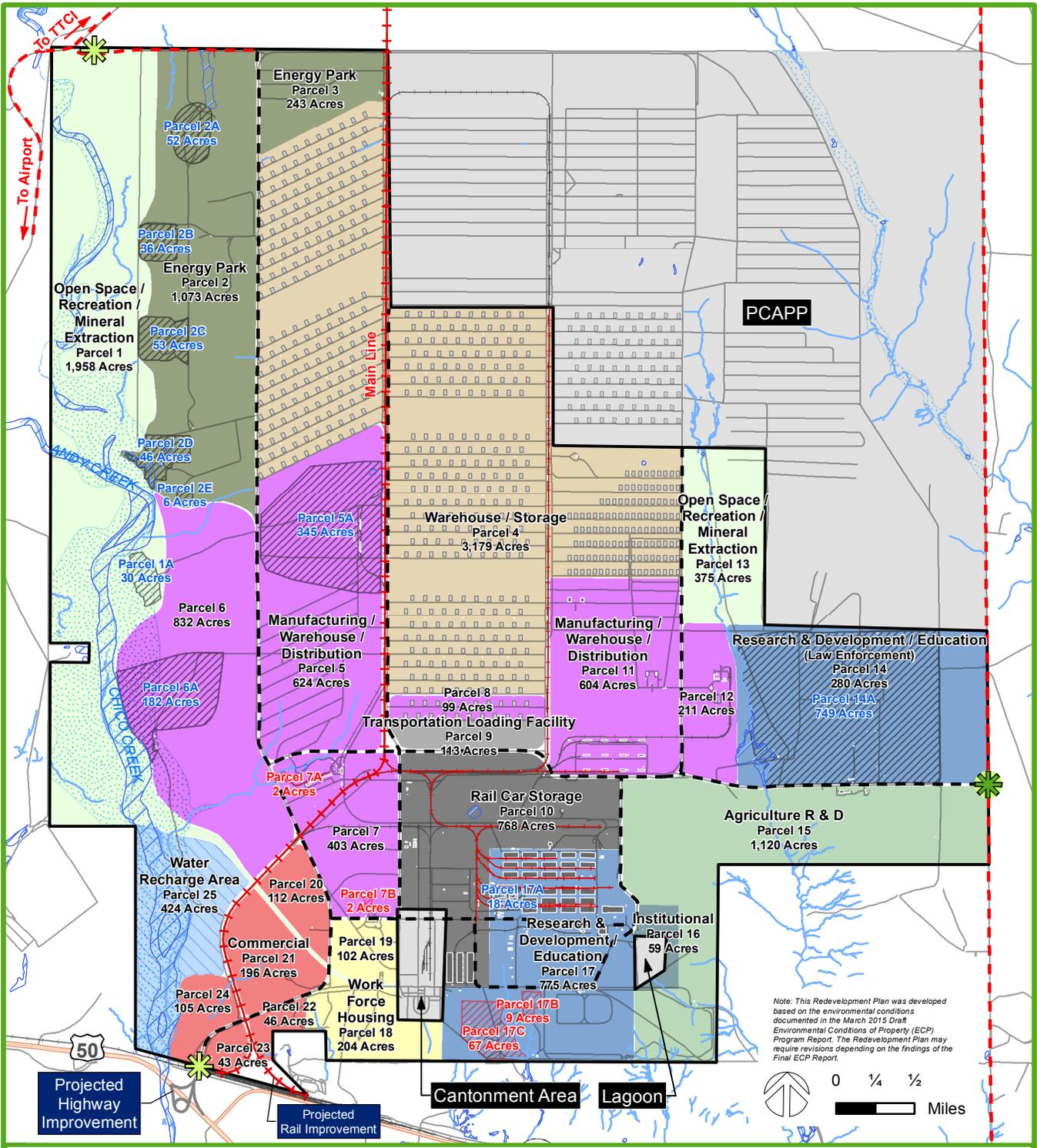
In addition to the new internal roadways, the Plan also includes approximately 23 miles of railway improvements to better serve and accommodate rail related industries. Proposed rail improvements are centered around existing rail assets, including large warehouse areas with direct rail access and improving the railroad infrastructure along the main rail line running north – south through the property to the TTCl facility.

Environmental Influences

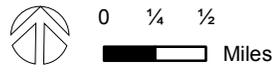
A review of environmental existing conditions, opportunities, and constraints was performed to help guide the formulation of the Redevelopment Plan. The identification of environmental constraints informed the land use areas and specific recommendations were incorporated in the Redevelopment Plan, including:

- The Redevelopment Plan was developed based on the environmental conditions documented in the March 2015 Draft Environmental Conditions of Property (ECP) Program Report. The Redevelopment Plan may require revisions depending on the findings of the Final ECP Report.





Note: This Redevelopment Plan was developed based on the environmental conditions documented in the March 2015 Draft Environmental Conditions of Property (ECP) Program Report. The Redevelopment Plan may require revisions depending on the findings of the Final ECP Report.



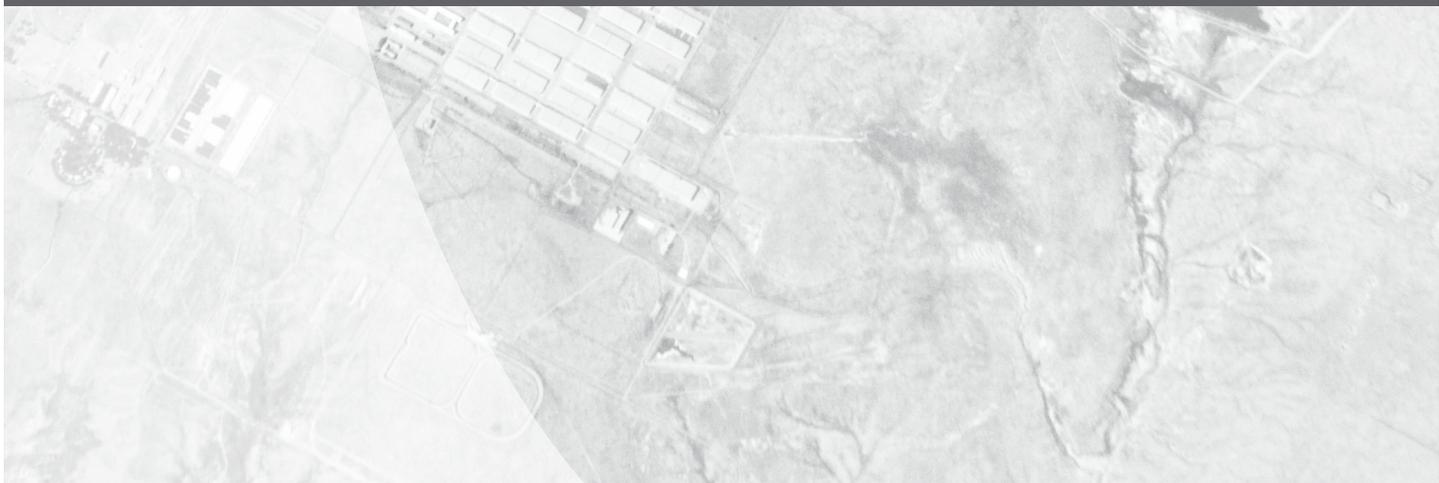
Legend

- | | | | |
|-----------------|---|---|---|
| Land Use | <ul style="list-style-type: none"> Work Force Housing Research & Development / Education Commercial Open Space / Recreation / Mineral Extraction Energy Park Warehouse / Storage Manufacturing / Warehouse / Distribution Transportation Loading Facility Rail Car Storage Institutional Agriculture R & D Water Recharge Area Environmentally Constrained Future Development in 5-10 Years Environmentally Constrained | <ul style="list-style-type: none"> Proposed Roads Proposed Regional Roads Projected Highway Improvement Projected Rail Improvement Entrance Future Entrance | <ul style="list-style-type: none"> PuebloPlex Building Igloo Pueblo Chemical Depot Highways Existing Road Existing Railroad Stream Wetland Approximate 100 Year FEMA Floodplain |
|-----------------|---|---|---|

Source: Matrix Design Group, 2015



Exhibit B | Pueblo County Homeless Statistics and Other Related Information



PUEBLOPLEX LOCAL REDEVELOPMENT AUTHORITY
LRA APPLICATION (32 CFR PART 176.30)

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ADRC Advisory Council Report
FFY October 1, 2014 through September 30, 2015

ADRC Contacts by Type	Qtr. 1	Qtr. 2	Qtr. 3				FFY Total
	Oct - Dec	Jan - Mar	Apr	May	June	Apr-May	
Contacts from Consumers:	820	813	261	221	228	710	2343
Contacts from Caregivers	5	11	6	10	2	18	34
Contacts from Professionals:	19	17	7	8	4	19	55
Contact from Veterans	91	79	21	20	20	61	231
Contacts from Others (not consumers, caregivers, or professionals)	63	70	25	21	25	71	204
Unknown Contacts	0	0	0	0	0	0	0
Total Contacts made to ADRC during this period	998	990	320	280	279	879	2867
ADRC Consumer Information	Qtr 1	Qtr. 2	Apr	May	June	Qtr. 3	Total
Total Consumers Served During Reporting Period (Unduplicated)	774	739	226	203	203	632	2145
Consumers by Age (Unduplicated, all ages)	Qtr. 2		Apr	May	June	Qtr. 3	
Aged 60 and Over:	517	494	153	148	143	444	1455
Under Age 60:	240	234	69	53	59	181	655
Age Unknown:	17	11	4	2	1	7	35
Total Consumers by Age	774	739	226	203	203	632	2145
Consumers by Disability Type (Unduplicated, all ages)	Qtr 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
Physical Disabilities (all ages):	365	297	116	90	96	302	964
Developmental Disability (all ages):	1	1	0	0	0	0	2
Mental Illness (all ages):	45	42	9	7	8	24	111
Traumatic Brain Injury (all ages):	5	3	1	0	2	3	11
Dementia (all ages):	8	7	7	7	2	16	31
Multiple Disabilities (all ages):	97	87	24	31	25	80	264
Unspecified Disability (all ages):	8	5	1	2	1	4	17
No Disability (all ages):	245	296	68	66	69	203	744
Unknown (no information about disability):	0	1	0	0	0	0	1
Total Consumers by Disability Type	774	739	226	203	203	632	3516
Consumers by Income Level (Unduplicated, all ages)	Qtr 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
Low Income	534	484	165	143	144	452	1470
Not Low Income	127	105	19	28	29	76	308
Income Level Unknown	113	150	42	32	30	104	367
Total Consumers by Income Level	774	739	226	203	203	632	2145
Race/Ethnicity (Unduplicated, all ages)							
African American	19	15	4	8	6	18	52
American Indian/Alaska Native	13	9	2	1	4	7	29
Asian/Pacific Islander	4	6	1	0	0	1	11
Caucasian	439	425	139	117	113	369	1233
Hispanic	265	242	69	68	69	206	713
Other	0	2	0	1	2	3	5
Refused/not provided	34	40	11	8	9	28	102
Total Consumers by Race / Ethnicity	774	739	226	203	203	632	2145
Gender (Unduplicated, all ages)							
Female	497	465	150	139	124	413	1375
Male	277	274	76	64	79	219	770
Refused/not provided	0	0	0	0	0	0	0
Total Consumes by Gender	774	739	226	203	203	632	2145

ADRC Advisory Council Report
FFY October 1, 2014 through September 30, 2015

Consumers by Type of Service Provided		Qrt 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
Information & Referral		680	678	196	166	169	531	1889
Options Counseling		94	61	30	37	34	101	256
Benefits Counseling (as part of Options Counseling):		58	40	18	18	22	58	156
Long Term Care Futures Planning (as part of Options Counseling)		36	21	12	19	12	43	100
Referrals		Qrt 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
Medicaid		181	140	21	39	28	88	409
Medicare		269	265	146	125	119	390	924
Home and Community Based Services Waiver		45	42	35	23	17	75	162
Social Security (SSI or SSDI)		36	23	20	7	4	31	90
Older Americans Act Programs		88	175	78	49	57	184	447
Veteran's Programs		10	2	0	0	0	0	12
Food Stamps		32	32	11	10	15	36	100
TANF		5	0	0	0	0	0	5
Colorado Choice Transitions (CCT)		3	5	2	1	1	4	12
Chronic Disease Self-Management Programs in English & Spanish		0	0	0	0	0	0	0
Diabetes Self-Management Programs in English & Spanish		0	0	0	0	0	0	0
Positive Self-Management Program for HIV		0	0	0	0	0	0	0
Chronic Pain Self-Management Program		0	0	0	0	0	0	0
A Matter of Balance		0	1	1	0	0	1	2
Powerful Tools for Caregivers		0	0	0	0	0	0	0
Caregiver Programs		0	1	2	1	0	3	4
Caregiver Respite		0	0	0	0	0	0	0
Independent Living Center				1	6	3		
Other type of service (non-public services, resources or program)		536	742	158	135	163	456	1734
Not referred to any type of service:		62	35	14	14	18	46	143
Options Counseling Consumers		Qrt 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
Total Consumers provided Options Counseling		94	61	30	37	34	101	256
Consumers provided Options Counseling by Method		Qrt 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
In person:		66	39	18	27	19	64	169
By telephone		25	22	12	10	14	36	83
Electronic communication (e.g. email or website chat):		3	0	0	0	0	0	3
Total		94	61	30	37	33	100	416
Consumers provided Options Counseling in Person		Qrt 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
In Person at the ADRC:		48	31	14	22	16	52	131
In Person at a Hospital:		0	0	0	0	0	0	0
In Person at a Nursing facility/Institution:		6	1	2	1	0	3	10
In Person at the client's community residence:		12	7	2	4	3	9	28
In Person at other setting		0	0	0	0	0	0	0
Total		66	39	18	27	19	64	272
Consumers provided Options Counseling By Age Group		Qrt 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
Age 60 and over:		69	45	24	29	24	77	191
Age Under 60:		25	16	6	8	10	24	65
Age Unknown		0	0	0	0	0	0	0
Total		94	61	30	37	34	101	418

ADRC Advisory Council Report

FFY October 1, 2014 through September 30, 2015

Transitions from Institutional Setting	Qrt 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
No. ADRC Consumers assisted with transition from a nursing or assisted living facility and who received services through Colorado Choice Transitions.	0	0	0	0	0	0	0
No. ADRC Consumers assisted with hospital discharge following an acute care episode.	0	0	0	0	0	0	0
No. ADRC Consumers assisted with transition from a nursing facility back into the community :	0	0	0	0	0	0	0
No. ADRC Consumers assisted with transition from ICF/ID back into the community:	0	0	0	0	0	0	0
No. ADRC Consumers assisted with transition from other institutional setting and who received services through Colorado Choice Transitions.	0	0	0	0	0	0	0
No. ADRC Consumers assisted with transition from other institutional setting	0	0	0	0	0	0	0
No. ADRC Consumers assisted with transition from ICF/ID into the community and who received services through Colorado Choice Transitions.	0	0	0	0	0	0	0
Outcome of HCBS and Medicaid Financial Referrals	Qrt 1	Qtr. 2	Apr	May	June	Qtr. 3	FFY Total
Consumers who were assessed for HCBS under Medicaid after being referred by ADRC staff.	16	8	7	4	2	13	37
Consumers who received a Medicaid Financial Eligibility Determination (approved or denied) after being referred or assisted by the ADRC.	42	18	22	13	9	44	104
Consumers who were approved for a Medicaid HCBS Waiver after being referred or assisted by the ADRC.	4	5	1	1	2	4	13
Consumers who were approved for services in an institution (nursing facility or ICF/ID) after being referred or assisted by the ADRC	3	1	0	0	0	0	4
Consumers newly enrolled into other public LTC programs after being referred or assisted by the ADRC	0	0	0	0	0	0	0
Client Feedback About Options Counseling Instructions:							
Number ADRC Consumers who report that options counseling enabled them to make well informed decisions about their long term support services:	11	17	6	19	9	34	62
Number ADRC Consumers surveyed this reporting period:	11	17	6	19	9	34	62
Consumers Feedback About I&R Services							
Number consumers who report the information & counseling they received was helpful.	28	106	22	48	49	119	253
Number I&R consumers surveyed this reporting period:	29	108	22	48	51	121	258

Unmet Need Report

FFY October 1, 2014 through September 30, 2015

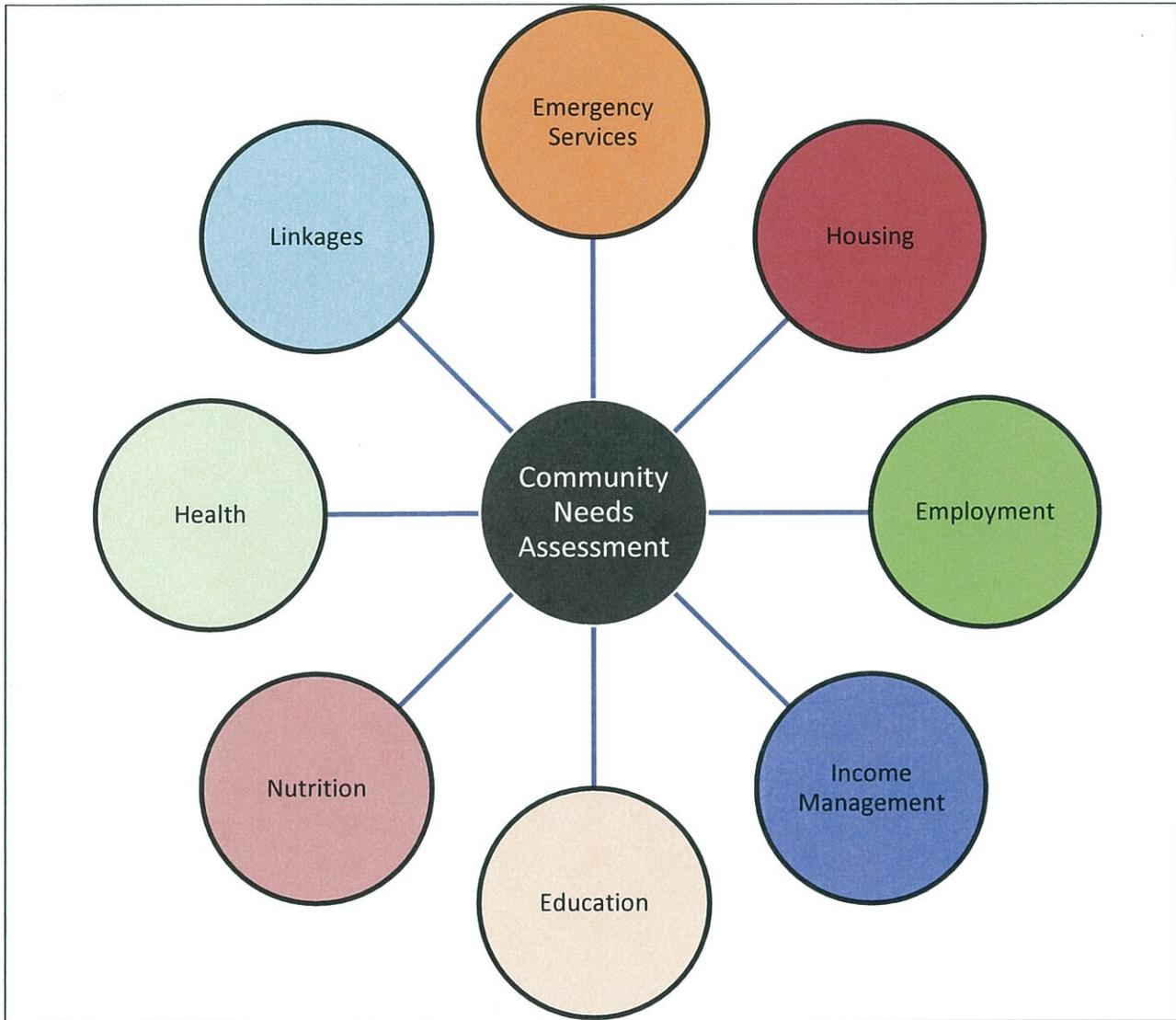
Contacts all, ADRC, 211, SHIP and Other	Qtr. 1	Qtr. 2	Apr	May	June	Qtr. 3	Total
	Oct - Dec	Jan - Mar					
Contacts all, ADRC, 211, SHIP and Other	1951	1906	556	480	537	1573	5430
Unmet Need Total Consumers by Type (Unduplicated)	Qtr. 2		Apr	May	June	Qtr. 3	Total
ADRC Consumers	60	34	14	14	18	46	140
Non ADRC Consumers	82	40	11	12	12	35	157
Total Contacts with Unmet Need during this period	142	74	25	26	30	81	297
Consumers by Age (Unduplicated, all ages)	Qtr. 2		Apr	May	June	Qtr. 3	Total
Aged 60 and Over:	19	11	3	5	8	16	46
Under Age 60:	120	63	21	21	21	63	246
Age Unknown:	3	0	1	0	1	2	5
Total Consumers by Age	142	74	25	26	30	81	297
Consumers by Disability (Unduplicated, all ages)	Qtr. 2		Apr	May	June	Qtr. 3	Total
Disability	62	39	15	13	18		147
No Disability (all ages):	80	35	10	13	12		150
Total Consumers	142	74	25	26	30	0	297
Consumers by County (Unduplicated, all ages)	Qtr. 2		Apr	May	June	Qtr. 3	Total
Pueblo County	128	58	20	48	26	94	280
'81001	30	17	9	24	10	43	90
'81002	0	0	0	7	0	7	7
'81003	23	9	2	0	1	3	35
'81004	37	15	4	5	10	19	71
'81005	19	7	2	4	2	8	34
'81006	4	1	0	4	0	4	9
'81007	6	3	0	2	0	2	11
'81008	6	5	2	1	3	6	17
Avondale 81022	1	1	0	1	0	1	3
Beulah 81023	0	0	0	0	0	0	0
Boone 81025	0	0	0	0	0	0	0
Colorado City 81019	2	0	1	0	0	1	3
Rye 81069	0	0	0	0	0	0	0
Baca County	0	0	0	0	0	0	0
Bent County	0	0	1	0	0	1	1
Crowley County	1	0	0	0	0	0	1
Custer County	0	2	0	0	2	2	4
Fremont County	10	7	0	0	0	0	17
Huerfano County	0	1	0	2	0	2	3
Kiowa County	0	0	0	0	0	0	0
Las Animas County	0	2	0	0	2	2	4
Otero County	3	1	1	0	0	1	5
Prowers County	0	2	0	0	0	0	2
OUT of Region CALLS	0	0	1	0	0	1	1
OUT of STATE CALLS	0	1	2	0	0	2	3
Total Consumers by County	142	74	25	0	30	105	321
Unmet Need	Qtr. 2		Apr	May	June	Qtr. 3	Total
Arts, Culture and Recreation	0	0	0	0	0	0	0
Clothing/Personal/Household	10	9	1	1	1	3	22
Dental	0	0	1	0	0	1	1
Disaster Services	0	0	0	0	0	0	0
Education & Seasonal	0	0	0	0	0	0	0
Employment	0	0	0	0	0	0	0
Evidence Based Programs	0	0	0	0	0	0	0
Food / Meals	2	3	0	0	0	0	5
Health Care / Medical Clinic	0	3	1	0	1	2	5
Housing	2	1	0	0	0	0	3
Income Support Assistance / Income Tax	0	3	1	1	0	2	5
Individual, Family and Community Support	17	2	1	4	2	7	26
Information Services	0	0	0	0	0	0	0
Legal, Consumer & Public Safety	0	0	0	0	0	0	0
Mental Health / Addictions	0	0	0	0	0	0	0
Other Government/Economic Services	0	0	0	0	0	0	0
Rental Assistance	15	7	5	3	5	13	35
Senior services	0	0	0	0	0	0	0
Shelter / Transitional Housing	5	2	0	0	1	1	8
Transportation	5	2	3	1	5	9	16
Utility Bill Assistance	92	44	12	16	16	44	180
Volunteers & Donations	0	0	0	0	0	0	0
Total Consumers by County	148	76	25	26	31	82	306

Other Type of Calls Report
 FFY October 1, 2014 through September 30, 2015

Other Types of Calls	Qtr. 1 Oct - Dec	Qtr. 2 Jan - Mar	Apr	May	June	Qtr. 3 Apr-Jun	FFY Total
211 Information Services	2	1	2	1	1	4	7
2-1-1 Administrative Call	0	2	0	0	0	0	2
411 Information Services	22	22	6	11	5	22	66
511 Information Services	0	0	0	0	1	1	1
811 Call before you dig	1	0	0	0	0		1
911 Information Services	0	0	0	0	0	0	0
Agency Update	2	0	0	1	0	1	3
City Services 311 Information Services	0	1	1	0	0	1	2
Follow-ups	0	0	0	0	2	2	2
Hang ups and phantom calls	6	3	0	2	3	5	14
Inappropriate calls	11	7	2	1	2	5	23
Internal transfer	12	30	9	7	8	24	66
Message Return	296	262	72	57	76	205	763
Out of state 211	11	5	1	0	3	4	20
Police-non-emergency	0	0	0	1	0	1	1
Referral to Region 1 Weld 211	1	0	1	0	0	1	2
Referral to Region 2 MHUW 211	2	5	1	2	4	7	14
Referral to Region 3 Larimer 211	3	0	0	0	0	0	3
Referral to Region 4 Mesa 211	2	6	1	0	0	1	9
Referral to Region 5 Pikes Peak 211	12	14	7	9	8	24	50
Referral to Region 6 San Luis Valley	0	0	0	0	0	0	0
Referral to Region 7 Pueblo 211	0	0	0	0	0	0	0
Wrong number	5	5	2	0	0	2	12
TOTAL	388	363	105	92	113	310	1061

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Pueblo County CSBG Needs Assessment 2014



Prepared By Pueblo County Housing & Human Services

December 2014

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Executive Summary

Introduction and Background

The Pueblo County Department of Housing and Human Services conducted a needs assessment to examine key issues and challenges facing the community. The purpose of the assessment was to evaluate current, unmet, and future needs in relation to the Community Services Block Grant (CSBG) nine federal objectives of:

- Education
- Emergency Services
- Employment
- Health
- Housing
- Income Management,
- Linkages,
- Nutrition
- Self-Sufficiency

in an effort to ultimately improve the quality of life in Pueblo County. The project included surveying residents, interviewing community stakeholders, conducting secondary data research, and providing a summary report with key findings and recommendations. The results of this needs assessment will guide the CSBG advisory council to make informed decisions in the development and improvement of services to promote self-sufficiency among community members.

Goal:

Plan and conduct an all-inclusive Community Needs Assessment for Pueblo County in 2014 ensuring compliance with the Community Services Block Grant and Pueblo County Housing and Human Services program requirements.

Objectives:

- Provide a broad view of demographic and economic characteristics of Pueblo County, and community-wide needs and services.
- Focus on providing a localized assessment of needs by reporting county level data.
- Collect *primary* data by gathering external community feedback through surveys and interviews with key stakeholders.
- Collect *secondary* data by researching national, state and local data resources.
- Facilitate an analysis process that identifies potential causes of poverty and gaps in current services.
- Mobilize action plans that address priority needs.

Coverage Area: Pueblo County

Agency Overview- Mission, Aim and Vision of Housing and Human Service:

We commit and dedicate ourselves to excellence in the provision of high quality housing and human services, either directly or through monitoring of programs and services on behalf of Pueblo County. Our aim is to provide the highest levels of quality and accountability in the provision of housing and human services to the citizens of Pueblo County and several surrounding counties, who qualify for Federal grant programs which we administer, or who receive benefits from human service programs or services which we monitor on behalf of Pueblo County. Our vision, in pursuit of the highest levels of accountability, service and delivery, and monitoring responsibilities, shall be achieved by:

- Ongoing research, assessment, and planning for the housing and human service needs of
- Puebloans, particularly low-income and disadvantaged individuals;
- Intergovernmental, interdepartmental and interagency cooperation, coordination and collaboration;
- Careful planning and implementing of strategies that will continuously improve the delivery of services, and;
- Continuing to upgrade skills and professional training of employees.

Methods

Primary Data Collection

Quantitative and qualitative feedback was collected through surveys, questionnaires and interviews. Primary data responses came from survey respondents, community stakeholder and agency provider representatives from a variety of social service agencies in the region as part of the Continuum of Care which includes private and governmental emergency service providers, homeless shelters, food banks, healthcare facilities, employment resource agencies and education providers. All gave insight into the community needs, current resources, gaps in service, and they offered recommendations in promoting self-sufficiency among the low-income community members of Pueblo County. Gathering data from the low socio-economic population was of the utmost importance because this population has the heaviest use of the community services. Therefore low-income service providers had readily available paper surveys.

- *CSBG Community Needs Surveys* were available to the public on the Pueblo County website and were distributed to local non-profit and service-based organizations. 903 Surveys were returned and analyzed.
- Nine telephone and personal interviews were conducted with key informants identified by HHS for their knowledge about the assets, needs, issues and challenges facing Pueblo's low-income population.
- Four *CSBG Board Member Questionnaires* were completed by CSBG stakeholders and decision makers.

Secondary Data Collection

Secondary data collection included gathering relevant and current statistics and research from reliable sources such as other social agencies and government entities in an effort to supplement the survey results and community stakeholder feedback. A comprehensive review was conducted using the following existing documents and demographic databases:

- National Association of Community Action Agencies- Community Action Partnership
- U.S. Census Bureau
- American Community Survey
- U.S. Department of Labor
- Bureau of Labor
- Pueblo City Schools
- Pueblo County Government
- Pueblo School District 70
- Colorado Department of Education
- Social Security Administration
- The Colorado Center on Law and Policy

Findings

Identified needs, current resources and gaps in service of the low-income community members of Pueblo County.

Education- Community needs, effective resources and gaps in services were identified related to education. Entering its fourth year of priority improvement or turnaround status, Pueblo City Schools, District 60 is struggling to maintain its accreditation due to lack of academic achievement, academic growth, academic growth gaps, and postsecondary and workforce readiness. A lack of career readiness, low-literacy skills, and other soft-skill deficiencies pose problems for individuals in becoming self-sufficient. Additionally, technical and community colleges have been faced with the challenge of preparing low-income individuals with limited vocational skills and work experience for better-paying jobs requiring post-secondary training to enter the middle class.

Emergency Services- Community needs, effective resources and gaps in services were identified related to emergency housing, emergency resources and emergency financial assistance. Survey respondents view homelessness as an emergency situation that poses a particular problem in achieving and maintaining self-sufficiency in Pueblo County along with temporary and emergency housing options. Additionally, survey results as well as interviews and questionnaire data reflect utility disconnects as a significant emergency situation.

Employment- Community needs, effective resources and gaps in services were identified related to employment. Pueblo unemployment falls above state and national average unemployment rates. Jobs for the unemployed, underemployed and working poor are necessary to increase income and self-sustainability; these employment opportunities are a significant need in Pueblo County. Community members classified as "hard to employ" require enhanced assistance to prepare for, find, and keep jobs. Health issues and disability, substance abuse, criminal records, domestic violence, limited education, and responsibilities for disabled children or parents all pose barriers in attaining and maintaining employment.

Health- Community needs, effective resources and gaps in services were identified related to health and healthcare. Community member and service providers indicated that cost barriers keep low-income members of the community from seeking healthcare despite the community resources available. Community outreach efforts are also necessary to get low-income community members enrolled to receive healthcare benefits. Access to mental health and substance abuse services were also listed as critical needs for the community.

Housing- Community needs, effective resources and gaps in services were identified related to housing. Survey respondents view homelessness and lack of affordable housing options as a particular problem in achieving and maintain self-sufficiency in Pueblo County along with temporary and emergency housing options. The request for public housing and rental/mortgage assistance far exceeds the resources currently available. Because stable housing effects employment, household stability and self-sufficiency, the unmet needs significantly impact the Pueblo community.

Income Management- Community needs, effective resources and gaps in services were identified related to income management resources and services. Budget management skills and education for the liquid asset poor are necessary for families' ability to weather adverse events and maintain self-sufficiency. Similarly, achieving economic stability through ownership is a goal many low-income families feel is unattainable because they lack the resources, means and opportunity to save and invest on a fixed or minimal income.

Linkages- Community needs, effective resources and gaps in services were identified related to linkages management resources and services. Increasing communication among agencies and non-profit organizations is needed in the Pueblo community to promote ease of access and avoid duplication of services. Advertising and promoting 211: a Single Entry Point service that connects the public with the services it requires is a necessary and immediate resource. The public also requires information about concurrent enrollment in programs that provide critical housing, nutrition and health benefits to low-income families. Multiple services serve as powerful safety nets that help families establish stability and work toward self-sufficiency.

Nutrition- Community needs, effective resources and gaps in services were identified related to nutrition resources and services. Additional program funding is needed for individuals as well as agencies to offset the high cost of food. There is a need for resources that provide a balanced diet for senior citizens living on a fixed income or low income, particularly those who lack transportation, to maintain their self-sufficiency. An identifiable need is evident in public transportation to food banks, grocery stores and communal meals.

Self-Sufficiency- Community needs, effective resources and gaps in services were identified related to self sufficiency resources and services. Addressing and meeting the holistic needs of low-income individuals are the most pressing service necessary in helping them begin the process of attaining self-sufficiency. Educating individuals in maintaining and living self-sufficient lifestyles is then necessary to help them support themselves on a self-sustained income and budget. Safety nets must be in place so individuals who stop using public assistance don't fall if they falter.

Conclusion

In addition to the Direct Services needed by our community our Needs Assessment also revealed the need for the following services:

- Provide clear information for finding and navigating existing services in a variety of formats.
- Create a guide to aid the efforts of low-income individuals through the process of creating a plan to eventually move off of services and become self-sufficient.
- Create a standardized combined application.
- Improving community members' access to services.
- Make it easier for people to get to services and jobs by taking care of transportation and childcare needs.
- Improve access for overlooked and underserved populations.
- Increase collaboration and communication between providers and agencies.
- Better measure the impact of services to improve effectiveness.
- Ensure follow-up is done.

Pueblo County Profile

Located at the confluence of the Arkansas River and Fountain Creek, Pueblo County has been an important crossroads for transportation and trading for more than 150 years, making it the economic hub of southeastern Colorado. The county has a total area of 2,398 square miles, and is ranked as the tenth most populous county in the state of Colorado.

Pueblo is a multi-racial and multi-cultural community with a well-established Hispanic community that encompasses more than 40 percent of the population. Drawing from the unique cultural makeup predominantly comprised of Hispanic, Italian and Slovenian populations who have been here for generations, our community is well known for our diverse and delicious foods. One of the largest steel-producing cities in the United States, Pueblo is sometimes referred to as the "Steel City". And as the hometown of four Medal of Honor recipients — more per capita than any other city in the United States — Pueblo is also known as the "Home of Heroes."

Pueblo County Population Profile Snapshot

- Population is increasing
- 12.94% of the population is veterans
- The majority of the population (60.64%) is between the ages of 18-64
- There are 2.34% more females than males in Pueblo County
- The majority of the population (90.39%) classifies their race as "White"
 - 42.3% of the white population identified themselves as Hispanic or Latino.
- 28.6% of the Pueblo County population reports their highest level of educational attainment as "high school or equivalent."
- 7.8% of Pueblo County is unemployed
- Unemployment in Pueblo County decreased by 2.36% since June 2013
- Median annual household income in Pueblo County is \$41,209

Pueblo County Demographics

Population Change

Population change of Pueblo County from 2000-2012 is shown in Table 1. During the twelve-year period, total population estimates for the report area grew by 12.44%, increasing from 141,472 persons in 2000 to 159,072 persons in 2012.

Table 1. Population Change 2000 - 2012

Geographic Area	Census 2000 Population	ACS 2008-2012 Population	Population Change	% Change
Pueblo County, Colorado	141,472	159,072	17,600	12.44
Colorado	4,301,261	5,042,853	741,592	17.24

Source: [U.S. Census Bureau, Population Division, Census 2010. Release Date: February 2011](#) and [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013](#).
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012.

Age and Gender Demographics

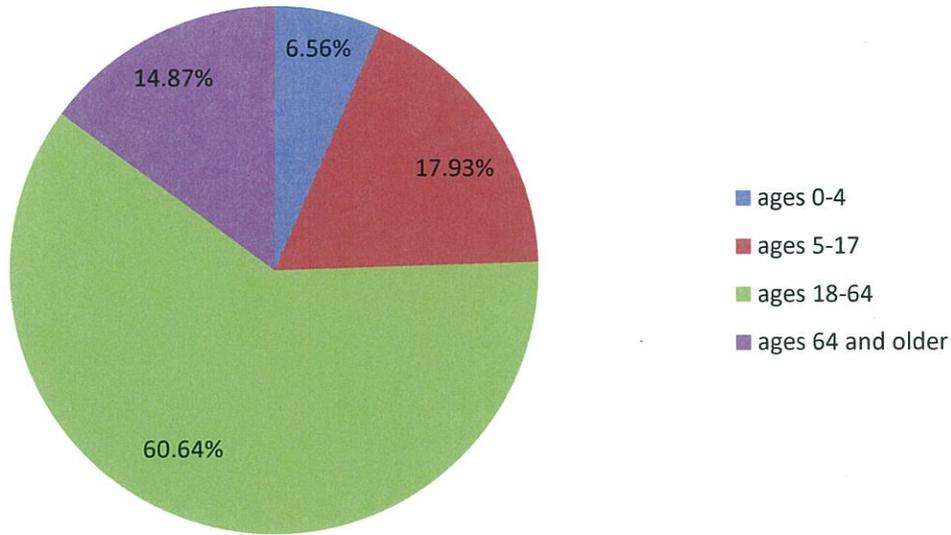
Population by gender of Pueblo County is shown in Table 2. According to ACS 2008-2012 - 5 year population estimates for the report area, the female population comprised 51.17% of the report area, while the male population represented 48.83%. Pueblo County population by age is shown in Figure 3.

Table 2. Population By Gender, 2008 - 2012

Geographic Area	0 to 4 6.56% of population		5 to 17 17.93% of population		18 to 64 60.64% of population		Over 64 14.87% of population	
	M	F	M	F	M	F	M	F
	Pueblo County, Colorado	5,396	4,974	14,556	13,761	47,468	48,349	9,722
Colorado	175,053	165,776	450,453	428,997	1,656,144	1,608,087	224,159	310,379
United States	10,291,124	9,846,760	27,554,024	26,287,952	96,618,000	97,869,408	15,754,421	23,115,796

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013](#).
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012.

Figure 3. Population By Age, 2008 - 2012



Veterans, Age and Gender Demographics

Table 4 shows the numbers of veterans living in Pueblo County. 12.94% of the Pueblo County population in the report area is veterans, which is more than the national average of 9.34%.

Table 4. Age and Gender Demographics of Veterans, 2008 - 2012

Geographic Area	Veterans			Percent of Population over 18 by Gender		
	Total	Males	Females	Total	Males	Females
Pueblo County, Colorado	15,527	14,408	1,119	12.94	24.86	1.80
Colorado	405,895	369,565	36,330	10.71	19.69	1.90
United States	21,853,912	20,306,044	1,547,868	9.34	17.94	1.28

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012.

Race Demographics

Population by race and gender of Pueblo County is shown in Table 5. According to the American Community Survey 5 year averages, white population comprised 90.39% of the report area, black population represented 2.18%, and other races combined were 2.9%. Persons identifying themselves as mixed race made up 4.53% of the population. The U.S. Census Bureau states that 42.3% of the white population identified themselves as Hispanic or Latino.

Table 5. Population By Race, 2008 - 2012

Geographic Area	White 90.39%		Black 2.18%		American Indian < 1%		Asian <1%		Native Hawaiian <1%		Mixed Race 4.53%	
	M	F	M	F	M	F	M	F	M	F	M	F
	Pueblo County, Colorado	63,526	67,037	1,801	1,347	1,371	1,649	397	638	49	85	3,305
Colorado	2,125,236	2,118,517	106,818	94,606	25,502	23,597	61,705	75,177	2,995	3,039	83,562	83,266

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012.

Educational Attainment

Table 6 shows the distribution of educational attainment levels in Pueblo County. Educational attainment is calculated for persons over 25, and is an average for the period from 2008 to 2012.

Table 6. Percent Attaining Educational Levels, 2008 - 2012

Geographic Area	% No High School Diploma	% High School Only	% Some College	% Associates	% Bachelors	% Graduate or Professional
Pueblo County, Colorado	13.72	28.6	26.5	10.2	13.6	7.4
Colorado	10.04	22.4	22.8	8.1	23.5	13.2

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012.

Current Unemployment

Labor force, employment, and unemployment data for Pueblo County is provided in Table 7. Overall, the report area experienced an average 7.8 percent unemployment rate in June 2014.

Table 7. Employment/Unemployment Information, June 2014

Geographic Area	Labor Force	Employment	Unemployment	Unemployment Rate
Pueblo County, Colorado	74,661	68,859	5,802	7.8
Colorado	2,818,755	2,666,939	151,816	5.4
United States	158,137,393	148,098,004	10,039,389	6.3

Source: [U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics, July 30 2014.](#)

Unemployment Change

Unemployment change within Pueblo County during the 1-year period from June 2013 to June 2014 is shown in the chart below. According to the U.S. Department of Labor, unemployment for this one year period fell from 7,574 persons to 5,802 persons, a rate change of -2.36 percent. The unemployment rate of Pueblo County remains significantly higher than the Colorado and national averages.

Table 8. Change in Unemployment, June 2013 - June 2014

Geographic Area	Unemployment, June 2013	Unemployment, June 2014	Unemployment Rate, June 2013	Unemployment Rate, June 2014
Pueblo County, Colorado	7,574	5,802	10.10	7.80
Colorado	201,772	151,816	7.30	5.40
United States	12,410,443	10,039,389	7.80	6.30

Source: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics, July 30, 2014.

Household Income

Median annual household income in Pueblo County is shown in Table 9.

Table 9. Median Annual Household Income, 2012

Geographic Area	Median Household Income (\$)
Pueblo County, Colorado	41,209
Colorado	56,880
United States	51,371

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates (SAIPE), 2012. Estimates for 2012 were released in December 2013.

Social Security Data

Table 10. Social Security Income, 2012 & 2013

Pueblo County, Colorado		
2013	Estimate Margin of Error	
Total:	62,604	+/-1,524
With Supplemental Security Income (SSI)	5,064	+/-974
No Supplemental Security Income (SSI)	57,540	+/-1,724
Pueblo County, Colorado		
Estimate Margin of Error		

Source: U.S. Census Bureau, 2013 American Community Survey

Pueblo County, Colorado		
2012	Estimate Margin of Error	
Total:	62,388	+/-1,454
With Supplemental Security Income (SSI)	5,249	+/-978
No Supplemental Security Income (SSI)	57,139	+/-1,523
Pueblo County, Colorado		
Estimate Margin of Error		

Source: U.S. Census Bureau, 2012 American Community Survey

Pueblo County Poverty Profile

The following data provides a comprehensive look at the poverty profile of Pueblo County. The data reflects that 20.2% of persons in Pueblo County live in poverty and that the rate of poverty continues to increase. That number doesn't tell the whole story, though. The face of poverty is changing quickly, and there is a cause for alarm as women workers and minority community members are increasingly falling behind. In past generations more often than not even lower-income jobs paid a living wage. Today, this is no longer the case. Despite playing by the rules and putting in long hours, many individuals can barely pay the rent. Our Low-Income community consists of low-wage women employees, who are already struggling to stay afloat amidst rising child care and transportation costs, people who are unemployed and looking for work, but unable to find a job; and the aged who may be disabled or on fixed incomes. There are programs in the community that create a social safety net, which can provide the support that gives people a chance to pursue a safe, stable, healthy future. However, many of the working poor in Pueblo County do not qualify or are not aware of these resources.

Poverty, 2012

2012 poverty estimates show a total of 31,646 persons living below the poverty rate in Pueblo County, more than 10% greater than the State of Colorado. Poverty information is at 100% of the federal poverty income guidelines.

Table 11. Poverty, 2012

Geographic Area	All Ages		Age 0-17		Age 5-17	
	Number of Persons	Poverty Rate	Number of Persons	Poverty Rate	Number of Persons	Poverty Rate
Pueblo County, Colorado	31,646	20.2	11,144	29.7	7,512	27.5
Colorado	688,715	13.6	220,133	18.1	148,544	17.0
United States	48,760,123	15.9	16,396,863	22.6	11,086,537	21.0

Source: [U.S. Census Bureau, Small Area Income and Poverty Estimates \(SAIPE\), 2012](#). Estimates for 2012 were released in December 2013.

Poverty Rate Change, 2000 - 2012

Poverty rate change in Pueblo County from 2000 to 2012 is shown in Table 13. According to the U.S. Census, the poverty rate for Pueblo County increased by 5.6%, compared to a national increase of 4.6%.

Table 12. Change in Poverty Rate, 2000 – 2012

Demographic Area	Persons in Poverty, 2000	Poverty Rate, 2000	Persons in Poverty, 2012	Poverty Rate, 2012	Change in Poverty Rate, 2000 - 2012
Pueblo County, Colorado	20,493	14.6	31,646	20.2	5.6
Colorado	384,830	8.9	688,715	13.6	4.7
United States	31,581,086	11.3	48,760,123	15.9	4.6

Source: [U.S. Census Bureau, Small Area Income and Poverty Estimates \(SAIPE\), 2012](#). Estimates for 2011 were released in December 2012.

Households in Poverty

Table 13 shows the number and percentage of households in poverty in Pueblo County. In 2012, it is estimated that there were 10,712 households, or 17.25 percent, living in poverty within the report area.

Table 13. Households in Poverty, 2008 - 2012

Geographic Area	Total Households, 2008/2012	Households in Poverty, 2008/2012	% Households in Poverty, 2008/2012
Pueblo County, Colorado	62,090	10,712	17.3
Colorado	1,962,753	235,381	12.0
United States	115,226,800	15,920,513	13.8

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)
 The 2012 American Community Survey 5-year data is an average of data collected from 2008 through 2012.

Population Profile: Poverty Rate (ACS)

Table 14 shows the total population estimates for all persons in poverty for Pueblo County. According to the American Community Survey 5 year estimates, an average of 18.12 percent of all persons lived in a state of poverty during the 2008 - 2012 period. The poverty rate for all persons living in Pueblo County is greater than the national average of 14.9 percent.

Table 14. Poverty Rate (ACS), 2008 - 2012

Geographic Area	Poverty Rate for All Persons		
	Total Population	In Poverty	Poverty Rate
Pueblo County, Colorado	154,352	27,975	18.1
Colorado	4,927,283	633,878	12.9
United States	301,333,408	44,852,528	14.9

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012.

Households in Poverty by Family Type

Table 15 shows the number of households in poverty by type in Pueblo County. The U.S. Census Bureau estimates that there were 5,400 households living in poverty.

Table 15. Households in Poverty by Family Type, 2008 - 2012

Geographic Area	Total Households, 2007-2011	Households in Poverty			
		Overall	Married Couples	Male Householder	Female Householder
Pueblo County, Colorado	40,083	5,400	1,736	653	3,011
Colorado	1,259,998	111,746	46,329	12,105	53,312
United States	76,595,552	8,363,024	3,031,161	873,067	4,458,796

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013](#). The 2012 American Community Survey 5-year data is an average of data collected from 2008 through 2012.

Note: The poverty rate for Household type is based on the total number of households for that household type.

Household Poverty Rate by Family Type

Table 16 shows percentage of households in poverty by household type in the report area. In 2012, it is estimated that 13.47 percent of all households were living in poverty within Pueblo County, compared to the national average of 10.9 percent. Of the households in poverty, female headed households represented 55.76 percent of all households in poverty, compared to 12.09 and 32.15 percent of households headed by males and married couples, respectively.

Table 16. Household Poverty Rate by Family Type, 2008 - 2012

Geographic Area	All Types	Married Couples	Male Householder	Female Householder
Pueblo County, Colorado	13.5	4.3	1.6	7.5
Colorado	8.9	3.7	1.0	4.2
United States	10.9	4.0	1.1	5.8

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2012](#). The 2013 American Community Survey 5-year data is an average of data collected from 2008 through 2012.

Note: The poverty rate for Household type is based on the total number of households for that household type.

Seniors in Poverty

Poverty rates for seniors (persons age 65 and over) are shown in Table 18. According to American Community Survey estimates, there were 2,271 seniors, or 9.6 percent, living in poverty within Pueblo County which is slightly higher than both Colorado and the nation.

Table 17. Seniors in Poverty, 2008 - 2012

Geographic Area	Seniors	Seniors in Poverty	Senior Poverty Rate
Pueblo County, Colorado	23,637	2,271	9.6
Colorado	542,669	43,960	8.1
United States	39,358,824	3,702,237	9.4

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 though 2012.

Federal Poverty Guidelines / Thresholds 2011 – 2012

The poverty guidelines are a version of the federal poverty measure. They are issued each year in the *Federal Register* by the Department of Health and Human Services. The guidelines are a simplification of the poverty thresholds for use for administrative purposes — e.g., determining financial eligibility for certain federal programs.

Table 18. Federal Poverty Guidelines 2011/2012

Size of Family unit	100 Percent of Poverty	116 Percent of Poverty	125 Percent of Poverty	150 Percent of Poverty	200 Percent of Poverty
1	\$10,890	\$12,632	\$13,612	\$16,335	\$21,780
2	\$14,710	\$17,064	\$18,387	\$22,065	\$29,420
3	\$18,530	\$21,495	\$23,162	\$27,795	\$37,060
4	\$22,350	\$25,926	\$27,937	\$33,525	\$44,700
5	\$26,170	\$30,357	\$32,712	\$39,255	\$52,340
6	\$29,990	\$34,788	\$37,487	\$44,985	\$59,980
7	\$33,810	\$39,220	\$42,262	\$50,715	\$67,620
8	\$37,630	\$43,651	\$47,037	\$56,445	\$75,260

The poverty thresholds are the original version of the federal poverty measure. They are updated each year by the Census Bureau. The thresholds are used mainly for statistical purposes — for instance, preparing estimates of the number of Americans in poverty each year. (In other words, all official poverty population figures are calculated using the poverty thresholds, not the guidelines.)

Table 19. Federal Poverty Thresholds 2011/2012

Size of family unit	Related Children under 18								
	Weighted average threshold	None	One	Two	Three	Four	Five	Six	Seven
One person	11,720								
Under 65 years.....	11,945	11,945							
65 years and over.....	11,011	11,011							
Two people.....	14,937								
Householder under 65 years.	15,450	15,374	15,825						
Householder 65 years and up	13,892	13,878	15,765						
Three people.....	18,284	17,959	18,480	18,498					
Four people.....	23,492	23,681	24,069	23,283	23,364				
Five people.....	27,827	28,558	28,974	28,087	27,400	26,981			
Six people.....	31,471	32,847	32,978	32,298	31,647	30,678	30,104		
Seven people.....	35,473	37,795	38,031	37,217	36,651	35,594	34,362	33,009	
Eight people.....	39,688	42,271	42,644	41,876	41,204	40,249	39,038	37,777	37,457

The Self-Sufficiency Standard for Colorado describes how much income families of various sizes and compositions need to make ends meet without public or private assistance in each county of Colorado. The Self-Sufficiency Standard is a measure of economic security that is based on the costs of the basic needs for working families: housing, child care, food, health care, transportation, and miscellaneous items, as well as the cost of taxes and the impact of tax credits. As Colorado recovers from the economic downturn, long-term economic prosperity will require responsible planning that puts all Coloradans on the path to self-sufficiency.

Table 20. The Self-Sufficiency Standard for Pueblo County, CO 2011

Monthly Costs	Adult	Adult + Preschooler	Adult + Infant + Preschooler	Adult + Preschooler + School-age	Adult + School-age + Teenager	Adult + Infant + Preschooler + School-age	2 Adults + Infant + Preschooler	2 Adults + Preschooler + School-age
Housing	\$527.00	\$692.00	\$692.00	\$692.00	\$692.00	\$907.00	\$692.00	\$692.00
Child Care	\$0.00	\$597.00	\$1,194.00	\$926.00	\$329.00	\$1,522.00	\$1,194.00	\$926.00
Food	\$226.00	\$343.00	\$451.00	\$515.00	\$597.00	\$608.00	\$647.00	\$708.00
Transportation	\$253.00	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$498.00	\$498.00
Health Care	\$135.00	\$338.00	\$349.00	\$360.00	\$388.00	\$371.00	\$407.00	\$417.00
Miscellaneous	\$114.00	\$223.00	\$295.00	\$275.00	\$227.00	\$367.00	\$344.00	\$324.00
Taxes	\$231.00	\$424.00	\$627.00	\$534.00	\$307.00	\$813.00	\$673.00	\$598.00
Earned income Tax Credit (-)	\$0.00	(\$52.00)	\$0.00	(\$35.00)	(\$226.00)	\$0.00	\$0.00	\$0.00
Child Care Tax Credit (-)	\$0.00	(\$65.00)	(\$100.00)	(\$115.00)	(\$70.00)	(\$100.00)	(\$100.00)	(\$100.00)
SELF-SUFFICIENCY WAGE	\$0.00	(\$83.00)	(\$167.00)	(\$167.00)	(\$167.00)	(\$250.00)	(\$167.00)	(\$167.00)
Hourly	\$8.45	\$15.22	\$20.46	\$18.44	\$13.29	\$25.56	\$11.90 per adult	\$11.07 per adult
Monthly	\$1,487.00	\$2,678.00	\$3,602.00	\$3,246.00	\$2,339.00	\$4,499.00	\$4,187.00	\$3,897.00
Annually	\$17,843.00	\$32,141.00	\$43,220.00	\$38,955.00	\$28,063.00	\$53,988.00	\$50,247.00	\$46,759.00

The living wage shown is the hourly rate that an individual must earn to support their family, if they are the sole provider and are working full-time (2080 hours per year). The state minimum wage is the same for all individuals, regardless of how many dependents they may have. The poverty rate is typically quoted as gross annual income. We have converted it to an hourly wage for the sake of comparison. Wages that are less than the living wage are shown in red.

Table 21. Living Wage Calculation for Pueblo County, Colorado

Hourly Wages	1 Adult	1 Adult, 1 Child	1 Adult, 2 Children	1 Adult, 3 Children	2 Adults	2 Adults, 1 Child	2 Adults, 2 Children	2 Adults, 3 Children
Living Wage	\$8.16	\$19.12	\$23.81	\$29.76	\$12.81	\$16.41	\$17.83	\$20.90
Poverty Wage	\$5.21	\$7.00	\$8.80	\$10.60	\$7.00	\$8.80	\$10.60	\$12.40
Minimum Wage	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25

Table 22. Household Income Profile 2011/2012 Pueblo County

Living Wage (Highlighted)

Households by Income	Number	Percent
Households	63,695	100%
<\$15,000	10875	17.1%
\$15,000-\$24,999	9368	14.7%
\$25,000-\$34,999	8060	12.7%
\$35,000-\$49,999	10,485	16.5%
\$50,000-\$74,999	11,485	18%
\$75,000-\$99,999	6069	9.5%
\$100,000-\$149,999	5,138	8.1%
\$150,000-\$199,000	1,270	2.0%
\$200,000+	945	1.5%

U.S. Census Bureau, Census Summary File 1

It is evident that there is a large difference between the Federal Poverty Guideline, the Living Wage and the Self-Sufficiency Standard. Below is a yearly income comparison for a family of four in Pueblo County. The Living Wage is close to the average of the measurements of household income. What this reveals is that a great portion of the Pueblo households who do not qualify for public assistance programs, but live below a respected measure of self-sufficiency. (Full-time – 2080 hours per year)

2011 / 2012 - 2 Adults, 2 Children

Minimum Wage	\$15,080
125% Poverty	\$27,937
Living Wage	\$37,086
Self-Sufficiency Standard	\$46,759

Emergency Services

Critical Community Needs

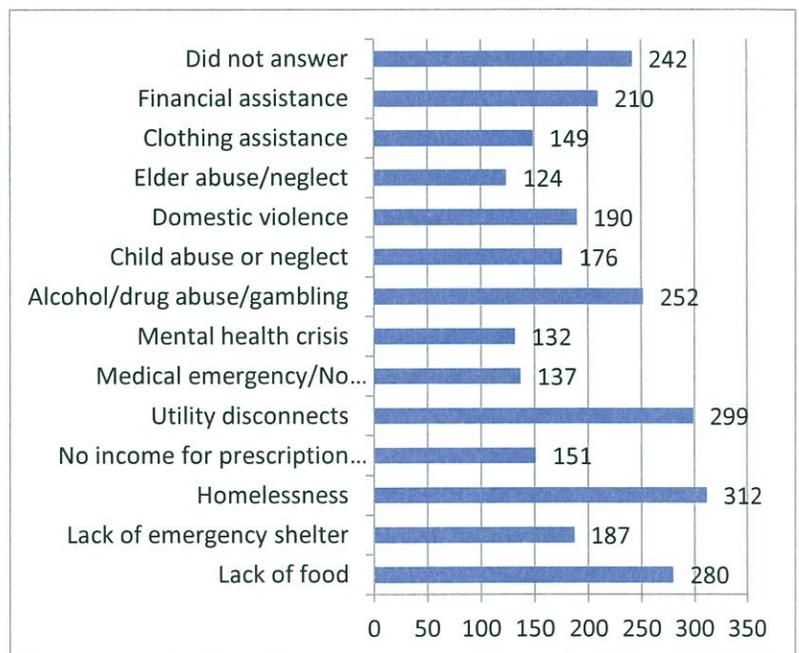
Community needs were identified related to emergency housing, emergency resources and emergency financial assistance. Survey respondents view homelessness as an emergency situation that poses a particular problem in achieving and maintain self-sufficiency in Pueblo County along with temporary and emergency housing options. Additionally, survey results as well as interviews and questionnaire data reflect utility disconnects as a significant emergency situation.

Survey respondents were asked if they feel any of the following EMERGENCY SITUATIONS seem to be a particular problem in Pueblo County. The results show that 312 of the 2841 (10.98%) responses indicate that survey respondents view homelessness as an emergency situation that poses a particular problem in Pueblo County. Additionally, 299 (10.52%) responses reflect utility disconnect as an emergency situation.

Table 23. Pueblo County Survey / July 2014 – Emergency Situations

12. Do you feel any of the following EMERGENCY SITUATIONS seem to be a particular problem in Pueblo County?

Emergency Situation	Count	Percentage
Lack of food	280	9.86%
Lack of emergency shelter	187	6.58%
Homelessness	312	10.98%
No income for prescription drugs	151	5.32%
Utility disconnects	299	10.52%
Medical emergency/No Medical Insurance	137	4.82%
Mental health crisis	132	4.65%
Alcohol/drug abuse/gambling	252	8.87%
Child abuse or neglect	176	6.20%
Domestic violence	190	6.69%
Elder abuse/neglect	124	4.36%
Clothing assistance	149	5.24%
Financial assistance	210	7.39%
Did not answer	242	8.52%
Total	2841	100.00%



**Note: survey participants were asked to choose all responses that apply*

To compliment the survey responses, 12 of the 17 community leaders and low-income service providers interviewed, indicated **affordable and emergency housing** along with **utility emergency services** as two of the top five most critical needs of the low-income members of Pueblo County.

Contributing Factors Causing or Impacting the Needs

The need for emergency services is continually increasing, but funding for local agencies and programs is not keeping up with the demand. Pueblo County is not able to adequately invest in services that have been proven to ease the emergency financial burden on working families, such as child care, housing, utility, nutrition and health care assistance.

Poverty rate change in the Pueblo County report area from 2000 to 2012 is shown in Table 13. According to the U.S. Census, the poverty rate increased by 5.6%, compared to a national increase of 4.6%. This average rate of change, greater than both the state of Colorado and the rest of the United States, is an indication that the Pueblo County low-income population is increasing as are its needs.

Table 24. Change in Poverty Rate, 2000 - 2012

Geographic Area	Persons in Poverty, 2000	Poverty Rate, 2000	Persons in Poverty, 2012	Poverty Rate, 2012	Change in Poverty Rate, 2000 - 2012
Pueblo County, Colorado	20,493	14.6	31,646	20.2	5.6
Colorado	384,830	8.9	688,715	13.6	4.7
United States	31,581,086	11.3	48,760,123	15.9	4.6

Source: [U.S. Census Bureau, Small Area Income and Poverty Estimates \(SAIPE\), 2012](#). Estimates for 2011 were released in December 2012.

Changing Needs

Given the increasing cost of utility services, more funding is necessary to help the low-income and working poor population’s off-set the high costs of gas and electric services, specifically to avoid disconnect of service. As the housing stock ages and the number of people needing emergency and transitional housing increases, local assistance programs are unable to keep up with the demands of the community. These programs require more resources, and typically they have received less funding over the past few years.

Unmet Needs versus Services Available

Pueblo County survey respondents and agency providers have identified insufficient emergency housing, home and utility loss prevention funding and rent/mortgage assistance programs as needs that exist in the community despite the efforts of local providers and programs. A lack of funding to meet the high demands of utilities, housing, nutrition, health and transportation needs exist for the low-income population to achieve self-sufficiency when confronted with emergency situations and needs.

Some area low-income service providers commented that Pueblo needs, "...a cash infusion to deal with the basic needs of the poor and homeless," "...," and "...a strong long term funding base that would allow providers of [emergency] services to work with the homeless population."

Housing

Critical Community Needs

Community needs were identified related to emergency housing, emergency resources and emergency financial assistance. Survey respondents view homelessness as an emergency situation that poses a particular problem in achieving and maintain self-sufficiency in Pueblo County along with temporary and emergency housing options. The lack of affordable housing options is a particular problem in achieving and maintaining self-sufficiency in Pueblo County. The request for public housing and rental/mortgage assistance far exceeds the resources currently available. Because stable housing effects employment, household stability and self-sufficiency, the unmet needs significantly impact the Pueblo community.

A common measure of Pueblo County household information is based on U.S. Census Bureau estimates. These measures are shown for the Pueblo County report area in the table below. Pueblo County households make up 3.16% of the statewide total households. Total households for the report area increased by 1,304 from 2008-2012 or 2.00% increase. The data shows that the median household income is substantially lower than the rest of Colorado, not to mention the persons below poverty level is 5.20% higher than the rest of the state. It can be inferred that the combination of these factors negatively affects the housing market in Pueblo County.

Table 25. Household Information, 2008 - 2012

	Pueblo County	Colorado
Housing units, 2013	69,711	2,247,238
Median value of owner-occupied housing units, 2008-2012	\$140,500	\$236,800
Households, 2008-2012	62,090	1,962,753
Persons per household, 2008-2012	2.49	2.51
Per capita money income in past 12 months (2012 dollars), 2008-2012	\$22,164	\$31,039
Median household income, 2008-2012	\$41,820	\$58,244
Persons below poverty level, percent, 2008-2012	18.1%	12.9%

Source: [U.S. Census Bureau, Small Area Income and Poverty Estimates \(SAIPE\), 2012](#). Estimates for 2011 were released in December 2012.

According to Housing Authority of the City of Pueblo's 2014 Annual report, the following data reflects the families housed in the 2014 fiscal year as well as the applicants currently on waiting lists for Low-Income Housing Programs. The data shows that the need for low-income housing far exceeds the current resources.

Table 26. Housing Authority 2014 Annual Report / Families on Housing

Families Housed in Fiscal Year 2014 by the Low-Income Housing Programs	
Public Housing	240 applicants housed
Mod Rehabilitation	48 applicants housed
Mineral Palace Tower	19 applicants housed
Total	307 applicants housed

Table 27. Housing Authority 2014 Annual Report / Waiting Lists

Waiting Lists for Low-Income Housing Programs as of Fiscal Year 2014	
Public Housing	880 applicants waiting
Mod Rehabilitation	969 applicants waiting
Mineral Palace Tower	20 applicants waiting
Housing Choice Vouchers	1,418 applicants waiting
Total	2,495 applicants waiting

Source: *The Housing Authority of the City of Pueblo, 2014 Annual Report, 2014.*

Contributing Factors Causing or Impacting the Needs

Pueblo County relies heavily—and in some cases exclusively—on federally-funded programs to help its own people. Housing costs overburden many low-income working families who use over one-third of their income on housing. The greatest factor influencing the housing needs in Pueblo County is that the low-income and working poor population's incomes do not support their cost of living.

Table 28. Fair Market Rental Costs / 2014

The Final FY 2014 Pueblo County FMRs for All Bedroom Sizes

The following table shows the Final FY 2014 FMRs by unit bedrooms for Pueblo County, Colorado.

Final FY 2014 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$437	\$530	\$693	\$991	\$1,070

Changing Needs

Foreclosures and upside down loans are affecting all classes of people, and more families are requiring financial assistance than in the past. Aging homes are requiring more upkeep than the low-income population can afford, and even though there are successful resources in place throughout the community, the need for weatherization, rehabilitation and emergency repairs still outweighs the assistance that government and nonprofit organizations can provide.

Unmet Needs versus Services Available

Identified issues and gaps in current housing resources include insufficient housing loss prevention and rent assistance programs. Neither government programs, non-profit organizations nor individuals has the necessary means to rehabilitate the aging homes in the area. The exorbitant utility costs also impact the housing conditions and struggles of the low-income community members of Pueblo.

Catholic Charities Diocese of Pueblo is a leading community organization of Pueblo County that assists the low-income population in achieving and maintaining self-sufficiency through housing programs. The Home Stability Program of the Diocese of Pueblo improves housing stability and prevents homelessness through rent, mortgage and utility assistance that directly pays delinquent accounts to prevent imminent personal disaster in people’s lives. The data below shows that the needs of the Pueblo County yet again exceed the current resources.

Table 29. Catholic Charities Diocese of Pueblo / Home Stability Program

Year	Households Served	Households Unable to Serve
2008-2009	1,707	5,711
2009-2010	1,471	6,966
2010-2011	2,064	9,950

Table 30. Pueblo County LEAP Data for period ending 4/17/2014

County	Total Households	Approved	Denied	Pending	Average Benefit
Pueblo	8736	7124	1446	166	\$405.92

Employment

Critical Community Needs

Pueblo unemployment falls above state and national average unemployment rates. Jobs for the unemployed, underemployed and working poor are necessary to increase income and self-sustainability; these employment opportunities are a significant need in Pueblo County. Community members classified as “hard to employ” require enhanced assistance to prepare for, find, and keep jobs. Health issues and disability, substance abuse, criminal records, domestic violence, limited education, and responsibilities for disabled children or parents all pose barriers in attaining and maintaining employment.

Current Unemployment

Labor force, employment, and unemployment data for the Pueblo County report area is provided in Table 20. Overall, the report area experienced an average 7.8 percent unemployment rate in June 2014. This rate is 2.4 percent higher than the Colorado unemployment rate.

Table 31. Employment/Unemployment Information, June 2014

Geographic Area	Labor Force	Employment	Unemployment	Unemployment Rate
Pueblo County, Colorado	74,661	68,859	5,802	7.8
Colorado	2,818,755	2,666,939	151,816	5.4
United States	158,137,393	148,098,004	10,039,389	6.3

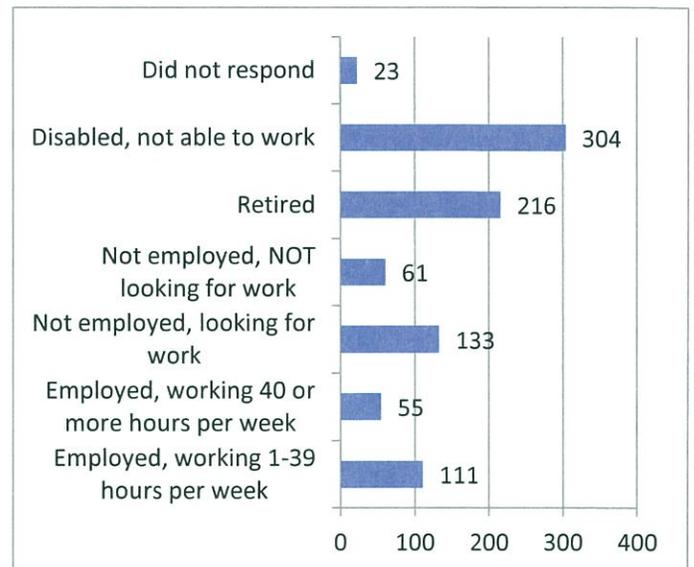
Source: [U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics, July 30 2014.](#)

The CSBG Pueblo County Community Needs Assessment Survey reveals that of the 903 respondents only 166 (18.38%) categorized their employment status as "employed" and only 55 respondents classified their employment status as "employed, working 40 or more hours per week." 133 respondents (14.73%) responded indicating that their employment status is best classified as "Not employed, looking for work).

Table 32. CSBG Needs Assessment Survey Employment/Unemployment Information

5. Which of the following categories best describes your employment status?

Employed, working 1-39 hours per week	111	12.29%
Employed, working 40 or more hours per week	55	6.09%
Not employed, looking for work	133	14.73%
Not employed, NOT looking for work	61	6.76%
Retired	216	23.92%
Disabled, not able to work	304	33.67%
Did not respond	23	2.55%
Total	903	100.00%



Contributing Factors Causing or Impacting the Needs

There is a shortage of career opportunities for the unemployed, underemployed and working poor. Entry level positions are being filled by experienced and highly-skilled applicants from a pool stocked with candidates due to the limited employment opportunities. The working poor tend to be clustered in low-paying jobs that offer few opportunities. The working poor face the problem of involuntarily working part time because full time opportunities with retirement and health care benefits are not available.

Changing Needs

There are fewer employment opportunities in Pueblo County than workers who wish to enjoy the benefits of full-time employment such as health insurance, retirement benefits and a paycheck that allows them to live self-sufficiently. There is an increasing trend of businesses hiring part time, temporary or seasonal employees rather than investing in full time employees. Economic conditions have become stagnant due to the poor job market in Pueblo, and the people of the community are struggling to support not only their families but also the local business. Though the unemployment rate has technically fallen, there are a great number of underemployed workers struggling to make ends meet.

Unemployment Change

Unemployment change within the Pueblo County report area during the 1-year period from June 2013 to June 2014 is shown in the chart below. According to the U.S. Department of Labor, unemployment for this one year period fell from 7,574 persons to 5,802 persons, a rate change of -2.36 percent. Note that the Pueblo County unemployment rate is still higher than the Colorado and national rates.

Table 33. Change in Unemployment, June 2013 - June 2014

Geographic Area	Unemployment, June 2013	Unemployment, June 2014	Unemployment Rate, June 2013	Unemployment Rate, June 2014
Pueblo County, Colorado	7,574	5,802	10.10	7.80
Colorado	201,772	151,816	7.30	5.40
United States	12,410,443	10,039,389	7.80	6.30

Source: [U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics, July 30, 2014.](#)

Unmet Needs versus Services Available

Identified issues and gaps in current employment services include job placement and availability, transportation and childcare programs to help increase individuals' ability to work, and pre-employment assistance.

11 of the 17 community leaders and low-income service providers interviewed indicated **employment opportunities** as one of the top five most critical needs of the low-income members of Pueblo County.

Linkages

Critical Community Needs

Additional communication among agencies and non-profit organizations is a definite need in the Pueblo community to promote ease of access and collaboration and avoid duplication of services. The public also requires information about concurrent enrollment in programs that provide critical housing, nutrition and health benefits to low-income families. Multiple services serve as powerful safety nets that help families establish stability and work toward self-sufficiency.

Some area low-income service providers in the area of education, healthcare, nutrition services, emergency services, and income management commented that Pueblo needs, "...better communication systems between resource providers," "...cooperation and collaboration with other agencies to meet the goals of clients," and "All agencies need to be more strategic and work together on common goals."

Contributing Factors Causing or Impacting the Needs

Although many of the working poor qualify for food stamp benefits, not all receive them. It is unclear why the working poor do not receive these benefits, but lack of availability does not seem to be the reason. Lack of communication between the public and the providers is one potential cause, not to mention some community outreach efforts are proving unsuccessful. It is also likely that individuals do not know that they qualify for these benefits. A disconnect in communication among local organizations and agencies is evident and is likely due to agencies being strapped for time and resources to reach out to fellow service providers.

Changing Needs

More Pueblo County citizens are requiring public transportation on Sunday and in the evenings, and there are few affordable options. There is a need for public transportation options that reach beyond the current routes specifically to the growing industrial plaza near the Pueblo Airport where biking and walking options are dangerous, especially in the winter months. There are a number of employment opportunities that some citizens cannot fill due to a lack of consistent transportation options to the more rural areas of the county. As the community needs continue to increase, multiple agencies are making strides to help serve the public which is resulting in duplication of service. The need for added communication and collaboration among agencies is evident.

Unmet Needs versus Services Available

Identified issues and gaps in current linkage services include duplication of service, lack of communication between the public and the agencies that serve it and recruiting individuals who qualify for assistance but are not utilizing the services. The 211 Service that connects the public with the services and agencies it requires is an underutilized resource in Pueblo County that advertising and promoting could help to flourish.

Income Management

Critical Community Needs

Community needs were identified related to income management resources and services. Budget management skills and education for the liquid asset poor are necessary for families' ability to weather adverse events and maintain self-sufficiency. Similarly, achieving economic stability through ownership is a goal many low-income families feel is unattainable because they lack the resources, means and opportunity to save and invest on a fixed or minimal income.

Two common measures of income are Median Household Income, based on U.S. Census Bureau estimates, and Per Capita Income, based on U.S. Department of Commerce estimates. Both measures are shown for the Pueblo County report area in Table 23. The average Per Capita income for the Pueblo County report area is \$22,164.00 as compared to a statewide average of \$31,039.00. Since the income level of Pueblo County is so much lower than the rest of the state, it can be inferred that even more resources are required in Pueblo County to assist community members in making the best use of their limited incomes.

Table 34. Income Levels by County, 2008 - 2012

Geographic Area	Median Household Income, 2012	Per Capita Income, 2012
Pueblo County, Colorado	41,820	22,164
Colorado	58,244	31,039
United States	60,119	29,733

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012.

Contributing Factors Causing or Impacting the Needs

The official poverty level is quite low, and the working poor often need wage supplements such as the Earned Income Tax Credit and access to services like health care and child care in order to stay employed. Moving out of poverty is nearly impossible without income supports and management. Because many of the working poor are disabled or suffer from other serious health limitations, some workers may not be able to work more hours or in higher paying jobs and must rely on income supports in order to survive above the poverty level. Balancing a household budget is a constant struggle for individuals who are bound to high housing and utility costs outside of their means without assistance.

Changing Needs

The low-income and working poor populations are requiring a greater breadth of services to support themselves from housing to nutrition assistance and healthcare to transportation services. Though the cost of living continues to increase, many households are living on fixed incomes (disability, pension, public assistance, etc.); these households require help managing their finances and debts. Additionally, renters and first-time homeowners need assistance in not only budgeting for their current expenses, but also in saving for a down payment and homeowner expenses.

Unmet Needs versus Services Available

There is a lack of programs that assist individuals in starting and maintaining a household budget. Additional resources are needed that assist individuals in establishing and/or repairing credit. The greatest gap is that the low-income population lacks the ability to save money. More long term programs are needed that help individuals save money by monitoring and encouraging their spending and saving habits with potential incentives for individuals who achieve long-term success during their participation in the program.

Education

Critical Community Needs

Entering its fourth year of priority improvement or turnaround status, Pueblo City Schools, District 60 is struggling to maintain its accreditation due to lack of academic achievement, academic growth, academic growth gaps, and postsecondary and workforce readiness. A lack of career readiness, low-literacy skills, and other soft-skill deficiencies pose problems for individuals in becoming self-sufficient. Additionally, technical and community colleges have been faced with the challenge of preparing low-income individuals with limited vocational skills and work experience for better-paying jobs requiring post-secondary training to enter the middle class.

Table 35 shows the PK-12 public school membership in Pueblo County from 2006 to 2013. On average from 2006 to 2013 Pueblo City Schools, District 60 served 67% of the student membership in Pueblo County, and Pueblo County School District 70 served 33%.

Table 35. Pueblo County Public School Membership, 2006 - 2013

DISTRICT NAME	FALL 2006	FALL 2007	FALL 2008	FALL 2009	FALL 2010	FALL 2011	FALL 2012	FALL 2013	COUNT CHANGE FROM 2008	PERCENT CHANGE FROM 2008	COUNT CHANGE FROM 2012	PERCENT CHANGE FROM 2012
PUEBLO CITY 60	17,915	18,290	18,504	18,304	18,420	17,877	17,692	17,990	-514	-2.78%	298	1.68%
PUEBLO COUNTY 70	8,771	8,798	8,901	8,929	8,836	8,971	9,107	9,257	356	4.00%	150	1.65%
DISTRICT NAME				Membership Average 2006-2013					Membership Average Percentage			
PUEBLO CITY 60				16,110					67%			
PUEBLO COUNTY 70				7952					33%			

Source: Colorado Department of Education, STATE TRENDS IN COLORADO PUBLIC SCHOOL PK-12 MEMBERSHIP BY SCHOOL DISTRICT, 2013.

Table 36 shows the graduation statistics in Pueblo County for the period from 2010 to 2013. Pueblo City Schools, District 60 graduation rates consistently fell below the state averages, and Pueblo County School District 70 surpassed the state averages.

Table 36. Pueblo County Graduation Rates and Percentages, 2010 - 2013

Year	Organization Name	Student Final Grad Base	Student Graduates Total	Student Graduation Rate	Student Completers Total	Student Completion Rate
2010-11	STATE TOTAL	62039	45846	73.9%	47626	76.8%
	PUEBLO CITY 60	1438	905	62.9%	971	67.5%
	PUEBLO COUNTY 70	615	487	79.2%	515	83.7%
2011-12	STATE TOTAL	60885	45879	75.4%	47626	78.2%
	PUEBLO CITY 60	1224	786	64.2%	841	68.7%
	PUEBLO COUNTY 70	645	531	82.3%	567	87.9%
2012-13	STATE TOTALS	60,777	46,756	76.9%	48,350	79.6%
	PUEBLO CITY 60	1,126	789	70.1%	826	73.4%
	PUEBLO COUNTY 70	669	554	82.8%	591	88.3%

Source: Colorado Department of Education, STATE TRENDS IN COLORADO PUBLIC SCHOOL PK-12 MEMBERSHIP BY SCHOOL DISTRICT, 2013.

Table 37 shows the distribution of educational attainment levels in Pueblo County. Educational attainment is calculated for persons over 25, and is an average for the period from 2008 to 2012. The data shows that the attainment level of the Pueblo County population is statistically lower than the rest of the state.

Table 37. Percent Attaining Educational Levels, 2008 - 2012

Geographic Area	% No High School Diploma	% High School Only	% Some College	% Associates	% Bachelors	% Graduate or Professional
Pueblo County, Colorado	13.72	28.6	26.5	10.2	13.6	7.4
Report Area	Higher than CO	Higher than CO	Higher than CO	Higher than CO	Lower than CO	Lower than CO
Colorado	10.04	22.4	22.8	8.1	23.5	13.2

Source: [U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013.](#)
 The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012

Contributing Factors Causing or Impacting the Needs

Many low-income individuals display a lack of basic skills and experience to get and hold a job in this difficult employment crisis. The combination of less education and training compared to other workers make it difficult for the working poor to climb out of poverty. A lack of funding for, childcare and transportation makes it difficult for adults to get the education they need to move ahead or enter the workforce. When a family's self-sufficiency depends on its income, it is rarely possible for one to leave the workforce to pursue an education or certification.

The National Center for Education Statistics (NCES) produces estimates for adult literacy based on educational attainment, poverty, and other factors in each county. The data shows that the Pueblo County population's lack of basic prose skills is higher than the rest of the state.

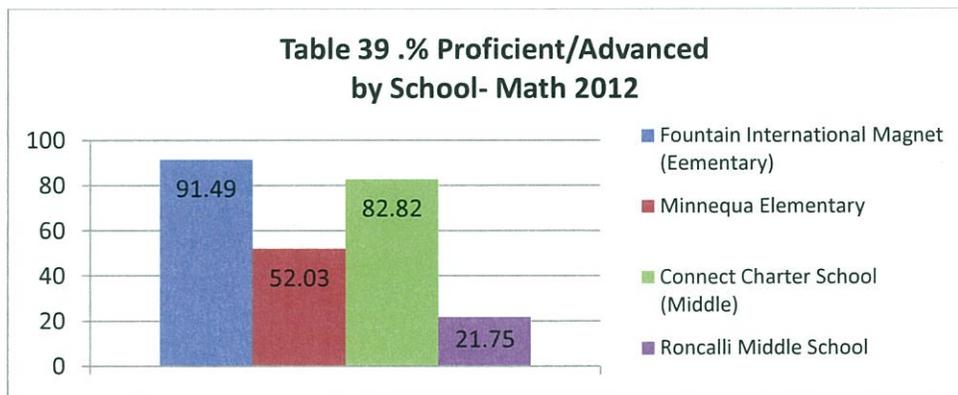
Table 38. Persons Lacking Basic Prose Literacy Skills, 2003

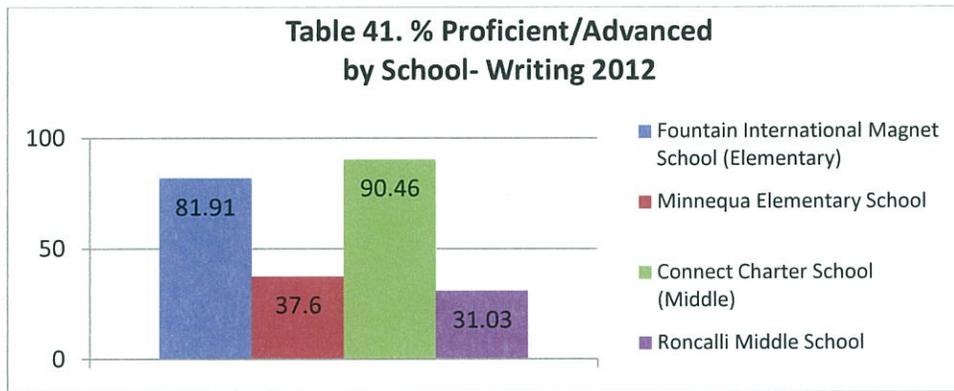
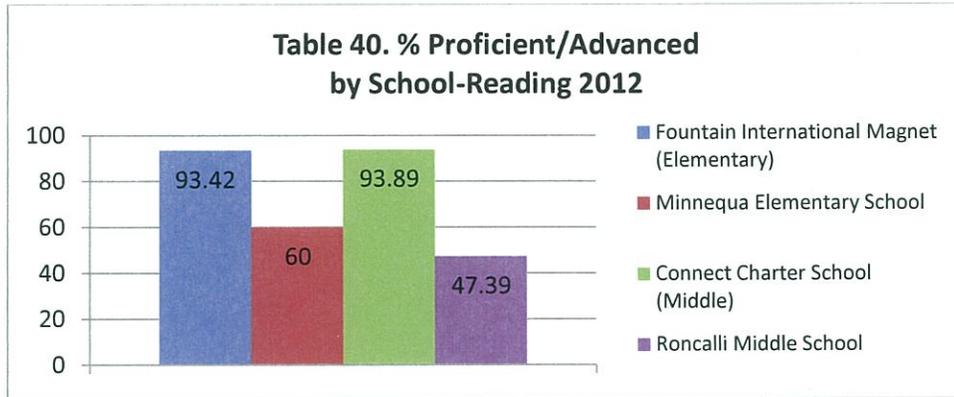
Geographic Area	Estimated Population over 16	Percent Lacking Literacy Skills
Pueblo County, Colorado	110,729	13
Colorado	3,385,807	10
United States	15,058,111	22

Source: *U.S. Department of Education, Institute of Education Sciences, National Center for Education Statistics, State and County Estimates of Low Literacy, 2003.*

Changing Needs

Due to the poor academic performance in Pueblo City Schools, academic leaders need to be dispersed throughout the County rather than concentrated at a few elite schools (magnet, charter). The data below reflect the vast proficiency differences between traditional and magnet/charter schools in Pueblo County. There is an increased emphasis on electronic communication and computer skills in both academic and professional settings, so a need has emerged for school-age through adult computer skills courses, access to computers and affordable internet service. Non-traditional learning environments such as online and hybrid classes are relatively new options for continuing education that could be an excellent resource for Pueblo County citizens who cannot participate in traditional learning environments.





Unmet Needs versus Services Available

Some unmet needs identified through both interviews and surveys are affordable basic skills and continuing education options for adults that accommodate the financial, scheduling, childcare and transportation needs of nontraditional students.

Five of the 17 area low-income community leaders and service providers in the area of education, employment, and emergency services commented that Pueblo needs, "...to promote educational programs to keep students in school or return them to school," "...an increased value around basic skills," and "advocacy for local control of school districts and school funding to improve the education system."

Nutrition

Critical Community Needs

Additional program funding is needed for individuals as well as agencies to offset the high cost of food. There is a need for resources that provide a balanced diet for senior citizens living on a fixed income or low income, particularly those who lack transportation, to maintain their self-sufficiency. An identifiable need is evident in public transportation to food banks, grocery stores and communal meals.

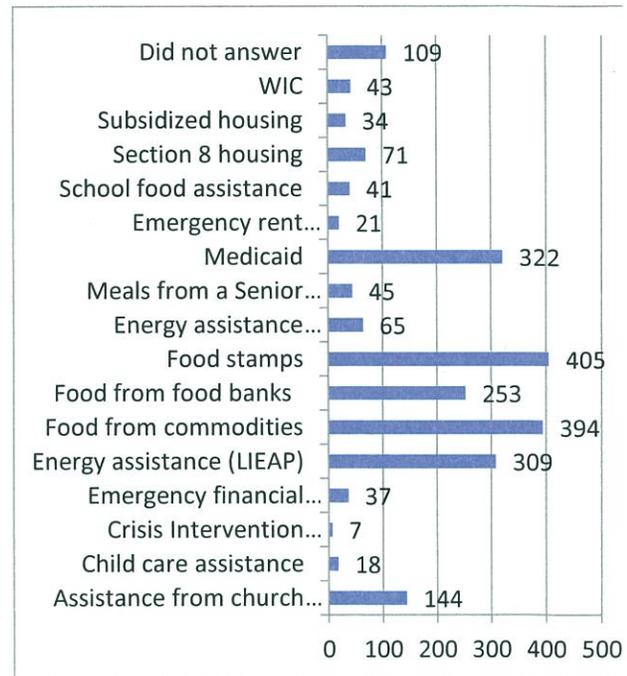
Table 42 shows the services received from the 2014 CSBG Community Needs Survey. 1,325 of the 2,318 (57.16%) survey responses showed that survey participants utilized one or more of the Pueblo County nutrition related services. Additionally, 405 of the 2318 (17.47%) responses show that survey participants have utilized the food stamps program in the last three years, followed closely by food from commodities (17.00%).

Table 42. Community Needs Assessment Information / July 2014

*Note: survey participants were asked to choose all responses that apply

31. In the past THREE years have you received any of the following services?

Assistance from church or community group	144	6.21%
Child care assistance	18	0.78%
Crisis Intervention Services	7	0.30%
Emergency financial assistance	37	1.60%
Energy assistance (LIEAP)	309	13.33%
Food from commodities	394	17.00%
Food from food banks	253	10.91%
Food stamps	405	17.47%
Energy assistance (Electric – BIHEAP)	65	2.80%
Meals from a Senior Center	45	1.94%
Medicaid	322	13.89%
Emergency rent assistance	21	0.91%
School food assistance	41	1.77%
Section 8 housing	71	3.06%
Subsidized housing	34	1.47%
WIC	43	1.86%
Did not answer	109	4.70%
Total	2318	100.00%
Total Nutrition Related Services	1325	57.16%



Contributing Factors Causing or Impacting the Needs

Food stamps generally go to households that include children, elderly people, or people with disabilities, but increasing numbers of food stamp recipients are from working families. Funding, programs and resources are being stretched thin due to increased demand and decreased funding. Households are increasingly likely to run out of food before the end of the month, affecting everything from their health to their ability to succeed at work and in school. Local food pantries try to make up the difference but find it hard to meet the needs.

Table 43. Households Receiving SNAP by Poverty Status, 2012

Geographic Area	Households Receiving SNAP				Households Not Receiving SNAP			
	Total	Percent	Income Below Poverty	Income Above Poverty	Total	Percent	Income Below Poverty	Income Above Poverty
Pueblo County, Colorado	9,811	15.80	5,897	3,914	52,279	84.20	4,815	47,464
Report Area	9,811	15.80	5,897	3,914	52,279	84.20	4,815	47,464
Colorado	143,701	7.32	75,469	68,232	1,819,052	92.68	159,912	1,659,140
United States	13,180,710	11.44	6,982,939	6,197,771	102,046,090	88.56	8,937,574	93,108,517

Source: U.S. Census Bureau, American Community Survey, 2012 Data Release, December 2013. The 2012 American Community Survey 5-year data is a 5-year average of data collected from 2008 through 2012. SNAP numbers are for the last 12 months of the five-year average (2012).

Nutrition: Free and Reduced Lunch Program

Table 44 shows that 15,714 students (or 58.14 percent) received free or reduced price lunches during the 2011 - 2012 school year, which is more than the national average of 45.82 percent.

Table 44. Students Participating in the Free and Reduced Lunch Program, 2011 - 2012

Geographic Area	Students Participating	Total Student Enrollment	Percent of Students Participating
Pueblo County, Colorado	15,714	27,028	58.14
Report Area	15,714	27,028	58.14
Colorado	348,887	853,669	40.87
United States	22,805,825	49,768,912	45.82

Source: [National Center for Educational Statistics \(NCES\), Common Core of Data \(CCD\), 2011-12 School Universe data.](#)

Table 45. Pueblo County CSFP & TEFAP Data
CSFP (Commodities Supplemental Food Program)
TEFAP (Temporary Emergency Food Assistance Program)

	2013-2014
TEFAP	3136 Households
CSFP	1722 Households

Changing Needs

There is an increase in households requiring nutritional assistance, and a decrease in resources due to funding cuts and higher prices of foods. Additionally, There is an increase in patrons requiring home deliveries and nearer food banks due to a lack of transportation options.

Unmet Needs versus Services Available

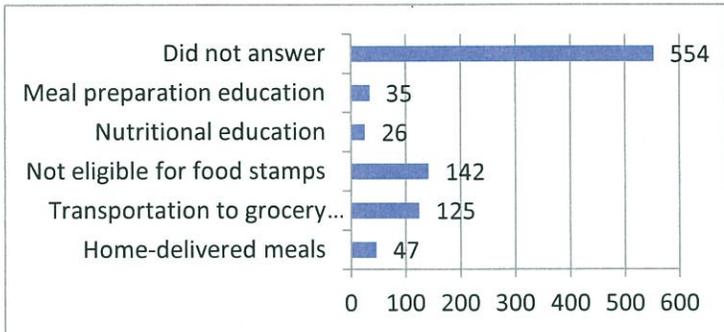
Identified issues and gaps in current nutrition services include: Noted insufficiencies in attaining SNAP benefits that satisfy the household needs, requiring lengthy applications, and lack of information about concurrent enrollment.

Table 46 shows the food/nutrition needs statistics collected from the 2014 CSBG Community Needs Survey. The highest area of need was that 142 of the 929 responses indicated that survey participants were not eligible for food stamps in Pueblo County.

Table 46. Community Needs Assessment Information / July 2014

22. Does your family have any of the following FOOD/NUTRITION needs?

Home-delivered meals	47	5.06%
Transportation to grocery store/food bank	125	13.46%
Not eligible for food stamps	142	15.29%
Nutritional education	26	2.80%
Meal preparation education	35	3.77%
Did not answer	554	59.63%
Total	929	100.00%



Health

Critical Community Needs

Community member and service providers indicated that cost barriers keep low-income members of the community from seeking healthcare despite the community resources available. Community outreach efforts are also necessary to get low-income community members enrolled to receive healthcare benefits.

Health Care: Uninsured Population

The uninsured population is calculated by estimating the number of persons eligible for insurance (generally those under 65) minus the estimated number of insured persons. In 2011, the percentage of persons uninsured was 15.3 in Pueblo County, Colorado.

Table 47. Uninsured Persons, 2011

Geographic Area	Insurance Population (2011 Estimate)	Number Insured	Number Uninsured	Percent Uninsured
Pueblo County, Colorado	157,946	112,341	20,342	15.30
Report Area	157,946	112,341	20,342	12.88
Colorado	4,966,061	3,686,085	753,842	17.00
United States	306,603,774	217,966,406	45,725,534	14.91

Source: [U.S. Census Bureau, Small Area Health Insurance Estimates, 2011 \(August 2013 release\).](#)

Contributing Factors Causing or Impacting the Needs

Many of the working poor have health limitations or other serious conditions that may limit their ability to rise out of poverty. They face not only the problem of holding jobs that pay adequate wages and provide steady earnings, but also more difficult problems of having health conditions that limit their ability to work. Most likely, the jobs that low-income workers hold are less likely to offer health insurance. Colorado has one of the leanest Medicaid programs in the country.. Many poor, working families are ineligible for this source of coverage.

Changing Needs

Community health professionals report that there are increased incidences of substance abuse disorders (prescription drugs, recreational drugs, tobacco, and alcohol) in Pueblo County over the past few years as well as an increased burden of chronic abuse. An increased demand for dentures is evident now that Medicaid covers full dental benefits

Unmet Needs versus Services Available

Community outreach efforts are necessary to get low-income community members enrolled to receive healthcare benefits that qualify but are not utilizing the services. Pueblo County needs more service providers who accept Medicare, Medicaid and CHP+. Extended service hours for medical, dental, vision and mental health patients and their dependents would greatly help the low-income, working population so they don't have to miss work/school to get health care.

Current Community Resources

According to 11 local service providers, CSBG advisory committee members and community stakeholders interviews, the following agencies provide effective resources to the Pueblo County low-income community:

(6 interviewees) Posada- Posada's mission is to provide housing and supportive services that empower homeless individuals and families in Pueblo County to become self-supporting members of the community.

(4 interviewees) Catholic Charities- Catholic Charities Diocese of Pueblo helps people of all faiths with rent, mortgage and utilities for families and individuals living in Pueblo County who have exhausted all other resources in effort to prevent homelessness. Catholic Charities also provides adoption services, decision-making counseling, family education and empowerment, homeless prevention counseling, money management, , and community integration services.

(4 interviewees) Cooperative Care Center - Pueblo Cooperative Care Center has been an integral component of the community's public and emergency services to the poor. A long-standing reputation of impeccable integrity and excellent stewardship guide the Center's path to long-term success. Cooperative Care Center provides Food (grocery sacks), Clothing, Medical Prescription Assistance, Emergency Transportation Assistance, and Personal Hygiene Essentials

(3 interviewees) Department of Social Services (SNAP, TANF)- DSS provides protective services to children and adults, income maintenance, medical and food assistance to eligible individuals and families, and self-sufficiency services to assistance recipients.

(2 interviewees) Local Food Banks- Angel Food Ministries, Care And Share, Cooperative Care Center, County Surplus Food Distributions/Community Program, Senior Resource Development Agency (SRDA) Meals On Wheels, Pueblo Community Soup Kitchen, Salvation Army, Food Share America, El Centro De Los Pobres, Southwest Church Of Christ, Agape Fellowship, Feed My Sheep, WIC Program

(2 interviewees) Commodities- The Pueblo USDA Food Programs provides commodities to eligible households under two separately funded USDA Programs in a cost-effective and efficient manner, utilizing community volunteers, and by administering services in an organized, effective, safe, and sensitive manner.

Other service providers that were mentioned:

- Workforce Center Coordinated Child Development Program
- Care and Share
- Salvation Army
- Housing Authority
- Pueblo Community Health Center
- Department of Housing and Human Services
- Rescue Mission

Recommendations

Community service providers, CSBG Advisory Board members and community expert recommendations from surveys on closing the gaps in service of the low-income community members of Pueblo are listed below:

Education

- "Yearlong school schedule"
- "[Provide] more educational summer programs for low-income students"

Emergency Services

- "Better advocacy for shelters for kids and young adults- they are our most vulnerable"
- "A shelter for families"
- "Pueblo needs a cash infusion to deal with the basic needs of the poor and the homeless"

Employment

- "[They can provide] education and knowledge of where the jobs are [in Pueblo]"
- "Education about how spotty background checks and failed drug tests can affect employment"
- "Jobs"
- "Job training/education"
- "Pueblo needs economic development and revitalization in our most underserved neighborhoods"

Health

- "Expanded access to mental health care and substance abuse treatment"
- "Support patients who are motivated to increase responsibility for their own health"

Housing

- "Provide more affordable housing"
- "more subsidized housing"
- "Increase low-cost options for housing and/or add more shelter beds"

Income Management

- "Legislature / some plan to reward people with jobs without decreasing assistance amount of money received."

Linkages

- "All agencies need to be more strategic and work together"
- "[Develop] some method to regularly communicate on programs, goals and initiatives"
- "[Develop] some form of directory with menu of available services and eligibility"
- "More agencies to participate in the Food Coalition to identify targeted goals and objectives"
- "Linking people to health care coverage"
- "Have a central database among organizations to cut the duplication of service"
- "Meet with other organizations on a regular basis"

Nutrition

"Access to more funding sources (individuals, foundations, corporations)- More money=more food."

"Increase funding for before and after school meal programs and add parents to those eligible."

"More agencies to participate in the Food Coalition to identify targeted goals and objectives"

Self-Sufficiency

"Having clients make progress in steps, so that they have a sense of accomplishment toward their goals."

Other

"Work with national, state and local lenders to increase funding."

"Advocate for more child care programs that promote learning and are affordable."

Priorities

Based on information received from Surveys, Interviews, and Questionnaires and specifically from our Unmet Need Report from the ARCH / ADRC 211 – Connect statistics the priorities are stated below:

Utility Bill Assistance

Rental Assistance

Transportation

Individual, Family, & Community Support

Unmet Need Report 10/1/2012 through 9/30/2013 **Unmet Need Report 10/1/2013 through 9/30/2014**

Contacts all, ARCH, 211, SHIP and Other		Total	Contacts all, ARDC, 211, SHIP and Other		Total
Contacts all, ARCH, 211, SHIP and Other		6533	Contacts all, ARCH, 211, SHIP and Other		6458
Unmet Need Total Consumers by Type (Unduplicated, all ages)			Unmet Need Total Consumers by Type (Unduplicated, all ages)		
ARCH Consumers		157	ARCH Consumers		234
Non Arch Consumers		238	Non Arch Consumers		242
Total Contacts with Unmet Need during this period		395	Total Contacts with Unmet Need during this period		476
Consumers by Age (Unduplicated, all ages)			Consumers by Age (Unduplicated, all ages)		
Aged 60 and Over:		77	Aged 60 and Over:		94
Under Age 60:		285	Under Age 60:		358
Age Unknown:		33	Age Unknown:		24
Total Consumers by Age		395	Total Consumers by Age		476
Consumers by Disability (Unduplicated, all ages)			Consumers by Disability (Unduplicated, all ages)		
Disability		154	Disability		225
No Disability (all ages):		241	No Disability (all ages):		251
Total Consumers		395	Total Consumers		476
Consumers by County (Unduplicated, all ages)			Consumers by County (Unduplicated, all ages)		
Pueblo County		326	Pueblo County		408
'81001		97	'81001		116
'81002		0	'81002		1
'81003		65	'81003		74
'81004		74	'81004		80
'81005		40	'81005		61
'81006		11	'81006		22
'81007		19	'81007		22
'81008		15	'81008		19
Avondale 81022		2	Avondale 81022		0
Beulah 81023		0	Beulah 81023		5
Boone 81025		1	Boone 81025		7
Colorado City 81019		0	Colorado City 81019		0
Rye 81069		2	Rye 81069		1
Baca County		3	Baca County		2
Bent County		1	Bent County		1
Crowley County		2	Crowley County		2
Custer County		3	Custer County		3
Fremont County		28	Fremont County		31
Huerfano County		2	Huerfano County		4
Kiowa County		2	Kiowa County		1
Las Animas County		7	Las Animas County		6
Otero County		7	Otero County		10
Prowers County		5	Prowers County		5
OUT of Region CALLS		5	OUT of Region CALLS		2
OUT of STATE CALLS		4	OUT of STATE CALLS		1
Total Consumers by County		395	Total Consumers by County		476
Unmet Need			Unmet Need		
			Total		

	Total		
Arts, Culture and Recreation	0		0
Clothing/Personal/Household	16		16
Dental	6		7
Disaster Services	0		0
Education & Seasonal	1		1
Employment	0		0
Evidence Based Programs	0		0
Food / Meals	11		16
Health Care / Medical Clinic	12		8
Housing	17		14
Income Support Assistance / Income Tax	12		10
Individual, Family and Community Support	22		7
Information Services	5		1
Legal, Consumer & Public Safety	4		1
Mental Health / Addictions	0		2
Other Government/Economic Services	0		0
Rental Assistance	44		65
Senior services	3		4
Shelter / Transitional Housing	9		9
Transportation	27		29
Utility Bill Assistance	214		308
Volunteers & Donations	1		0
Total Consumers by County	404		498

Action Plan

How will the needs change the CSBG Services and Activities?

Pueblo County Housing and Human Services identified a need for an additional service that will link and monitor low-income community members to the services provided by HHS and the community.

- The low-income and working poor populations are requiring a greater breadth of services to support themselves.
- As the cost of living continues to increase, many households are living on fixed incomes (disability, pension, public assistance, etc.). These households require help managing their finances and accessing other resources to become self sufficient.
- There is an increase in households requiring nutritional assistance, and a decrease in resources due to funding cuts and higher prices of foods.
- Aging homes are requiring more upkeep than the low-income population can afford.
- Given the increasing cost of utility services, more funding is necessary to help the low-income population off-set the cost of water, gas and electric service, specifically to avoid disconnect of service or recover from such disconnect.

The following Federal Objectives will be met by implementing this service.

- **Employment**
Information about employment and job training; job counseling; job placement and development; on-the-job training activities to enhance the skills of working persons during employment.
- **Education**
Information about educational opportunities, advice and guidance to eligible youth and adults about educational opportunities, parenting skills education.
- **Income Management**
All CSBG funded energy efficiency activities; household financial counseling, income tax counseling, alternative energy installations, Weatherization Support, and other income management projects.
- **Housing**
Information about housing services, counseling on homeownership, counseling in landlord/tenant relations as well as assistance in applying for rent subsidies, home repair and residential rehab services.
- **Emergency Services**
One-time payments to help meet emergency needs for shelter, food, clothing, fuel, energy payments etc., professional services to help persons meet one-time emergencies or recover from disasters.

- **Linkages**
Information and referral to several different types of programs serving eligible individuals. This objective includes transportation of eligible persons to services they need within their communities that cannot be assigned to a single direct program purpose in other service categories.
- **Self-Sufficiency**
Capture expenditures being devoted to comprehensive, long-term programs of family development whose purpose is to help clients achieve a set of goals which will result in greater self-sufficiency and will eliminate some of the causes of that family's poverty.
- **Health**
Transportation to medical services; medical or dental screening; immunizations; drug abuse or alcoholism prevention and treatment; family planning - counseling, information or assistance; health related information for all ages; periodic screening for serious health problems; mental health screening referral and treatment.
- **Nutrition**
Access to surplus USDA commodities and other food supplies; counseling about family and children's nutrition.

What specific services and activities will be implemented? What is the reasoning behind these changes?

In addition to the Income Management, Housing, Linkages, & Nutrition programs Pueblo County Housing and Human Services provides to our community we will also be launching a Self-Sufficiency program. This program will serve 3-5 households per year with the ultimate goal of assessing, addressing, and serving the needs of low-income households who could benefit from the in house services of HHS. The program will also provide guidance and case management for participants in the areas of employment, education, income management, housing, health, nutrition, and emergency services.

Who will be involved?

CSBG Program Manager
 DSS (Department of Social Services) Colorado Works Program Manager
 PAAA (Pueblo Area Agency on Aging) - Linkage agents
 Veteran Services- Linkage agents
 TEFAP (Temporary Emergency Food Assistance Program) - Service providers
 CSFP (Commodities Supplemental Food Program) – Service providers
 ERESP/Rehab- Service providers
 HUD – Service providers
 Weatherization-Service providers
 Local agencies and service providers

How might coordination of services regarding referral, follow-up, and partnerships be developed to address these issues?

The Self-sufficiency program will work directly with other Agencies who provide services to Pueblo County Citizens with Self-sufficiency needs. HHS (Housing and Human Services) will accept no more than 5 clients initially from agencies who have recently obtained employment or qualified for social security assistance; but who are no longer eligible for cash and or food assistance, yet are still eligible for CSBG Funding.

The Self-sufficiency program will continue to support them and direct them in their goal for Self Sufficient stability for a period of 9 months.

The Self-sufficiency program will provide information about concurrent enrollment in programs both under the service umbrella of Pueblo County Housing and Human Services and the community at large that provide critical housing, nutrition, and income management benefits to low-income families. Multiple programs serve as powerful safety nets that help families establish stability and work toward self-sufficiency. The program is designed to provide a scaffolding approach to lifestyle and financial growth, and the Program Manager will provide counseling over the program duration that educates and monitors each participant's progress throughout the program. They will begin with assessing each participant's needs, supplying available emergency funding as needed, providing referrals, fostering partnerships with other service providers and most importantly serving as a guide toward self-sufficiency.

How can funding be maximized?

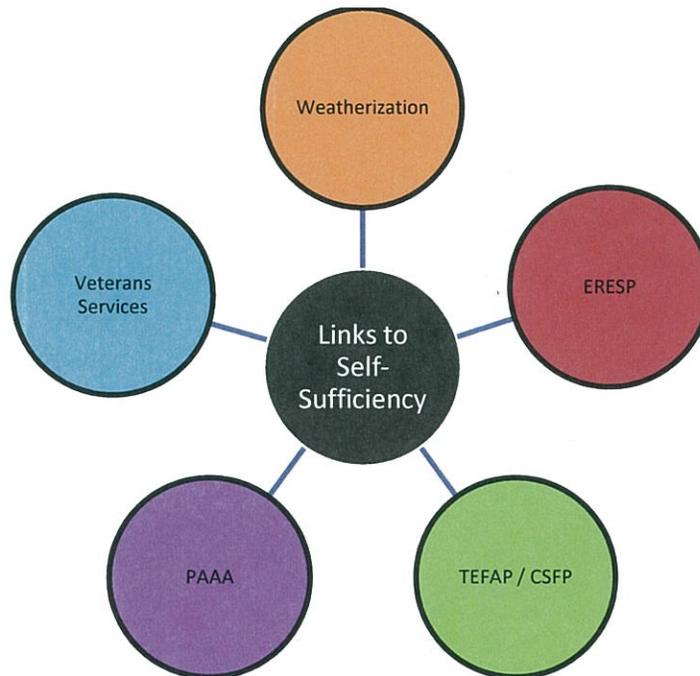
Funds for this program will go to establishing communication, providing resources and materials for personal, financial and professional development, and emergency assistance as needed. The most valuable resource the Self-sufficiency program will offer its participants is time and guidance. Using the Pueblo County Housing and Human Services programs will allow the Program Manager of the Self-sufficiency program to help individuals and family utilize the established resources while educating participants to become self-sufficient and maintain that independent living.

Self-sufficiency Funding / Emergency Services Funding:

If there are funds available in December each year that will not be needed for Self sufficiency support they will be re-directed to Emergency Utility Assistance in January the following year.

CSBG Self-Sufficiency Program

Pueblo County Self-Sufficiency Program provides individuals and families with the help they need to get back on their feet and learn the skills necessary to make healthy lifestyle choices, manage a budget, maintain a home, and live independently.



- **Identify Participants-** 3 - 5 Pueblo County households in need of services and guidance to live independently.
- **Inventory Needs-** Assess current living conditions and personal needs (employment, education, income management, housing, emergency services, linkages, health, nutrition, etc).
- **Connect Identified Needs to HHS Services-** Implement appropriate program services (Weatherization, ERESP, Surplus Foods, PAAA, and Veteran Services).
- **Educate Participants-** Inform participants on community resources, life skills, budget management, etc.
- **Create and Apply Sustainability Plan-** Prepare and create an action plan for program participants to live independently.
- **Provide Emergency Assistance as needed** – Provide emergency assistance to the families participating in the Self Sufficiency Program as needed to maintain self sufficiency.

CSBG Community Needs Assessment Service Provider Interview Questionnaire

Please answer the following questions as they relate to the low-income community members of Pueblo

The primary areas of service: Employment, Education, Income Management, Housing, Emergency Services, Linkages, Self-Sufficiency, Health, and Nutrition.

1. What are the top three CURRENT needs that you observe for the low-income community members of Pueblo?

- 1.
- 2.
- 3.

2. What are the three biggest changes that you have observed in the needs of the low-income community members of Pueblo during the past five years?

- 1.
- 2.
- 3.

3. What are three effective resources available to the low-income community members of Pueblo?

- 1.
- 2.
- 3.

4. What are three gaps in service that you recognize in serving the low-income community members of Pueblo?

- 1.
- 2.
- 3.

5. What are your recommendations in closing each of the identified gaps in service of the low-income community members of Pueblo?

- 1.
- 2.
- 3.

6. What are three ways community agencies of Pueblo can better promote self-sufficiency among the low-income community members of Pueblo?

- 1.
- 2.
- 3.

CSBG Community Needs Assessment Advisory Committee Questionnaire

Please answer the following questions as they relate to the low-income community members of Pueblo

The primary areas of service: Employment, Education, Income Management, Housing, Emergency Services, Linkages, Self-Sufficiency, Health, and Nutrition.

1. What are the top three CURRENT needs that you observe for the low-income community members of Pueblo?
 - 1.
 - 2.
 - 3.

2. What are the three biggest changes that you have observed in the needs of the low-income community members of Pueblo during the past five years?
 - 1.
 - 2.
 - 3.

3. What are three effective resources available to the low-income community members of Pueblo?
 - 1.
 - 2.
 - 3.

4. What are three gaps in service that you recognize in serving the low-income community members of Pueblo?
 - 1.
 - 2.
 - 3.

5. What are your recommendations in closing each of the identified gaps in service of the low-income community members of Pueblo?
 - 1.
 - 2.
 - 3.

6. What are three ways community agencies of Pueblo can better promote self-sufficiency among the low-income community members of Pueblo?
 - 1.
 - 2.
 - 3.

Community Needs Assessment Survey

SURVEY OF LOCAL ELECTED OFFICIALS

Completed By:

Title:

Date:

- 1) Based on local opinions and the requests for services/assistance in your governmental units(s) in the last 12 months;
What are the most pressing needs of low-income individuals in your community?

List the top 5.

1)

2)

3)

4)

5)

2. Please provide recommendations regarding the types of services that would help meet the needs identified (attach additional information as needed).

3. Identify any changes in the economic conditions in your community during the last 12 months. (attach additional information as needed).

2014 Community Needs Assessment Survey

SURVEY OF LOW-INCOME SERVICE PROVIDERS

Completed by Agency Name:

Date:

1. Based on your organization's experience in serving low-income persons in your community over the last 12-months;

What are the most critical unmet needs among low-income individuals and families?

List the top 5 unmet needs.

1)

2)

3)

4)

5)

2. Please provide recommendations regarding the types of services that would help meet the needs identified:
(attach
additional information as needed)

CSBG Pueblo County Community Needs Assessment 2014

The Pueblo County Department of Housing & Human Services which oversees the distribution of Community Services Block Grant funds for Pueblo County, must conduct a Community Needs Assessment for the upcoming grant year. The information obtained from the surveys will determine funding for vital programs that assist low-income individuals and the agencies serving them, in the coming years. Please take a few minutes and answer the survey questions as best you can. Check or Fill in all Boxes that apply. Your participation is greatly appreciated!

Do you live in the County or the City of Pueblo?

<input type="checkbox"/> County	<input type="checkbox"/> City
--	--------------------------------------

Which category below includes your age?

- 18-23**
 24-44
 45-54
 55-69
 70 or older

Household Type:

- Single person**
 Single parent male
 Husband/Wife and children
 Single parent female
 Two Adults
 Two Adults and children

Household Size:

- One**
 Three
 Five
 Seven
 Two
 Four
 Six
 Eight or more

Which of the following categories best describes your employment status?

- Employed, working 1-39 hours per week**
 Not employed, NOT looking for work
 Employed, working 40 or more hours per week
 Retired
 Not employed, looking for work
 Disabled, not able to work

What category best describes your household income?

- | | | |
|--|--|---|
| <input type="checkbox"/> Under \$15,000 | <input type="checkbox"/> \$26,000-\$50,000 | <input type="checkbox"/> \$75,000 to \$99,000 |
| <input type="checkbox"/> \$15,000-\$25,000 | <input type="checkbox"/> \$51,000-\$74,000 | <input type="checkbox"/> \$100,000 or more |

What is your family's source(s) of income? Check all that apply.

- | | | |
|--|--|--|
| <input type="checkbox"/> TANF | <input type="checkbox"/> Pension | <input type="checkbox"/> Unemployment |
| <input type="checkbox"/> Social Security | <input type="checkbox"/> SSI | <input type="checkbox"/> Child Support |
| <input type="checkbox"/> Employment | <input type="checkbox"/> Worker's Comp | |

Other (please specify) _____

What is the highest level of school you have completed?

- | | |
|---|---|
| <input type="checkbox"/> Less than high school degree | <input type="checkbox"/> Associate degree |
| <input type="checkbox"/> High school degree or equivalent (e.g., GED) | <input type="checkbox"/> Bachelor degree |
| <input type="checkbox"/> Some college but no degree | <input type="checkbox"/> Graduate degree |

Poverty is a major problem in Pueblo County.

- | | | |
|--------------------------------|-----------------------------------|---------------------------------------|
| <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree | <input type="checkbox"/> I Don't Know |
|--------------------------------|-----------------------------------|---------------------------------------|

In the past year has your income:

- | | | |
|------------------------------------|--|------------------------------------|
| <input type="checkbox"/> Increased | <input type="checkbox"/> Stayed the Same | <input type="checkbox"/> Decreased |
|------------------------------------|--|------------------------------------|

Please check your family's Health Insurance Information. Check all that apply.

- No Insurance
- Medicaid (Family)
- Private Insurance (Family)
- Affordable Care Act Ins.
- Medicare
- Medicaid (Children Only)
- Private Insurance (Children Only)

Other (please specify) _____

Please check any of the following HEALTH CARE needs you and your family may have.

- Medical
- Vision
- Home Health Care
- Mental Health
- Dental
- Prescriptions
- Specialty Care

Other (please specify) _____

What barriers do you feel keep you from HEALTH CARE?

- Costs
- Transportation
- Affordable Insurance
- Childcare

Other (please specify) _____

Please check any of the following EDUCATION needs you may have.

- Adult basic education
- Bi-lingual education
- Day care & parenting information
- Early childhood development
- I need help learning to balance my checkbook
- I need help learning to fix my credit score
- I need help to budget my personal finances
- Knowledge of Earned Income Tax Credit

- Education counseling & guidance
- I need help getting/enforcing child support
- I need help learning how to save money
- Need Internet Service
- Need computer

Other (please specify) _____

Please check any EMPLOYMENT/TRAINING needs you have.

- Job training
- Job counseling
- Job development
- Job referral & follow-up
- Application & resume assistance
- Occupation & labor force information
- Computer training

Other (please specify) _____

Do you have any work or school related child care issues?

- Cost of child care
- Lack of night or weekend care
- Lack of care for special needs children
- Lack of infant care
- Lack of school age care
- Lack of sick care
- Lack of part-time care
- Other

Other (please specify) _____

What type of housing do you live in?

- Rental
- Own Home
- Share
- Homeless

Other (please specify) _____

What is the status of your House payment?

- Home Paid For Current Behind In Foreclosure

Are you behind in your rent payment?

- No Yes If yes ; Are you behind more than 1 month

In the past THREE years have you needed any of the following HOUSING assistance? Check all that apply.

- | | |
|---|---|
| <input type="checkbox"/> Homeowner counseling | <input type="checkbox"/> Home repair/rehabilitation |
| <input type="checkbox"/> Home loan assistance | <input type="checkbox"/> Weatherization/energy conservation |
| <input type="checkbox"/> Landlord/tenant issues | <input type="checkbox"/> Down payment to purchase home |
| <input type="checkbox"/> Rent/Mortgage assistance | <input type="checkbox"/> Help finding affordable housing |
| <input type="checkbox"/> Utility assistance | |

Other (please specify) _____

Do you have any of the following TRANSPORTATION related issues? Check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Need a vehicle | <input type="checkbox"/> Transportation assistance for disability |
| <input type="checkbox"/> Unable to finance a vehicle | <input type="checkbox"/> Unable to purchase vehicle insurance |
| <input type="checkbox"/> Need major vehicle repair | |
| <input type="checkbox"/> Lack of shuttles or public transportation | |

Other (please specify) _____

Does your family have any of the following FOOD/NUTRITION needs?

- | | |
|--|---|
| <input type="checkbox"/> Home-delivered meals | <input type="checkbox"/> Nutritional education |
| <input type="checkbox"/> Transportation to grocery store/food bank | <input type="checkbox"/> Meal preparation education |
| <input type="checkbox"/> Not eligible for food stamps | |

Other (please specify) _____

In the past THREE years have you received any of the following services?

- | | |
|--|---|
| <input type="checkbox"/> Assistance from church or community group | <input type="checkbox"/> <u>Energy assistance (Electric – BIHEAP)</u> |
| <input type="checkbox"/> Child care assistance | <input type="checkbox"/> Meals from a Senior Center |
| <input type="checkbox"/> Crisis Intervention Services | <input type="checkbox"/> Medicaid |
| <input type="checkbox"/> Emergency financial assistance | <input type="checkbox"/> Emergency rent assistance |
| <input type="checkbox"/> Energy assistance (LIEAP) | <input type="checkbox"/> School food assistance |
| <input type="checkbox"/> Food from commodities | <input type="checkbox"/> Section 8 housing |
| <input type="checkbox"/> Food from food banks | <input type="checkbox"/> Subsidized housing |
| <input type="checkbox"/> Food stamps | <input type="checkbox"/> WIC |

Other (please specify) _____

Do you feel any of the following EMERGENCY SITUATIONS seem to be a particular problem in Pueblo County?

- | | |
|--|--|
| <input type="checkbox"/> Lack of food | <input type="checkbox"/> Alcohol/drug abuse/gambling |
| <input type="checkbox"/> Lack of emergency shelter | <input type="checkbox"/> Child abuse or neglect |

- Homelessness
- Domestic violence
- No income for prescription drugs
- Elder abuse/neglect
- Utility disconnects
- Clothing assistance
- Medical emergency/No Medical Insurance
- Financial assistance
- Mental health crisis

Other (please specify)

What barriers do you feel keep people in poverty?

Thank you for your participation! Please feel free to leave comments.

Date of Survey _____

Agency Conducting
Survey _____

2014 CSBG Survey Results at a Glance

Demographic Questions

1. 638 of the 903 (70.65%) survey respondents live in the city of Pueblo.
2. 282 of the 903 (31.23%) respondents fall between the ages of 55 and 69 years old.

3. 416 of the 903 (46.07%) survey respondents live in single person households.

4. 397 of the 903 (43.96%) respondents identified their household size as "one".

**The 2.11% difference between questions three and four is likely due to the term single in the phrase "single person household." It is likely that some respondents understood single to mean "not married" rather than "the only one."*

8. 353 of the 903 (39.09%) of the respondents reported that their highest level of school completed was a high school degree or equivalent (e.g., GED).

Employment

5. 304 of the 903 (33.67%) survey respondents classified their employment status as "Disabled, not able to work".

Income Management

7. 385 of the 1022 (35.03%) survey responses reflect that Social Security is the individual/family's source of income.

**Note: survey participants were asked to choose all responses that apply*

9. 676 of the 903 (74.86%) agreed with the claim "Poverty is a major problem in Pueblo County"

6. 637 of the 903 (70.54%) survey respondents stated their household incomes are \$15,000 or less per year.

10. 445 of the 903 (49.28%) respondents reported that their incomes stayed the same during the past year.

Healthcare

11. 371 of the 1008 (36.81%) responses show that Medicare is the family health insurance of survey participants.

Also, 354 of the 1008 (35.12%) responses show that Family Medicaid is the family health insurance of survey participants.

**Note: survey participants were asked to choose all responses that apply to their family. Many participants indicated both Medicare and Medicaid (family).*

12. 434 of the 1859 (23.35%) survey responses stated their families were in need of medical health care. In addition, 418 of the 1859 stated their families were in need of dental health care.

**Note: survey participants were asked to choose all responses that apply to their families. Many participants indicated both medical and dental health care needs.*

13. 447 of the 1015 (44.04%) responses revealed that cost barriers keep survey participants from healthcare.

**Note: survey participants were asked to choose all responses that apply*

Education

14. 417 of the 1325 (31.47%) respondents did not respond or indicated no need in the area of education. However, 207 (15.62%) individuals did respond saying they need a computer.

**Note: survey participants were asked to choose all responses that apply*

15. 532 of the 1104 (48.19%) respondents did not respond or indicated no need in the area of employment/training needs. However, 132 (15.62%) individuals did respond saying they need computer training.

**Note: survey participants were asked to choose all responses that apply*

Housing

17. 471 of the 903 (52.16%) survey respondents indicated their housing type is classified as a rental.

18. 352 of the 903 (38.98%) respondents indicated their house payments are "current"

19. 550 of the 903 (60.91%) survey respondents that they are not behind in their rent payments.

**The 21.93% difference between questions 18 and 19 is likely due to respondents who are current on their payments or have no payment (have their homes paid off, inherited their homes, are homeless etc.) selected "no" as their response to "Are you behind in your rent payments?"*

Emergency Services

20. 401 of the 1218 (32.92%) responses did not indicate any need in housing assistance in the past three years. However, 266 (21.84%) individuals did respond saying they needed utility assistance.

**Note: survey participants were asked to choose all responses that apply*

21. 421 of the 1111 (37.89%) survey responses **did not indicate any transportation related issues**. However, 198 (17.82%) individuals did respond saying they are in need of a vehicle.

**Note: survey participants were asked to choose all responses that apply*

24. 312 of the 2841 (10.98) responses indicate that survey respondents view **homelessness** as an emergency situation that poses a particular problem in Pueblo County. Additionally, 299 (10.52%) responses reflect **utility disconnect** as an emergency situation.

**Note: survey participants were asked to choose all responses that apply*

16. 787 of the 940 (83.72%) respondents did not respond or indicated no need in the area of child care issues. However, 70 (7.45%) individuals did respond saying **the cost of child care** is an issue.

**Note: survey participants were asked to choose all responses that apply*

Nutrition

22. 554 of the 1111 (37.89%) survey responses **did not indicate any food/nutrition needs**. However, 142 (15.29%) individuals did respond saying they are not eligible for food stamps.

**Note: survey participants were asked to choose all responses that apply*

23. 405 of the 2318 (17.47%) responses show that survey participants have utilized the **food stamps program** in the last three years, followed closely by **food from commodities** (17.00%), Medicaid (13.89%) and **energy assistance** (13.33%).

**Note: survey participants were asked to choose all responses that apply*

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Preliminary 2015 Point in Time Study

The data presented in this section is from the preliminary 2015 PIT and the last tabulated and available information from the Coalition. The CoC does not feel this is an accurate accounting of the number of homeless individuals and families in the Pueblo community as the nature and limitations of the measurement tool do not allow for a true count. The homeless rural population is predominately served by churches and agencies within the city, with the exception of Los Pobres in Avondale.

Data for the number of persons becoming and exiting homelessness each year and the number of days that persons experienced homelessness is not available for homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. This data is not collected at this time. The data presented below comes from programs funded through Pueblo's CDBG and HOME funds.

In 2014, 10 households were provided permanent housing and 36 were provided transitional housing. The City of Pueblo has a Tenant Based Rental Assistance Program, which it subcontracts out to Posada, Inc. Funding is available to assist additional households, but not for the administrative costs of the program. The Program has been limited by the number of case managers the Agency can support

Homelessness by Racial and Ethnic Group

Race and Ethnicity	Total	Hispanic/Latino	As a % of Homeless Pop. Served	As a % of the Total Pop.
White	6231	3383	89%/48%	7%/6%
Black/African American	329	n/a	4.7%	12%
Asian	15	n/a	<1%	1%
Native Hawaiian/ Other Pacific Islander	5	n/a	<1%	4%
Amer. Indian/ Alaskan Native	174	n/a	2%	7%
Other Multi-Racial	230	n/a	3.2%	5%
<i>Source: 2013 HUD IDIS System</i>				

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	Emergency Shelter	Transitional Housing	Unsheltered	Total N(%)
Total # of Households	52	29	167	248
Total # of Person	90	75	273	438 (100)
#Persons (<age18)*	29	40	66	135 (30.8)
# Persons (age 18-24)*	10	7	6	23 (5.3)
#Persons (>age 24)*	47	25	188	260 (59.4)
*Totals across columns may not equal the total number of persons due to missing data				
Male	40	27	150	217 (49.5)
Female	44	46	103	193 (44.1)
Chronically Homeless**	10	6	88	104 (23.7)
Veteran*	2	1	28	31 (7.1)
Serious Mental Illness*	9	6	51	66 (15.1)
Substance Use*	7	2	60	69 (15.8)
Chronic Physical Illness*	11	5	38	54 (12.3)
HIV/AIDs*	0	0	0	0
Domestic Violence	20	8	40	68 (15.5)
*indicate self-report data, respondents were asked to check all disabilities that apply				
** As indicated by respondents living in shelters/on the street for a year or more OR who have been homeless on the streets 4+ times in the past 3 years AND reported at least on disability				
Source: Colorado Balance of State Continuum of Care 2013 Point in Time Count				

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Colorado Balance of State Continuum of Care 2013 Point in Time Count

Number of Beds in the Community

Agency/Program	Number of Beds/Units
Pueblo Rescue Mission	40
Salvation Army Warming Shelter	50
Posada Family Shelter	10 units
Posada Tenant Youth Shelter Based Rental Assistance	25 units
Posada Permanent Housing Program	Motel Stay
Posada Transitional Housing Program	7 units

According to the initial numbers from the 2015 Homeless PIT there were 2573 homeless individuals on the night of January 27. There were 284 sheltered individuals, 59 of whom (20%) were children. The sheltered populations were as follows:

- Pueblo Rescue Mission - 33
- Salvation Army Warming Shelter- 35
- YWCA -36
- Elko Family Shelter - 27
- Centro de Los Pobres - 15
- Pueblo County Detention Center - 37
- SSO Direct Contact - 15
- Outreach - 63
- Youth Outreach - 23

Sheltered populations are not in permanent housing situations. They are temporarily sheltered in transitional housing, warming shelters, domestic violence shelters, or motel rooms. The unsheltered population of 2289 (88%) were comprised of:

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- 276 two parent;
- 201 single parents;
- 593 children (0-17%);
- 62 unaccompanied youth;
- 157 single adults.

School District 60 reported 1513 homeless students. This population does not count towards the PIT as the District definition of homeless does not comply with the Hearth Act definition.

The 2014, Veteran's Stand Down has seen a 40% decline from previous years; from 33 to 20. The decline is credited to new and increased funding targeted at veterans that have allowed agencies to pay for housing and housing related payments, such as deposits and utility assistance. Below are some of the findings from the surveys administered during the 2014 Stand Down.

- 90% were male
- 90% were single
- 50% had been homeless less than 6-months
- 65% did not receive VA benefits, and 90% had no VA pensions
- 90% reported no substance abuse problem, but 60% responded yes to substance abuse 90-days shelter
- 60% had been in transitional housing
- 100% said they were homeless due to mental illness

There is a great need in the homeless veteran's population for housing assistance that is tied to supportive services for mental illness and substance abuse. On the former there has been significant progress. The City has gone from nearly no housing for homeless veterans to two housing complexes: Monterey Apartments (16-units) and Hudson Home for Heroes (16-units). The number of Veterans Affairs Supportive Housing (VASH) vouchers for homeless veterans has also grown to 116. These vouchers are only available to honorably discharged veterans. The supportive services piece has not been as easily achieved as there are limited long-term funding opportunities.

Nature and Extent of Homelessness by Racial and Ethnic Group.

The White population makes up 75% of the Pueblo population, and 49% of the population identifies as ethnically Hispanic. Studies show that 89% of homeless individuals served were White and 48% were ethnically Hispanic – as a percentage of the total homeless population served. As a percentage of their total population in the City, Blacks exhibited a higher percentage of homelessness, followed by Whites (7%) and American Indians (7%). The third highest as a percentage of the population were

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Hispanics at 6%. The percentage spread between racial and ethnic groups is 5% and below. The Asian population exhibited the lowest rate of homelessness. The data does not indicate a disproportionate rate of homelessness among minority groups.

Nature and Extent of Unsheltered and Sheltered Homelessness.

The data below is from the 2013 report published by the Coalition. Persons with serious mental illness, substance abuse, victims of domestic violence, and the chronically homeless were disproportionately represented in the PIT. Of the persons counted 69 (15%) were adults with substance abuse problems, 68 (15%) were victims of domestic violence, 66 (15%) were adults with a serious mental illness, and 54 (12%) had a chronic physical illness. The unaccompanied youth population was 5% of the count. This segment of the homeless population has been silently growing in the community. Since Posada created its youth outreach program many more homeless youth have sought services and thereby a truer picture of the count has emerged. Many of these youths have aged out of foster care.

MA-30 Homeless Facilities and Services

Ending chronic homelessness is an identified challenge. Connecting homeless persons to mainstream services is a difficult task for many agencies. Currently a homeless person must go to multiple agencies and complete multiple forms in an effort to qualify for mainstream programs. Available mainstream services include, Temporary Assistance to Needy Families (TANF), Social Security, Veteran's benefits, food stamps, and others services.

The legalization of recreational and medical marijuana has brought many individuals and families through Pueblo and has taxed the homeless agencies, many of which were already underfunded and under staffed. Several agencies reported more than doubling the number of individuals served. Some providers are giving preference to local residents.

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Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	10	32	0
Households with Only Adults	90	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	32	0
Unaccompanied Youth	0	0	0	0	0

Mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Homeless facilities include emergency shelter, transitional housing and permanent supportive housing. The numbers of beds available in each facility type are in the Table above. Descriptions of these three main types of homeless facilities are found below.

Emergency Shelters provides an emergency residence for a family or individual who is homeless for up to 90 days. This placement can include meals, beds, access to a phone, mail services, case management, assessment and referral. In the CoC, there are no emergency shelters of these types. The Pueblo Rescue Mission has 40 available beds, and the Salvation Army has 50 warming shelter beds.

Transitional Housing provides housing for up to 24 months for a family or an individual who is homeless and meets the Hearth Act definition. Transitional housing can be an individual or apartment type unit within a structured environment. It includes case management, long-term goal planning and independent living. After obtaining the skills necessary to maintain housing, most households move into permanent housing with some supportive services. In the CoC there is one transitional housing facility with 10 family units. The DHCS has a Tenant Based Rental Assistance Program that is administered by Posada, Inc. Through this

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program an average of 25 additional households can receive rental assistance.

Permanent Supportive Housing: There are no permanent supportive housing facilities/services in the City.

The City of Pueblo supports a wide array of mainstream services with federal and general fund dollars. Agencies that are funded with the aforementioned resources are: Posada, Friendly Harbor, Pueblo Community Health Center, Salvation Army, Crossroads Managed Care, Cooperative Care Center, YWCA, Care and Share Food Bank, Mental Health America.

Daytime Service Centers: Posada Central Service Center provides case management, motel vouchers, employment services, mail services. The Center has staff onsite from Veterans Affairs and Spanish Peaks Mental Health. There is a newly opened homeless youth drop-in center that provides case management, referrals, food, clothing, motel vouchers, and other assistance.

Overnight Shelters includes the YWCA emergency shelter for women and victims of domestic violence. Pueblo Rescue Mission provides beds to single adult men and women. Salvation Army provides beds to single adult men.

Motel Vouchers

- Posada Central Service Center
- Pueblo Police Dept., Police Chaplain
- Spanish Peaks Mental Health Center (limited vouchers for mental health emergencies)
- Southern Colorado AIDS Project (limited vouchers for HIV/AIDS patients)
- El Centro de los Pobres (limited vouchers for migrant workers)
- Domestic Violence Services
- Pueblo YWCA provides short term shelter for women and children that are victims of domestic violence.

Meals

- Community Soup Kitchen provides a lunch meal every day.
- Salvation Army provides evening meals and sack meals.
- Food pantries/Food Banks
- Cooperate Care Center provides for food, prescription assistance, and clothing.
- Salvation Army
- Care and Share provides food to several community groups for food pantries

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- Various Church Food Pantries

Medical, Mental, Substance Abuse, and Dental Health Services

- Pueblo Community Health Center (medical services only)
- Spanish Peaks Mental Health Center (mental health services only)
- Friendly Harbor Drop In Center
- Crossroads Managed Care
- Transitional Housing
- Posada (limited to ten families with children)

Colorado Balance of State: Point in Time Study I 2015

Updated statistics specifically addressing **Homeless Adults and Families in Pueblo County** reported in the 2015 Point in Time study include the following:

118 Incidences of Chronic Homelessness; 294 incidences of at least one disability; 219 respondents <18; 83 respondents 18-24; and, 473 respondents 25+

	Sheltered		Unsheltered	Total N (%)
	Emergency Shelter	Transitional Housing		
Total Number of Households	72	33	406	511
Total Number of Persons	108	82	586	776 (100%)
Number of Persons (< age 18)*	28	41	150	219 (28%)
Number of Persons (age 18-24)*	12	17	54	83 (11%)
Number of Persons (> age 24)*	67	24	382	473 (61%)

*Totals across columns may not equal the total number of persons due to missing data

The entire Colorado Balance of State continuum of Care: 2015 Homeless Point of Time Study is included as part of *Exhibit B: Pueblo County Homeless Statistics and Other Related Information*.

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A further breakdown of statistics for Pueblo Pueblo County include the following:

- **Shelters**

- Pueblo Rescue Mission (11 Women, 1 Child and 21 Men for a total of 33)
- Salvation Army Warming Shelter (50 Men Total)
- YWCA (limited to those in a domestic violence situation with an intimate partner)
- Elko Family Shelter (4 Single Mothers with 2 Children, 4 Single Mothers with 1 Child, 2 Parents with 1 Child and 2 Parents with 2 Children for a total of 27)

- **Programs**

- Centro de Los Pobres (5 Single Males, 2 Single Mothers (1 with 3 Children, 1 with 5 Children) for a total of 15)
- Pueblo County Detention Center (25 Males, 12 Females for a total of 37)
- SSO Direct Contact (13 Males, 2 Females for a total of 15)
- **Outreach** (48 Males, 13 Females, 1 Couple for a total of 63); Youth Outreach 23 total

- **SSO HMIS Literally Homeless**

- Children 0 to 17 for a total of 593
- Single Adults (Men 785, Women 371, Transgender 1 for a total of 1,157)
- Single Parents (201 total families)
- Two Parents (276 (138 families)
- Total Youth 62

- **Total Homeless All Programs - 2,573**

- **Other Indicators**

- High number of transfer payments (approximately 30% of the population receives Government benefits);
- According to the last Census Report, 13% of Pueblo families are “traditional” mother and father - more single parents and grandparents raising children

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- Cooperative Care (18% increase in new files out of State);
- Posada numbers up 54% from 2013 to 2014
- High unemployment; and
- Subsidized housing is full, although some waiting lists are opening up.

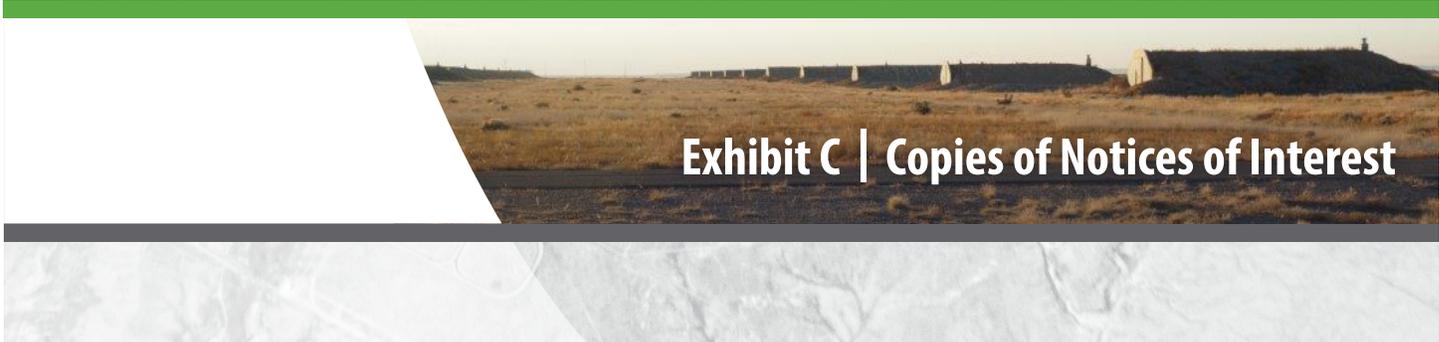


Exhibit C | Copies of Notices of Interest

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EXHIBIT C

COPIES OF NOTICES OF INTEREST

The LRA received three requests for property and/or other assets at PuebloPlex, including two from homeless providers, and one Public Benefit Conveyance request from a local governmental agency. These initial submissions are included here. PuebloPlex requested more detailed information from each of these organizations, as well as a presentation by each to the Board of Directors at its October 8, 2015 meeting. That updated information is included at the end of this section.

PUEBLO RESCUE MISSION

General Introduction:

Pueblo Rescue Mission is a 501(c)(3) non profit corporation as per an Internal Revenue Service Determination. The physical location of Pueblo Rescue Mission (PRM) is 728 W. 4th Street, Pueblo, Colorado, 81003. In operation since 1985, PRM serves the homeless men and women in Pueblo by offering supervised overnight shelter and an evening meal to meet the homeless population's physical needs. Pueblo Rescue Mission offers a safe alcohol and drug-free environment for their overnight guests.

Need for Program

Currently, the facility accommodates 16 women and 36 men for overnight shelter. Due to an increase in the homeless population, Pueblo Rescue Mission is typically at capacity most nights. During extremely cold weather, PRM cannot provide for shelter to everyone that has a need. Pueblo Rescue Mission stands as one of the largest, single, private non- profit providers of overnight shelter to Pueblo's homeless men and women.

Although many causes contribute to a person finding themselves homeless, the status of the general economy is often chronic substance abuse is the leading factor. (This is also substantiated by Posada's research of the homeless population's current condition in the above referenced Point In Time Count.)

Pueblo Rescue Mission is a member of the Association of Gospel Rescue Missions (AGRM). Since its founding in 1913, AGRM has had an interest in serving not only the hungry, homeless, abused, but also those that suffer addictions. AGRM provides its some 300 members with the training and resources to better equip them to effectively minister to the homeless that suffer from addictions. Among other successes, these AGRM members report that upwards of 20,000 people annually

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graduate from addiction- recovery programs throughout the United States. After much mentoring and on-going support, these individuals have been able to transform themselves into drug and alcohol free individuals, that are no longer homeless. Although the programs embraced by individual rescue missions may differ, they are often voluntary; that being the first and most important hurdle of those that enter the program must accomplish. Most recovery programs in rescue missions have a duration of six months to one year. This seems to be an excellent way to decrease the overall homeless population, by dealing with one of the main causes of homelessness (that being chronic substance abuse).

This benefits not only the individual, but the community in general, as well as an economic benefit. Based on an interview with U.S. Department of Housing and Urban Development Secretary, Shaun Donovan, on the Daily Show with Jon Stewart on March 5, 2012, he summarized the situation by stating: "The thing we finally figured out is that it's actually, not only better for people, but cheaper to solve homelessness than it is to put a band-aid on it." He goes on to say that "Because, at the end of the day, it cost, between shelters and emergency rooms and jails, it costs about \$40,000 a year for a homeless person to be on the streets."

Description of Pueblo Rescue Mission Homeless Assistance Program

The program that Pueblo Rescue Mission is proposing would be an extension of that which is being accomplished currently at PRM's downtown location. The Three Tiered Program was developed by the current Director, Greg Coolidge, upon his appointment in May 2012. The program is designed for those residents at the PRM that have willfully agreed to participate. The program is individually designed for a period of six months to one year in duration. During this time, the resident has goals that are specified at the onset with the Director. The goals, and subsequent progress, are reviewed weekly and adjusted accordingly. The Three Tier Program's ultimate goal is for the resident to return to society drug/alcohol free, and become a productive member of society by finding work and seeking permanent housing. The program enjoys success due to the personal accountability and support received through the process. By directing the program participants to PuebloPlex, it distinguishes those that are committed to the program's requirements from those that are potentially deemed to be the chronically homeless. It is the general consensus of the board that the physical location of PuebloPlex compliments the structure of the Three Tier Program.

The residents in the recovery program will be transported via bus to the PuebloPlex location, where they will be involved in their work training portion of the program.

There are 4 segments of work training that would be implemented in the Three Tier Program based on obtaining access to the property at PuebloPlex.

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(1) Laundry Operation - A commercial washer and dryer would be installed at the PuebloPlex location to perform not only the laundry requirements of the Pueblo Rescue Mission's downtown facility, but also to contract with certain private companies located in Pueblo to perform their laundry functions for compensation.

(2) Bicycle Repair Shop - Training on repairing bicycles would be conducted on site as bicycles could be transported to and from the PuebloPlex location for repairs. This work will prove beneficial to those in the program as it offers training that perhaps the recovery residents would not get elsewhere.

(3) Sorting In-Kind Donations - Pueblo Rescue Mission currently has a large delivery truck, that was donated, that picks up donated clothing and other items from the community. Also, Pueblo Rescue Mission receives daily, donated items at the downtown location. There is a need to have ample space in a building to separate, clean and repair the donated goods so that they may be sent to other non-profits or given to those residents of the Pueblo Rescue Mission.

(4) Hydroponic Garden - If possible, PRM would like the opportunity to develop a self-sustaining garden designed to meet the needs of both the residents in the recovery program as well as the homeless population served, as both will receive meals at the downtown facility.

It is anticipated that 10 to 12 residents will participate in the recovery program. There will be a supervisor in the transport to and from the downtown facility to the PuebloPlex property. The supervisor will be on site during the day at the PuebloPlex property. Lunch will be prepared at the downtown location and sent on the bus with the program participants and supervisor.

Coordination with Other Homeless Assistance Programs

Pueblo Rescue Mission has a sound relationship with other non-profits serving the homeless population. PRM currently shares donated food and items with those non-profits that have a specific need. They reciprocate in like manner. It is anticipated that referrals from these organizations of pre-screened homeless individuals desiring to participate in the Three Tier Program could be welcomed if PuebloPlex property become available.

Physical Requirements Necessary

A special tour was given to two board members, along with Greg Coolidge, Director, in May. At that time, there were 3 buildings that were possibilities. It is Pueblo Rescue Mission's desire to obtain the use of the smallest of those buildings, which is the closest to the gate. It also has a fenced area which would assist PRM's security concerns. This desired building also has restroom facilities, which would be necessary as those in the program would be on premises for the duration of a work day.

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As mentioned above in the description of the program, Pueblo Rescue Mission encourages responsible work while in the Three Tiered Recovery Program. Many homeless people rely on bicycles for transportation. Bicycle repair is a much needed service for them. PRM would like those in the recovery program to assist homeless people in this area. The laundry service, sorting of donated items and hydroponic gardening would enhance and improve skills of those in the recovery program. It is also an important element of a successful recovery program to encourage a sense of accomplishment by allowing participants to start a job and see it through to completion.

Description of Financial Plan

Pueblo Rescue Mission is in the beginning stages of preparing a Fund Development Plan, which will include a Capital Campaign. An analysis of appropriate grants for remodel will be reviewed and PRM would be most appreciative to have the HUD representatives assist for the availability of specific grants for this purpose. Certain items are being located for the kitchen and will be safely stored until needed. A preliminary estimate of funds needed for both operation and initial acquisition of equipment/supplies is being prepared. Assistance on utility costs may be requested once a final determination is made on the building size that may be available at PuebloPlex.

Pueblo Rescue Mission currently has 1 director, 1 administrative assistant and 5 staff. The Board of Directors consists of 9 capable people with differing areas of expertise. This includes a construction superintendent , a licensed professional engineer, an accountant, health care professional, pastors and those involved with mission activities. There is experience on the board with building large churches from the ground up. The board and director are financially responsible and will most certainly know the cost and prepare accordingly for the locating of this program to the property at PuebloPlex.

Pueblo Rescue Mission enjoys a volunteer base of approximately 200 dedicated people that serve in the food pantry, life skills training, and mentor in the alcohol/ drug recovery program. Many in the community support PRM by donating food, clothing and supplies that help in the operation of the mission.

Assessment of Time Required

For the proper preparation of the building, and staffing with qualified personnel, a one year to 18 month time frame is feasible.

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Pueblo Rescue Mission Business Plan

Pueblo Rescue Mission did not submit a detailed Business Plan, as requested by PuebloPlex, nor did it attend the October 8, 2015 PuebloPlex Board of Directors Meeting to make a presentation of its request. Although PuebloPlex has subsequently reached out to Pueblo Rescue Mission to determine its current interest in completing its application for consideration, no response has been received. As a result, PuebloPlex has assumed that Pueblo Rescue Mission application has been withdrawn and that the organization is no longer interested (or in a position) to continue with its initial application.

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COLORADO COOPERATIVE CARE CENTER

NOTIFICATION OF INTEREST:

- i. Pueblo Cooperative Care Center's mission is to prevent hunger in the Pueblo community and improve lives by offering other critical services in a constructive and supportive atmosphere that extends hope, purpose and value to the less fortunate.
- ii. We are in need of a unit that will be used to store food, clothing, furniture and other items, that would be readily available to access for the Center's distribution to the clients in Pueblo County.
- iii. NO we are not with POSADA.
- iv. We are seeking an igloo for storage purposes only.
- v. The COOP is a 501(c)(3) non profit organization that is a one-stop facility in Pueblo that provides food, medical prescription assistance, clothing, personal hygiene essentials and inner-city bus transportation. We are high impact, forward thinking non-profit reaching over 35,000 individuals each year. The Center is considered to be the 'HUB' IN Pueblo County for emergency relief. We are 32 years old, the respect and confidence of our community advances our tradition of excellence. We offer assistance to the homeless, low-income, the hungry and anyone that needs assistance.
- vi. This is an ongoing program in the core mission of our organization. As long as there is poverty and hunger in the community we will work to keep our doors open to feed the hungry.

Colorado Cooperative Care Business Plan

Given the limited extent of the organization's request (the use of one Igloo), PuebloPlex did not require an more detailed Business Plan. Cooperative Care did, however, make a verbal presentation of its request and plans for the property to the PuebloPlex Board of Directors at its October 8, 2015 meeting.



June 11, 2014

Mr. Michael Clarkson

Analyst and Project Manager

PuebloPlex

P.O. Box 11467

Pueblo, Colorado 81001-0467

Dear Mr. Clarkson:

Please accept this correspondence and attached documents as a Notification of Interest in obtaining property located at the Pueblo Chemical Depot, specifically those areas found within Parcel 2 and Parcel 3, through a public benefit conveyance (PBC). The interested law enforcement partners represent state, county and municipal governments are named: Colorado State Patrol (CSP); Pueblo County Sheriff's Office (PCSO) and the Pueblo Police Department (PPD).

These law enforcement partners have identified a deficiency of adequate law enforcement training facilities throughout the southeastern Colorado region; in particular, those facilities designed for use in the disciplines of emergency vehicle operations, special weapons and tactical operations, combat firearms operations and explosive ordinance disposal.

We as law enforcement partners are interested in the development and management of a modern regional law enforcement training center to serve all state, county and municipal law enforcement entities in southeastern Colorado.

In addition, the law enforcement partners have recognized certain buildings and structures located on the Pueblo Chemical Depot offer a

potential solution to address our common issue of long-term storage of seized evidence.

The interested entities currently collaborate effectively in the disciplines of critical incident investigations, narcotics/weapons investigations, tactical team operations and explosive ordinance disposal.

The interested law enforcement partners will work toward implementing mutual understanding for promoting the training centers maintenance, sustainability and training opportunities. Moreover, we will be prepared to participate with chosen developers and contractors in facility design discussions in order to best serve the regional law enforcement community.

Respectfully submitted,

CEO Signature Lines

Luis Velez
Chief of Police



Kirk M. Taylor
Sheriff
Pueblo County



Colorado State Patrol



Proposed Southeastern Colorado Regional Training Facility

On May 20, 2014 representatives of the stakeholder entities involved in this project met to formulate a strategy for the development of a regional training facility to serve the needs of first responders in the southeastern Colorado region. The following is an initial list of training priority requests which were determined by taking into consideration current training demands on each entity, condition of existing facilities and infrastructure currently in use, the absence of facilities and infrastructure to meet current training demands.

The Pueblo Chemical Depot currently has a basic infrastructure for a law enforcement driving track, firearm ranges and storage facilities where improvements and conversions are necessary for optimal training functions.

Individuals contributing to this Notification of Interest are identified as follows: Colorado State Patrol, Captain Brian Lyons; Pueblo Police Department, Deputy Chief Andy McLachlan, Captain Brett Wilson, Sergeant Chris Noeller, Sergeant Dan Rutherford; Pueblo County Sheriff's Office, Captain Dave Lucero, Captain Jeff Teschner, Lieutenant Russ Wiley.

Emergency Vehicle Operation

A newly constructed Law Enforcement Driving Track approximately 6600 feet in length near the equivalent of one and one-quarter mile; approximately 36 feet in width; a 12X12X20 observation tower for the purpose of controlling traffic/operator safety; security lighting for night time driving training; approximately 200 type 7 Jersey barriers to be placed around the track perimeter; approximately 140X300 foot skid pad rated for multiple vehicles.

Training Area for the Pueblo County Metro Bomb Squad

An area of a minimum of 10 acres dedicated for training and detonating explosive ordinance. The acquisition of four (4) igloos previously used for storing chemical munitions to be converted for the storage of explosive ordinance.

Range Facilities

Observation Tower

A 12X12X20 Range Master Observation Tower with the ability to electronically control moving targets, pop-up and turning style targets for the purpose of controlling range safety and a variety of range shooting courses.

Two 100yd Pistol/Rifle Ranges

This range would meet industry best-practices standards if it were equipped with moving, pop-up and turning style targets from various distances; and electronically controlled from a Range Master Observation Tower.

One 1,000yd Rifle Range

This range would be ideal if it had the ability to control moving targets, pop-up targets positioned at various distances for the purpose of training on ranging techniques. It would be ideal if these targets were controllable from a range master station or some similar type design.

One Tactical Range

This range would allow for vehicles to be driven on the range facility for Actions on Contact drills, Vehicle Assault Drills, and other high-risk close contact training. The ability to use simunitions on the range during these drills as well as the capability to do live fire in a three sided range type format would be a great advantage. It would be requested that the range be located in a manner where gas could safely be deployed during training events, so away from other buildings and ranges to prevent cross-contamination during multiple training events at other ranges. It

would be ideal if this range had targeting systems built into it similar to the ones on the 100yd pistol and rifle ranges.

Taking into consideration the nature of this type of training a range that is a minimum of 100yds long by 100yds wide would be ideal. This size range would allow for the positioning and travel of vehicles in a multitude of different configurations, allowing greater flexibility in the training environment.

Tubular Assault Range

This range would not be a live fire range with the capability to house large multi-passenger vehicles, i.e. school buses, city buses, and airframes for practicing tubular assault with simunition rounds. This facility could be built in safe areas around the other ranges, but should include safety berms in the event a simunition round left the vehicle where training was occurring, thereby preventing another person from being hit by a stray round out of the range. Because of the nature of tubular assault, this range may need to include four berms with an opening on one corner to minimize stray rounds.

Range Facility Buildings

Live Fire Shoot House

A live fire shoot house with multiple rooms, multiple levels and entry points would be a great addition for the Pueblo County Sheriff's Office, the Pueblo Police Department and the Colorado State Patrol for the purpose of conducting and coordinating joint training. This would allow for realistic training for Active Shooter and SWAT scenarios.

Simunitions Shoot House

While the live fire shoot house could be used for simunitions training; the addition of a separate simunitions shoot house would

allow for greater flexibility and for multiple training events to be conducted concurrently. These facilities are often less expensive, and several which have been researched allow for the rearranging of the facility to change the interior layout for different room arrangements using walls that operate on a track which is constructed above the facility.

It is the position of the law enforcement partners that these range facilities would allow an optimal training environment for SWAT tactical team training for the Pueblo Sheriff's Office, the Pueblo Police Department and the many other agencies within the region who would receive benefit by use of these facilities.

Classroom Facilities

A large class room facility with the capability of seating 100 persons and the ability for partitioning into smaller classrooms. These classrooms would contain the newest in state-of-the-art electronic training aids for PowerPoint presentations and interactive learning; large TVs and the ability to be divided into smaller class rooms would be an addition the would be interested in seeing. The addition of restrooms, a break room with small kitchenette style facilities to include microwave, oven, refrigerator, sink, and a seating area for 20-30 people should be included for multi-day and night training events.

Office space designed to house support personnel assigned to supervise, manage and maintain the facility.

One thought would be to add a small sleeping area to provide agencies from outside the county to quarter officers on site at a substantial savings.

Storage Facilities

The Pueblo Police Department and the Pueblo County Sheriff's Office requests consideration for the acquisition of buildings and igloos currently

located on the Pueblo Chemical Depot site. The storage and the retention of physical evidence have been affected in recent years due in part to the rapid change in DNA technology in and advances in case law within this particular discipline. Colorado revised statutes mandates the retention of DNA evidence for extended time periods in such cases as where DNA was used to identify a sexual assault perpetrator; and in many felony case convictions retention and preservation for the life of the defendant. These statutory obligations will decrease law enforcement agencies evidence purging rates and increase the necessity for long-term storage capabilities.

The Pueblo Police Department would request transfer of ownership of four (4) igloos for the purpose of long-term storage of vehicles seized as evidence. The current storage location contains 27 vehicles seized as evidence and the space is overcrowded, inefficient, and lacks any type of climate control.

The Pueblo County Sheriff's Office would request transfer of ownership of two (2) igloos for the purpose of long-term storage of vehicles seized as evidence. Taking into consideration new laws in DNA evidence collection, preservation and storage demand extensive storage periods (50 years or until the death of the defendant). The igloos offer secure and relatively stable long term storage solution.

Ten (10) F Block Igloos with 10' x 10' entry garage doors (Figures 3 and 4). The igloos would be utilized for the storage of vehicles and/or gasoline/fuel engines evidence. It is estimated 15 vehicles could be stored in each igloo. The igloos are located within the same area on Parcel 1A. The Department estimates it would take 20 years to fill the igloos to capacity. (See map Pin location in Graphical Representation of Depot Building Identifiers).

The Department requests two (2) 90,000 sq ft buildings similar to building 594 (Annex, Figure 1 and 2). These buildings would be utilized for the storage of property and evidence. The location of these buildings is in Parcel 3. The Department estimates it would take 40 years for these buildings to reach capacity. (See map Pin location in Graphical Representation of Depot Building Identifiers).

ANNEX

Figure 1 Building 594 East Exterior



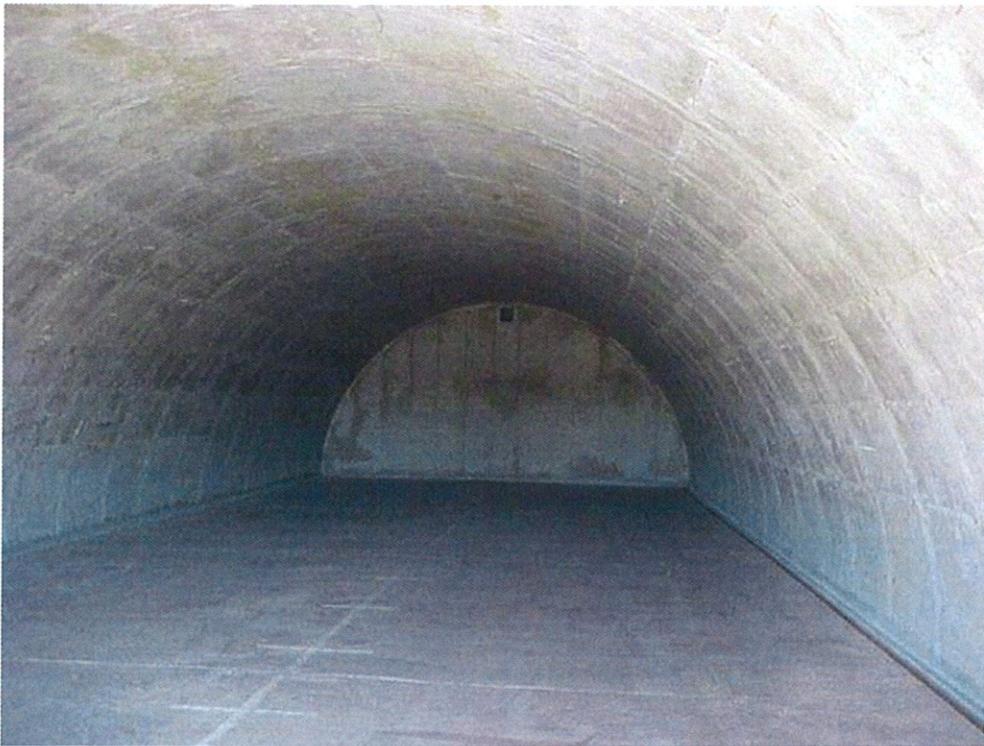
Figure 2 Building 594 East Interior



Figure 3 Igloo Exterior



Figure 4 Igloo Interior



PUEBLOPLEX LOCAL REDEVELOPMENT AUTHORITY
LRA APPLICATION (32 CFR PART 176.30)

JOINT LAW ENFORCEMENT PARTNERS



August 31, 2015

Mr. Michael Clarkson
Analyst and Project Manager/PuebloPlex
P.O. Box 11467
Pueblo, CO 81001-0467

Dear Mr. Clarkson:

Please accept this correspondence as completion of the second phase in the Public Benefit Conveyance (PBC) process and is submitted for your review and consideration.

In June 2014, the law enforcement partners involved submitted to the PuebloPlex group for consideration a Notification of Interest for the development of a regional law enforcement training center to serve all federal, state, county and municipal law enforcement entities located in southeastern Colorado.

Colorado's South Region is comprised of five county entities; Pueblo, Fremont, Las Animas, Custer, and Huerfano. Within the South Region are approximately 500 level one police officers/deputies who provide law enforcement services to these communities. There are approximately 11 additional federal, county and municipal law enforcement jurisdictions which are geographically located within a two hour driving distance to Pueblo; adding these entities to the mix would double the amount for potential users of the training facility to 1,000 or more.

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In Colorado, the training requirements certification for a level one peace officer (as defined by Colorado Revised Statutes 16-2.5-102-105) is developed and governed by Colorado Peace Officers Standards and Training Board (P.O.S.T.). Currently, P.O.S.T. requires 24 hours of continued training for all P.O.S.T. certified peace officers for certification maintenance every year; and a minimum of 12 hours is required in the “skills categories” which include emergency vehicle operation, firearms and defensive tactics. P.O.S.T. has suggested the training hour requirement could increase to 40 hours as early as 2016.

Within the Pueblo County Sheriff’s Office alone, maintaining and providing training in the “skills categories” for our P.O.S.T. certified deputies is a year-long effort; and I presume a daunting task for our smaller county neighbors who do not have access to appropriate training facilities.

The training facility assets requested in the PuebloPlex proposal are linked to the mandatory certification training hours requirement in the “skills categories” and are the crux of the regional training center’s mission.

The training facility would be staffed with existing Pueblo County Sheriff’s Office Training Section members who consist of one lieutenant, two P.O.S.T. certified level one deputies, and one clerical support staff member.

General janitorial maintenance would be provided through inmate labor; and specialized maintenance services can be supplied by county workers, or when necessary, contracted with outside vendors. Maintenance and operational costs may be offset through a training facility leasing program where classroom, EVOC and firearm facilities can be leased for fixed amounts in four and eight hour increments.

In addition, with appropriate classroom facilities, the PCSO can host various specialized training opportunities. Hosting provides benefits to the organization in two ways:

The hosting agency receives a set number of free training slots depending on filling all registered training slots.

The hosting agency may charge a set training fee to other participating agencies which creates a cost-neutral training opportunity.

Understanding that PuebloPlex requested, for this phase, an order of magnitude project cost estimate; we submit there are too many unknowns to provide a realistic cost analysis at this juncture. Significant cost points have not been identified and unexpected obstacles can and will occur, i.e., site work (moving dirt, creating berms) and utility costs (power, water, sewer, tap fees, etc.); the condition of existing

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buildings, driving track and firearm range being considered for use, or the potential to build new in any one or all three areas.

The success of a project of this magnitude requires careful and accurate strategic business planning. Planning costs for this particular project are substantial, estimated between 85-100 thousand dollars. Locating and hiring the right company for the planning process is crucial and cannot be understated.

In preparation for this phase of the PBC process, Interact Business Group (IBG) was consulted. IBG specializes in formulating and implementing strategic business models for designing law enforcement and fire fighting training facilities; and the company is versed on BRAC and PBC processes.

However, as a guideline and based on projects, IBG has completed in the past 12 months the following cost estimates:

- 360 Live Fire Shooting House (40X64)-\$750K
- EVOG Track with two feet of soil removal and replacement, 4 inches of asphalt on a 4 inch base-\$8.25 per square foot
- Concrete driver's training pad, 800 feet X 600 feet w/8 inches-1,023, 750
- Utility cost per building square foot in Colorado approximately \$2.00 per square foot

For the purposes of comparison, there exists in the state of Colorado only one regional training facility which provides an emergency vehicle operation course, multi-functional firearms range, law enforcement training academy and classrooms in one central location which is open to all federal, state and local law enforcement entities.

This facility is called the Flatrock Regional Training Center and is located in and managed by the Adams County Sheriff's Office. We reference the Flatrock Regional Training Center due to the similarity in design and purpose envisioned for a Pueblo law enforcement regional training facility.

The process from vision to reality for Flatrock was approximately 10 years. The training facility boasts a 10,000 foot central building, a 1.3 mile emergency vehicle operation course with a six acre maneuvering skills pad, and two 50 yard-17 station firearm ranges. Flatrock was designed for five phases, which two phases have been completed at a cost of 10.3 million dollars that included a 4 million dollar investment for the land. When expanded through the five phases, the total cost of the facility construction is projected at 65 million dollars.

The Flatrock facility is managed and operated by members of the Adams County Sheriff's Office Training Section, and operation and maintenance costs are offset

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through a program where the facility leases the training assets to other agencies in four and eight hour increments, in amount ranges between 75 to 400 dollars.

In closing, the creation of a Regional Public Safety Training Center in southeastern Colorado will have an immense positive impact on the lives, safety and well-being of all citizens and first responders for generations to come. Should PuebloPlex favorably consider our request, we commit to the creation of a fully developed Strategic Business Plan. The SBP is all encompassing and answers every question that users, administrators, and elected officials are likely to have.

A fully developed SBP will provide the roadmap that will include the following elements:

- 1) **Create a Training Needs Assessment** – The Need Assessment for each partner agency that includes an audit of existing training conditions and how the new regional training center will meet and exceed the legally mandated training requirements.
- 2) **Create an Operations Plan** – How will the regional center operate on a daily basis? Establishment of SOP's, safety rules, organizational structure, etc.
- 3) Create a **Governance Plan** that determines the managerial, communication and chain of command for the Facility. The plan may result in several formats such as a Joint Powers Authority (JPA), Memorandum of Understanding (MOU), or Intergovernmental Agreement. The Governance Plan will also include cost share formulas and financial obligations between the Collaborating Partners.
- 4) Create a **Facility and Equipment Assessment** – In conjunction with the Needs Assessment, the Facility and Equipment Assessment will provide visibility to the scope and magnitude of the center's training props and facilities.
- 5) Create a **Site Requirements and Layout Assessment** – A site plan will be created and will include all training center components required to accommodate the user population size and training tasks identified by the Needs Assessment and Facility Assessment.
- 6) Create a **Financial and Resource Assessment** – A Financial and Resource Assessment will be developed based on information gathered from the Needs Assessment and Facility Assessment. Local construction costs and historical cost data gathered and will be used to develop a baseline project cost estimate. This task will provide financial feasibility for the project's implementation and direction. The financial assessment will provide estimated

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values for all aspects of design, construction, operation, maintenance, partners cost share formula and revenue potential from non-partner users.

- 7) Create a **Cost Benefit Analysis** – The cost benefit analysis finds, quantifies and adds all the project positive factors. These are the benefits. Then it identifies, quantifies and subtracts all the negatives. The difference between the two indicates whether the planned action is advisable. This effort will include items such as project cost justification based on direct training cost reduction and exploration of outside training revenue opportunities. In addition, non-monetary cost benefits will be identified, such as the training synergistic benefits due to co-location of other department’s activities or cost implications of the training facility location and its impact on drive times, overtime and similar operational issues.
- 8) Create a **Funding Strategy** – Possible funding sources will be researched. When developing the annual operational costs, possible revenue opportunities for the Facility will be explored. Several potential revenue producers include:
 - Community College Full Time Equivalents (FTE)
 - Partnership with Pueblo Community College the current home of the Pueblo Law Enforcement Training Academy
 - Debt Service Plan
 - Drug seizure funds
 - External revenue collections (user tuition costs)
 - Individual Department contributions, based on usage
 - State and/or Federal grant opportunities, i.e. DOLA
- 9) Create a **Go Forward Plan & Marketing/Educational Plan** – The Strategic Business Plan. This is where the IBG Team will provide its professional recommendation for the project such as:
 - Future staff needs
 - Future operational costs
 - Future facilities’ needs and build out phasing
 - Future training opportunities for non-traditional, i.e., safety training
 - Future construction phasing
- 10) At the conclusion of the Strategic Business Plan, the project decision makers will have in-depth answers to the following questions:
 - Who will use the Regional Training Center?
 - What training will be provided at the Regional Training Center?
 - What will it cost to build the Regional Training Center?
 - What will it cost to annually operate the Regional Training Center?

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- What are the preliminary site plans and equipment requirements for the Regional Training Center?
- What is the cost benefit of the Regional Training Center?
- What funding options are available for the Regional Training Center?

Thank you for your consideration. In the event you have any questions or concerns, please do not hesitate to contact me by cellular telephone at **(719) 671-4911** or by electronic mail at **teschner@co.pueblo.co.us**.

Yours in service,

Jeffrey S. Teschner
Captain, Administrative Services
Pueblo County Sheriff's Office

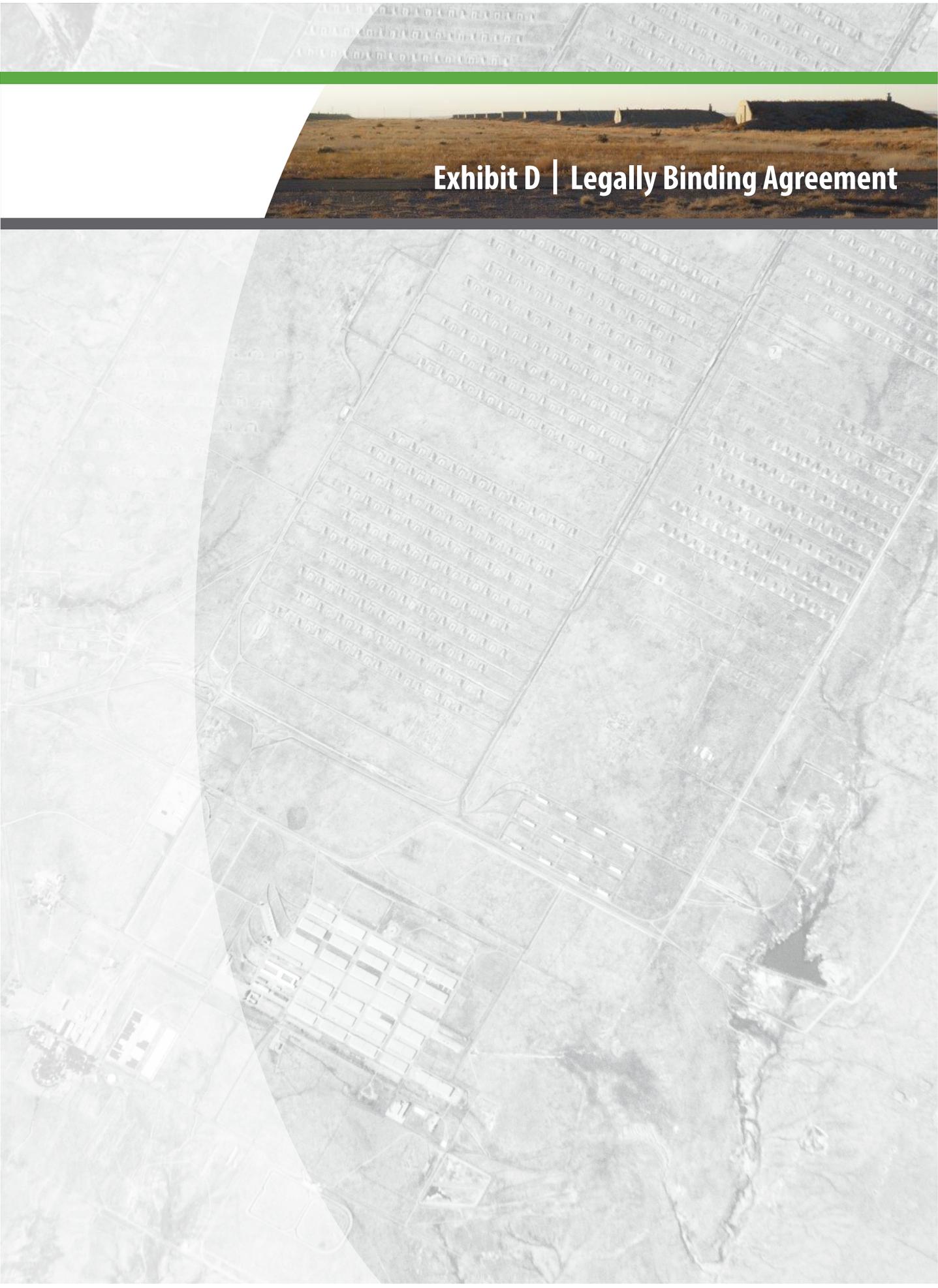


Exhibit D | Legally Binding Agreement

PUEBLOPLEX LOCAL REDEVELOPMENT AUTHORITY
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Legally Binding Agreement for Homeless Provider Services

This Agreement (the "Agreement") is entered into as of the 12 day of February, 2016, by and among the Pueblo Depot Activity Development Authority ("PDADA"), pursuant to the authority granted in Section 29-23-102 of the Colorado Revised Statutes and recreated as PuebloPlex ("PuebloPlex"), on March 25, 2013, after enabling legislation was enacted by the Colorado General Assembly, on April 28, 1994, acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of redevelopment through the Redevelopment and Homeless Assistance Act of 1994, Pub.L. 103-421 (the "Enabling Acts") and Pueblo Cooperative Care Center, Inc., a Colorado non-profit Corporation (referred to as the "Homeless Provider"). PuebloPlex and the Homeless Provider are collectively referred to herein as the "Parties."

WITNESSETH

WHEREAS, effective in 1988, the Base Closure and Realignment Commission voted to close Pueblo Chemical Depot ("PCD");

WHEREAS, the PDADA has been recognized by the office of Economic Adjustment of the Department of Defense ("DOD") as the implementation local redevelopment authority ("LRA") for Pueblo Chemical Depot;

WHEREAS, pursuant to the requirements of the Enabling Acts, the "communities in the vicinity" of Pueblo Chemical Depot have been defined as Pueblo County, Colorado;

WHEREAS, the Pueblo Depot Activity Development Authority ("PDADA"), published a Notice of Surplus Federal Property to state and local governments, homeless service providers, and other interested parties in The Pueblo Chieftain (local newspaper of record); Facebook and Twitter on January 12, 2014, on February 2, 2014, and on March 2, 2014;

WHEREAS, between March 11, 2014 and June 11, 2014, PDADA received Notices of Interest ("NOI") from two (2) homeless service providers, indicating its desire to establish programs to provide assistance and services to homeless persons and families from the communities in the vicinity of Pueblo, Colorado;

WHEREAS, PDADA determined that the NOI received from the Homeless Provider, dated May 29, 2014, with follow-up information dated June 11, 2014, complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for PDADA and the provisions dealing with notices of interest by homeless service providers, as more particularly described at 32 C.F.R. Part 176;

WHEREAS, PDADA was recreated as PuebloPlex on March 25, 2013, and is now the LRA with respect to PCD and Successor in interest to the actions of PuebloPlex;

WHEREAS, PuebloPlex, in its capacity as the LRA for PCD, approved a redevelopment plan for PuebloPlex on February 23, 2016 ("Redevelopment Plan");

WHEREAS, the Board of Directors of PuebloPlex unanimously agreed to negotiate a legally binding agreement with the Homeless Provider for the provision of Homeless Support Services as more

particularly described in Section Two below, as the homeless accommodation component of the Redevelopment Plan;

WHEREAS, Homeless Provider is organized to provide housing and homeless services to homeless persons and families in Pueblo County, State of Colorado; and

WHEREAS, this Agreement is submitted as a "legally binding agreement" pursuant to 32 C.F.R. Part 176.30 (b) (3), and is a component of the homeless assistance submission ("Homeless Assistance Submission") of PuebloPlex for the redevelopment of PCD, as required by the Enabling Acts and as more specifically required by 32 C.F.R. part 176.

TERMS AND CONDITIONS

Section One: The terms and conditions contained herein are, upon execution by the authorized representatives of the Parties, intended to be binding on the parties hereto, except as otherwise stated herein, and with the express understanding that the implementation of the terms hereof and the obligations of the Parties hereunder are subject to and shall not become effective until the following federal actions are completed: (i) the United States Department of Housing and Urban Development ("HUD") has reviewed and made a determination as to whether the Homeless Assistance Submission is in compliance with the provisions of applicable federal regulations, and (ii) DOD, acting by and through the Department of the Army ("Army"), must complete the environmental review pursuant to the National Environmental Protection Act ("NEPA Decision Document"), complete the environmental cleanup of PCD under applicable provisions of federal law, and convey fee title to the federal surplus property comprising portions of PCD, all consistent with the approved Redevelopment Plan and the terms of this Agreement.

Section Two: PuebloPlex and the Homeless Provider have agreed that the Homeless Provider will provide support services to homeless persons and families, as determined on a client-by-client basis, in the vicinity of Pueblo, which services will be the provision of housing placement, emergency shelter and comprehensive day program assistance services (including, without limitation, employment assistance and placement, educational services and coordination of healthcare services, as examples) at location designated by the Homeless Provider in the County of Pueblo.

These support services shall constitute, subject to the reservations stated herein, the "Homeless Support Services". The Homeless Provider covenants and agrees that the Homeless Support Services will exclusively serve homeless persons and families comprised of homeless persons ("Homeless Persons") that meet the definition of "homeless persons" as set forth in the McKinney-Vento Act (142 U.S.C. Sec. 1130 et seq.).

Section Three: Upon approval by HUD of the Homeless Assistance Submission and the Redevelopment Plan, completion by the Army of the NEPA Decision Document, the issuance by the Army of a Finding of Suitability for Transfer ("FOST") or Finding of Suitability for Early Transfer ("FOSET"), as applicable, and the sale or transfer by the Army of all or portions of the federal surplus property at PuebloPlex to third party transferees ("Army Transferees"), all consistent with the approved Redevelopment Plan and the terms of this Agreement, PuebloPlex will transfer ownership of the requested storage facility (exact location to be determined upon transfer) to Homeless Provider for purposes of assisting the Homeless Persons within Pueblo County. The parties hereby agree that (i) the

selected storage facility will be transferred from the Army to PuebloPlex at no cost, and (ii) the selected storage facility will subsequently be transferred to the Homeless Provider at no cost.

Section Four: Promptly after receipt of any environmental analysis with respect to all or any portion of the Homeless Assistance Submission or the real property immediately adjacent thereto, PuebloPlex shall deliver to the Homeless Provider a copy of such analysis. In the event the environmental analysis, to be undertaken by the Army pursuant to the provisions of Section One, indicates that the selected Homeless Assistance Submission are not suitable for the intended purposes of serving Homeless Persons and delivery of the Homeless Support Services, or if the HUD determines pursuant to Section One that the Homeless Assistance Submission is not in compliance with the provisions of applicable federal regulations, PuebloPlex and Homeless Provider agree that they shall make diligent efforts to (i) relocate the Selected Homeless Assistance Submission Facilities to another location on the PCD properties, or to other property in Pueblo County not within the current boundaries of the PCD properties, so long as the alternative property is comparable, as determined by PuebloPlex and the County of Pueblo, to the Selected Homeless Assistance Submission as to (a) number of units, size, and condition, (b) proximity to public and private transportation, (c) density and zoning, (d) availability of utilities, and (e) safety; or, alternatively, (ii) arrange for PuebloPlex to pay the Homeless Provider an amount sufficient to allow the Homeless Provider to purchase an alternative property in Pueblo County which is comparable, as determined by PuebloPlex pursuant to the criteria set forth in clauses (a) through (e) above, to the Homeless Assistance Submission. Any alternative facilities so selected pursuant to this Section Four shall be deemed to be the Homeless Assistance Submission for purposes of this Agreement. The process for finding an alternative arrangement may be commenced by either party, upon the completion of the HUD's review, or the completion of the Army's NEPA Decision Document, by requesting that specifically identified alternative facilities be designated as the Homeless Assistance Submission hereunder. The other party shall have the obligation to respond within thirty (30) days to the party proposing the alternative facilities.

Section Five: The Homeless Provider shall deliver the Homeless Support Services to homeless persons within Pueblo County, State of Colorado. The Homeless Provider may not change the scope of the Homeless Support Services without the express written consent of PuebloPlex, which consent shall not be unreasonably withheld, conditioned or delayed if the proposed changes are in compliance with the applicable provisions of 32 C.F.R. Part 176 and the implementation intent and requirements of the Redevelopment Plan.

Section Six: The Homeless Provider shall be responsible for all costs and expenses associated with the ownership, insurance, maintenance, and upkeep of the transferred storage facility. Furthermore, Homeless Provider agrees that PuebloPlex shall not be responsible for loss or damages to property or injuries or death to persons which may arise from or be incident to the exercise of the rights or privileges herein granted, or for damages to the property of Homeless Provider, or for damages to the property or injuries to the person of the Homeless Provider's officers, agents, employees, or others who may be on the subject property at their invitation or the invitation of anyone of them, and the Homeless Provider shall indemnify and hold PuebloPlex harmless from any and all such claims, not including damages due to default or negligence of PuebloPlex or its contractors. This indemnification includes, but is not limited to, any claims of third parties arising out of or from accidents and environmental releases caused by Homeless Provider, its officers, agents, employees, or invitees. Further, Homeless Provider shall indemnify and hold harmless PuebloPlex from any costs, expenses, liabilities, fines, or

penalties resulting from discharges, emissions, spills, storage, disposal, or any other action by Homeless Provider giving rise to PuebloPlex liability, civil or criminal, or responsibility under the Federal, State, or local environmental laws, including any such liability of PuebloPlex to any party. Homeless Provider shall also indemnify and hold harmless PuebloPlex for any other costs, expenses, liabilities, or obligations that PuebloPlex incurs or is determined to be liable for to any party due to the activities of Homeless Provider, its officers, agents, employees, or invitees in connection with this Sublease.

Section Seven: Homeless Provider agrees and understands that the following items cannot be stored in the storage facility at any time: Perishables, such as food items and pet food, animals, of any kind, live or dead, stolen property of any kind, hazardous materials, including, but not limited to, corrosive materials, chemicals, odorous/noxious gases, anything toxic or flammable, gasoline, compressed gas, filled propane tanks, kerosene, lamp and motor oils, fertilizers, paints, cleaners, and asbestos or anything containing asbestos, drugs or drug-related items, including, but not limited to, items defined as a controlled substance in Section 102 or the Controlled Substance Act, 21 U.S.C. § 802, or any other Colorado statute, including specifically any and all types of marijuana, explosives, ammunitions, or firearms, wet items, or any other items that may promote growth of mildew, mold, and/or bacteria.

Section Eight: All of the rights and obligations of PuebloPlex herein shall transfer to any entity that replaces PuebloPlex as the Local Redevelopment Authority for PCD, which entity must be approved by DOD pursuant to the provisions for the Enabling Acts.

Section Nine: The rights and obligations of the Homeless Provider hereunder may not be transferred or assigned without the prior written consent of PuebloPlex, such consent not to be unreasonably withheld, delayed, or conditioned.

Section Ten: PuebloPlex retains the option, at any time prior the conveyance of the Homeless Assistance Submission to the Homeless Provider, and thereafter with the consent of the Homeless Provider, to relocate or otherwise provide for the relocation of the Homeless Assistance Submission pursuant to the provisions of clauses (i) and (ii) of Section Four above. Any alternative facilities so provided for Pursuant to this Section Ten shall be deemed to be the Homeless Assistance Submission for all purposes of this Agreement.

Section Eleven: If the title to the Homeless Assistance Submission reverts back to PuebloPlex pursuant to Section Three, or if the Agreement is terminated pursuant to the provisions of Section Thirteen, PuebloPlex shall take appropriate steps to facilitate the transfer of the Homeless Assistance Submission to other homeless provider representatives. The term "appropriate steps" shall mean providing reasonable public notice, or at least ninety (90) days, to homeless providers in the vicinity of the PCD of the types of programs that may qualify as Homeless Support Services, and negotiating in good faith with homeless providers that respond to said notice. If PuebloPlex is unable to reach an agreement with a successor homeless provider or providers following good faith negotiations, PuebloPlex shall have no further obligations hereunder.

Section Twelve: The terms of this Agreement shall be governed by the laws of the State of Colorado and federal law as applicable.

Section Thirteen: This Agreement may be amended or terminated by PuebloPlex and Homeless Provider at any time by written agreement executed by PuebloPlex and Homeless Provider. This Agreement shall be terminated by PuebloPlex without cost, liability or recourse if Homeless Provider is dissolved or otherwise ceases to function for a period of six (6) months.

Section Fourteen: This Agreement supersedes all agreements and understandings among the Parties, written or oral. No claim of waiver, modification, consent or acquiescence with respect to any terms hereof shall be made against a Party by the other Party, except on the basis of a written instrument executed by the Parties.

Section Fifteen: All notices hereunder shall be in writing and shall be deemed to have been sent if personally delivered, sent by fax with proof of transmission or sent by certified mail, return receipt requested and postage paid, addressed to:

PuebloPlex
P.O. Box 11467
Pueblo, Colorado 81001-0467

IN WITNESS WHEREOF, and intending to be legally bound hereby, each of the undersigned parties has executed or caused this Agreement to be executed as the date first above written.

PuebloPlex

By:



Name: *Russell A. DeSalvo III*

Title: *President & CEO*

Pueblo Cooperative Care Center

By:



Name: *EDIE DE LA TORRE*

Title: *EXECUTIVE DIRECTOR*

PUEBLOPLEX LOCAL REDEVELOPMENT AUTHORITY
LRA APPLICATION (32 CFR PART 176.30)

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February 24, 2016

LEGAL OPINION 16-01

Russell A. DeSalvo, III
President and Chief Executive Officer
PuebloPlex - Pueblo Depot Activity Development Authority
P. O. Box 11467
Pueblo, CO 81001-0467

RE: LEGAL OPINION REGARDING THE LEGALLY BINDING AGREEMENT APPLICATION
FOR THE HOMELESS ASSISTANCE SUBMISSION PURSUANT TO 32 CFR 176.30

Dear Mr. DeSalvo,

Regarding your request for a Legal Opinion Regarding the Legally Binding Agreement Application for the Homeless Assistance Submission pursuant to 32 CFR 176.30, we respectfully submit the following:

As you are aware, 32 CRF 176.30 requires Legally Binding Agreements be accompanied by a Legal Opinion of the Chief Legal Advisor of the LRA or political jurisdiction or jurisdictions which will be executing the legally binding agreements that the legally binding agreements, when executed, will constitute legal, valid, binding, and enforceable obligations on the parties thereto.

Please accept this Legal Opinion as our acknowledgement and understanding that the Legally Binding Agreement, entered into between PuebloPlex and Pueblo Cooperative Care Center, Inc., a Colorado non-profit Corporation, will be fully executed upon all terms of the Agreement being satisfied. The PuebloPlex Board of Directors has instructed BethartTurner, Attorneys at Law, to use all efforts to make certain the Agreement is fully executed and, therefore, the Agreement becomes legal, valid, binding, and enforceable on the parties.

Please let us know if you need any additional information.

Sincerely,



Christopher M. Turner
Attorneys at Law
BethartTurner, Attorneys at Law, L.L.C.

PUEBLOPLEX LOCAL REDEVELOPMENT AUTHORITY
LRA APPLICATION (32 CFR PART 176.30)

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RESOLUTION NO. 16-12

A RESOLUTION APPROVING A LEGALLY BINDING AGREEMENT FOR
HOMELESS PROVIDER SERVICES WITH PUEBLO COOPERATIVE CARE
CENTER

WHEREAS, effective in 1988, the Base Closure and Realignment Commission voted to realign the Pueblo Chemical Depot ("PCD"); and

WHEREAS, the Pueblo Depot Activity Development Authority ("PDADA") has been recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the planning and implementing local redevelopment authority ("LRA") for the Pueblo Chemical Depot; and

WHEREAS, pursuant to the requirements of the Enabling Acts, the "communities in the vicinity" of the Pueblo Chemical Depot have been defined as Pueblo County, Colorado; and

WHEREAS, the PDADA published a Notice of Surplus Federal Property to state and local governments, homeless service providers, and other interested parties in The Pueblo Chieftain (local newspaper of record); Facebook and Twitter on January 12, 2014, on February 2, 2014, and on March 2, 2014; and

WHEREAS, between March 11, 2014 and June 11, 2014, PDADA received Notices of Interest ("NOI") from two (2) homeless service providers, indicating their desire to establish programs to provide assistance and services to homeless persons and families from the communities in the vicinity of Pueblo, Colorado; and

WHEREAS, PDADA determined that the NOI received from the Homeless Provider, dated May 29, 2014, with follow-up information dated June 11, 2014, complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for PDADA and the provisions dealing with notices of interest by homeless service providers, as more particularly described at 32 C.F.R. Part 176; and

WHEREAS, PDADA was rebranded as PuebloPlex on March 25, 2013, and is now the LRA with respect to PCD and Successor in interest to the actions of PuebloPlex; and

WHEREAS, PuebloPlex, in its capacity as the LRA for PCD, approved a redevelopment plan for PuebloPlex on February 23, 2016 ("Redevelopment Plan"); and

WHEREAS, the Board of Directors of PuebloPlex unanimously agreed to negotiate a legally binding agreement with the Homeless Provider for the provision of Homeless Support Services; and

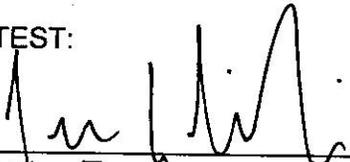
WHEREAS, Homeless Provider is organized to provide housing and homeless services to homeless persons and families in Pueblo County, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUEBLO DEPOT ACTIVITY DEVELOPMENT AUTHORITY, dba PUEBLOPLEX, that:

1. The Legally Binding Agreement with Pueblo Cooperative Care Center is submitted pursuant to 32 C.F.R. Part 176.30(b)(3) and is a component of the homeless assistance submission of PuebloPlex for the redevelopment of PCD, as required by the Enabling Acts and as more specifically required by 32 C.F.R. Part 176, be approved subject to the terms and conditions set forth in the Legally Binding Agreement.
2. The President and CEO is authorized to sign the Legally Binding Agreement, and other such documents necessary to fulfill the PDADA's obligation to the Agreement.
3. This Resolution is approved February 23, 2016.

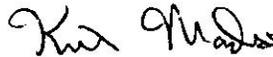
DATE ADOPTED Feb. 23, 2016

ATTEST:



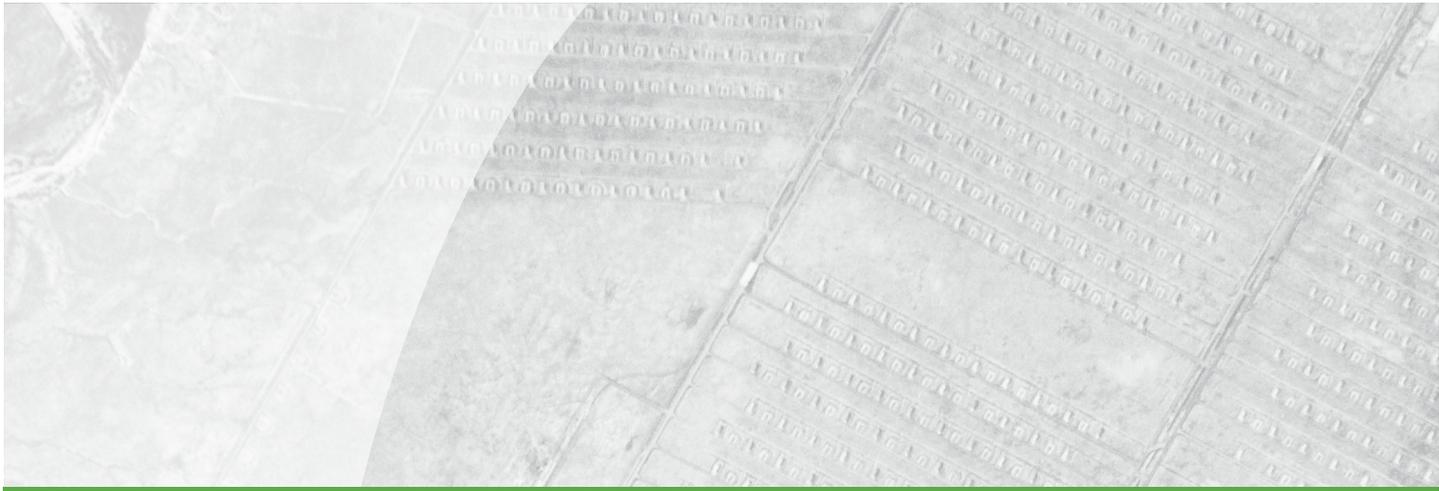
Secretary/Treasurer

APPROVED:



Vice Chair

Recording Secretary



**Exhibit E | Workshop Presentation Materials and
Other Public Outreach Documentation**



PUEBLOPLEX LOCAL REDEVELOPMENT AUTHORITY
LRA APPLICATION (32 CFR PART 176.30)

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PUEBLOPLEX

**Pueblo Depot Activity Development Authority
now known as (n/k/a) PuebloPlex
P.O. Box 11467, Pueblo, Colorado 81001
www.PuebloPlex.com
719.947.3770**

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers Pueblo Depot Activity Development Authority n/k/a PuebloPlex

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Pueblo Depot Activity Development Authority n/k/a PuebloPlex, the Local Redevelopment Authority (LRA) for the Pueblo Chemical Depot, is seeking notices of interest (NOIs) for surplus property at the installation.

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A workshop will be held at the **Pueblo Chemical Depot Community Learning Center (Building #6), on March 11, 2014, from 3pm to 6 pm**, which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by **March 7, 2014, 5 pm**. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the Pueblo Chemical Depot; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Pueblo Chemical Depot; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Pueblo Chemical Depot that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

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the Department of Transportation for airports and seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. A complete listing of the Federal agencies with PBC programs with specific points of contact is available from the LRA.

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

**For additional information or to register for the workshop, contact Michael Clarkson at the
Pueblo Depot Activity Development Authority n/k/a PuebloPlex
P.O. Box 11467, Pueblo, Colorado 81001-0467
719.947.3770
HQ@PuebloPlex.com**

SCHOOLS/from page 1A

of marijuana and will continue to do so. Pueblo City Schools (D60) spokesman Scott Jones said the district's current policies for students and staff regarding drug use remain in place. Both district's drug policies are similar in that the use of marijuana is prohibited by the district. A violation of the policy will result in disciplinary action which could include termination, according to the policies. The policies also outline that any employee possessing or is under the influence of marijuana will be suspended immediately if the use

is determined to be on district property, at any school-sponsored event, event off district property or en route to the event, or on the way to work. If an employee is arrested for possession or being under the influence, employees will be suspended immediately. After an investigation, the employee may be reinstated. D60 and District 70 continue to adhere to the law that it is illegal for anyone under the age of 21 to possess or use marijuana. Neither district conducts random urinalysis. gperex@chieftain.com

MARIJUANA/from page 1A

maintaining a drug- and alcohol-free workplace. "Right now, the direction coming from (City Manager Sam Azad) and management is to hold that line," Pacheco said Thursday. "Of course, legalized marijuana is going to pose challenges to all employers." The city personnel code didn't bend for medical marijuana when it became available several years ago. It's not considered a "prescribed" medication under city rules and its use by city employees on the job is banned. There are more than 100 city employees with a federal commercial driving license (CDL), under the oversight of the Department of

Transportation, and they cannot have any traces of marijuana in their system and keep those licenses. "They are the only city employees who are subject to random drug testing," Pacheco said. Pueblo police and firefighters are not subject to random testing by contract. Except for CDL employees, city workers can only be required to take drug or alcohol tests if there is a "reasonable suspicion" they are under the influence. Pacheco said the city has fired employees after a first offense of the drug-alcohol policy. That was most likely to happen if the employee also had a poor disciplinary record, little seniority and had

SECURITY BREACH

Neiman Marcus is latest victim
Theft comes weeks after Target stores are hit

BY ANNE D'INNOCENZIO
THE ASSOCIATED PRESS

NEW YORK — Luxury merchant Neiman Marcus confirmed Saturday that thieves stole some of its customers' payment card information and made unauthorized charges over the holiday season, becoming the second retailer in recent weeks to announce it had fallen victim to a cyber-security attack. The hacking, coming weeks after Target Corp. revealed its own breach,

underscores the increasing challenges that merchants have in thwarting security threats. Neiman Marcus didn't say whether the breach was related to the massive data theft at Target, but some security experts believe they could be part of the same scam. Nevertheless, the recent security breaches at two major retailers threaten to scare shoppers who worry about the safety of their personal data. Ginger Reeder, spokeswoman for Dallas-based

Neiman Marcus Group Ltd., said in an email Saturday that the retailer had been notified in mid-December by its credit card processor about potentially unauthorized payment activity following customer purchases at stores. On Jan. 1, a forensics firm confirmed evidence that the upscale retailer was a victim of a criminal cyber-security intrusion and that some customers' credit and debit cards were possibly compromised. Reeder

wouldn't estimate how many customers may be affected but said the merchant is notifying customers whose cards it has now determined were used fraudulently. Neiman Marcus, which operates more than 40 upscale stores and clearance stores, is working with the Secret Service on the breach, she said. "We have begun to contain the intrusion and have taken significant steps to further enhance information security," Reeder wrote.

other conduct violations. As for ordering a drug test because of "reasonable suspicion," Pacheco said that is done by department heads in consultation with her department and after a department head's personal observation of an employee's conduct. Azad, or the city manager, is then notified of the testing. As for city workers with commercial driving licenses, they are randomly tested for illegal drugs by the city, based on a random number selection system. proper@chieftain.com

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719.947.3770

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers
Pueblo Depot Activity Development Authority n/k/a PuebloPlex

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NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the



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homeless service provider proposes to carry out at the Pueblo Chemical Depot; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Pueblo Chemical Depot; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Pueblo Chemical Depot that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

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PUBLIC NOTICES



Pueblo Depot Activity Development Authority
 now known as (n/k/a) PuebloPlex

P.O. Box 11467, Pueblo, Colorado 81001
www.PuebloPlex.com
 719.947.3770

Healthcare

RESPIRATORY THERAPIST

Spanish Peaks Hospital's Cardiology Department has a need for a full-time Respiratory Therapist for a weekend position. Successful candidate must have a current Colorado Respiratory Therapist license, CRT or RRT certification. In addition, candidate must have critical care experience and be able to work independently. Some holiday work required. Please submit application and

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers Pueblo Depot Activity Development Authority n/k/a PuebloPlex

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P.O. Box 11467, Pueblo, Colorado 81001-0467
719.947.3770
HQ@PuebloPlex.com

stakeholders and audiences. E-mail resume and cover letter to cfo@pueblochc.org. For more information about PCHC, visit www.pueblochc.org. PCHC is a tobacco-free workplace.

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Pueblo, CO 81005
Lenette_Garcia@LCCA.com
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resume, or if a current employee, a letter of interest to the Spanish Peaks Regional Health Center Human Resource Department; 23500 US Hwy 160, Walsenburg, CO 81089 by the January 22, 2014 closing date. For further information, contact Human Resources at (719) 738-4540 or to view facility information go to www.sprhc.org.

Healthcare

RN

The Spanish Peaks Hospital Nursing Department has need for full-time RN. Successful applicants must have graduated from an approved school of practical nursing and have a valid Colorado or Compact State RN license. Qualified applicants must demonstrate leadership skills, be a team player, have excellent people skills and have the ability to provide patient care assessments. Applicant should have computer experience with EMR, Word and Excel. High ability to interpret professional literature and interact with the public is required. Schedule will include three twelve-hour night shifts a week including some weekends and holidays. Please submit an application and resume, or if a current employee, a letter of interest to the SPRHC Human Resource Department; 23500 US Hwy 160, Walsenburg, CO 81089 by the January 17, 2014 closing date. For further information, contact Human Resources at (719) 738-4540 or to view facility information go to www.sprhc.org.

PUBLIC NOTICES

The Board of County Commissioners of Pueblo County, Colorado
Will Consider the Following

APPLICATION:

Medical Marijuana Center Medical Marijuana Optional Pressure Cultivation

1. Project description:
Nancy Clark, LLC
d/b/a
Stress 4 Green
2. A. Applicant Name: Nancy Clark, LLC
3. Applicant Address:
1400 S. 10th Street
Pueblo, CO 81001
4. Applicant Phone:
(719) 564-1120
5. Applicant Email:
nclark@stress4green.com
6. Project Start Date:
12/15/2013
7. Project End Date:
12/15/2013

8. Project Location:
1400 S. 10th Street
Pueblo, CO 81001
9. Project Area:
1400 S. 10th Street

10. Project Description:
Medical Marijuana Optional Pressure Cultivation
11. Project Start Date:
12/15/2013
12. Project End Date:
12/15/2013

NOTICE OF HEARING IS HEREBY GIVEN TO THE
CITIZENS OF PUEBLO COUNTY, COLORADO

DATE: 12/15/2013
PUEBLO COUNTY, COLORADO

BY: [Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

AGRICULTURE

Farm bill plows under direct payments

THE ASSOCIATED PRESS

MINNEAPOLIS — Farm subsidies that have guided agriculture through record profits in recent years are going away in the five-year farm bill that could become law in the coming week. But new subsidies in the legislation could be just as generous, and farmers aren't complaining.

Gone are direct payments, a politically untenable system in which landowners got fixed amounts per acre, whether crop prices were high or low — or even if they didn't plant at all. Those will be replaced by a choice of one of two different subsidy approaches that require producers to suffer losses before they can get payouts. The bill also

contains a new insurance-based program for cotton farmers. "We loved the old farm bill," said Woody Anderson, who grows 3,500 acres of cotton in west-central Texas near Colorado City. But farmers knew political support for direct payments

was fading, he said. The legislation also caps how much money an individual farmer can receive — \$125,000 annually for all payments and loans. But that maximum is more generous than versions that passed the House and Senate earlier.

Officialdom

THIS WEEK'S POLL RESULTS

Do you think the Denver Broncos will win the Super Bowl?

YES  83%

NO  17%

NEXT WEEK'S POLL

Do you think Pueblo's chile peppers are better than New Mexico chile peppers?

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(719) 545-3838

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 Alcon's Lake Drive Malissa Albin Photographs

PUEBLOPLEX

Pueblo Depot Activity Development Authority
 now known as (n/k/a) PuebloPlex
 P.O. Box 11467, Pueblo, Colorado 81001
www.PuebloPlex.com
 719.947.3770

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers
Pueblo Depot Activity Development Authority n/k/a PuebloPlex

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Pueblo Depot Activity Development Authority n/k/a PuebloPlex, the Local Redevelopment Authority (LRA) for the Pueblo Chemical Depot, is seeking notices of interest (NOIs) for surplus property at the installation.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than **5 pm on June 11, 2014**. A listing of surplus property at the Pueblo Chemical Depot was published by the Department of the Army in the Federal Register on December 20, 2013, with an effective date of December 16, 2013. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Pueblo County, Colorado, including, but not limited to Pueblo, Pueblo West, Boone, and Avondale.

A workshop will be held at the Pueblo Chemical Depot Community Learning Center (Building #6), on **March 11, 2014, from 3pm to 6 pm**, which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by **March 7, 2014, 5 pm**. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the Pueblo Chemical Depot; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Pueblo Chemical Depot; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Pueblo Chemical Depot that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property. Federal agencies sponsoring PBCs include the Department of the Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses; the Department of Education for educational uses; the Department of Health and Human Services for public health uses; the Department of Justice for correctional

- All Season's Catering
- A Piece of Cake
- Bio Photography
- Bio Ma-Cake Company
- Brush Canyon Ranch
- Campbell's Flowers & Greenhouses
- Centerpiece of Mind
- Center Stage Disc Jockey
- Chairs with Flair
- Chartwell's CHI-Pueblo Dining
- Classic Catering
- Creatively Yours
- CNI - Pueblo Orchestra Center
- By Design Inn Catering
- Essence of Life Photography
- Glen Lashers & Co.
- Grand Banquet & Party Rental
- Lauravella Photography
- Lisa Sophia
- Lynnda Rose Bridal
- Mary Kay Cosmetics
- Modern Pragma Tattoo
- Modern Image Photography
- Ortiz Catering
- Prismera
- PS I Love You Flowers & Gifts
- Ruby's Bridal Alterations
- Say Cheese Photo Booth
- Siganda Jewelry
- So Co. Gaming & Events Center
- State Farm Insurance/Aaron Elkins
- Style-Bride Boutique & Design
- The Colorado Wedding Guide
- The River's Edge Banquet Hall
- Tyler Photography
- Vintage Chica Rentals
- Wedding Pages
- Who Led Networks
- Z-pod Productions Mobile
- Disc Jockey

facilities and law enforcement uses; the Department of Housing and Urban Development for rent-help programs; the Department of Transportation for airports and seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. A complete listing of the Federal agencies with PBC programs with specific points of contact is available from the LRA.

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact Michael Clarkson at the Pueblo Depot Activity Development Authority n/k/a PuebloPlex
 P.O. Box 11467, Pueblo, Colorado 81001-0467
 719.947.3770
 HQ@PuebloPlex.com

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Appliances

Chest freezer, 7.5 cubic feet, white, \$150. 719-251-6300.

Dryer, white, large tub, \$120. 564-8463

Microwave sunbeam, 900 watts, black, excellent condition, \$35. 369-5730

Refrigerator, Frigidaire, with ice maker, 18 cubic feet, white. Cash only, \$225. 545-1589

Washer, \$125. Dryer, \$125. Refrigerator, double door, \$250. Dryer, gas and electric, \$150. Dishwasher, \$125. Stove, \$150. Freezer, \$150. Delivery available, 994-8092.

Miscellaneous for Sale

Bar sink, 16x16 acrylic black with brass hardware, 671-5000.

Closet doors, slab side mahogany, 671-5000.

Coin set, collectible, US Mint, in sealed box, 719-249-3825.

Dinnerware, Gibson. Place settings, goblets, flatware, chargers, boxed, \$50. 543-0019

Miscellaneous for Sale

Dog Kennel, 10x10x6, \$150. 719-954-5450

Everything you need for a Valentine's themed party or shower. Favors and decorations, invitations, utensils, napkins, door prizes, etc. Over 250 pieces. \$175/offer. 719-647-0207

A word from a valued Pueblo Chieftain Classified Advertiser...

"I sold my fencing from advertising in the Chieftain."

Fencing: Four 6x8 wrought iron panels with poles. Sold.

Fluorescent shop light with covers and bulbs, 8", \$15. 546-1443

I will pick up appliances for free! Electric stove, washer, dryer, fridge, miter saw. 568-7108

Miscellaneous for Sale

Jacket: NFL Broncos, boys large 16-18, 566-0175.

Organ, Lowrey, excellent condition, \$150. Dining room table with chairs, \$65. Oak entertainment center with TV, \$300. Sofa, loveseat and chair, \$200. Call, 719-924-2998 for appointment to see.

Shelves (2) oval, glass, saion chairs, china cabinet, ladies new formals/ wedding dresses, womans heels. Multiple/ various items. 406-5919

Shelving: double sized gondola, 600 linear feet of display, \$1000 offer. 778-4988.

Sink, 32" cultured marble with Delta hardware, 671-5000.

Sink, dual 72" cultured marble with Delta hardware, 671-5000.

Sliding patio door, 60", white vinyl with keys. 671-5000

Snow blade, 42" with bracket. \$175. 719-994-5450

Snowblower: 22" Craftsman, electric start, \$180. 647-9650

Miscellaneous for Sale

Storage Shed Custom built by Innovative Structures Inc., barn style, 12x8x6, with loft and double doors. \$1800/ offer. 404-4470

Taxidermy, Northern Pike, 45", needs paint job. 719-248-3825.

Wanted: Chain link fence, 42"-48" high, 719-566-0487.

Wanted: Chain link fence, 6' high, 719-566-0487.

Wanted: Chainlink dog kennels. 719-469-8584.

Wrought iron fencing with gate, 77" total length x 42" high, \$500 for all. 546-1443

Home Furnishings

Bed set with heavy duty frame, queen mattress, good condition, \$200. 252-7833

Bed set, Green leaf canopy, full-size mattress and box springs. \$250. 719-242-5799

Bed, twin captain, redwood, solid oak, brand new with four under drawers, \$250. Call Jessica, 719-778-6666.

Lost & Found

* FOUND *

Dogs & Cats Updated 1/30/2014

*A1092596 Cat- Long Hair, Black/White

*A1092129 Cat- Medium Hair, Orange

*A1092152 Cat- Short Hair, Black/Tan, Female

*A1092375 Cat- Short Hair, White/Tan, Neutered Male

*A1092160 Cat- Short Hair, White, Male

*A1092048 Australian Cattle Dog, Red/White, Female

*A1092137 Australian Shepherd, Black/Tan, Male

*A1092600 Chihuahua- Short Hair, Black, Male

*A1092037 Chihuahua- Short Hair, Tan/White, Female

*A1092575 Chihuahua- Short Hair, White/Black, Male

*A1092416 Chihuahua- Short Hair, Black/Tan, Male

*A1092593 Chihuahua- Short Hair, Fawn, Male

*A0753449 Dutch Shepherd/ Mix, Brindle, Female

*A1092450 Labrador Retriever, Black, Male

*A1092537 Labrador Retriever, Black, Male

*A1092617 Newfoundland/ Mix, Brown/Black, Male

*A1092147 Pit Bull, Blue/White, Spayed Female

*A1092122 Pit Bull, White/Black, Female

*A1092146 Pit Bull/Mix, Black/White, Spayed Female

*A1092477 Rottweiler, Black/Red, Female

*A1092034 Rottweiler/Mix, Black/Brown, Spayed Female

*A1092918 Rottweiler/Mix, Black/Tan, Female

*A1092618 Siberian Husky, White, Female

*A1092059 Siberian Husky/ Mix, Yellow, Spayed Female

*A1092139 Terrier/Mix, Brown, Male

Pueblo Animal Services 4600 East W. Place 546-3005

Low cost spay/neuter available

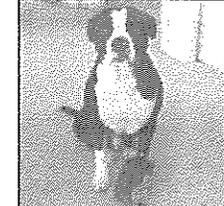
Weekdays Noon-6 pm Weekends Noon-4:30pm

Lost: Min-Pin, male, Abriendo area, dark brown, red/white Christmas collar, noticeable bites on ears. 544-0906

ANNOUNCEMENTS

Found: *Female Terrier mix, 2-1/2 months old, brown and white, Jan. 23rd, 3700 block Azalea. *Male Brussels mix, 1-2 years, gray silvery hair, Jan. 29th, Sandance & Sentinel Pl. Found together, Jan. 29th. Pueblo West:

*Rottweiler, female, 2-3 years, black/brown with collar along with *Chocolate Lab/Rottweiler mix, male. Owners identify. PAWS for Life, 800 N. Pueblo Blvd., 543-6464.



LOST: American Pit Bull, black with white, blue collar. Lost 1/23 at dog park in Pueblo West. 547-9073 or 242-6266

LOST: Cat, white and orange male, Orange around nose, ringed tail. Lost in Northridge area, 12/31. 719-544-7297 or 719-671-2991



LOST: Pit Bull/Lab mix, small-medium, black-white, wearing thin spike collar with tags. Heartbroken family. REWARD! PLEASE CALL 320-7252 or 252-0484

LOST: Westie, 8 year, white neutered male. Brown collar with blue polka dots. Family pet, indoor dog. Lost 1/28, near South High School. REWARD! 719-466-4763

PUBLIC NOTICES

PUEBLOPLEX

Pueblo Depot Activity Development Authority now known as (n/k/a) PuebloPlex

P.O. Box 11467, Pueblo, Colorado 81001
www.PuebloPlex.com
719.947.3770

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers Pueblo Depot Activity Development Authority n/k/a PuebloPlex

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Pueblo Depot Activity Development Authority n/k/a PuebloPlex, the Local Redevelopment Authority (LRA) for the Pueblo Chemical Depot, is seeking notices of interest (NOIs) for surplus property at the installation.

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A workshop will be held at the **Pueblo Chemical Depot Community Learning Center (Building #6), on March 11, 2014, from 3pm to 6 pm**, which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by **March 7, 2014, 5 pm**. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

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Announcements

*****ADOPTION***** Adoring financially secure teacher lovingly dreams of adopting 1st baby. Expenses paid, Jan. 1-800-989-6766

STUFF FOR SALE

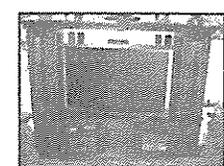
Home Furnishings

Bed: Full size mattress and box spring, mattress bag, \$50. 719-252-7833

Bed: Queen, Simmons Beautyrest, with frame, near new, \$350/ offer. 719-542-0832

Bedroom set, queensize, cherrywood, sleigh style, 2 night stands, mattress and chest of drawers. Dining room set with 4 chairs, 2 couches, one high top stool and 1 stool.

Home Furnishings



Entertainment center, Log-mode Furniture, Size 60x70

program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Pueblo Chemical Depot. (c) Information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Pueblo Chemical Depot that are necessary in order to carry out the program; (d) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (e) an assessment of the time required to commence carrying out the program.

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NOIs for PBC's must include: (i) a description of the eligibility for the proposed transfer; (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use; (iii) time frame for occupation; and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact Michael Clarkson at the

Pueblo Depot Activity Development Authority n/k/a PuebloPlex
P.O. Box 11467, Pueblo, Colorado 81001-0467
719.947.3770
HQ@PuebloPlex.com

one light brown and 2 dark brown with recliner. China cabinet. 719-564-7291.

Bedspread, kingsize, blue velvet, beautiful, \$50 cash. 565-2093.

Chaise lounge with adjoining couch, light blue, clean, good condition, \$250. 547-0734.

Comforter, king, new blue jean with box skirt and valances. 671-5000

Couch, micro fiber, brown. Less than 1 year old. \$125. 719-406-4601

Desk, L shaped, 30"x62", return 20"x48". Oak, \$150. 543-0019

Dining room table, Mission style, 6 chairs, 2 leaves, \$600. 719-251-6900

Dining table, oval, dark wood with two leaves and five chairs. \$250, cash only. 719-547-8710

Dresser with 5 drawers, good condition, \$25. 719-252-7833

Dresser, large with mirrors and small chest, \$200. 719-542-0832

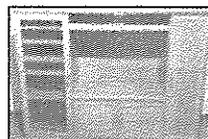
Entertainment center, oak, good condition, \$125. 719-994-5450.

Full set, Denver mattress in bag and box spring, good condition, \$100. 719-252-7833

Mattress and box spring set, queen. Good condition, \$40. 719-406-4601

Mini Bar with under cabinets and 2 stools, \$100/ offer. 719-542-0832

entertainment, flat screen TV, (74" h x 58" w x 23" d) Retail price \$1,848, asking \$1,000 / offer. Call 719-214-0341.



Entertainment center, Sauder, holds up to a 32" TV has storage for well over 300 dvd's/cd's \$150. 719-564-5095

Nail table, white marble with lamp and drawers. \$50. 719-242-5799

Recliner, rocker, La-Z-Boy, blue cloth, \$80. 719-369-5730

Recliner: beige, La-Z-boy, \$30. 546-1936.

Recliner: brown leather, 1 year old, \$250. 544-5873.

Rocker/ recliner, 1 year old, brown, paid \$250 asking \$150. 719-542-0832

Sofa, light blue, loveseat and recliner, great condition, \$250. One twin bed with mattress, 3 drawers underneath, \$100. 719-568-9199

Sofa, loveseat and chair, multi-colored pattern, great condition, 2 bar stools, oak and upholster, good condition, 719-821-4021.

Sofa, low back, new gold upholstery, \$150. 719-542-0832

Sofa: Broyhill flowered pattern, excellent condition, \$165. 546-1936.

Celebrating a cappella



JOHANNA WOELFEL
Life

Thanks to shows and movies like "Glee" and "Pitch Perfect," choral and a cappella groups are enjoying a resurgence in popularity.

Saturday, the Sangre de Cristo Arts and Conference Center's Children's Playhouse Theater brought the 17th Avenue Allstars, a Denver a cappella group in its 26th year, to Pueblo to share its vision of the genre.

From its first medley of songs from Sly and the Family Stone, the Allstars, all casually dressed, offered a reminder of why singing without accompaniment can be compelling. Combining tested harmonies, syncopation and other elements of vocal instrumentation, the group engaged the crowd, even walking into the aisles and raising the house lights to encourage participation. Several audience members also were pulled from their seats to dance on stage during the show.

Among the highlights of the performance, singers Tim Rosendo and Barry Brown presented powerful vocals in Kenny Loggins' "I'm Alright," and The

Five Satins' "Still of the Night," respectively. The group's human beatbox, Paul Lannon, also created a lush, percussive atmosphere that was unobtrusive. Lannon's solid efforts inadvertently revealed the contrast between the fully human-powered songs and those featuring pre-recorded drumbeats — the offputting canned effect seemed antithetical to the spirit of an a cappella performance.

The majority of the show was traditional, with a mix of random hits and medleys from past decades. Choreography was limited but effective, and the singers performed without stage trappings — a propos for a vocal ensemble of this type.

The crowd was not at the arts center's usual capacity, but those in attendance participated in many of the group's efforts to clap, sing, dance — and voice the sounds of jungle animals — along with the program. As the show ran long, the group elected to skip a handful of selections from its performance set list.

For Tia Marlier, the alto (and voice of the DIA light rail), the effort was worthwhile. "We love coming to Pueblo. They have a wonderful stage and it's so nice to do a concert where people are really listening."

Johanna_woelfel@yahoo.com

GARDNER/from page 1C

about. "He's a rubber stamp for President Obama's failed policies. He's voted 99 percent of the time with Obama and he was the deciding vote for Obamacare," Gardner said. "One of the most audacious things he's done is he voted to cut military pensions and then sent out a press release about how bad the military pensions cuts were."

Gardner laid out a plan he dubbed the "Four Corners" plan, which he said will address the needs of the people across the state.

The plan will focus on responsible energy development, economic growth, a cleaner environment and education for the state's future, according to Gardner.

"We have a plan to make things better," Gardner said. "It shouldn't be so difficult to make life better."

Gardner entered the

Senate race after Weld County District Attorney Ken Buck said he was withdrawing. Buck will be running for Gardner's soon-to-be vacant congressional seat.

Udall's campaign manager, Adam Dunstone, released a statement Saturday concerning Gardner's campaign announcement.

"We've swapped one reckless Tea Partier for another. But unlike Ken Buck, Congressman Gardner will be held to account for the out-of-touch votes he cast in Congress. His voting record placed him in the top 10 most conservative members of the House, while radicals like Rep. Tom Tancredo never cracked the top 50," the statement said.

"While Congressman Gardner tries to win his party's nomination, Mark (Udall) will continue fighting to protect Colorado's way of life."

ryans@chieftain.com

HENSON/from page 1C

If you or parents assume out responsibility. These

LOCAL BRIEFS

Sheriff sets safety class

The Pueblo County Sheriff's Office has scheduled a Safety and Security for Places of Worship Training class, set for 9 a.m. Tuesday.

For more information, call Stefana Adcock at 583-6438.

1921 flood to be discussed

Pueblo Archaeological and Historical Society has scheduled Maria Tucker, manager of Special Collections and Museum Services at Pueblo City-County Library District and Wade Broadhead, Pueblo city planner and a board member of the National Alliance of Preservation Commissions, for the presentation, "The Pueblo Flood of 1921: Context and Tragedy" at 7 p.m. Thursday at the Southeastern Colorado Heritage Center, 201 W. B St. The event is free and open to the public.

NRA sets annual banquet

The Pueblo Friends of the NRA have scheduled its annual banquet for 5 p.m. March 15 at the Pueblo Convention Center. For more information, call 250-

5343 or 671-3092.

Soapbox Derby seeks racers

The Southern Colorado Soap Box Derby is looking for youths ages 7-18 to participate in this year's race.

Registration is \$35 for one racer and \$25 for the second racer in a family. The race is scheduled for June 21. Call 948-4316 or 334-9579 for more information.

Colorado ag leadership spots

Applications are being accepted for Class 12 of the Colorado Agricultural Leadership Program. Individuals interested in enhancing their understanding of public affairs and developing their expertise to affect Colorado agriculture and rural communities may apply.

Program information and the application are online at coloagleaders.org. The application is due no later than June 1.

Contact Angie Cue, 303-547-5963 or angie@coloagleaders.org for more information.

Students earn debate titles

The Pueblo All-City High

School Speech and Debate tournament was held recently with champions crowned in three divisions.

Layla Shahamohammadi of East High School took first in the drama interpretation and her teammate, Corbin Warren, placed second.

In the Lincoln-Douglas debate, Cindy Dou of Centennial placed first followed by Emma Miles of Pueblo West.

Jacob Sloan and Alexis Kristan of Pueblo West won the HH Biesel Memorial Public Forum Debate and Kyla Koury and Morgan Perry, also of Pueblo West, placed second.

DA named to committee

Pueblo District Attorney Jeff Chostner has been named to a committee to search for the new executive director of the National District Attorney's Association.

The organization represents the interest of district attorney offices throughout the country and Chostner was among candidates from larger municipalities including New York, Chicago and San Francisco, he said.

Chostner said it is part of his efforts to connect the office with its peers.

PUEBLOPLEX

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now known as (n/k/a) PuebloPlex
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Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers Pueblo Depot Activity Development Authority n/k/a PuebloPlex

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Pueblo Depot Activity Development Authority n/k/a PuebloPlex, the Local Redevelopment Authority (LRA) for the Pueblo Chemical Depot, is seeking notices of interest (NOIs) for surplus property at the installation.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 pm on June 11, 2014. A listing of surplus property at the Pueblo Chemical Depot was published by the Department of the Army in the Federal Register on December 20, 2013, with an effective date of December 16, 2013. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Pueblo County, Colorado, including, but not limited to Pueblo, Pueblo West, Boone, and Avondale.

A workshop will be held at the Pueblo Chemical Depot Community Learning Center (Building #6), on **March 11, 2014, from 3pm to 6 pm**, which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by **March 7, 2014, 5 pm**. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the Pueblo Chemical Depot; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless

As we as parents agree that they do it to get publicity, we have our priorities wrong.

And finally from another reader, a wonderful quote that addresses the increasing polarization of our society:

"There will always be dissident voices heard in the land, expressing opposition without alternatives, finding fault but never favor, perceiving gloom on every side and seeking influence with-

out responsibility. These voices are inevitable."

That quote wasn't made this past week, or last month, or even recently.

The quote is from President John F. Kennedy in his undelivered speech in Dallas on Nov. 22, 1963, the day he was killed.

Steve Henson is The Pueblo Chieftain's managing editor. He can be reached at 544-0006, ext. 410; at shenson@chieftain.com; on Twitter @Steve-HensonME.



What Moves You?

Robert Tibbs
719-250-8709
rtibbs@juno.com

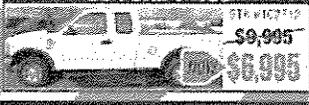


assistance programs in the communities in the vicinity of the Pueblo Chemical Depot; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Pueblo Chemical Depot that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property. Federal agencies sponsoring PBCs include the Department of the Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses; the Department of Education for educational uses; the Department of Health and Human Services for public health uses; the Department of Justice for correctional facilities and law enforcement uses; the Department of Housing and Urban Development for Self-Help Programs; the Department of Transportation for airports and seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. A complete listing of the Federal agencies with PBC programs with specific points of contact is available from the LRA.

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact Michael Clarkson at the Pueblo Depot Activity Development Authority n/k/a PuebloPlex
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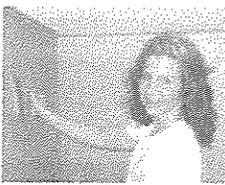
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A workshop will be held at the *Pueblo Chemical Depot Community Learning Center (Building #6)* on *March 11, 2014* from *3pm to 6 pm* which will include

The Colorado Department of Education is making available for public review and comment the following proposed development in The State of Colorado's Part B Application for grant funding under the Individuals with Disabilities Education Act for federal fiscal year 2014. This document is available online at <http://www.cde.state.co.us/cdesped/index.asp>. Hard copies of the proposed development may be requested by calling Kim Boylan at (303) 866-8850. Written comments will be accepted until 5:00 pm on Thursday, May 1, 2014. Send written comments to Kim Boylan, Colorado Department of Education, Exceptional Student Services, Unit 1102 Broadway, Suite 1175, Denver, CO 80202-1149, by fax to (303) 866-8767, or by email to boylan_k@denver.k12.co.us

PUEBLO County 70

REQUEST FOR PROPOSAL FOR CONSULTING SERVICES - STUDENT ACCIDENT & CATASTROPHIC INSURANCE PROGRAM

Pueblo County School District No. 70 is seeking proposals for insurance, underwriting, and claims management services for the district's student accident and catastrophic insurance program. The contract term is for one year, starting on August 1, 2014. Proposals should be submitted to the Purchasing Department at Pueblo County School District No. 70, 1000 North 10th Street, Pueblo, CO 81001.

QUALIFYING SUBMITTALS

Proposals shall be submitted to the Purchasing Department, 1000 North 10th Street, Pueblo, Colorado 81001. Proposals should be submitted to the Purchasing Department at Pueblo County School District No. 70, 1000 North 10th Street, Pueblo, CO 81001. Proposals should be submitted to the Purchasing Department at Pueblo County School District No. 70, 1000 North 10th Street, Pueblo, CO 81001.

EL CENTRO DEL QUINTO SOL RECREATION CENTER BOARD OF DIRECTORS

The Pueblo City Council is seeking applications for members to the El Centro del Quinto Sol Recreation Center Board of Directors. There will be three positions for 3-year terms ending April 30, 2017, and three advisory seats to complete 5-year terms ending April 30, 2016. Applicants must be residents of the City of Pueblo.

The mission of the Board is to serve in an advisory capacity, providing recommendations to the Pueblo and Fountain Landfills and the Pueblo and Fountain Landfills regarding planning and operations of the El Centro del Quinto Sol Recreation Center. The Center's existing programs, services and facilities.

For further information in regard to the mission and objectives of this Board, please contact Alice Gaudin, Assistant Director in the City Parks and Recreation Department at 719-252-2004.

Applications for this position may be obtained at the Office of the City Clerk, 1000 North 10th Street, Pueblo, Colorado 81001. You may personally deliver or mail your application to 200 S. Main Street (Courtroom 8C) Pueblo, CO 81001 or you may e-mail your application to the City Clerk at alicia@ci.pueblo.co.us.

Applications must be received by the City Clerk's Office on or before noon on Monday, March 11, 2014.



For The City Council of the City of Pueblo
Alice Gaudin
City Clerk

The Board of County Commissioners of Pueblo County, Colorado Will Consider the Following APPLICATION:

- Medical Marijuana Optional Premise Cultivation
- Indian Health Care, EA
- Indian Health Care
- 2013 Parcel EAD
- Pueblo County, Colorado

an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by **March 7, 2014, 5 pm**. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the Pueblo Chemical Depot; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Pueblo Chemical Depot; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Pueblo Chemical Depot that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

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P.O. Box 11467, Pueblo, Colorado 81001-0467
719.947.3770
HQ@PuebloPlex.com

Client:
 Virginia Mottola
 12209 Ballantyne Ct
 Colorado Springs, CO 80901

Agent:
 Natalie Brunoff
 14935 East Galena St
 Colorado Springs, CO 80906

Date of Application:
 January 29, 2014

Hearing will be held in the County Commissioners' Chambers,
 Pueblo County Courthouse
 215 W. 10th Street
 Pueblo, CO 81001
 On March 17, 2014 at 10:00 AM

**NOTICE OF HEARING IS HEREBY GIVEN TO THE
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GOVERNMENT
 PUEBLO COUNTY CLERK AND REGISTER



PARKS AND RECREATION ADVISORY COMMISSION

The Pueblo City Council is seeking applications from residents interested in serving on the **PARKS AND RECREATION ADVISORY COMMISSION**. Applicants must be residents of the City of Pueblo.

The following appointments will be made:

- One citizen who resides in Council District 1 for a 3-year term expiring January 31, 2017.
- One citizen who resides in Council District 2 to complete a 3-year term expiring January 31, 2016.
- One citizen who resides in Council District 4 to complete a 3-year term expiring January 31, 2016.
- One citizen at large to complete a 3-year term expiring January 31, 2017.
- One citizen at large to complete a 3-year term expiring January 31, 2019.

The Commission serves as an advisory capacity by providing recommendations to the Parks and Recreation Department and to the City Council on matters related to the planning, acquisition and development of the City of Pueblo and its various Districts, including its programs, services and facilities. For further information, please contact the City Parks and Recreation Department at 719-253-2735.

Applications for this committee may be obtained in the Office of the City Clerk or on the City Clerk's webpage at www.ci.pueblo.co.us. You may personally deliver or mail your application to 200 S. Main Street (Courthouse #2), Pueblo, CO 81001, or you may e-mail your application to the City Clerk at clerk@ci.pueblo.co.us.

Applications must be received by the City Clerk's Office on or before noon on Monday, March 17, 2014.

For the City Council of the City of Pueblo




City Clerk
 City Clerk

TRAFFIC FATALITY

Man dies from Feb. 23 crash

Family wants to speak to witnesses

BY GAYLE PEREZ
THE PUEBLO CHIEFTAIN

A 49-year-old Pueblo man died Tuesday from injuries he suffered in a motorcycle accident Feb. 23 on Interstate 25 near the First Street on-ramp.

Ernest "Archie" Gonzales died at Parkview Medical Center where he had been receiving treatment for a serious head injury, according to his brother Edward Gonzales.

"He fought and fought but he was exhausted and couldn't fight anymore," Gonzales said.

Gonzales said the family

wants to talk with anyone who may have witnessed the accident that Sunday night at 7:15 p.m. in the southbound lanes of I-25.

"We basically just want to know what happened. We've been through a lot already and we just want to put our mind at ease," he said. "We've heard that people stopped and prayed for my brother but were told to leave when police got there. We want to know what those people saw."

According to a police report, Gonzales was driving a 2006 Yamaha motorcycle southbound

on I-25, just south of the First Street on-ramp.

The report said there was another accident further south on the interstate and Gonzales appeared to have braked suddenly, causing him to lose control of the motorcycle.

The motorcycle tipped to its right side, ejecting Gonzales, who was not wearing a helmet.

Police do not believe drugs, alcohol or speed were a factor in the accident.

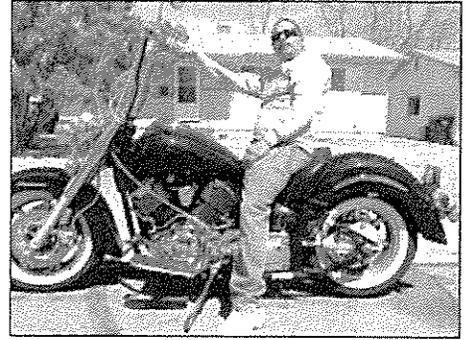
Edward Gonzales said his brother was a very conscientious driver and

believes if traffic had slowed ahead of him, he would've seen it and taken precautions.

"At the point where he was on the interstate, he would've been able to see taillights from a distance. We want to know if there was something else that might've caused him to stop so suddenly and lose control."

Anyone with information about the accident can contact Ernest Gonzales' daughter Michelle at 307-761-2139 or Edward Gonzales at 719-553-6057.

The family is hosting a fundraising dinner Satur-



COURTESY PHOTO

Ernest 'Archie' Gonzales, 49, died Tuesday from injuries he suffered in a Feb. 23 motorcycle accident. The family would like to speak with anyone who witnessed the incident.

day to help with medical and funeral costs.

The dinner is scheduled for 4 p.m. at Sam's Bar, 1549 E. Evans Ave.

An account also has been set up at Wells Fargo in the name of Ernest "Archie" Gonzales.

gperez@chieftain.com

ARKANSAS BASIN ROUNDTABLE

Meetings on state water plan in store for region

BY CHRIS WOODKA
THE PUEBLO CHIEFTAIN

The Arkansas Basin Roundtable Wednesday reviewed its progress toward creating its part of the upcoming state water plan, planning a series of meetings to make sure all voices are heard.

The meetings will be staged in areas throughout the region in order to assure water needs that have not surfaced in the past nine years of meetings are included in the Arkansas Basin implementation plan.

"As we prepared for these meetings? Are we going to get flak jackets?" Canon City farmer Manny Colon jokingly asked.

"Maybe combat gear," replied interim Chairwoman Betty Konarski, who wore a hard hat to her inaugural meeting as head of the roundtable.

In all seriousness, the group reviewed a collection of materials the roundtable has compiled, conveniently burned onto one CD for use at the meetings.

The specific times and dates for the meetings will be worked out over the next two weeks, and should begin next month.

In the meantime, CD-Smith engineers Hal Simpson and Mark McCluskey shared their plan for creating a basinwide water allocation model that could be used to identify where water shortages are likely to occur in dry, wet and normal years.

"This will identify where the gaps are," McCluskey said.

Gary Barber, who stepped aside as roundtable chair to work as a consultant on the basin plan,

presented a draft copy of Arkansas River basin goals. They are grouped under broad categories of storage, municipal needs, agricultural supply and nonconsumptive (recreational, habitat and environmental) uses.

Those who attended last week's statewide roundtable summit shared their impressions of the meeting with roundtable members and interested citizens from other basins.

Some felt the state is moving too fast toward a water plan, while others are skeptical of how the plan will be used.

"The big questions are: What use will be made of the plan? And how will it be implemented?" said Sandy White, of the Huerfano County Water Conservancy District. cwoodka@chieftain.com

PUEBLO CHEMICAL DEPOT

Army pledges transfer help

BY CHRIS WOODKA
THE PUEBLO CHIEFTAIN

One day after a show-and-tell of the land and buildings available as the Army relinquishes control of the Pueblo Chemical Depot, the PuebloPlex huddled with federal officials to chart how the transfer to local operations will progress.

Paul Oskvarek, project manager, and Col. David Kennedy with the Office of Economic Adjustment, explained the agency's role.

"We're herbivores, instead of carnivores," Kennedy quipped, explaining that the OEA is the only Army agency that provides federal grants and encourages cooperation rather than competition.

The office deals with domestic base closures, such as the depot, and growth impacts as well. Oskvarek was involved with community discussions that included Pueblo

when Fort Carson expanded a few years ago.

While the depot was targeted for closure in 1988, its remaining mission of destroying chemical weapons has delayed the transfer.

That changed in December, when the Army officially declared 16,000 acres of the depot's 23,000 acres as surplus property. The Federal Register notice triggered action by PuebloPlex, which has been looking at reuse of the depot for 20 years.

The transition is difficult because many of the buildings at the 70-year-old depot have fallen into disrepair since its heyday in the 1950s, when nearly 8,000 people worked there.

Now, the board is winding through a federal process that requires baby steps toward control transfer.

The first is collecting notices of interest from public groups through

June 11. That will give PuebloPlex information to use in developing a plan for the site.

That plan, which the OEA will help develop and fund, will include both public uses, as well as economic development potential. There are more than 1,000 buildings for local control. That includes either continuing to lease space — about 51 million is generated annually under the current master lease — or selling property portions.

Some Army transfers have become bogged down over a federal provision to offer closed facilities to homeless agencies on an equal footing, Kennedy said.

Most of those installations are smaller parcels and the federal officials were fairly confident the homeless provisions won't mean a delay for transfers at Pueblo.

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PUEBLO CHEMICAL DEPOT

PuebloPlex opens new land rush

Groups begin exploring new ideas for Army property

BY CHRIS WOODKA
THE PUEBLO CHIEFTAIN

Tasting a bite in the cold, dusty air, it was easy to imagine how homesteaders must have felt during the land rushes more than a century ago.

But the folks gathered Tuesday at the Pueblo Chemical Depot had the luxury of knowing they were only a 20-minute drive away from civilization.

Still, there was a similar sense of adventure.

"This is yet another step toward an open, transparent process to get to our objective," said Russell

DeSalvo, president and CEO of PuebloPlex. "I encourage you to think outside the box. There is no such thing as a bad idea."

PuebloPlex is redeveloping about 16,000 acres of Army land that was declared as surplus late last year. The remaining 7,000 acres will remain in the Army's hands until chemical weapons stored at the depot are destroyed.

PuebloPlex is working on a transition plan that could move services like fire protection and police under local control in the next five years, as well as finding profitable, sustain-

able uses for the depot.

Some potential clients were brought for a tour of the land and more than 1,000 buildings that are now available. On hand were numerous state and federal officials to serve as guides through the new frontier of regulations.

"This is an exciting opportunity for the city of Pueblo," Councilman Chris Nicoll said. "This is a complement to PEDCo's efforts to get new businesses to locate here."

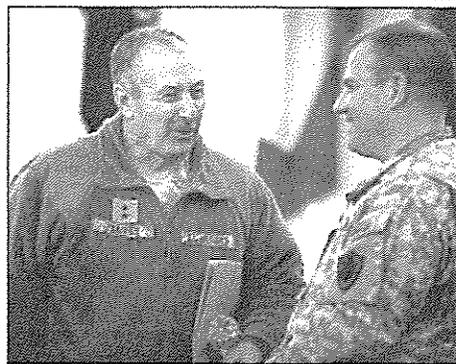
The new arrangement could lead to new contracts later this year under new terms. Previously, buildings at the

depot were leased through PuebloPlex's master lease agreement with the Army. Under the lease, the group was able to maintain buildings, explained Allan McConnell, chairman of the PuebloPlex board.

Now, a new plan will be developed and some of the property could even be sold to the private sector.

Of course, there still is some public interest. Police and sheriff's officials attended Tuesday's meeting, as well as the Colorado National Guard — scouting new training ground.

"We're kind of explor-



CHIEFTAIN PHOTOS/CHRIS MCLEAN

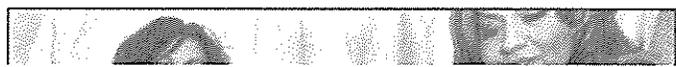
Mike Edwards, adjutant general of the Colorado National Guard (left), talks with Col. David Kennedy of the Office of Economic Adjustment at the meeting.

ing, because you never know what you'll find," said Maj. Gen. Mike Edwards, adjutant general of the Colorado National Guard. "We've got an

infantry battalion spread across the state. Here you have 23,000 acres that's got a (shooting) range on it." cwoodka@chieftain.com

DETENTION/INTERROGATION METHODS

Holl. CIA raided Senate



Udall. CIA raided Senate panel computers

Calls document theft illegal, unconstitutional

BY PETER ROPER
THE PUEBLO CHIEFTAIN

The CIA is fighting to keep secret the interrogation and detention methods used against terror suspects and that's why it illegally raided Senate Intelligence Committee computers to remove incriminating documents, Sen. Mark Udall, D-Colo., said Tuesday.

Udall, a member of the panel, said the agency had violated the separation of powers by raiding the oversight committee's investigation into its actions.

Sen. Dianne Feinstein, D-Calif., and chairman of the panel, detailed those allegations in a floor speech Tuesday that Udall endorsed.

"The agency has acted illegally and unconstitutionally," Udall said.

CIA Director John Brennan denied those allegations to reporters Tuesday and has questioned how the Senate committee obtained some secret documents — specifically an inter-

nal agency review of the interrogation program ordered by former Director Leon Panetta.

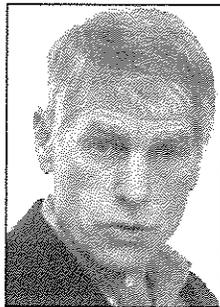
Udall has been pressed by the CIA for months to provide the committee with the Panetta report, saying it confirms many of the sharpest allegations against the interrogation program.

In her speech, Feinstein called the secret detention and interrogation methods used against terror suspects brutal and "un-American."

The Senate committee has written its own 6,300-page study of the program and wants that declassified and made public, at least in part. The White House has not yet agreed to release it.

"That has to happen," Udall repeated Tuesday. "It's stark and it's tough reading. It provides a picture of a flawed interrogation program. But I believe Americans want and embrace the truth."

Feinstein's speech dragged a largely unseen fight between the Sen-



Mark Udall

ate committee and the CIA into the light. She charged the spy agency with covertly taking CIA documents out of the committee's computers. While the Justice Department is investigating that, Feinstein said the agency had made countercharges against the committee staff.

"That's just an effort to distract the committee," Udall said Tuesday. "What the agency is doing is trying to claw back the information that's in the Panetta report." proper@chieftain.com



CHIEFTAIN PHOTO/FILE

Kathryn Smith laughs as she gets her hair shaved off during the St. Baldrick's fundraiser held at The Pixie Inn last year.

FUNDRAISING

Losing locks to fight cancer

St. Baldrick's events shave heads, raise spirits

BY JON POMPIA
THE PUEBLO CHIEFTAIN

While St. Baldrick may be the patron saint of courageous children battling cancer, it's his generous followers who give by giving up.

In this instance, hair. As the loss of hair often is a result of cancer treatments, those who take part in the St. Baldrick's annual fundraiser follow suit in a show of solidarity and compassion. Volunteers — men, women and children — solicit contributions from family, friends, employers and other sources before departing with their locks and in some cases, facial hair.

The festivities kick off at 5 p.m. Friday at the Shamrock Brewery Co., 108 W. Third St., where Pueblo firefighters and their supporters will converge for the yearly losing of the locks.

The Pixie Inn, 440 S. Santa Fe Ave., will host the biker contingent's event at 2 p.m. on Saturday while Jimmy's Tavern, 324 S. McCulloch Blvd. in Pueblo West, has a full day of activities to begin at 11 a.m.

In his seventh year coordinating the event at Shamrock Brewery, Ryan Moran of the Pueblo Fire Department has been a tireless champion of the cause. Last year, the



Our goal this year, \$20,000, is very ambitious. Last year, we raised over \$12,000, and we're hoping that with community support, we can surpass that.

GRANT SHAY
PUEBLO WEST
ORGANIZER

Shamrock shearing raised an amazing \$41,500, which doubled that location's best year ever.

While Moran and crew have set a goal of \$20,000 for 2014, he is confident that easily will be surpassed.

"It is work coordinating the event, but it's totally rewarding," Moran said. "The best part is the new people you meet every year. There is always someone new who becomes inspirational."

At The Pixie Inn, Pueblo's de-facto "biker bar," longtime organizers Jesse Avalos and Becky Vialpando have seen the event grow from humble beginnings to a three-day happening.

In addition to Saturday's cutting, there will be a March 22 bike show and swap meet, also at The Pixie Inn, and an April 5 poker run.

"We had to break it up because it got to be too busy for one day," Avalos said. "This gives us more time to devote to each event."

Marking more than a decade of service, Avalos said he was inspired to become involved as a tribute to his father, who was battling leukemia at the time. "We raised \$20,000 last year and we hope to do at least that much this year," Avalos said. "Every year, more people get involved."

This year, my 9-year-old granddaughter and daughter will both be getting shaved bald." Out in Pueblo West, organizer Grant Shay is in his third year of organizing.

"Our goal this year, \$20,000, is very ambitious," said Shay. "Last year, we raised over \$12,000, and we're hoping that with community support, we can surpass that."

The PW happening also will feature a karate demonstration, live music, food and drink, face-painting, car show and silent auction.

For those needing further information or wanting to make a donation, Moran can be reached at 406-4004; Avalos at 778-3498 and Shay at 248-6328.

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FEDERAL COURT

Suit targets San Luis Valley drilling

At crux is 'lifeblood' aquifer for the valley

BY ROBERT BOCZKIEWICZ
THE PUEBLO CHIEFTAIN

DENVER — Environmental groups in the San Luis Valley say they are suing to protect an aquifer they call "the lifeblood" of the valley.

The lawsuit alleges that proposed drilling for oil and gas on federal land just south of Del Norte endangers 7,000 water wells in the valley. The lawsuit asks a judge to overturn the federal Bureau of Land Management's approval of the drilling by a Texas oil company.

The lawsuit against BLM was filed March 5 in

U.S. District Court by the San Luis Valley Ecosystem Council and Conejos County Clean Water Inc.

The Conejos Formation aquifer "holds the lifeblood of the San Luis Valley ecosystem, culture and economy, as well as the headwaters of the Rio Grande (River)," the 37-page lawsuit states. "Any underground and surface water contamination due to oil and gas exploration in the project area would likely enter the Conejos Formation aquifer."

"BLM violated the law by issuing (the oil) lease... without considering the unique and controversial

effects" of the drilling, the lawsuit alleges. "A growing number of people... are concerned that the federal government has once again relied on a rushed, incomplete process," approving the proposed drilling "without taking a hard look," as law requires, at its impacts, the lawsuit asserts.

BLM said that it is reviewing the lawsuit.

The environmental groups contend that BLM's environmental assessment of the drilling project incorrectly concluded there would be no significant impact.

reb1den@aol.com

BALLOT/from page 1B

informed council about the public-safety ballot question at the same time that council was deciding to put at least one question on the November ballot — asking whether to levy a sales tax on recreational marijuana.

Councilman Chris Kaufman said he cautioned Pritts that the ballot question might be

coming too soon on the heels of the defeat of Question 1A last November. That measure would have funded a list of nonprofit organizations, including the Colorado State Fair, with local sales tax revenue.

"I guess my initial reaction was, 'Is this too soon?'" Kaufman said.

proper@chieftain.com

CONDUIT/from page 1B

Administration budget figures have threatened to delay work on this critical priority. Coloradans simply can't afford that delay," the letter stated.

The lawmakers called the Conduit a "top priority" and reprimanded the Administration and the Appropriations Committees that "the federal government has repeatedly promised to build this Conduit."

The budget numbers likely were prepared last year, before the conduit had a record of decision in place, so they could conceivably be improved, say some observers.

The \$14 million would complete design and engineering work, which includes connection to the south outlet of Pueblo Dam, initial filtering at the Pueblo Board of Water

Works Whitlock Plant, routing the pipeline south of Pueblo by the Comanche power plant and construction that basically follows the north side of the Arkansas River to Lamar. There are numerous spurs and loops along the way that deliver water to communities in Pueblo, Crowley, Otero, Bent, Prowers and Kiowa counties. cwoodka@chieftain.com

The Pueblo Chieftain

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EDITORIALS

TABOR threat

COLORADO'S TAXPAYER'S Bill of Rights has served the state's residents well since its inception in 1992.

Because of TABOR, state and local governments cannot raise tax rates without voter approval and cannot spend revenues that increase faster than the rate of inflation and population growth.

Through the years, the law has helped put the brakes on oppressive tax increases resulting from the uncontrolled growth of government.

But now the taxpayer-friendly law faces its biggest threat ever.

The 10th U.S. Circuit Court of Appeals ruled Friday that a lawsuit seeking to throw out the TABOR law can proceed. Lawmakers, city council members and school board members who are parties to the suit argue that TABOR restrictions deprive them of a say in tax decisions and denies Colorado a republican form of government as required in the U.S. Constitution.

A three-judge panel concluded that the legislators involved in the lawsuit have proven that they have been "injured" by the law and thus have standing to sue. The suit now will be forwarded to the federal courts for consideration, unless Colorado Attorney General John Suthers appeals. We encourage Suthers to make

every effort to defend the TABOR law, including a possible appeal to the U.S. Supreme Court.

We have no doubt that constraints on government like TABOR fall well within the power of the people. The public should always retain control of the state's purse strings, no matter what politicians think.

The job of our elected officials isn't to decide what level of spending is needed to cover an ever-expanding list of government programs or to pay for budgets that increase well beyond the rate of inflation. Their job — whether they are overseeing state government, public education or municipal business — is to live within the revenues provided by taxpayers.

The appeals court decision is a warning signal for each of the state's taxpayers. An unthinkable decision in favor of liberal, tax-and-spend bureaucrats would bring an end to Colorado's favorable tax climate. We're certain that the state's taxes would go through the roof if TABOR is eliminated through court action.

A ruling striking down TABOR would impact taxpayers across the nation, too, as elected officials gain the power to reach into our individual wallets and extract as much cash as they deem necessary to conduct public business.

CHARTER SCHOOLS

The left vs. minorities



THOMAS SOWELL

Opinion

If anyone wanted to pick a time and place where the political left's avowed concern for minorities was definitively exposed as a fraud, it would be now — and the place would be New York City, where far left Mayor Bill de Blasio has launched an attack on charter schools, cutting their funding, among other things.

These schools have given thousands of low income minority children their only shot at a decent education, which often means their only shot at a decent life. Last year, 82 percent of the students at a charter school called Success Academy passed citywide mathematics exams, compared to 30 percent of the students in the city as a whole.

Why would anybody who has any concern at all about minority young people — or even common decency — want to destroy what progress has already been made?

One big reason, of course, is the teachers' union, one of Mayor de Blasio's biggest supporters. But it may be more than that. For many of the true believers on the left, their ideology overrides any concern about the actual fate of flesh-and-blood human beings.

Something similar happened on the West Coast last year. The American Indian Model Schools in Oakland have been ranked among the top schools in the nation, based on their students' test scores. This is, again, a special achievement for minority students who need all the help they can get.

But, last spring, the California State Board of Education announced plans to shut this school down!

Why? The excuse given was that there had been suspicious financial dealings by the former — repeat, former — head of the institution. If this was the real reason, then all they had to do was indict the former head and let a court decide if he was guilty or innocent.

There was no reason to make anyone else suffer, much less the students. But the education establishment's decision

local incidents. The Obama administration has cut spending for charter schools in the District of Columbia and its Justice Department has intervened to try to stop the state of Louisiana from expanding its charter schools.

Why such hostility to schools that have succeeded in educating minority students, where so many others have failed?

Some of the opposition to charter schools has been sheer crass politics. The teachers' unions see charter schools as a threat to their members' jobs, and politicians respond to the money and the votes that teachers' unions can provide.

The net result is that public schools are often run as if their main function is to provide jobs to teachers. Whether the children get a decent education is secondary, at best.

In various parts of the country, educators who have succeeded in raising the educational level of minority children to the national average — or above — have faced hostility, harassment or have even been driven out of their schools.

Not all charter schools are successful, of course, but the ones that are completely undermine the excuses for failure in the public school system as a whole. That is why teachers' unions hate them, as a threat not only to their members' jobs but a threat to the whole range of frauds and fetishes in the educational system.

The autonomy of charter schools also is a threat to the powers that be, who want to impose their own vision on the schools, regardless of what the parents want. Attorney General Eric Holder wants to impose his own notion of racial balance in the schools, while many black parents want their children to learn, regardless of whether they are seated next to a white child or a black child. There have been all-black schools whose students met or exceeded national norms in education, whether in Louisiana, California or other places around the country. But Eric Holder, like Bill de Blasio, put his ideology above the education — and the future life — of minority students.

Charter schools take power from politicians and bureaucrats, letting parents decide where their children will go to school. That is obviously

Space race

THE PUEBLO Chemical Depot will play host to an important open house and workshop from 3 to 6 p.m. today.

Public groups and individual representatives from local agencies are invited to attend to determine if the old Army facility might meet their future storage or program needs.

Priority for building usage will be given to nonprofit, school, homeless, state or local agencies.

"The thought is that we will just begin to talk about the process," said Russell DeSalvo, executive director of PuebloPlex, the local group redeveloping a

portion of the Army depot. "Groups can come to learn about the process, which will allow them to obtain property at no or low cost."

The Army recently has declared 16,000 acres as surplus federal property. Many of the warehouses and igloos on that property will be made available for public and private use in the coming months. Proposals for future uses of the depot are expected to be complete by June.

Today's meeting is the next step in the future of this federal facility. We remain confident that the PuebloPlex will play a vital role in the future economic development success of the region.

was to refuse to let the school open last fall. Fortunately, a court stopped this hasty shut-down.

These are not just isolated

offensive to those on the left, who think that our betters should be making our decisions for us.

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TELL IT TO THE CHIEFTAIN

The little guy

It's good to know that there still are things that make us cringe and make us shake our heads at senseless cruelty.

Recently, we have been stunned by the torture and killing of a little kitten by someone who is bigger, more powerful. It's good that there are laws that can punish people who cause such pain to the little creatures. It's wise to protect those who are weaker and defenseless. It kind of shows that we are a people who will "look out for the little guy."

Except if that little guy is in the womb of a human woman.

The law has turned its back on that little guy — the smallest member of our human family. That defenseless little creature is fair game.

And when we learn that nearly 4,000 of those pre-born babies are killed each day in painful ways, we don't even cringe. But if we just thought about it more, we might really be people who will "look out for the little guy."

Diane Hochevar
Pueblo

Prior to the scheduled controlled burn, the firefighters made an assessment of the area and it was decided to mitigate the area prior to burning. Armed with chain saws, the eight firefighters removed dead trees and then trimmed the juniper trees which border Daffodil Lane to the north of the historical section. The junipers were completely overgrown to the ground and the firefighters trimmed the trees to approximately three feet. What an improvement.

The firefighters explained that when the controlled burn is done their mitigation efforts will allow them to control the burn with less danger. The controlled burn is scheduled for a future date — weather conditions permitting.

The burn is being done in preparation for the reseeded of the historical section. The reseeded will be staggered over a three-year period — reseeded one-third of the historical section each year. The seed will be donated by the Colorado Association of Lawn Care Professionals.

Our community is fortunate to have these dedicated men who are willing to help and serve.

Lucille Corsentino
organizer, Concerned Citizens
Roselawn Cemetery
Pueblo

Roselawn effort

Many thanks are extended to the Pueblo Rural Fire Department for their efforts Feb. 19 to help restore the Historical Section of Roselawn Cemetery.

MALLARD FILLMORE

By BRUCE TINSLEY



WE WELCOME LETTERS

- By mail: Send to Letters to the Editor, Pueblo Chieftain, P.O. Box 36, Pueblo, CO 81002.
- By e-mail: tellit@chieftain.com

All letters must not exceed 300 words and must include the author's full name, address and telephone number for authentication. No anonymous letters will be published. The Pueblo Chieftain reserves the right to edit letters to length, taste and clarity.

The Pueblo Chieftain ■ Pueblo, Colorado

Monday, March 10, 2014 Page 7A

PUEBLO POLICE

They've got their eye on you

Cops testing cameras

BY RYAN SEVERANCE
THE PUEBLO CHIEFTAIN

The Pueblo Police Department is getting visual.

The department is testing out having officers wear video cameras on their uniforms while on patrol to curb citizen complaints and assist in officer safety.

"We've begun evaluating four different companies that make body-worn camera products by having three of our officers who are on different shifts wear them on patrol," Troy Davenport, deputy chief with the PPD, said. "We're looking at a variety of different wears and makeups. We are interested in seeing how clear the picture is in light and in darkness."

Davenport said some law enforcement agencies



CHIEFTAIN PHOTO/CHRIS MCLEAN

Pueblo police are trying out small video cameras they plan to use on the job.

REGION BRIEFS

Adams State performance set

ALAMOSA — Adams State University theatre majors John Hauser and Bethany Hernandez are slated to direct the final student theatre production for the spring semester starting at 7:30 p.m. Tuesday at Experimental Theater.

"Theatrical Haiku, What we do when you're not watching!" is scheduled to run at 7:30 p.m. through Saturday. "The acts are vignettes into the theatre world," Hauser said.

Cost is \$8 per person, \$7 for seniors and students, or free to Associated Students and Faculty with current Adams State identification. Call 719-587-8499.

Ambulance meetings set

COTOPAXI — A group of Fremont County residents dubbed "Concerned Citizens for Responsible Ambu-

tion to a voting member organization," according to Mark Rowland, member.

The group wants to explain the suit and the reasons it was filed as well as get public input. The suit is pending in Fremont County District Court.

Hunter course set in Salida

SALIDA — Colorado Parks and Wildlife is slated to host a hunter education course starting Wednesday.

The course consists of five evening classroom sessions and a live firing-range portion. All classroom instruction will take place at the Chaffee County Fairgrounds, 10165 County Road 120, and will cover firearms safety, hunter responsibility and wildlife regulations.

Cost is \$7. Call 719-530-5520.

Meet authors

that have either adopted or gone through a similar evaluation with body-worn cameras have seen a 90 percent drop in citizen complaints.

"I think there's a variety of factors that contribute to that," Davenport said. "We can show citizens the footage they have of interactions they have with us and that helps. And people knowing they're on camera and being recorded affects behavior. It's a two-way street, too. When officers know there's video and they're part of that video as well, it's bound to change behaviors as well."

Davenport said all too often citizens capture mini six-second clips on their cellphones of police on duty and said these

cameras can now give them the full context of what actually happened.

"It's important to capture the entire video," he said. "All that rich context is important."

The cameras can add to officers' safety as well.

"The cameras they're testing now comes with an iPhone which you can synch with Bluetooth between the camera and the phone," Davenport said. "If you're in a situation, let's say there's a report of an armed subject hiding in an attic, you can put the camera on an object and stick it up in the attic and look at the camera to see what's going on versus having to stick your head

up there."

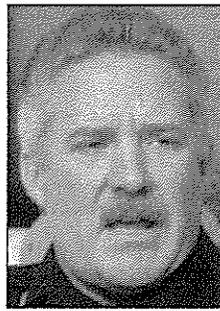
Testing out the cameras started about a month ago.

Davenport said officers will use each company's camera for about a month apiece.

A decision will most likely be made at the end of the summer on which camera works best for the department and whether to use the cameras full time on all officers or not.

"I'm excited about the possibilities," Davenport said. "The officers that are using them seem to be supportive. I think everybody in this day and age knows it's just a video world. You better come to grips with that."

ryans@chieftain.com



Troy Davenport

lance Service" will host public meetings in the Upper Ark Valley later this month.

Meetings are slated for 7 p.m. March 21 at Cotopaxi School and 3 p.m. March 22 at the Howard Volunteer Fire Station. The group has filed a lawsuit against the local ambulance service Arkansas Valley Ambulance and the current board of directors. "In an effort to return the structure of the nonprofit corpora-

ON MARCH 29

SALIDA — A Meet the Authors event is slated from 2 to 6 p.m. March 29 at the Salida Community Center, Third and F streets.

For a \$15 fee, local writers can lease a space (bring your own table and chairs) to sell and sign their books. The event will be limited to 12 authors.

Call Arlene Shovald at 719-539-3139 or Dana Chwan at 505-471-9395 to register.

PUEBLO CHEMICAL DEPOT

PuebloPlex: Got land?

Open house of surplus Army property this week

BY CHRIS WOODKA
THE PUEBLO CHIEFTAIN

Public groups interested in using parts of the Pueblo Chemical Depot for storage or related programs will be meeting with federal, state and local officials this week.

"The thought is that we will just begin to talk about the process," said Russell DeSalvo, executive director of PuebloPlex, the local group redeveloping a portion of the Army depot. "Groups can come to learn about the process, which will allow them to obtain property at no or low cost."

Last year, the Army declared 16,000 acres, about two-thirds of the depot land, surplus federal property.

PuebloPlex, the federal Office of Economic Adjustment, the Army and the state will host a workshop from 3 to 6 p.m. Tuesday at the depot to explain how the program will work.

Priority is given to homeless, nonprofit, school and state or local agencies that want to obtain space at the depot.

One surprise so far has been the Colorado National Guard, which plans

to send a contingent via helicopter to Tuesday's workshop, De Salvo said.

PuebloPlex now manages about \$1 million in leases of a portion of the depot, including igloos that formerly stored weapons or other military equipment and warehouses. It also has applied for a federal grant to ease transition of the depot, which has been anticipated for 20

years.

Proposals for future uses of the depot are expected to be complete by June. After that, PuebloPlex will begin developing its long-term plan for managing the depot land.

The Army will retain control of the remaining 7,000 acres for the storage and destruction of chemical weapons.

cwoodka@chieftain.com

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Contact Number	Contact Email	Status Date and Information
3.285.5221 (non-working) 303.293.2217	tpower@coloradocoalition.org	<p>1/22/14 - called original number, non-working</p> <p>1/23/14 - left vm at updated number</p> <p>1/24/14 - sent email with general information</p> <p>1/27/14 - received acknowledgement email indicating he was working on another HUD submission & responded to acknowledgement</p> <p>2/6/14 - received correspondence with a contact list for the Colorado Continuum of Care, received in SPOC; responded to correspondence, copied HUD contacts; also followed up with Ms. Roz Wheeler-1</p> <p>1/16/14 - received email with local contacts; responded acknowledgement</p> <p>1/16/14 - reached out to make personal contact email and phone</p> <p>1/24/14 - copied HUD contacts on outbound correspondence to Power (CCH), Jimenez (Pueblo), Mo Stattelman (Posada)</p> <p>2/6/14 - copied on 2/6/14 correspondence to Mr. Tom Power</p> <p>2/11/14 - called Mr. Atencio, spoke at length (about 20 minutes) regarding 3/11 meeting. Followed author expresses concern that the HUD representatives are engaged in the Statutory Outreach Process mostly centered on creating wildlife refuges. When asked if we required a HUD representative multi</p> <p>2/11/14 - left a voicemail for Mr. Brown as well regarding same inquiry as made to Mr. Atencio (HUI)</p> <p>2/26/14 - received confirmation that Mr. Edward Atencio would attend the 3/11/14 meeting</p> <p>2/27/14 - acknowledged 2/26/14 email and invited him to present or provide information consistent</p>
2.402.2595	Linda.R.Charest@hud.gov	
3.672.5076 Ext. 1326	Leroy.Brown@hud.gov	
3.672.5063	Edward.Atencio@hud.gov	
9.545.8776 /	anne.stattelman@posadapueblo.org	
9.251.2888 (c)	kimbowman315@yahoo.com	<p>1/22/14 - called, left vm</p> <p>1/23/14 - received acknowledgement email, responded</p> <p>1/23/14 - provided public notice directions and copies via email</p> <p>2/18/14 - met over lunch at DC's on B Street to discuss options at Depot. We discussed a homeless access and the SWMUs. We discussed residential potential, but due to the lack of housing that would focus of the discussion. That is being evaluated as of this date's entry. Followed-up with aerial map a</p> <p>2/24/14; it was delayed due to my absence for 1.5 days from the office.</p> <p>1/24/14 - called, left vm; also sent email</p> <p>1/29/14 - Ms. Morrow received email confirming receipt of information, forwarded to Steve Nawro</p> <p>1/23/14 - called, spoke to Barb Trujillo, forwarded to Virginia Jimenez</p> <p>1/24/14 - sent email with overview information</p> <p>1/24/14 - called, left vm; also sent overview information email</p> <p>1/30/14 - received msg from Ms. Aragon (3:16 pm)</p> <p>2/6/14 - returned call to Ms. Aragon (Clarkson was out of office from 3 pm on 1/30 until morning of follow up.</p> <p>2/24/14 - had lunch with Ms. Aragon. Shared the opportunities and challenges with the PuebloPlex</p> <p>2/27/14 for a distribution to associates in the Continuum of Care via an email blast list a friend of he</p> <p>2/27/14 - email sent referenced in 2/24/14 entry</p>
9.583.6611	archsupervisor@srda.org	
9.583.6119	tmorrow@srda.org (non-working)	
9.583.4462	virginia.jimenez@co.pueblo.co.us	
	aragona@co.pueblo.co.us	

PUEBLOPLEX

Thank you for joining us today at the **Notification of Interest (NOI) Workshop for Homeless Assistance Providers / Continuum of Care / Public Benefit Conveyances** at **PuebloPlex**. This meeting is part of the statutory process for military installations like PuebloPlex that fall under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Redevelopment Act). Please sign in to ensure we provide you an electronic copy of today's materials and keep you updated as to the progress of this project.

This meeting is the first step in engaging our community in the process of creating sustainable economic development for the greater Pueblo County community and its surrounding areas. There will be many meetings over the course of the next five years. We encourage you to join us throughout the process. It's a blank slate, and we need your ideas.

Today's meeting is to focus primarily on Homeless Assistance Providers and Continuum of Care entities; however, this meeting's secondary purpose is also to expose this development opportunity to other state, local and community-based organizations who seek Public Benefit Conveyances (PBCs).

During the course of this workshop, there will be an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at this time, and information on the NOI process.

You are receiving a packet of information that includes:

- Agenda of today's activities
- The Public Notice that was published in the Pueblo Chieftain on January 12, February 2, and March 2, 2014
- A copy of HUD's *Homeless Assistance Programs: Guidebook on Military Base Reuse and Homeless Assistance (July 2006)*
- List of the Federal sponsors for Public Benefit Conveyances (for those entities not part of the Continuum of Care Community)
- A map of the Pueblo Chemical Depot
- Google Earth image of the Pueblo Chemical Depot

Thank you for joining us!

PUEBLOPLEX

The Board of Directors and Team at PuebloPlex



Notification of Interest Workshop - Base Closure Community Redevelopment and Homeless Assistance Act of 1994 - (Redevelopment Act)

Homeless Assistance Providers / Continuum of Care / Public Benefit Conveyances

March 11, 2014 – 1500 to 1800 MDT - Pueblo Chemical Depot Learning Center (Building #6)

Title	First Name	Last Name	Organization	Email
Mr.	Robert	Abeyta		(private email removed)
Ms.	Deb	Anderson	Colorado Department of Public Health and Environment	debra.anderson@dphe.state.co.us
Ms.	Andrea	Aragon	United Way	aragona@co.pueblo.co.us
Ms.	Joan	Armstrong	Director, Pueblo County Planning & Development	armstron@co.pueblo.co.us
Mr.	Edward	Atencio	Program Manager	Edward.Atencio@hud.gov
Mr.	Carl	Ballinger	Pueblo County Sheriff	ballinge@co.pueblo.co.us
Ms.	Debbie	Bassi	Wayside Cross Mission	Kkorner1@mindspring.com
Mr.	Richard	Bassi	Wayside Cross Mission	Kkorner1@mindspring.com
Mr.	Butch	Batchelder	PuebloPlex	butch.batchelder@pueblocc.edu
Mr.	Steve	Blarr	Weston Solutions	Steve.Blarr@WestonSolutions.com
Ms.	Kim	Bowman	Posada	Kimbowman315@yahoo.com
Ms.	Kathryn	Cain	Pueblo Chemical Depot	kathryn.r.cain.civ@mail.mil
Brig. Gen.	Dana	Capozzella	Colorado National Guard	(no email provided)
Ms.	Julie	Carver	Matrix Design Group	julie_carver@matrixdesigngroup.com
Mr.	Craig	Cason	Colorado State University – Pueblo	Craig.Cason@ColoState-Pueblo.edu
Ms.	Laurie	Clark	PuebloPlex	clarkeng@gmail.com
Mr.	Michael	Clarkson	PuebloPlex	mclarkson@puebloplex.com
Major	Scott	Copley	Colorado State Patrol	scott.copley@state.co.us
Mr.	Miles	Cottom	PuebloPlex	mcottom@bethartturner.com
Mr.	Joe	DeLaTorre	Cooperative Care Center	joeoredie@gmail.com
Ms.	Eileen	Dennis	PuebloPlex	eileen_dennis@comcast.net
Mr.	Russell	DeSalvo III	PuebloPlex	rdesalvo@puebloplex.com

Page 1 of 4



Notification of Interest Workshop - Base Closure Community Redevelopment and Homeless Assistance Act of 1994 - (Redevelopment Act)

Homeless Assistance Providers / Continuum of Care / Public Benefit Conveyances

March 11, 2014 – 1500 to 1800 MDT - Pueblo Chemical Depot Learning Center (Building #6)

Title	First Name	Last Name	Organization	Email
CWS	Matt	Dorram	Colorado National Guard	(no email provided)
Mr.	Robert	Eck	Matrix Design Group	robert_eck@matrixdesigngroup.com
Maj. Gen.	H. Michael	Edwards	Colorado National Guard	(no email provided)
Ms.	Jenny	Eickelman	City of Pueblo Police	jeickelman@pueblo.us
Ms.	Tammy	Essmeier	Environmental Resources Management	tammy@essmeier.com
Mr.	Dwight	Gardner	Regional Director, Senator Michael Bennet	Dwight_Gardner@bennet.senate.gov
Mr.	John	Glabach	Weston Solutions	John.Glabach@WestonSolutions.com
Captain	James	Gowin	City of Pueblo Police	jgowin@pueblo.us
Ms.	Gloria	Gutierrez	PuebloPlex	gloria_gutierrez@markudall.senate.gov

Mr.	Norm	Habersat	Disaster Relief Services	(private email removed)
Mr.	Terry	Hart	PuebloPlex	hart@co.pueblo.co.us
Ms.	Kris	Hartman	PuebloPlex	khartman@puebloplex.com
Ms.	Carla	Hendrickson	Public Affairs - PCD	(private email removed)
Mr.	Mickey	Hunt	Department of Military and Veterans' Affairs	Michael.Hunt@DMVA.State.CO.US
Colonel	David	Kennedy	OEA	david.r.kennedy.mil@mail.mil
Mr.	Robert	Kingery	Concerned Citizen	(private email removed)
Mr.	Mark	Knaack	Burns & McDonnell	mknaack@burnsmcd.com
Ms.	Irene	Kornelly	PuebloPlex	ikornelly@pcisys.net
Brig. Gen.	Donald	Laucirica	Colorado National Guard	(no email provided)
CSM	Rob	Lawrence	Colorado National Guard	(no email provided)
Mr.	James	Little	Raptor Center	jlittle@natureandraptor.org
Mr.	Paul	Mason	Cooperative Care Center	mobmason@hotmail.com
Ms.	Susan	McAlhaney	HUD CPD Representative	L.Susan.McAlhaney@hud.gov



Notification of Interest Workshop - Base Closure Community Redevelopment and Homeless Assistance Act of 1994 - (Redevelopment Act)

Homeless Assistance Providers / Continuum of Care / Public Benefit Conveyances

March 11, 2014 – 1500 to 1800 MDT - Pueblo Chemical Depot Learning Center (Building #6)

Title	First Name	Last Name	Organization	Email
Mr.	Brian	McCain	Regional Director, Congressman Scott Tipton	Brian.McCain@mail.house.gov
Mr.	Allan	McConnell	PuebloPlex	almac379@gmail.com
Deputy Chief	Andy	McLachlan	Pueblo Police Department	amclachlan@pueblo.us
Ms.	Ann	Mead	Pueblo Chemical Depot	Ann.m.mead@us.army.mil
Mr.	Jeffrey	Metzler	Overhead Door Pueblo	catrysse.gomez@overheaddoorpueblo.com
Mr.	Dan	Modlin	Concerned Citizen	modlink@comcast.net
Ms.	Jeannine	Natterman	Colorado Department of Public Health and Environment	jeannine.natterman@state.co.us
Captain	Leroy	Mora	Pueblo County Sheriff's Office	moral@co.pueblo.co.us
Mr.	Chris	Nicoll	PuebloPlex	cnicoll@pueblo.us
Mr.	Paul	Oskvarek	OEA	paul.a.oskvarek.civ@mail.mil
Mr.	Fred	Patterson	Cooperative Care Center	fpatterson777@gmail.com
Officer	Nathan	Pruce	City of Pueblo Police	drutherford@pueblo.us
Mr.	Chris	Pulskamp	Pueblo Chemical Depot	christopher.j.pulskamp.civ@mail.mil
LTC	Michael	Quinn	Pueblo Chemical Depot	(private email removed)
Mr.	James	Sears	Concerned Citizen	jbensears@gmail.com
LTC	Scott	Sherman	Colorado National Guard	(no email provided)
Mr.	Eric	Smith	Matrix Design Group	eric_smith@matrixdesigngroup.com
Mr.	Dalton	Sprouse	Center for American Values	dalton@americanvaluescenter.org
Ms.	Anne	Stattelman	Posada	anne.stattelman@posadapueblo.org
Mr.	Marv	Stein	Concerned Citizen	(private email removed)
Mr.	Anthony	Suarez	Overhead Door Pueblo	tony.suarez@overheaddoorpueblo.com
Mr.	Chris	Turner	PuebloPlex	cturner@bethartturner.com



Notification of Interest Workshop - Base Closure Community Redevelopment and Homeless Assistance Act of 1994 - (Redevelopment Act)

Homeless Assistance Providers / Continuum of Care / Public Benefit Conveyances

March 11, 2014 – 1500 to 1800 MDT - Pueblo Chemical Depot Learning Center (Building #6)

<u>Title</u>	<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>	<u>Email</u>
Mr.	Jerry	Vaughn	Concerned Citizen	(private email removed)
Ms.	Lori	Waters	Public Affairs - PCD	lorraine.a.waters2.civ@mail.mil
Mr.	Russell	Wiley	Pueblo County Sheriff	(private email removed)
Mr.	Chris	Woodka	Pueblo Chieftain	cwoodka@chieftain.com
Mr.	Steve	Young	Burns & McDonnell	styoung@burnsmcd.com



Notification of Interest Workshop Agenda

Base Closure Community Redevelopment and Homeless Assistance Act of 1994

(Redevelopment Act)

Homeless Assistance Providers / Continuum of Care / Public Benefit Conveyances

March 11, 2014 – 1500 to 1800 MDT

Pueblo Chemical Depot Learning Center (Building #6)

Presentation Leads are:

- Russell A. DeSalvo III – President & CEO of PuebloPlex
- Michael J. Clarkson – Analyst & Project Manager of PuebloPlex

Topic	Lead	Military Time
I. Registration, packet pick-up		1500 – 1515
II. Pledge of Allegiance, Introductions and Housekeeping	DeSalvo	1515 – 1520
a. LTC Quinn to Adjutant General's Staff		
b. DeSalvo to PuebloPlex Team		
III. Introduce PuebloPlex and Elected Officials Opening Remarks	DeSalvo	1520 – 1530
IV. Presentations		
a. PuebloPlex / Pueblo Chemical Depot	DeSalvo	1530 – 1545
i. History		
ii. Background of the Local Redevelopment Authority		
iii. Overview of Facility		
iv. Overview of Land Use Constraints / Remediation Process		
b. Overview of the Base Redevelopment Process / Notification of Interest Process	Clarkson	1545 – 1600
c. Introduce HUD and PBC Contacts	Clarkson	
V. Tour of the PuebloPlex and Pueblo Chemical Depot (Via Bus)	Tour	1610 - 1700
VI. Wrap up / Open Session – General Q&A	LRA Team	1715 - 1800

Stakeholder Interviews Conducted

- Allan McConnell, PuebloPlex Board Member, Retired AF Lieutenant Colonel
- Laurie Clark, PuebloPlex Board Member, Clark Engineering
- Bruce Raymond, Ph.D., Dean Hasan School of Business, CSU-Pueblo
- Chuck Finley, Pueblo resident
- Butch Batchelder, PuebloPlex Board Member, Sr. Human Resource Professional, Pueblo Comm. College
- Terry Hart, PuebloPlex Board Member, Commissioner District 1, Pueblo County Commissioners
- Steve Nawrocki, President, Pueblo City Council
- Rod Slyhoff, President, Greater Pueblo Chamber of Commerce
- Louie Carleo, Developer
- Brian Moore, CEO, Corwin Medical Center
- Chris Markuson, Pueblo County GIS & Pueblo Econ. Dev. Corp.
- David Lytle, Attorney, Altman, Keilbach, Lytle, Parlapiano & Ware, P.C.
- Patty Erjavec, President, Pueblo Community College
- Irene Kornelly, Kornelly & Associates
- Roger Weitzel, Dept. Chair, Engineering, Pueblo Community College
- Mike Baxter, CEO, Parkview Medical Center
- Eileen Dennis, PuebloPlex Board Member, Chief Nursing Officer, Parkview Medical Center
- Scott Hobson, City of Pueblo Planning Director
- Amanda Corum, Director, Econ. Workforce Dev. Div., Pueblo Comm. Coll.
- Jack Rink, President/CEO, Pueblo Economic Development Corporation
- Ken Griffin, Electrical Union



PuebloPlex

Local Redevelopment Authority

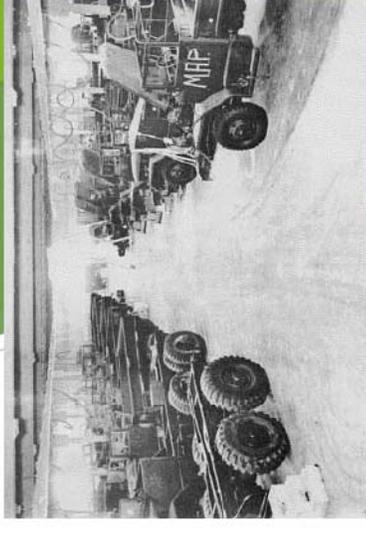
Base Closure Community Redevelopment and Homeless Assistance Act Outreach Workshop

Honoring a Legacy, Charting a Destiny

Russell A. DeSalvo III
President & CEO

Where It All Began...

- ▶ Established in 1942
 - ▶ Originally for the storage and supply of ammunition
 - ▶ Employment fluctuated between 1,400 and 1,800 during WWII
 - ▶ At the end of WWII, the facilities were expanded to intake war materiel
- ▶ Mission Change in 1951 - Mission Migration
 - ▶ Regional storage facility for strategic and critical materials
 - ▶ Calibration and maintenance of multiple platforms
 - ▶ Chemical weapons arrive in 1952
- ▶ Peak employment on April 3, 1953 with 7,791 people on payroll
 - ▶ 15% of Pueblo's population worked at the Pueblo Army Depot
 - ▶ **Nearly 2 of 5 workers in Pueblo, worked at the Pueblo Army Depot**



Mission Modified - Winding Down

- ▶ Pershing Missile Destruction
 - ▶ Intermediate-Range Nuclear Forces Treaty (INF, 1987)
- ▶ Base Re-Alignment and Closure (BRAC) 1988 Round
 - ▶ Mission consolidation of 1951 reversed; mission dispersed
 - ▶ Convention on the Prohibition of the Development, Production, Stockpiling and Use of Chemical Weapons and on their Destruction
- ▶ War Memorabilia
 - ▶ Nazi art and relics held for repatriation to post-unified Germany into the late-1990's
- ▶ **Bechtel Pueblo Team selected to design, construct and operate Pueblo Chemical Agent-Destruction Pilot Plant (PCAPP) - 2002**
- ▶ **Chemical Weapons Destruction - To begin in 2015**
 - ▶ Sole remaining mission: Safely Store Chemical Weapons Awaiting Final Destruction



Military Base to Community Asset PuebloPlex Local Redevelopment Authority

- ▶ Pueblo Depot Activity Development Authority Act
 - ▶ Colorado House Bill 94-1265 created the Authority on April 28, 1994.
 - ▶ The Colorado Legislature recognized (from the Act):
 - ▶ The land, improvements, and equipment represent a potential economic resource to promote new employment opportunities and, thereby, enhance the state and local tax base.
 - ▶ The creation of a Pueblo Depot Activity Development Authority is necessary to provide a public entity which can secure from the Army of the United States the excess and surplus land, buildings, and equipment; enter into cooperative agreements; and acquire, construct, reconstruct, repair, alter, improve, extend, own, lease, operate, and dispose of properties, in an attempt to promote the development of the Pueblo Depot Activity for the people of this State.
 - ▶ The general assembly further finds and declares that the Pueblo Depot Activity Development Authority is created for the benefit and advantage of and to promote the health, safety, and welfare of the people of the State of Colorado and that, as such, it is the intent of the General Assembly that this article shall be liberally constructed to effect its purpose.

PuebloPlex is...

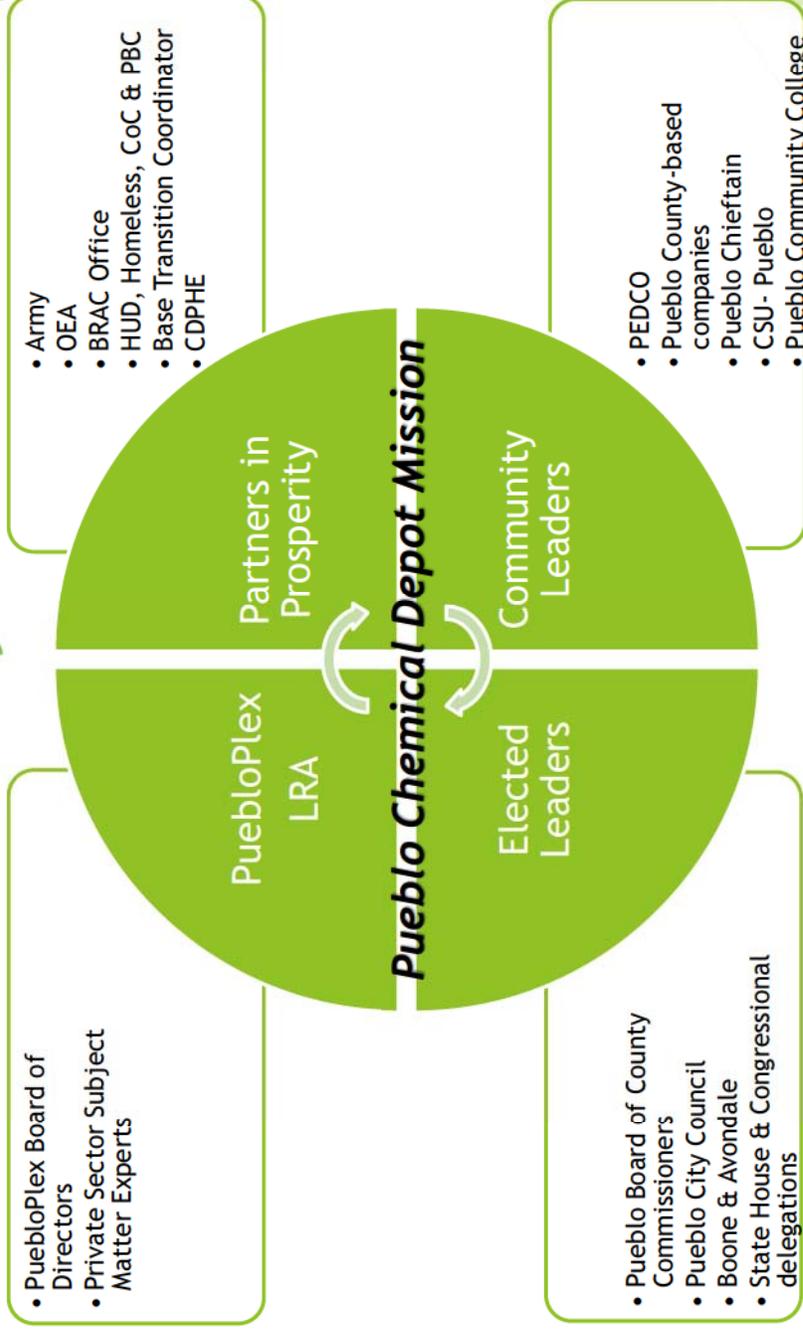
- ▶ A branding concept used to
 - ▶ Delineate the transition from active Army base to public sustainable economic development asset
 - ▶ Differentiate the two ongoing, concurrent missions:
 - ▶ Army mission (Pueblo Chemical Depot)
 - ▶ Redevelopment (PuebloPlex)
- ▶ Statutorily charged with creating sustainable economic development for Pueblo and surrounding communities
 - ▶ Ongoing
 - ▶ Promote self-funding endeavors sustain the Authority
 - ▶ Maintain the assets which are the basis for development, while aligning with legislatively-defined sustainable economic development

PuebloPlex is...

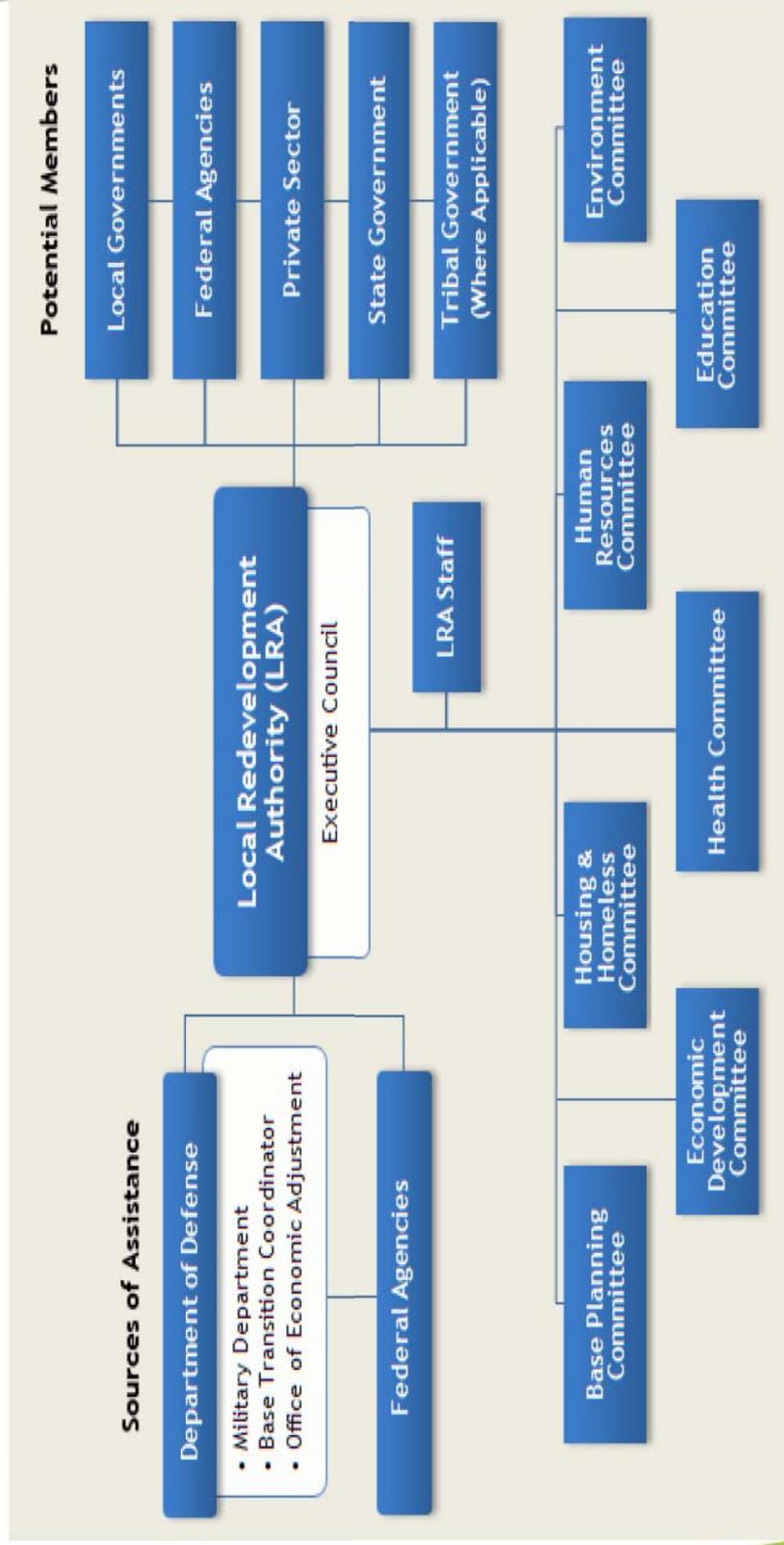
- ▶ Planning
 - ▶ Re-recognition as a BRAC facility
 - ▶ Re-engage core stakeholders as part of planning phase
 - ▶ Homeless Assistance Providers
 - ▶ Continuum of Care Organization
 - ▶ Public Benefit Conveyance (PBC) entities
 - ▶ The Pueblo Community at-large (next chart)
 - ▶ Secure funding to complete (really, start) 1988 BRAC Realignment
 - ▶ Create new re-use plan for 2014 economic realities
 - ▶ Incorporate Notifications of Interest into new re-use plan
- ▶ Implementing
 - ▶ To be determined from meetings like this over the next 3 - 5 years

PuebloPlex LRA

Coordination Around Army Mission



PuebloPlex LRA Operation and Coordination



Overview of PuebloPlex

- ▶ Assets to be developed:
 - ▶ 22,847.5 acres of land
 - ▶ Phase I - 15,847 for redevelopment (this phase)
 - ▶ Phase II - 7,000.5 reserved for PCAPP active operations
 - ▶ 1,136 structures - 6.5m sf; 3.1m sf under current master lease
 - ▶ 160 miles of paved road
 - ▶ 46 miles of rail
 - ▶ Master lease terminates February 29, 2016; negotiating extension presently
 - ▶ Concurrent issues that are being addressed include:
 - ▶ Fire & Emergency Medical Services, Police, Road Maintenance, Right-of-Way Management, Telecommunications, Power, Sewer, Water & Environmental Remediation



Scope of Project

- ▶ Economic development will proceed prior to conveyance; accelerate after conveyances
- ▶ One of the largest economic development projects by land size in the BRAC process - *equivalent to the land area of Miami, FL*
- ▶ Pueblo 45.4 sq miles / PuebloPlex - 35.6 sq miles (or 65,504 equivalent people)
- ▶ Will permit re-use of entire facility after the mission completion in 2020/1
 - ▶ PCAPP re-use post-mission completion for sustainable economic development
 - ▶ Size and elements of overall development project requires a multi-phased approach - phases will operate concurrently and may overlap



Land Use Constraints

- ▶ 60 Solid Waste Management Units (SWMUs) located at PuebloPlex, ranging from industrial contamination to unexploded ordnance
- ▶ Environmental remediation horizon determined by budget and priorities; oversight by Colorado Department of Public Health and Environment
- ▶ Mustard agent is stored on the property and is to be destroyed; other solid waste includes, but is not limited to:

Unexploded ordnance	Mercury storage
Contaminants from burns	Zinc chlorate/chromate
Radiation tube burials	Oil separators
Sodium-filled valves	Groundwater contamination
TNT from wash-outs	Asbestos
UDMH wash-outs	PCBs
RFNA wash-outs	

Corrective Actions

- ▶ Cost to Complete Corrective Actions at PuebloPlex
 - ▶ \$5.7M for FY13
 - ▶ \$23.6M for FY14 (includes projected increase in funding)
 - ▶ Remaining -- \$129.4 M (FY14-23+)
- ▶ 60 SWMUs Covered in Section IV of the current Hazardous Waste Permit
 - ▶ 29 are No Further Action (NFA) (closed)
- ▶ Cost to complete is subject to change based on investigation results
 - ▶ Potential for additional funds in 2014
 - ▶ Pueblo Chemical Depot is postured to execute additional restoration work
 - ▶ Projects are prioritized to accommodate actual funding

Land Use Restriction Levels

Colorado Department of Public Health and Environment

Land Use Restrictions broadly fall into one of three categories:

- ▶ Residential (unrestricted)
- ▶ Industrial (restricted use)
- ▶ Commercial (restricted use)

Residential land use includes:

- ▶ Land use for dwellings such as single-family houses and multi-family apartments, children's homes, nursing homes, and residential portions of government-owned lands (local, state or federal);
- ▶ Daycare facilities, educational facilities, hospitals, and playgrounds, because of the similarity of exposure potential and the sensitive nature of the potentially exposed populations.
- ▶ The initial conveyance (~16,000 acres) lacks Residential Land Use.

Source: Corrective Action Guidance Document (May 2002 v 1) - Colorado Department of Public Health and Environment

Timelines

- ▶ Project Mileposts:
 - ▶ Become re-recognized as a Local Redevelopment Authority for Pueblo Chemical Depot
 - ▶ *Notice of Availability Letter - July 23, 2013*
 - ▶ *Notice of Surplus Letter - November 25, 2013*
 - ▶ *Surplus Property Notice Publication in Federal Register - December 20, 2013*
 - ▶ *LRA Re-recognition in Federal Register - January 10, 2014*
 - ▶ *Local Paper of Record Notice to Public of Surplus Property - January 12, 2014, February 2, 2014, & March 2, 2014*
 - ▶ *OEA Local Paper of Record Publication of LRA Recognition - January 14, 2014*
 - ▶ **Community Outreach Meeting - March 11, 2014**
 - ▶ **Notifications of Interest Submission Deadline - June 11, 2014 (150 days)**
 - ▶ *Homeless Assistance Deadline to HUD/DoD (from NOIs) - 2015*
 - ▶ *Community Meetings to Gather Input - 2014 - 2015*
 - ▶ *Engaging Experts in Multiple Disciplines*
 - ▶ *Complete New Re-Use Plan - 2015*
 - ▶ *HUD Approval or Adverse Determination Deadline - 2015 - 2016*



Russell A. DeSalvo III

President & CEO

PuebloPlex

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3/14/2014

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PuebloPlex

Local Redevelopment Authority

Base Closure Community Redevelopment & Homeless Assistance Act Outreach Workshop

Notification of Interest (NOI) Process

Michael J. Clarkson
Analyst & Project Manager

PuebloPlex

Meeting Attendees...and How it Relates to What We Do

- ▶ Today's Attendees:
 - ▶ Homeless Assistance/Continuum of Care - 7
 - ▶ Concerned Citizens - 7
 - ▶ Elected Representatives - 5
 - ▶ Government (State/Local) - 15
- ▶ Today's meeting exemplifies one key role of the Local Redevelopment Authority: ***Bringing together diverse groups as part of the Economic Development Process***

PuebloPlex

Local Redevelopment Authority Roles

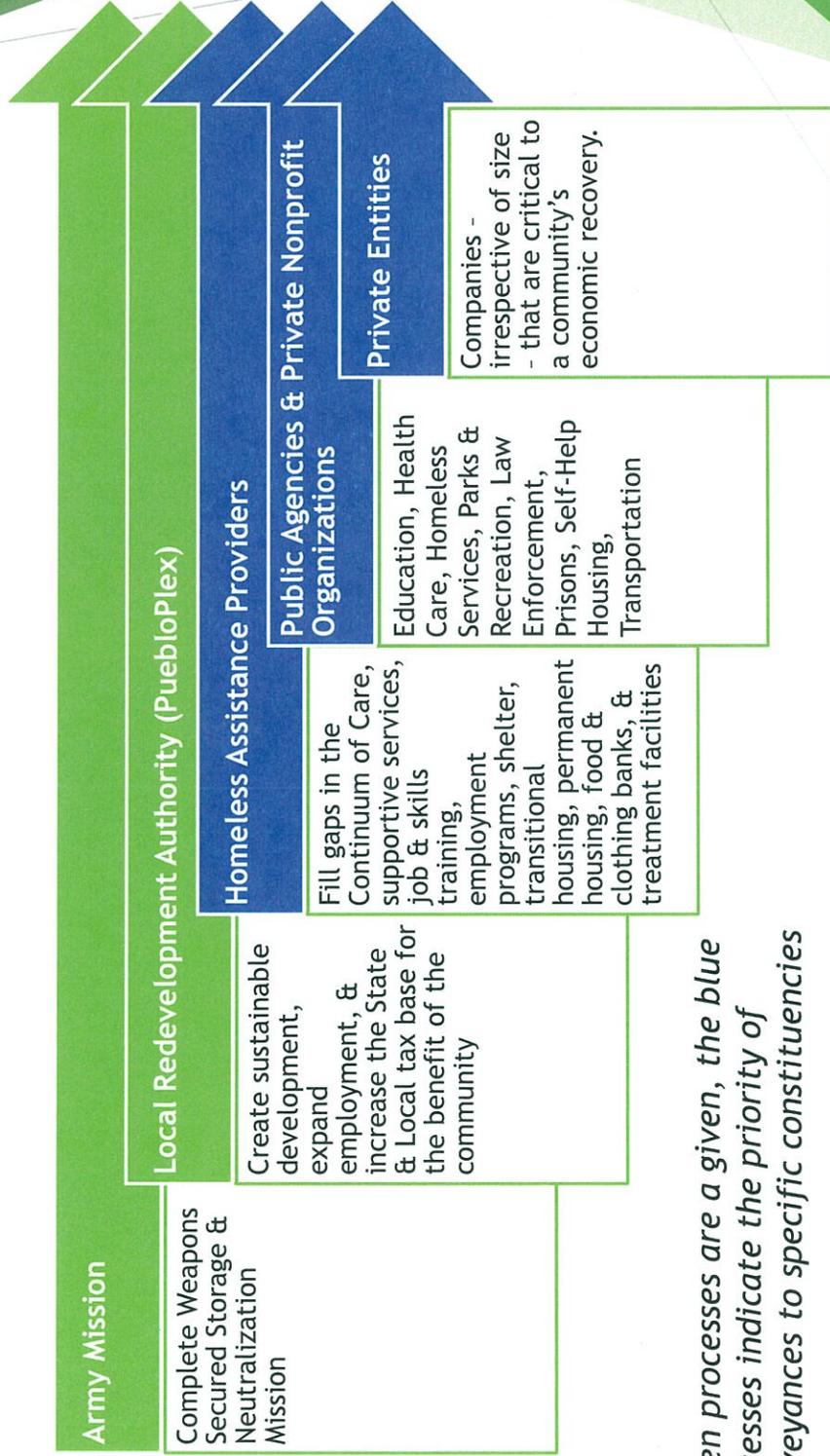
- ▶ Principal Task: To develop the Re-use Plan to promote economic development (replace & expand jobs, tax base, & investment) in the Greater Pueblo Community at PuebloPlex
 - ▶ Principal contact between OEA & DoD
 - ▶ Focal point of local community activity
 - ▶ Primary point of contact for installation/military
 - ▶ Coordinate local activities associated with base realignment
 - ▶ Responsible for screening & integrating homeless assistance, state & local Notifications of Interest submissions

PuebloPlex

What Happens in the Redevelopment Plan?

- ▶ The Plan is what the PuebloPlex LRA is accountable to produce
- ▶ Balance homeless assistance & Continuum of Care needs with local economic development requirements
- ▶ Prepare legally binding agreements with homeless assistance & Continuum of Care providers
- ▶ Submit redevelopment plan & homeless assistance application to
 - ▶ U.S. Army
 - ▶ HUD Headquarters & appropriate field offices
- ▶ Used to prepare property disposal environmental assessment as required by statute

Process Priorities



History BRAC & Homeless Assistance

- ▶ 1987 - Stewart B. McKinney Homeless Assistance Act
 - ▶ Title V - serving the homeless is first priority for all surplus Federal properties, including military installations
- ▶ Base Realignment & Closure regimen starts: 1988, 1991, 1993, 1995, & 2005
- ▶ 1994 - Base Closure Community Redevelopment & Homeless Assistance Act of 1994 (the Redevelopment Act) - DoD, HUD, VA, HHS, GSA & Homeless Assistance Providers
- ▶ The Pueblo Chemical Depot falls under the Redevelopment Act
 - ▶ Mandates that the LRA develops a re-use plan that appropriately balances the needs of communities for economic development, other development & homeless assistance
 - ▶ HUD reviews the plan for statutory compliance
 - ▶ Regulation codified in 24 CFR 586 (HUD); 32 CFR 176 (DoD)

This letter started it all...for Pueblo



DEFENSE SECRETARY'S COMMISSION ON BASE REALIGNMENT AND CLOSURE

1215 E Street, NW, Suite 110
Washington, DC 20506

202503 0100
A 20140401
PA1 000000-0102

December 29, 1988

The Honorable Frank C. Caracci
Secretary of Defense
Washington, D.C. 20301

Dear Mr. Secretary:

On behalf of the Commission, we are pleased to transmit to you our report as required by our Charter and Public Law 100-526. This report contains our detailed findings and recommendations. We certify that the Commission has identified the military installations to be closed or realigned,¹ reviewing all military installations inside the United States, including all military installations under construction and all those planned for construction.

We want to assure you that we undertook this task with the utmost seriousness and dedication to purpose. The recommendations in this report may not have been the only recommendations possible, but we believe that there is a sound basis for them. They reflect information received from expert witnesses, private industry, the Military Services and other elements of the Defense Department. While this input has been considerable, the results are the independent judgment of the Commission based on its own experience and expertise.

The scope and nature of our recommendations reflect the current and future requirements as we now see them, but as the nature of the threat and force structure change, new basing requirements and closures will be required. We hope that the completion of our report will lead to a smoother and more flexible process for these changes in the future. There is no question that implementing our proposed realignments and closure recommendations will require some fortitude, but we believe that the hard budget choices facing our nation mandate that unneeded bases be closed and realigned.

Sincerely,

Alan R. Kohn
Alan R. Kohn
Co-Chairman

Jack Edwards
Jack Edwards
Co-Chairman



3/14/2014

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Objectives of the Redevelopment Act

- ▶ To balance a community's expressed needs for economic redevelopment & other development with the expressed needs of the homeless individuals & families in the vicinity of the installation
 - ▶ Aligned with State of Colorado legislated statutory mission
- ▶ To ensure that base re-use planning is directed by local communities in the vicinity of the installation via empowerment of a locally controlled redevelopment planning authority
 - ▶ PuebloPlex is the locally-controlled redevelopment planning authority
- ▶ To promote rapid re-use of closing or realigning military installations by establishing timelines or deadlines for each stage of the process
 - ▶ Statutory deadlines apply to the entire process

BRAC Process - Timeline

Step 1 - Government speaks to itself

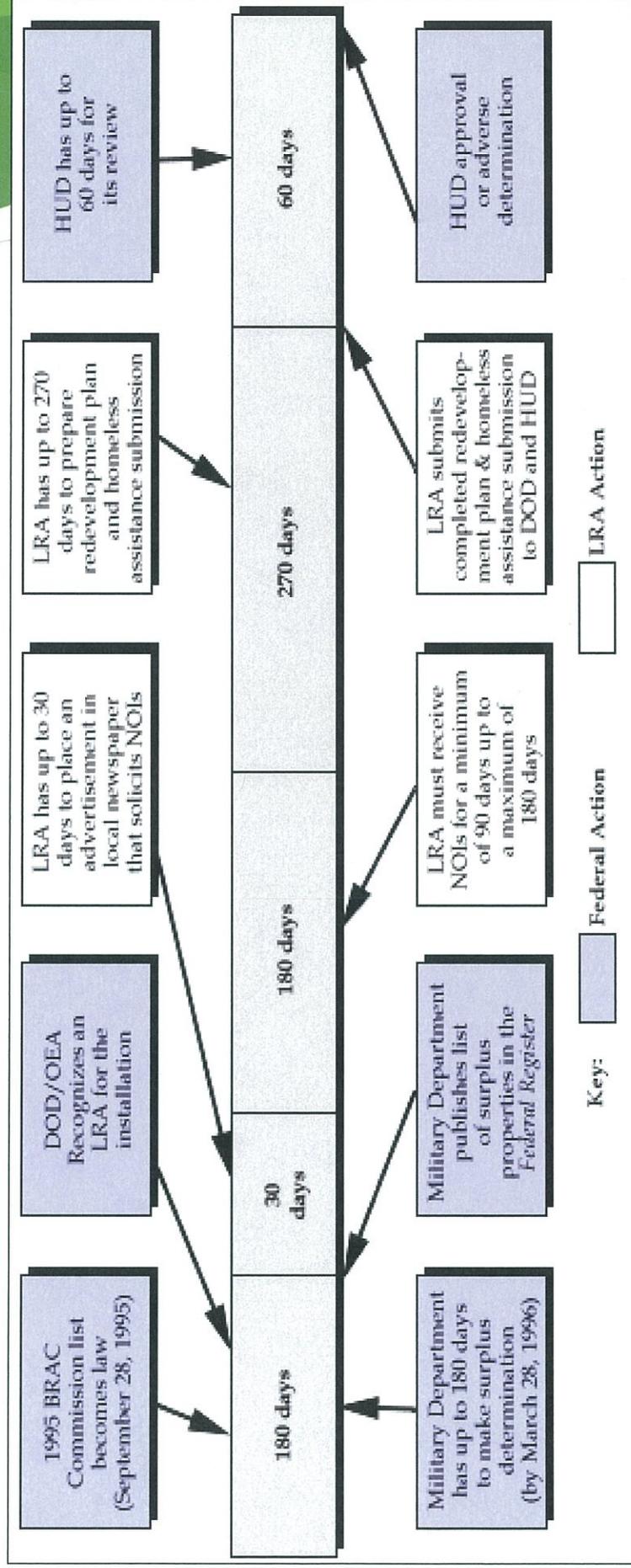
- ▶ Base Realignment & Closure (BRAC)
 - ▶ December 29, 1988
- ▶ Government speaks to government
 - ▶ PuebloPlex Re-recognized
 - ▶ Notice of Availability Letter - July 23, 2013
 - ▶ Notice of Surplus Letter - November 25, 2013
 - ▶ Surplus Property Notice Publication in Federal Register - December 20, 2013
 - ▶ LRA Re-recognition in Federal Register - January 10, 2014
- ▶ This part of the process is geared toward setting all the legal processes in motion

BRAC Process - Timeline

Step 2 - We listen to you (the best part)

- ▶ Reaching out to the public
 - ▶ Local Paper of Record Notice to Public of Surplus Property - January 12, 2014, February 2, 2014, & March 2, 2014
 - ▶ OEA Local Paper of Record Publication of LRA Recognition - January 14, 2014
 - ▶ **Community Outreach Meeting - March 11, 2014**
 - ▶ **Notifications of Interest (NOI) Submission Deadline - June 11, 2014 (150 days)**
 - ▶ Homeless Assistance Deadline to HUD/DoD (from NOIs) - 2015
 - ▶ Community Meetings to Gather Input - 2014 - 2015
 - ▶ Engaging Experts in Multiple Disciplines
 - ▶ Complete New Re-Use Plan - 2015
 - ▶ HUD Approval or Adverse Determination Deadline - 2015 - 2016
- ▶ Then, Step 3, Implement the Plan

Notification of Interest Process



Who Participates in the Process?

- ▶ Local Participants
 - ▶ Homeless Assistance Providers
 - ▶ Support services, job & skills training, employment programs, shelter, transitional housing, permanent housing, food & clothing banks, treatment facilities, or other activity that meets an identified need or gap in the local Continuum of Care
 - ▶ Private nonprofit organizations
 - ▶ May already provide or propose to provide assistance
 - ▶ State or Local Government agencies
 - ▶ Sponsorship is provided by Federal Government agencies
- ▶ Public agencies & private nonprofit organizations
 - ▶ Eligible for one of several Public Benefit Conveyance (PBC) programs that make surplus properties available at up to a 100% discount of fair market value

Who Participates in the Process?

- ▶ Federal Participants
 - ▶ Department of Defense
 - ▶ Office of Economic Adjustment
 - ▶ Army Corps of Engineers (or peers from other branches)
 - ▶ Base Transition Coordinators
 - ▶ Base Environmental Coordinators
 - ▶ Housing & Urban Development (HUD)
 - ▶ Office of Community Planning & Development (CPD)
 - ▶ Office of Special Needs Assistance Programs
 - ▶ HUD Field Offices
 - ▶ Ensure application is complete, homeless considerations explored, suitability of application, feasibility of application, balance needs, ensure the plan developed in consultation with homeless service providers, & sign off

Public Benefit Conveyances

- ▶ Federal agencies sponsoring PBCs include:
 - ▶ Department of the Interior for parks, recreation, wildlife conservation, lighthouses, & historic monuments uses
 - ▶ Department of Education for educational uses
 - ▶ Department of Health & Human Services for public health uses
 - ▶ Department of Justice for correctional facilities & law enforcement uses
 - ▶ Department of Housing & Urban Development for Self-Help Programs
 - ▶ Department of Transportation for airports & seaports
 - ▶ Veterans Administration for cemeteries
 - ▶ Federal Emergency Management Agency for emergency management purposes

Summary of Steps

- ▶ Approval of BRAC Recommendations for Closures or Realignments
- ▶ Federal Screening for Potential Federal Re-use
- ▶ DoD's Recognition of the Local Redevelopment Authority (LRA)
- ▶ LRA's Outreach Actions (of which this is the first)
- ▶ Completion of the Redevelopment Plan & the Homeless Assistance Submission
- ▶ HUD's Review
- ▶ Military Disposal of Buildings & Property
 - ▶ Environmental Considerations

Military Base to Community Asset PuebloPlex Local Redevelopment Authority

- ▶ Pueblo Depot Activity Development Authority Act
- ▶ Colorado House Bill 94-1265 created the Authority on April 28, 1994.
- ▶ The Colorado Legislature recognized (from the Act):
 - ▶ The land, improvements, and equipment represent a potential economic resource to promote new employment opportunities and, thereby, enhance the state and local tax base.
 - ▶ The creation of a Pueblo Depot Activity Development Authority is necessary to provide a public entity which can secure from the Army of the United States the excess and surplus land, buildings, and equipment; enter into cooperative agreements; and acquire, construct, reconstruct, repair, alter, improve, extend, own, lease, operate, and dispose of properties, in an attempt to promote the development of the Pueblo Depot Activity for the people of this State.
 - ▶ The general assembly further finds and declares that the Pueblo Depot Activity Development Authority is created for the benefit and advantage of and to promote the health, safety, and welfare of the people of the State of Colorado and that, as such, it is the intent of the General Assembly that this article shall be liberally constructed to effect its purpose.

Acronyms

- ▶ BRAC - Base Realignment & Closure
- ▶ CFR - Code of Federal Regulations
- ▶ CPD - Community Planning & Development
- ▶ DoD - Department of Defense
- ▶ HUD - Department of Housing & Urban Development
- ▶ LRA - Local Redevelopment Authority
- ▶ NOI - Notification of Interest
- ▶ OEA - Office of Economic Adjustment
- ▶ PBC - Public Benefit Conveyance



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3/14/2014

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FOCUS GROUP MEETING: *Your input is important!*



DATE: July 8, 2015
Focus Group Meeting:
Land Use / Transportation / Infrastructure

TIME:
8:30 - 11:30 am

LOCATION:

Greater Pueblo
Chamber of Commerce
320 N. Santa Fe Avenue
Pueblo, CO 81003

Please accept this invitation to participate in a Focus Group Meeting to help guide the planning for the redevelopment of the property formerly known as the Pueblo Chemical Depot. Guided by Matrix Design Group, this interactive session will focus on the land use, transportation, and infrastructure aspects of the redevelopment plan with the goal of gathering detailed information, opinions, ideas, and issues for redevelopment of the approximate 16,000 acre site.

PLEASE RSVP to Denise Stall at dstall@puebloplex.com or call 719.947.3770 to reserve your spot.

For more information on the project, contact: Michael J. Clarkson, Analyst and Project Manager 719.947.3770 mclarkson@puebloplex.com

www.PuebloPlexRedevelopmentPlan.com



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DATE/TIME:	GROUP:	LOCATION:	TELEPHONE #	E-MAIL
NAME	COMMUNITY			
7/8/2015	Focus Group #1	Pueblo Chamber of Commerce		
Scott Hobson	City of Pueblo Planning	719 553-2244	shobson@pueblo.us	
Pepper Whittlet	City of Pueblo	719-553-2702	pwhittlet@pueblo.us	
Earl Wilkinson	City of Pueblo	719-653-2274	ewilkinson@pueblo.us	
JOAN ARMSTRONG	Pueblo County	719-583-6105	armstrong.co.pueblo.co.us	
Terry Book	Pueblo Board of WaterWorks	719 584-0233	tbook@pueblowater.org	
MIKE ROUNPH	DD Marketing	719-337-0781	mroumph@ddmktg.com	
MIKE SHERER	TTCZ	719 584 0518	MIKE_SHERER@AAR.COM	
Sean Letka	Letka Studios	719.543.0720	jblatka@gmail.com	
Chris Kaufman	Land Title Guarantee	545-1700	ckaufman@ltgc.com	
ERIC SMITH	MATRIX	719-575-0100	ERIC-SMITH@MATRIXREDEVELOPMENT.COM	

DATE / TIME:	GROUP:	LOCATION:	TELEPHONE #	E-MAIL
NAME		COMMUNITY		
7/8/2015	Focus Group #1	Pueblo Chamber of Commerce		
Mark Nemger	Matrix Design Group	303.572.0200		mark_nemger@matrixdesigngroup.com
Chad Coker	MATRIX	719 575 0100		chad_coker@matrixdesigngroup.com
DAN SCHNEFF	MATRIX	"		dan_schnepf@matrixdesigngroup.com
TIM DREBEK	MATRIX	303-506-0054		TIMDREBEK@GMAIL.COM
Jack Lynch	Matrix	(602) 292-9168		Jack_Lynch@MatrixDesignGroup.com
Rod Slyhoff	Pueblo Chamber of Commerce	719 342 1704 719 240 3716 cell		rod.slyhoff@usa.net
CEESTE WERNER	MATRIX	602 315 0736		ceeste-werner@matrixdesigngroup.com

Strengths, Weaknesses, Opportunities and Threats

Focus Group Meeting #1

July 8, 2015



Project Vicinity



Slide 2

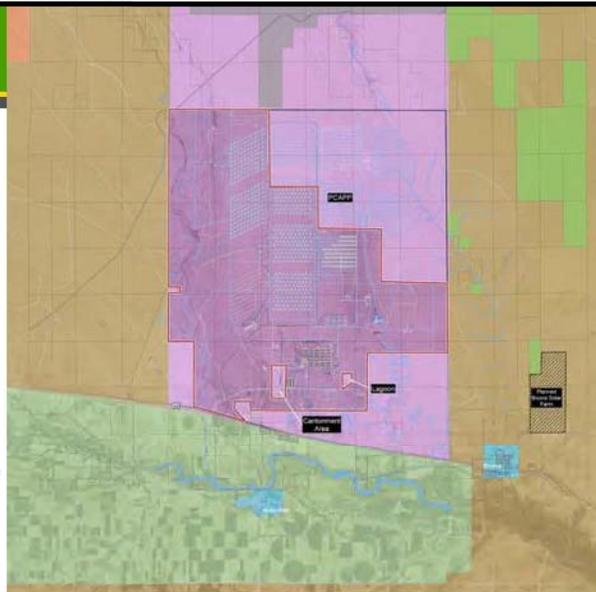
12 Month Planning Process Schedule

- Data Collection & Analysis
- Draft Master Plan
- Homeless Submission
- Implementation Strategy
- Final Master Plan – April 2016

Slide 3

County Future Land Use Plan

- South of PuebloPlex
 - Employment Center / Light Industry Mixed
 - South of US 50 - Production Agriculture - prime agriculture land
 - Country Village (Avondale)
- East of PuebloPlex
 - Rural Ranch
- West of PuebloPlex
 - Rural Ranch
 - Planned Boone Solar Farm
 - Country Village (Boone)
- North of PuebloPlex
 - Employment Center / Light Industry Mixed
 - Transportation Technology Center (TTC)



Slide 4



County Zoning

- **PuebloPlex**
 - S-1 Public Use District
- **Surrounding PuebloPlex**
 - A-1 Agriculture
 - A-2 Agriculture
 - Avondale
 - R-2 Single Family Residential
 - R-6 Multiple Residential and Commercial
 - Planned Unit Development

Legend

County Zoning	■ S-1 Light Industrial District	■ PuebloPlex	— Street
■ S-1 Agriculture	■ PUD	■ Sublease	— Road
■ A-1 Agriculture	■ R-2 Single Family Residential	■ Vacant	— Railroad
■ A-2 Agriculture	■ R-6 Multiple Residential and Commercial	■ Farms	■ Planned Brown Solar Farm
■ A-3 Agriculture	■ S-1 Public Use District	■ Igloo	■ Transportation Technology Center
■ A-4 Agriculture		■ Rail Yard	
■ R-2 Single Family Residential		■ Surface Water Body	
■ R-6 Multiple Residential and Commercial		■ Canal	

Slide 5

PuebloPlex Existing Assets

PuebloPlex Assets

- 15,848 acres
- 950+ Structures
- 3,100,000+ Square Feet
- 137 miles of Paved Roadways
- 39 miles of on Site Rail
- 620 Igloos

Legend

■ PuebloPlex Igloos
■ PuebloPlex Warehouses

Slide 6

Existing Conditions Assessment

Facility Condition Assessment Criteria

- Structural
- Environmental
- Utilities
- Electrical
- ADA
- HVAC
- Infrastructure
- Reuse



Summary of Facility Assessment

- 177 Facility Sites Assessed
 - 67 facilities - conducted condition assessment
 - 45 igloos – conducted condition assessment
 - 47 facilities - confirmed demolished
 - 18 same use facilities - no reuse value

Slide 7

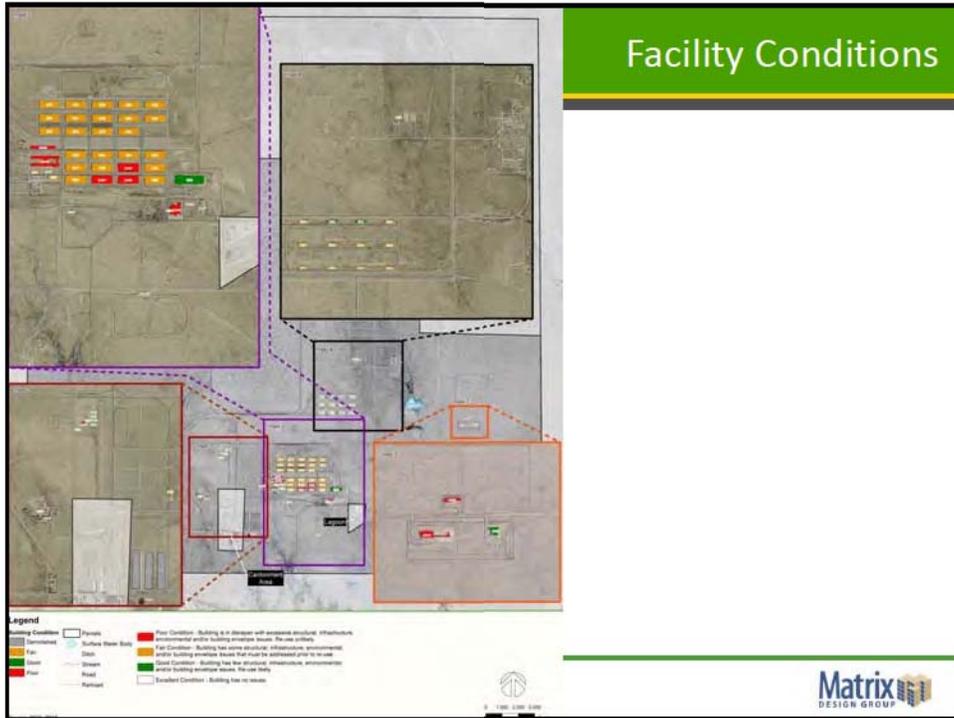
Existing Conditions Assessment

Condition Assessment Summary Results of 67 Facilities:

- **Poor Condition (13):** Building is in disrepair with excessive structural, infrastructure, environmental, and or building envelope issues. Reuse unlikely
- **Fair Condition (42):** Building will require upgrades to structural, infrastructure, environmental, and or building envelope. Potential reuse
- **Good Condition (12):** Building has minor issues related to structural, infrastructure, environmental, and or building envelope. Reuse likely or current
- **Excellent Condition (0):** Building has no issues



Slide 8



Existing Conditions Assessment

Igloo Assessment:

- **Statistical Analysis of Igloos**
- **7.5% or 45 of approximately 600 assessed (17 assessed inside and out)**

Three Types of Igloos

- Garage Door 10' x 10' (approx. 80)
- Double Blast Door 8' x 8' (approx. 100)
- Single Blast Door* 4' x 8' (400+)

***Cost to upgrade to Garage Door is approximately \$5,000**

Single Blast Door 4' x 8'

Double Blast Door 8' x 8'

Garage Door 10' x 10'

Slide 10

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE
Matrix
DESIGN GROUP



Infrastructure Assessment - Transportation

Site Access

- **Existing**
 - US 50 Interchange
 - Pueblo County DOT Road
- **US 50 Interchange**
 - Obsolete - Does Not Meet Current CDOT Design Standards
 - 1601 Interchange Approval Process
 - Proximity to SH 96 may present a Challenge
 - Railroad Bridge is Functionally Obsolete and will require replacement
- **Access Alternatives**
 - SH 96
 - Pueblo County DOT Road
 - Pueblo County Road 601

Site Transportation Features

- **Roadways**
 - Site Circulation/Internal Roadway Conditions
- **Rail**
 - Conditions Assessment
 - Opportunities (Transportation Technology Center)

Slide 12

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix DESIGN GROUP

Infrastructure Assessment – Utilities

Potable Water Supply

- Supplied via Groundwater (5 wells)
- 300 ac-ft of water decreed (appropriated in 1942)
- Kansas v. Colorado
- Augmentation via CWPDA

Potable Water Distribution

- System built in 1940's
- Cast Iron and Transite
- Elevated Storage Tanks for Fire Flow

Sanitary Sewer Treatment

- Primary Treatment via Evaporation Lagoons

Sanitary Sewer Collection System

- System built in the 1940's
- Vitrified Clay Pipes

Electric

- Original Grid built in 1940's
- Currently Utilizing Original Substation

Gas

- Service Provided by Xcel
- 2 Existing Pressure Regulation Stations



Slide 13

Environmental Assessments

Environmental Issues:

- Many Environmental Issues were addressed in the Army's Environmental Condition of Property (ECP) Report
- Categorized as ECP Type I through VII
- Many Sites have already been remediated or are currently undergoing remediation
- Land Use Controls
- Cleanup Schedule and Cost
- Unknowns
- Environmental Conditions in Buildings



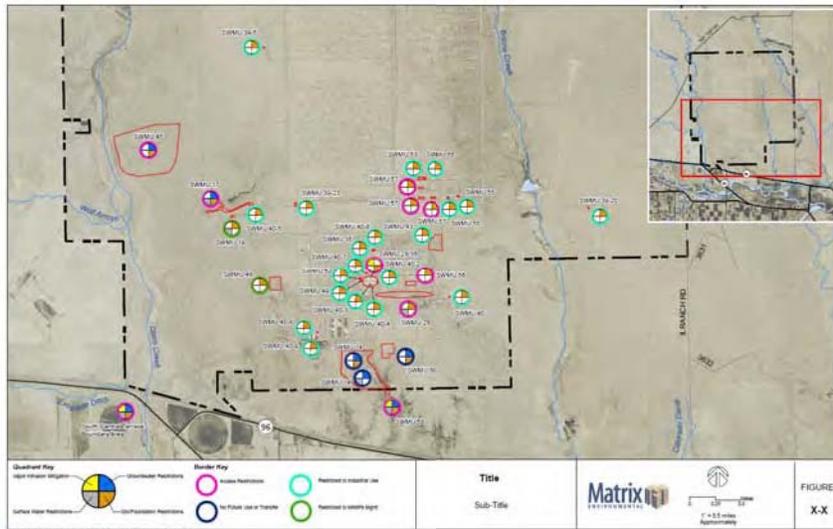
Slide 14

Environmental Assessments



Slide 15

Solid Waste Management Units Land Use Controls



SI

Wildlife Conditions

- Site is home to:
 - Black-footed Ferret
 - Black-tailed Prairie Dog
 - Swift Fox Overall Range



Slide 17

Legend

Black-footed Ferret Habitat Sites	Trails
Black-tailed Prairie Dog and Swift Fox Overall Range	Utility
Contour (10 feet)	Building
Drain	Road
Stream	Right-of-Way
Subsidence Risk Study	Right-of-Way
Wetland	Permit

PUEBLOPLEX REDEVELOPMENT PLAN FOUNDATION FOR THE FUTURE

Matrix DESIGN GROUP

Opportunities & Constraints

Opportunities

- Developable Area – unencumbered by physical or environmental constraints.
- Access to existing roads, rail and utilities



Slide 18

Constraints

- Environmental Areas
- Drainage ways & Floodplains
- Surface water
- Slopes over 20%

PUEBLOPLEX REDEVELOPMENT PLAN FOUNDATION FOR THE FUTURE

Matrix DESIGN GROUP

SWOT Template

	HELPFUL (for your objective)	HARMFUL (for your objective)
INTERNAL (within organisation)	Strengths • — • — • — • — • — S	Weaknesses • — • — • — • — • — W
EXTERNAL (outside organisation)	Opportunities • — • — • — • — • — O	Threats • — • — • — • — • — T

Slide 19



Focus Group Meeting 1 SWOT Results

1. Land Use:

Land Use Strengths:

- Plenty of space
- Semi-Arid climate
- Can host several types of industries
- Area is wide open and offers a variety of opportunity
- Open areas for open space/conservation
- Large areas for larger development such as solar array project
- Site is 15 miles from urban area. Needs close-by residential and commercial
- Lot of area between city and PuebloPlex for residential and commercial
- Location – remote industrial: Few neighbors
- Matrix experience and superior connections
- Historical nature of the site; historical buildings and feel
- Would like to maintain public access to some of the historical military equipment for tourism
- Receptive County and City governments

Land Use Weaknesses:

- Location – too far from population
- Proximity of property to City of Pueblo
- Compatible development is based on clean-up
- Land use is restricted to industrial use and work force housing
- Competing land uses in region
- Flat, non-interesting visual and environmental property
- 35 square miles – huge for absorption
- Not well understood by the residents
- Not aware of potential
- No support uses adjacent

A vertical aerial photograph on the left side of the page, showing an industrial or commercial area with various buildings, parking lots, and roads. The image is slightly faded and has a white border.

Land Use Opportunities:

- Roadway infrastructure will be dependent on land use and intensity of trips generated – difficult to assess.
- Can provide any nonresidential land use
- NIMBY/Noxious uses not possible elsewhere
 - Energy
 - Correctional
 - Landfill
 - Hemp
 - FEMA/Staging Area
 - May be able to designate a land use that would not be appropriate if located closer to Pueblo
 - Could allow land uses that would not be compatible with other areas
- Can create your own:
 - PUD
 - Metro district
 - Community with development strategies, ordinances, etc.
 - Can set your own stage
 - Overall size of property
 - Jobs
 - Tax base

Land Use Threats:

- Delays in the transfer process – unknown timeline and unknown result
- Choosing the wrong first project
- Other Industrial Parks in the area

2. Environmental

Environmental Strengths:

- Accessibility to clean-up
- Size of property
- Remote location
- Historical buildings and feel
- Hazardous issues have been identified and are currently undergoing remediation or have been remediated - Active program to eliminate chemical weapons
- Many natural waterways to utilize as amenities
- No off-site issues impacting Depot

Environmental Weaknesses:

- Land use controls may be restrictive to development
- Schedule of clean-up – continued remediation and monitoring costs
- Environmental clean-up of buildings and outdoor areas
- Potential off-site mitigation of contaminants in groundwater

Environmental Opportunities:

- Great opportunity for development of like-use industry with less regulatory concerns. Even potential for alternative energy
- Early environmental job creation opportunity with privatized clean-up
- Private clean-up
 - Create jobs
 - Opportunities
 - Timing

Environmental Threats:

- Regulation incompatible or inconsistent with requirements of this Redevelopment Plan
- Clean up by Army may not meet private industrial needs
- Unknown environmental conditions & data gaps



3. Transportation

Transportation Strengths:

- Proximity to US 50 and main line rail service
- 15 miles outside of city
- PCD as a major past employer was never an issue and should not be an issue for development in the future
- Existing railroad
- Proximity to Pueblo Memorial Airport, training facilities and other air services
- Proximity of airport – can land commercial jets
- Very good rail through site
- Rail access
- Rail connection to east – west main line
- Access to rail
- Access to highways US 50 / I-25
- Very good N/S/E regional rail
- Rail access to warehouses and marketable properties

Transportation Weaknesses:

- At-grade rail crossings not conducive to traffic safety
- No public transportation to airport at this time. Therefore, unlikely to be able to provide public transportation to this site
- Outdated and not adequate for the size of space and multiple uses
- Single entry point, need additional access
- Cost to upgrade
- Existing roadway and some rail in disrepair – may look like a strength but it will be costly to reuse and may inhibit planning
- Parking for facilities
- Road system to igloos
- Roads needing to be upgraded

- Potential for future traffic congestion from increased residential development on the mesa and commercial development along US 50 between PuebloPlex and City of Pueblo
- US 50 interchange in poor condition. Funding will compete with other highway projects

Transportation Opportunities:

- Recruiting jobs related to transportation industry
- If the freight rail corridor is moved east of I-25, this property could benefit in rail connectivity
- Partnering with local agencies on regional projects
- Leveraging public / private partnership opportunities
- Proximity to Pueblo Airport for synergistic opportunities and support
- Lots of opportunities for alternate access to site
- TTCl synergistic uses / support services
- Distribution rail and trucking

Transportation Threats:

- Under-funded improvements make property access/egress poor
- No support by CDOT financially
- Permitting for new interchange and/or access points not supported by jurisdictional agencies
- Timing of road improvements vs. land sales



4. Market / Economics

Market / Economic Strengths:

- Senate Bill 15-284
- “Tax Free Zone”
- State Tax Forgiveness for 5 – 10 years period for non-competitive business with as few as 5 employees.
- Leadership is superior
 - Economics
 - Real Estate background
 - Visionary
- Uniqueness of Igloos
- Condition of Igloos – still provide some existing cash flow
- No over-regulations for permitting
- Sufficient land to do anything, wide range of uses
- Lots of land to develop at PuebloPlex, ability to sell / lease property
- Cost of Living
- Some rail in good condition
- Presence of de-mil facility shows significant investment
- Local colleges for workforce education
- Good transportation system in place

Market / Economic Weaknesses:

- Requires local tax incentives
- Very long time to develop – 30 to 80 years
- Existing underutilized industrial property in the region
- Extremely low land values
- Access to Igloos
- No on-site wastewater treatment
- Lots of other land in the area to develop. City would prefer to develop land inside the city limits

- Other economic development sites might be more suitable/ready to go
- Difficult to separate viable tenants that aren't a direct competitor for PEDCO/City of Pueblo
- Buildings are dated, limited adaptive reuse potential
- Access to interstate and City Center; Remote – removed
- Use restrictions / timeline / funding - due to environmental cleanup

Market / Economic Opportunities:

- Commercialization of de-militarization technology
- Storage (Rail / Igloos)
- Hemp (Igloos)
- Nationally recognized job training from PCC; “pilot programs”
- Tax incentives and workforce training from PEDCO and State
- Ability to support “noxious” uses
- Alternative energy
- Partnering with test track for business opportunities / complementary companies

Market / Economic Threats:

- Pueblo has a difficult time attracting outsiders
 - Culture – positive and negative
 - School districts
 - Lack of mature retail
- 3 out of 4 potential employees fail drug test; shortage of skilled workers beyond that
- Lack of certainty an direction from federal government
- Unemployment rate higher than the State (7.1% vs 4.2%)
- Land use controls, new and existing, cause hidden cost and devalue property
- Too much vacant land around PuebloPlex and in region
- Existing school ready and industrial park ready competition



A vertical, narrow aerial photograph of an industrial site, showing various buildings, parking lots, and infrastructure. The image is positioned on the left side of the page, partially overlapping the text area.

5. Infrastructure

Infrastructure Strengths:

- Blank slate buildings
- Warehouses
- Lot size
- Should have good opportunities for funds/grants available
- Already in place/ready to lease
- Existing buildings with utilities; rail access
- Potable water wells in good shape
- Septic system and lagoon

Infrastructure Weaknesses:

- Age/condition of infrastructure (roads, water, sewer, electric)
- Potential need for more water to develop the site – water rights?
- Outdated and non-maintained infrastructure
- Upgrades could be outrageous and could make project too costly
- Infrastructure: Lack thereof and/or old
- Old water lines, wastewater facility and roads
- Water system – Old, marginal quality piping that needs to be replaced. Tanks may need significant rehabilitation or replacement
- Water supply – need for long-term source for augmentation of wells. Alternate source could be Board of Water Works, but capital cost of transmission main and tank storage would be high, plus it will be an issue whether service will be allowed if the property is not annexed
- Very little infrastructure funding available to City, County and Pueblo West
- The additional needs will be a major problem
- Cost of infrastructure demo and/or reuse; only few buildings are move-in ready
- Public infrastructure will be a stress on local governments to maintain
- Sizing infrastructure needs in advance of development can be very difficult

Public Meeting 1



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Post Card

PUBLIC MEETING #1: *Your input is Important!*



DATE: PuebloPlex Redevelopment Plan Public Meeting

July 8, 2015

TIME:

6:00 - 8:00 pm

LOCATION:

Pueblo Convention Center
Grand Hall C-West
320 Central Main Street
Pueblo, CO 81003

A Public Meeting is scheduled for Wednesday, July 8th at the Pueblo Convention Center's Grand Hall C-West, 320 Central Main Street, from 6:00 p.m. until 8:00 p.m. The host for this public meeting, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will be presenting an overview of the PuebloPlex Redevelopment Plan beginning at 6:00 p.m.

This comprehensive and cooperative planning effort will provide a framework for future development of the nearly 16,000 acres, formally the Pueblo Chemical Depot. Everyone is invited to provide input on the planning process and help craft the vision for the development.

*For More Information, Michael J. Clarkson, Analyst and Project Manager
Contact: 719 947-3770 mclarkson@puebloplex.com*

www.PuebloPlexRedevelopmentPlan.com

Public Meeting Newspaper Advertisement

PUBLIC MEETING #1: *Your input is important!*



DATE: PuebloPlex Redevelopment Plan Public Meeting

July 8, 2015

TIME:

6:00 - 8:00 pm

LOCATION:

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Bernstein Room
320 Central Main Street
Pueblo, CO 81003

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Public Meeting 1 Flyer

PUBLIC MEETING #1: *Your input is important!*

PUEBLOPLEX | **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE



DATE:
July 8, 2015

**PuebloPlex Redevelopment Plan
Public Meeting**

TIME:
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Contact:*

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719 947-3770 mclarkson@puebloplex.com*

www.PuebloPlexRedevelopmentPlan.com

Viewable at: <https://youtu.be/KhfZa28WGHM>

DATE/TIME	GROUP	LOCATION	TELEPHONE #	E-MAIL
NAME	COMMUNITY			
7/8/2015	Public Mtg I	Convention Center		
Alexis Bob Simms	Pueblo CO		719-251-3473	n.juldsomir@MSN.COM
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Chris Woodka	Pueblo		719-548-2277	
DeWares Horton	ANADALE		719-250-8596	
Guy Chabot	Pueblo		321 258 7797	chabot.guy@gmail.com
Don O'HARA	PUEBLO		719-251-3175	PIPER-CONTRACTORS-SHERIFF AGM@LCS.COM
John Norton	Pueblo		719 406 4585	nortonjp@comcast.net
Kathryn Adams	Pueblo		543-3741	
Kathryn Cain	Pueblo		719-549-4060	
Carla Hendrickson	Pueblo		719-583-1633	carlhendrickson@gmail.com

DATE/TIME:	GROUP:	LOCATION:	TELEPHONE #	E-MAIL
NAME		COMMUNITY		
7/8/2015	Public mtg	Convention Center		
Jan Hartley	Pueblo	719 547 3648		
E.lean Pennit	Board Member			
Mel A. O'Leary, Jr.	Pueblo Dist #70	719 295 6556		meters@dotnet70.org
Kenneth W. Kline	Yucapa	719 842-6595		kltrout 1@usa.com
CHRIS PULSIFERAMP	PUEBLO	719-544-4252		
BRET JONES	PUEBLO	719 248 9139		BRET.JONES@BLACKHILLSCORP.COM
Frank & Childress	Pueblo	719 572-0525		"Self"
Chris Hambric	Pueblo			
Jane Rawlings	Pueblo	544-3534		jamer@chieftain.com
Chris Burke	PUEBLO	719.235.0459		burke.ck@gmail.com

DATE/TIME:	GROUP:	LOCATION:	TELEPHONE #	E-MAIL
7/8/2015	Public mtg 1	Convention Center		
COMMUNITY				
NAME	COMMUNITY	TELEPHONE #	E-MAIL	
Ed Brown		671 7450	ebrown@pueblo.us	
Dwight Gardner	Pueblo - SE Cob.	719-542-7550	Dwight_Gardner@bannet.smartg.gov	
STEVE WEIDNER	PUEBLO	719.696.8249	steve@weidnerandassociates.net	
Brett Simon	Pueblo	719 947 1123	cifa-systems@att.net	
Burd Batchaver	Pueblo West	719-821-1300	Burd@PAREWS.ORG	
Laurie Clark	Pueblo County	719-566-6800	clarkeng@gmail.com	
Renee Martinez	PCAPP	719-546-0400	renee.martinez@rem.com	
SHIRLEY LEWIS	PUEBLO		salewis18@comcast.net	
Vanessa Delgado	Pueblo	719-248-3849	sisterasmiles@aol.com	
Arene Kornelly	Pueblo	719-591-5157	ikornelly@pcisys.net	

DATE/TIME:	GROUP:	LOCATION:	E-MAIL
7/8/2015	Public Mtg 1	Convention Center	
COMMUNITY			
NAME	TELEPHONE #	E-MAIL	
Debra Bassi	719-561-8054	Debbie@PuebloRescueMission.org	
MARY ANN THOMPSON	719 543-4535	micci50@comcast.net	
Greg Gebelhoff	719 369-8924	ggsotec@gmail.com	
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Apet Anne Duman	719-543-1801	aduman52@gmail.com	
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ALLAN McCONNELL	719-568-2501	rex.harvey@comcast.net	
Chas Turner	719 250-2806	almac379@gmail.com	
MIKE CARTER	719 250-4110	Chasna@bellsouth.com	
Jennifer Hall	719-671-8079	m.carter@refwest.com	

DATE/TIME	GROUP	LOCATION	TELEPHONE #	E-MAIL
7/8/2015	Public mtg 1	Convention Center		
NAME	COMMUNITY	TELEPHONE #	E-MAIL	
Cathy Garcia	Pueblo	719 543-1324	Cathy-garcia@gardner.senate.gov	
April Waters	PCD	719-549-4135		
Phyllis Gardner	Pueblo	564-4628	pjgardner77@aol.com	
KURT MADIC	Pueblo	250-0353		
Dan Modlin	Pueblo	914-6285		
Julie Rodriguez	Pueblo	546-5802	julie.rodriguez@blackhillscorp.com	
FRED PATTERSON	Pueblo	719-545-2364		
Tommy Rusker	Avondale	719, 947, 3361	tommy@ruskerproduce.com	
Carl Winder	KRDO	719-310-6074		
TERRY A. HART	Pueblo	719-948-0071		

DATE/TIME:	GROUP:	LOCATION:	TELEPHONE #	E-MAIL
NAME	COMMUNITY			
7/8/2015	Public mtg 1	Convention Center		
Eric Lucero	Pueblo	719-542-4061	951golf@comcast.com	
Greg Arwini	"	251-6870	GANZINI@COMCAST.NET	
Paul Mason	Pueblo	561 1893	Bob.Mason@Hotmail.com	
Ralph A Williams	Pueblo	543-3019		
Jan Williams	Pueblo	543-3019		
MARK Acosta	Pueblo	924 305 0	mark.acosta@juno.com	
John Thatcher	Pueblo	248-8652		
Diana Esquivel	Pueblo-County	369-1193	diana.esquivel@state.co.us	
John B. Fay	Pueblo	719-542-2517	johnb@pueblojournal.com	

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**PuebloPlex Redevelopment &
Homeless Submission Plan**

*Public Meeting #1
July 8, 2015*

Matrix
DESIGN GROUP

Public Meeting Agenda

- Team Introductions
- Project Overview
- Inventory and Analysis
- Site Opportunities & Constraints
- Survey Questions
- Planning Exercise
- Next Steps

Slide 2

What is the PuebloPlex Redevelopment Plan ?

- A Plan to redevelop the former Pueblo Chemical Depot
- A Plan that will:
 - Treat this as a Start-Up Business and not a base closure
 - Determine the highest and best land uses for the property
 - Maximize opportunities for economic development
 - Create jobs for the Pueblo community
 - Provide an Implementation Strategy for long-term success that is
 - Phased
 - Market-based
 - Fiscally realistic

Slide 3

Why is this Project Important to You ?

- **PuebloPlex**
 - Is one of the largest redevelopment opportunities in the US
 - Is part of the Pueblo Community
 - Will attract world-wide investments to this region
 - Will create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Will be a catalyst for new economic development within Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 4

Who is Funding the Project ?

Office of Economic Adjustment (OEA) Support

- Project funded by an OEA Federal Grant
- Assigned OEA Officer
- OEA has provided a Pueblo Region Socio Economic Data Analysis
 - Available to the Community PuebloPlex.net



Slide 5

Where is the Project Located ?



Slide 6

What is the Project Schedule ?

12 Month Planning Process Schedule

- Data Collection & Analysis
- Develop Land Use Alternatives Fall 2015
- Homeless Submission
- Implementation Strategy
- Final Master Plan April 2016

Slide 7

Your Input is Important....Public Involvement

- Project Website
www.puebloplexredevelopmentplan.com
- www.puebloplex.com
- Social Media
 - PuebloPlex Twitter
 - PuebloPlex Facebook
- 3 Public Meetings
- Project Fact Sheets



Slide 8



PuebloPlex Existing Assets

PuebloPlex Assets

- 15,848 acres
- 950+ Structures
- 3,100,000+ Square Feet
- 137 miles of Paved Roadways
- 39 miles of on Site Rail
- 620 Igloos

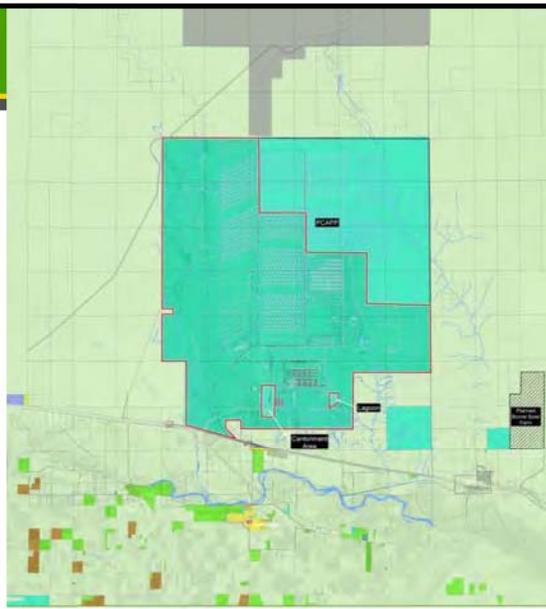


Slide 9

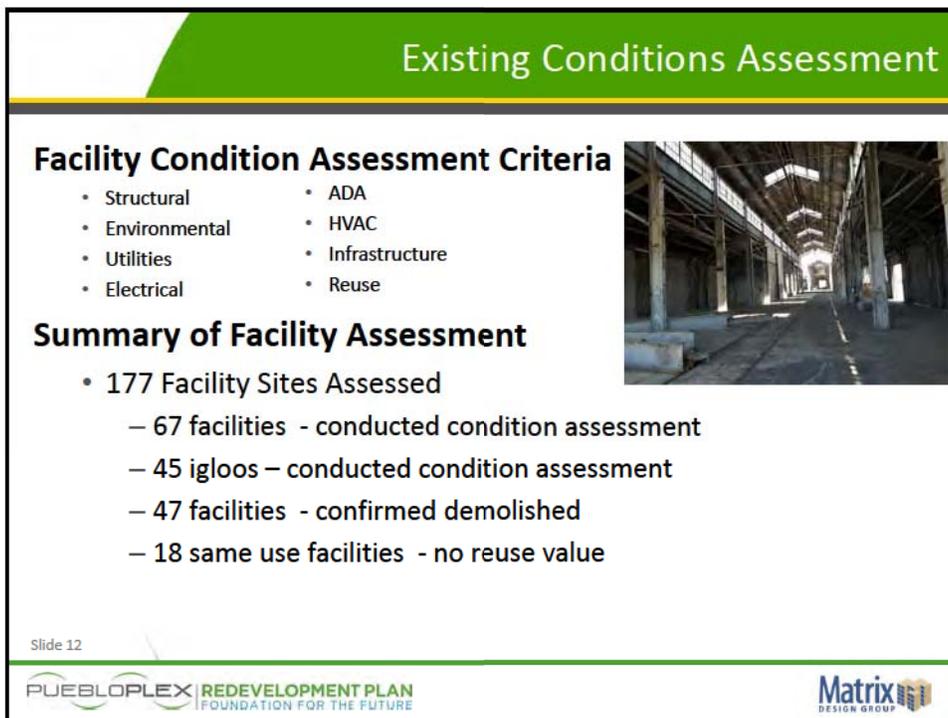
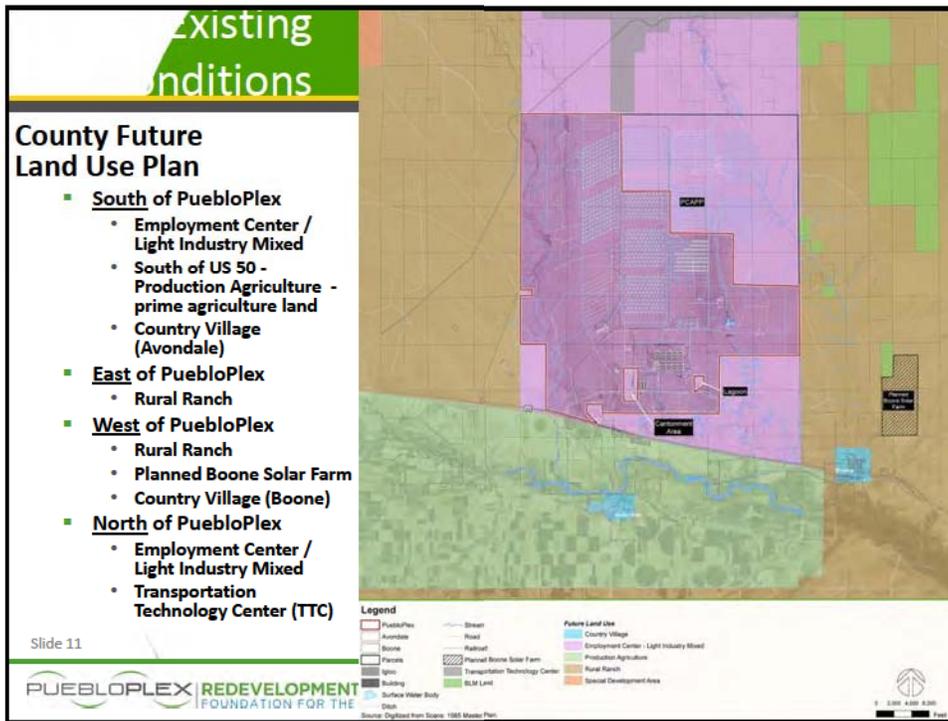
Existing Conditions

County Zoning

- PuebloPlex
 - S-1 Public Use District
- Surrounding PuebloPlex
 - A-1 Agriculture
 - A-2 Agriculture
 - Avondale
 - R-2 Single Family Residential
 - R-6 Multiple Residential and Commercial
 - Planned Unit Development



Slide 10



Existing Conditions Assessment

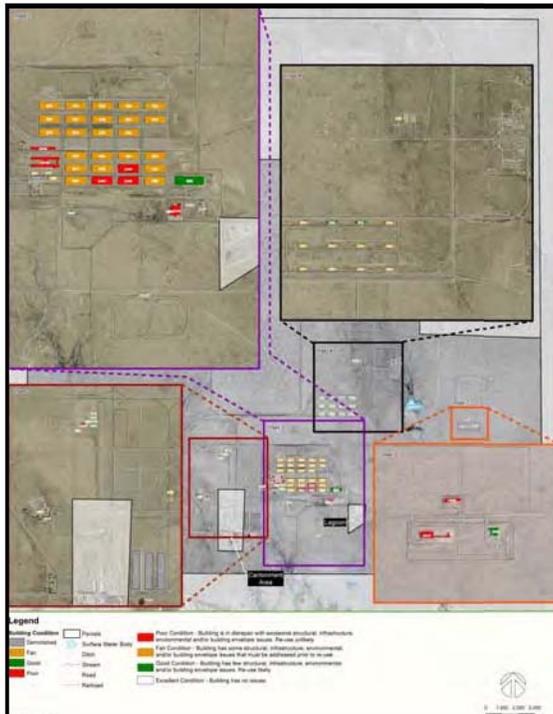
Condition Assessment Summary Results of 67 Facilities:

- **Poor Condition (13):** Building is in disrepair with excessive structural, infrastructure, environmental, and or building envelope issues. Reuse unlikely
- **Fair Condition (42):** Building will require upgrades to structural, infrastructure, environmental, and or building envelope. Potential reuse
- **Good Condition (12):** Building has minor issues related to structural, infrastructure, environmental, and or building envelope. Reuse likely or current
- **Excellent Condition (0):** Building has no issues



Slide 13

Facility Conditions



Existing Conditions Assessment

Igloo Assessment:

- Statistical Analysis of Igloos
- 7.5% or 45 of approximately 600 assessed (17 assessed inside and out)

Three Types of Igloos

- Garage Door 10' x 10' (approx. 80)
- Double Blast Door 8' x 8' (approx. 100)
- Single Blast Door* 4' x 8' (400+)

**Cost to upgrade to Garage Door is approximately \$5,000*

Single Blast Door 4' x 8'



Double Blast Door 8' x 8'

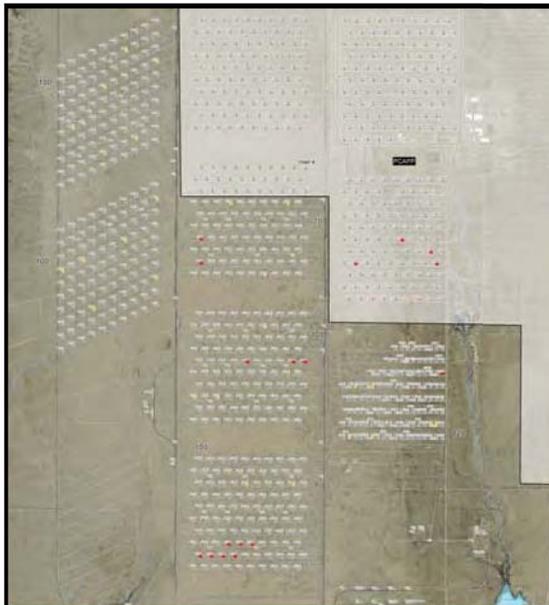


Garage Door 10' x 10'



Slide 15

Igloo Conditions



Infrastructure Assessment - Transportation

Site Access

- **Existing**
 - US 50 Interchange
 - Pueblo County DOT Road 3
 - IL Ranch Road
- **US 50 Interchange**
 - Obsolete - Does Not Meet Current CDOT Design Standards
 - 1601 Interchange Approval Process
 - Proximity to SH 96 may present a Challenge
 - Railroad Bridge is Functionally Obsolete and will require replacement
- **Access Alternatives**
 - SH 96
 - Pueblo County DOT Road
 - Pueblo County Road 601

Site Transportation Features

- **Roadways**
 - Site Circulation/Internal Roadway Conditions
- **Rail**
 - Conditions Assessment
 - Opportunities (Transportation Technology Center)



Slide 17

Infrastructure Assessment – Utilities

Potable Water Supply

- Supplied via Groundwater (5 wells)
- 300 ac-ft of water decreed (appropriated in 1942)
- Kansas v. Colorado
- Augmentation via CWPDA

Potable Water Distribution

- System built in 1940's
- Cast Iron and Transite
- Elevated Storage Tanks for Fire Flow

Sanitary Sewer Treatment

- Primary Treatment via Evaporation Lagoons

Sanitary Sewer Collection System

- System built in the 1940's
- Vitrified Clay Pipes

Electric

- Original Grid built in 1940's
- Currently Utilizing Original Substation

Gas

- Service Provided by Xcel
- 2 Existing Pressure Regulation Stations



Slide 18

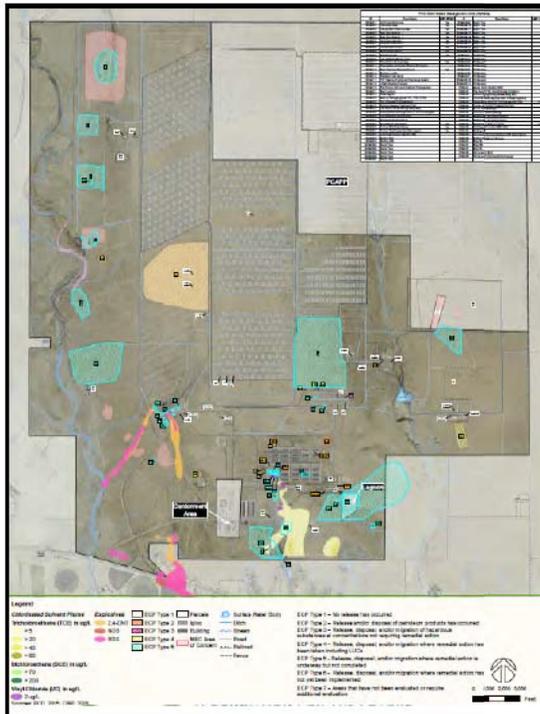
Environmental Assessment

Environmental Issues:

- The starting point for the Army's environmental assessment is the Environmental Condition of Property (ECP) Report
 - ECP only seeks to identify clean up requirements to existing
- Categorized as ECP I through VII
- Many Sites have already been remediated or are currently undergoing remediation
- Land Use Controls
- Cleanup Schedule and Cost
- Data Gap Analysis and Discovery of Unknowns

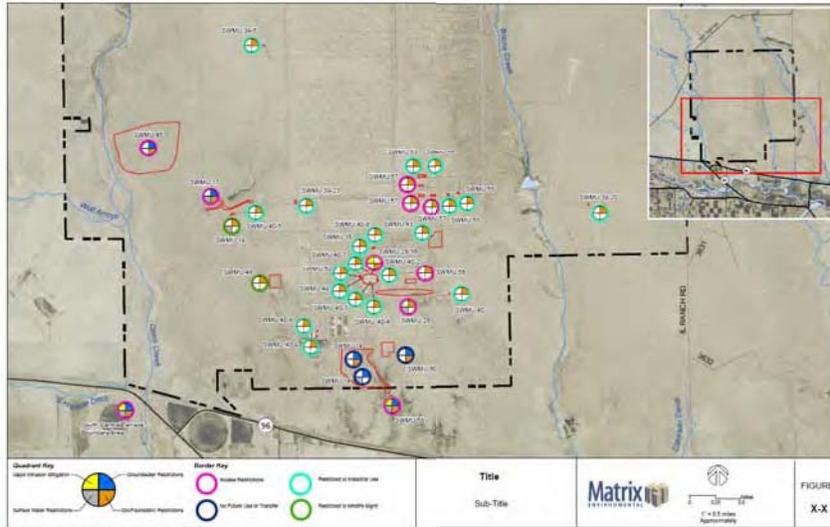


Slide 19



Environmental Assessment

Solid Waste Management Units Land Use Controls



Opportunities & Constraints

Opportunities

- Developable Area – unencumbered by physical or environmental constraints
- Access to existing roads, rail and utilities
- Reuse of facilities



Constraints

- Environmental impacts
- Drainage ways & floodplains
- Surface water
- Slopes over 20%
- Site access and egress

Slide 22

Survey Questions

- Press the number / letter that corresponds with the answer you wish to select.
- Change your mind? Just click the right one. Your last push will count.
- You will see results as responders select their answer.

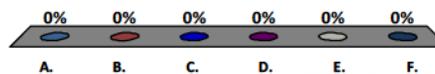


Slide 23

Polling Survey

Please identify where you live?

- A. City of Pueblo
- B. Pueblo County
- C. Pueblo West
- D. Avondale
- E. Boone
- F. Other

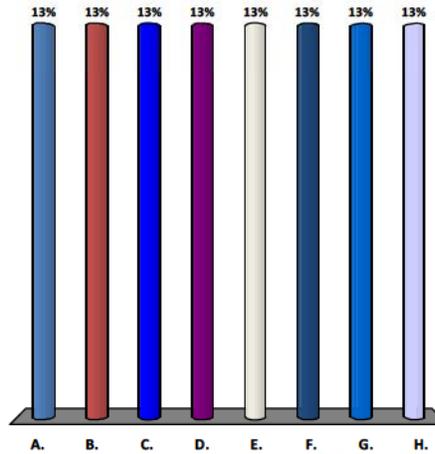


Slide 24

Polling Survey

Where did you hear about this meeting?

- A. Email
- B. Newspaper
- C. Radio
- D. TV
- E. Project Website
- F. PuebloPlex Twitter
- G. PuebloPlex Facebook
- H. Other

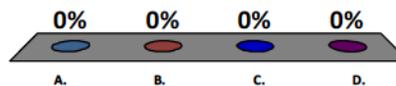


Slide 25

Polling Survey

How familiar are you with the PuebloPlex site and facilities?

- A. Very familiar
- B. Familiar
- C. Somewhat familiar
- D. Not familiar



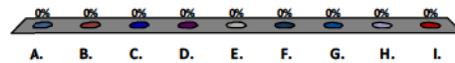
Slide 26

Polling Survey

What are the key advantages for development at PuebloPlex?

(select two)

- A. Existing facilities
- B. Access to rail
- C. I-25 access
- D. Proximity to Transportation Tech Center
- E. Proximity to City of Pueblo
- F. Land cost
- G. Regional labor force
- H. Regional cost of living and quality of life
- I. Other



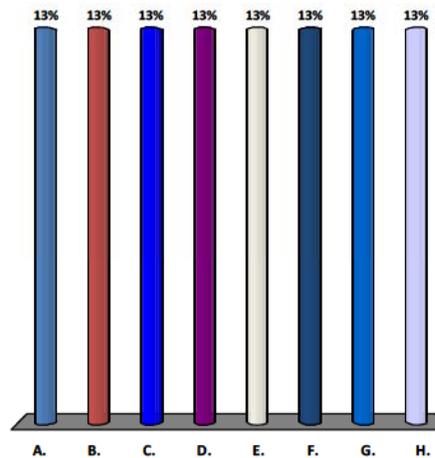
Slide 27

Polling Survey

In terms of potential market sector opportunities, which of the following have the most potential?

(select 3)

- A. Light and heavy industrial development
- B. Warehousing/distribution
- C. Research and development
- D. Manufacturing /distribution
- E. Multi-modal facilities
- F. Bulk exterior storage/materials processing
- G. Alternative energy
- H. Other

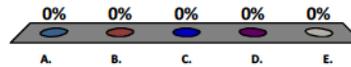


Slide 28

Polling Survey

Do you feel the Pueblo Chemical Agent Destruction Pilot-Plant (PCAPP) is an asset or a liability in terms of redevelopment at PuebloPlex?

- A. Asset
- B. Liability
- C. Neutral
- D. Short term liability/long term asset
- E. Long term liability/short term asset

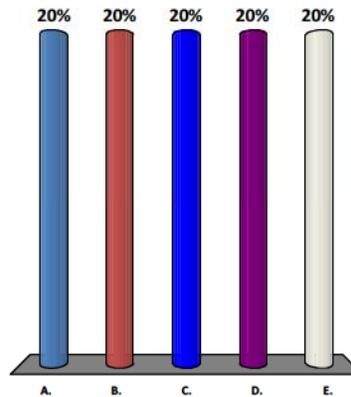


Slide 29

Polling Survey

What is the best way to alleviate negative impressions of the Pueblo Chemical Depot?

- A. Better promotion of positive aspects (site tours, ads, etc.)
- B. Create new businesses on-site
- C. Provide public uses
- D. Wait until the PCAPP mission is complete
- E. Not sure

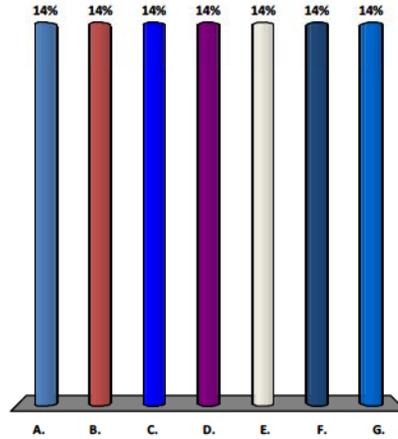


Slide 30

Polling Survey

How would you prioritize the improvements needed to attract businesses and developers? *(Select 2)*

- A. Improve access and roads
- B. Improve water and sewer infrastructure
- C. Provide economic incentives
- D. Clean up environmental hazards
- E. Provide transit to the site
- F. Improve rail system
- G. Other



Slide 31

Polling Survey

What is the best method to notify you about future public engagement opportunities?

- A. Email
- B. Newspaper
- C. Radio announcement
- D. Project website
- E. PuebloPlex Facebook
- F. PuebloPlex Twitter
- G. Public access channel



Slide 32

Planning Exercise

Breakout Groups by Table

- **Table Facilitator - Record Group Input for the following items on the Maps:**
 - **Development Opportunities**
 - **Development Constraints**
 - **Potential Uses / Vision for PuebloPlex**
- **Table Facilitator – Present Group Results**



Slide 33

NEXT STEPS

Next Steps

- **Further refinement of analysis**
- **Conduct Market Study**
- **Develop Plan Alternatives**
- **Public Meeting #2- Fall 2015**
 - **Presentation of Plan Alternatives**

Slide 34

You for your interest and participation!



www.puebloplex.com
www.puebloplexredevelopmentplan.com

Slide 35

 PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

 Matrix
DESIGN GROUP

Public Meeting 1 Questions Recorded

During the presentation, there were a number of questions raised by the public;

- Question: *Is there a requirement to address the Homeless?*

Answer: Yes, as part of the Base Closure process there is a Federal requirement to address the needs of the local agencies that serve the Homeless. PuebloPlex has two requests from Rescue Mission and Cooperative Care to provide a facility.

- Question: *Does the \$700,000 fee to Matrix come from an OEA grant and does any of the grant stay in the local community?*

Answer: Yes, but the total grant was approximately \$1.2M and much of the total grant goes to salaries of the PuebloPlex employees, maintenance, improvements, caretaker costs, and consultant team fees, of which many are local consultants. Much of the grant does come back to the local economy. There will be additional grant applications to OEA. PuebloPlex will receive more grant monies over the next few years regarding environmental cleanup and infrastructure improvements.

- Question: *Are the igloos available to lease?*

Answer: Yes, there are a number of igloos currently being leased and in the future some may be sold.

- Question: *Is it possible to use the existing infrastructure?*

Answer: Yes, since the existing activities on Depot are utilizing the existing utility systems, those systems can be utilized for the initial redevelopment activities. As redevelopment intensifies those existing systems will become overtaxed and will require new systems.

- Question: *Is it possible to lease back facilities to the Army?*

Answer: Yes, there are a number of bases that have leased back facilities to the Army but it is not very common.

- Question: *Are elected/appointed members of the local Councils/Boards involved?*

Answer: Yes, members of the City Council, County Board, PEDCO Board and PuebloPlex Board have been part of the numerous Stakeholder interviews and have been invited to all the public meetings. Their input is essential.

- Question: *Is the ownership of the Depot staying with PuebloPlex?*

Answer: No, it is the intent to sell/lease all the property and get it back on the tax rolls.

- Question: *Is there an opportunity to partner with educational institutions?*

Answer: Yes, in fact the Pueblo Community College is currently working on developing training and recertification programs for manufacturing equipment operators and developing an incubator program for new businesses.

- Question: *What are some examples of successful projects?*

Answer: Newport Chemical Depot Reuse Master Plan is a redevelopment plan for a 6,000 acre Army installation in central Indiana. The project is very similar to PuebloPlex in that there was short term and long term development opportunities identified along with their development costs and projected revenues incorporated into a strategic plan to move the project forward. Today there is an energy plant, major rail car storage facility, and grazing opportunities. There are numerous success stories across the country. Many are associated with more urban located redevelopment efforts such as Lowry Air Force Base in Denver, Fitzsimmons Army base in Aurora, and Stapleton Redevelopment in Denver.

- Question: *Is the Homeless Requirement simply window dressing?*

Answer: No, there are two local agencies who have submitted their request for support/facilities. PuebloPlex is currently working with them to assemble their business plans and move their request forward.

- Question: *Who takes ownership of the property and do we have to take all the property?*

Answer: Ideally PuebloPlex would take ownership of all the property to be able to control redevelopment. An integral part of this redevelopment process is determining what the value of the property is, balanced against the cost of dealing with the problems of the site and cost to prepare the site for development. In some instances the Army has sold off parcels to individuals/business interests. In that case there is no overall control to insure that there is an orderly redevelopment which reduces overall costs.

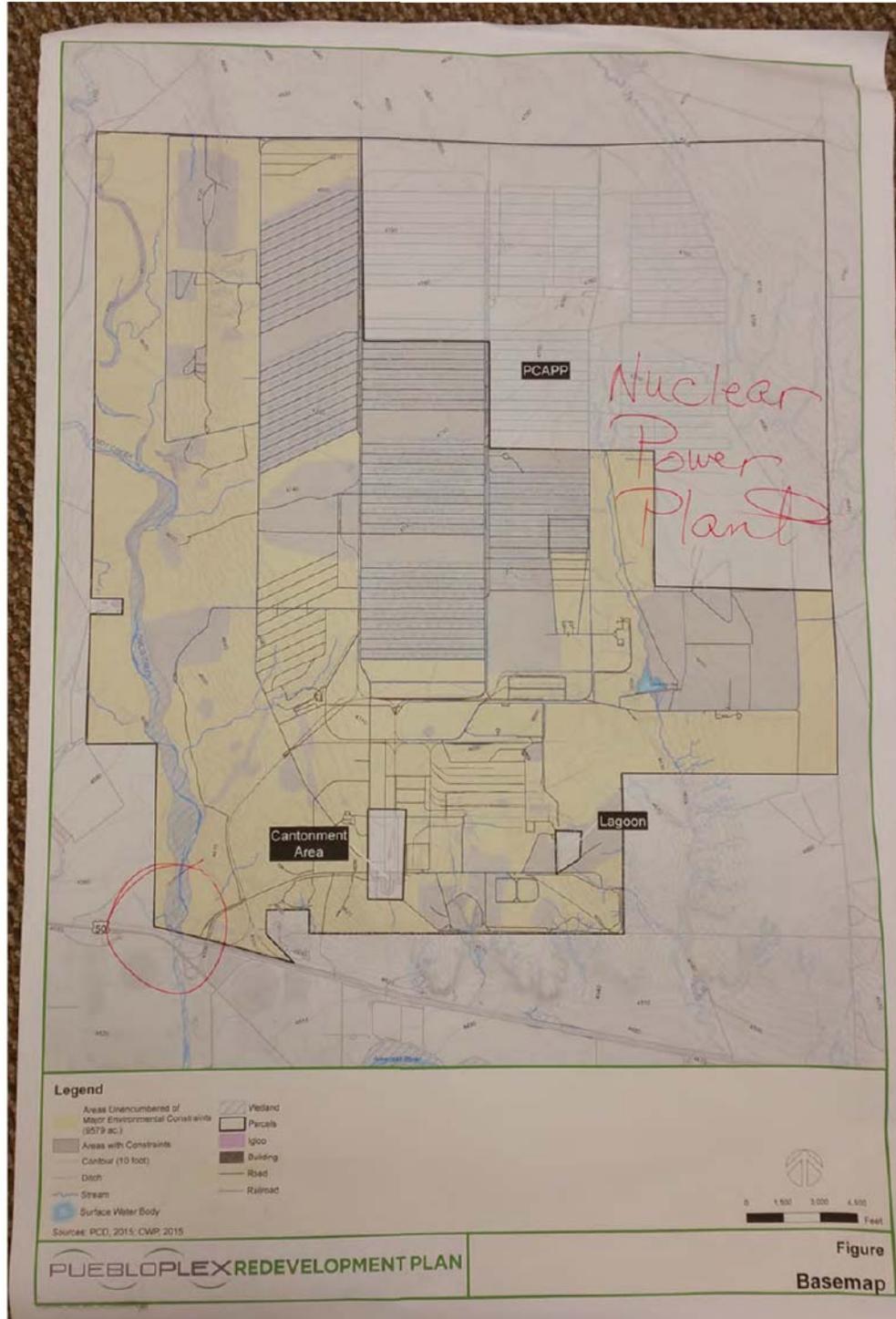
Public Meeting 1 Interactive Polling Survey Results

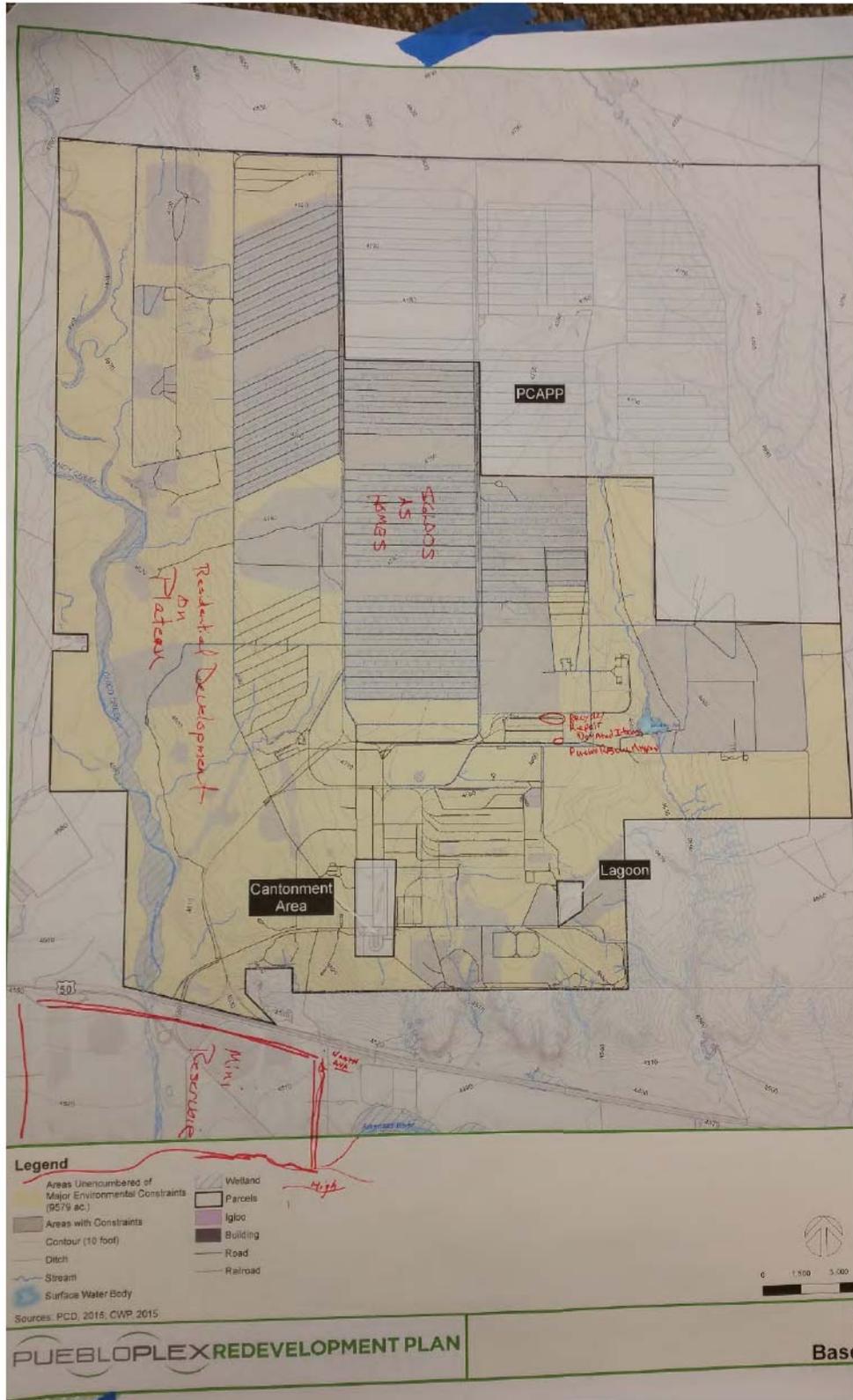
The meeting attendees participated in a live interactive audience polling survey, where attendees were asked questions and responded in real-time using handheld remotes to vote on each question. The survey gauged the public to obtain their understanding of the project and various resources, how they heard about the meeting, and other general information.

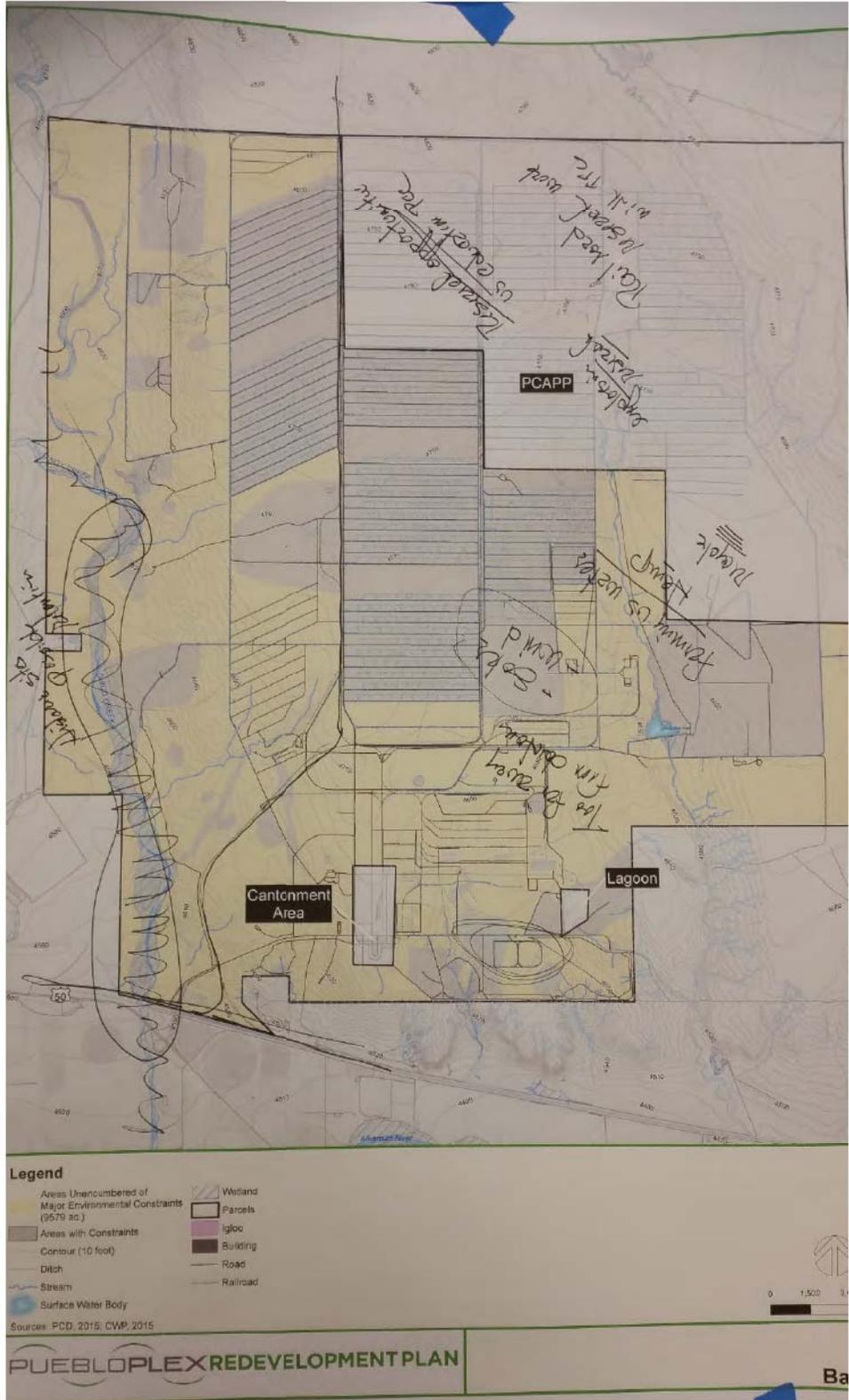
Some of the results from the survey are summarized below.

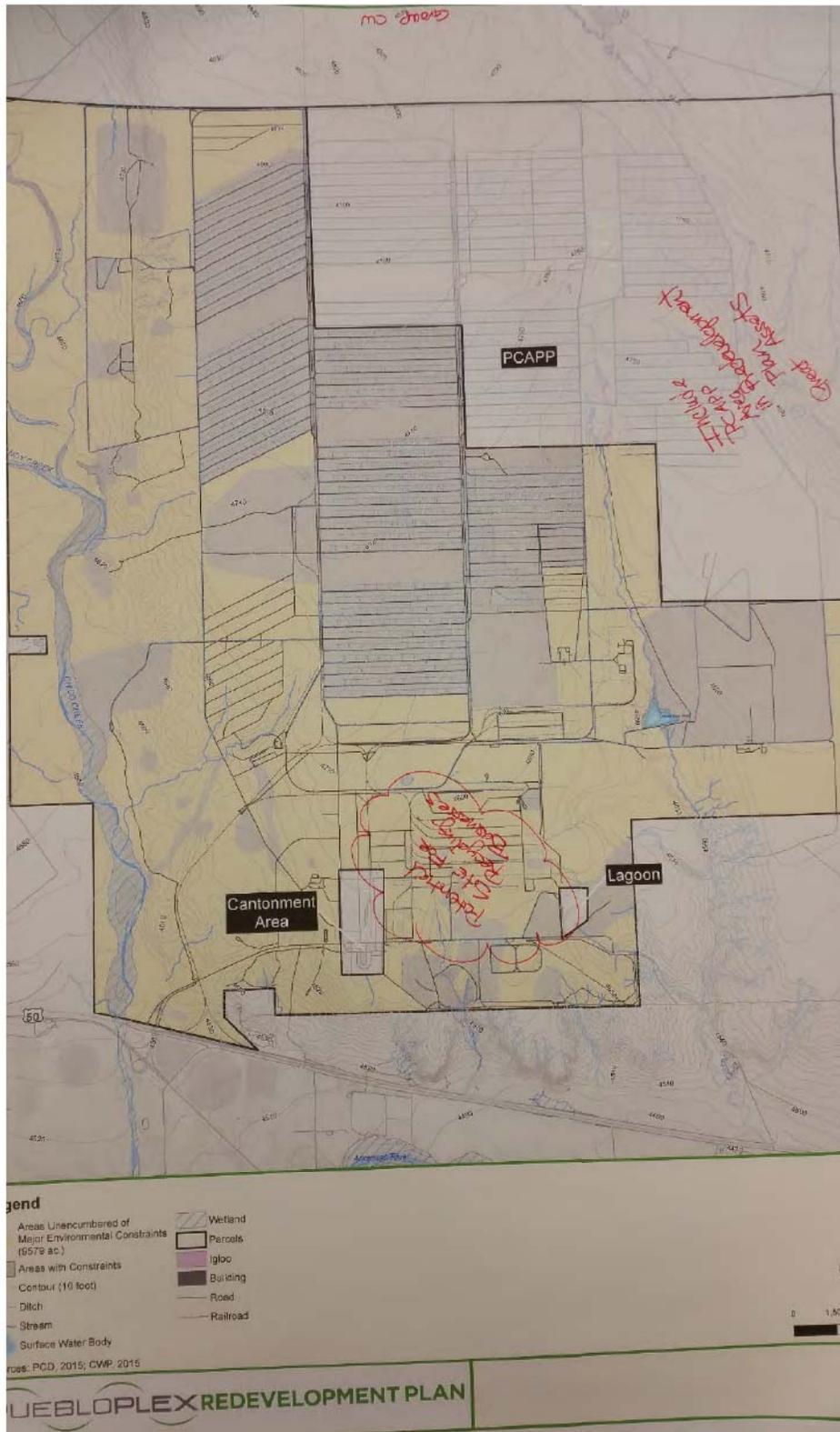
- Where do you live?
 - City of Pueblo- 61%, Pueblo County-19%, the balance in Pueblo West, Avondale, Boone, and other.
- Where did you hear about the meeting?
 - Newspaper-51%, Email-27%, the balance from PuebloPlex Facebook and other.
- How familiar are you with the PuebloPlex site and facilities?
 - Very familiar-37%, somewhat familiar-31%, familiar-25%, and not familiar-7%.
- What are the key advantages for development at PuebloPlex?
 - Access to rail-23%, existing facilities-21%, I-25 access-14%, land cost-13%, proximity to Pueblo-10%, and the balance of regional labor force, cost of living and quality of life, proximity to TTC, and other.
- Which market sectors have the most potential?
 - Warehousing/distribution-24%, alternative energy-19%, light and heavy industrial-18%, manufacturing/distribution-12%, and the balance of research and development, bulk storage/materials processing, multi-modal facilities, and other.
- Do you feel the PCAPP facility is an asset or liability in terms of redevelopment?
 - Short term liability/long term asset-41%, asset-38%, neutral-16%, and liability-5%.
- What is the best way to alleviate negative impressions of the Depot?
 - Create new businesses on-site-44%, better promotions such as ads, tours, others-34%, provide public use-10%, and the balance of waiting until the PCAPP mission is complete and not sure.
- How would you prioritize improvements to attract development?
 - Improve water and sewer infrastructure-31%, improve access and roads-22%, clean up environmental hazards-29%, provide economic incentives-14%, and the balance of improving rail service, providing transit to the site, and other.
- What is the best method to notify you about future engagement opportunities?
 - Email-58%, newspaper-29%, PuebloPlex facebook-8%, and the balance of project website and public access channel.

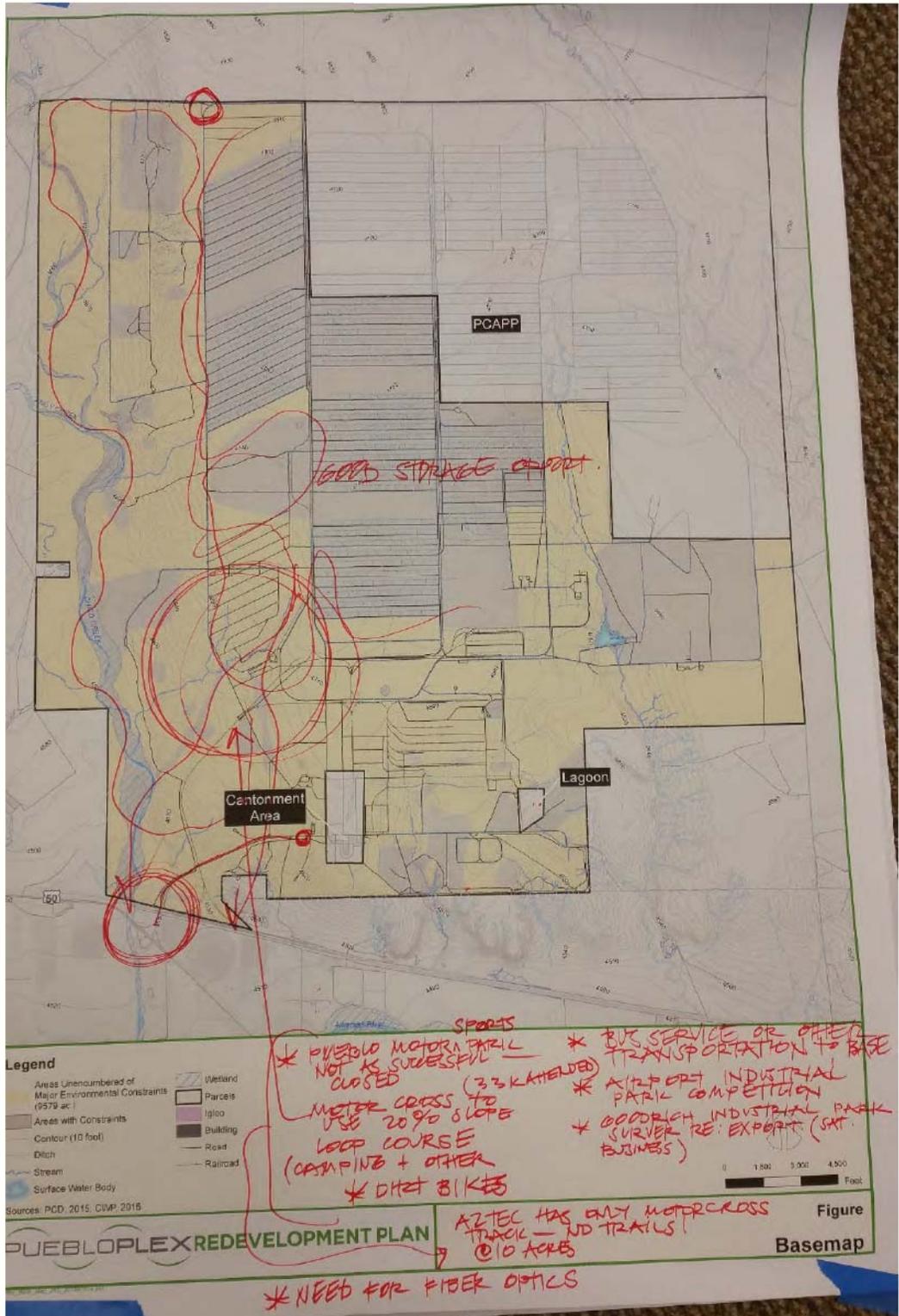
Public Meeting 1 Table Exercise Results

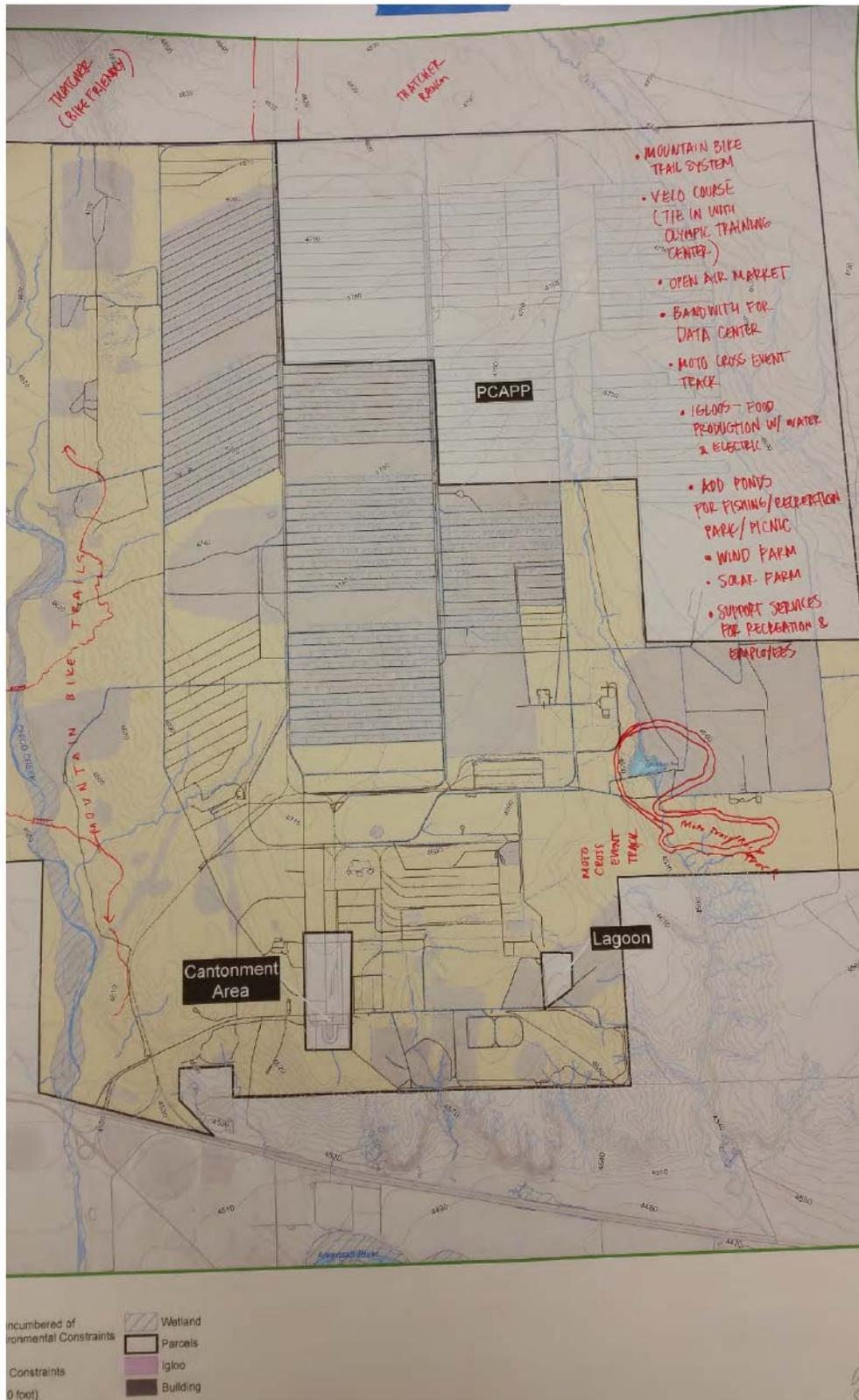












From: Guy Chabot [mailto:chabot.guy@gmail.com]
Sent: Thursday, July 9, 2015 11:59 AM
To: Celeste Werner
Subject: PuebloPlex Redevelopment Plan Public Meeting

Hello Celeste,

I congratulate you and your team on a very successful public meeting #1. It is always a challenge to make an engineering based presentation to a varied lay crowd and get them to understand what you are trying to convey. The team was prepared and for a project of this size the analysis completed so far was excellent. The graphics were clean and clear, although somewhat difficult for an older guy to see from a distance. The hard copies on the back wall helped for those that wanted to take a closer look and the active survey was a great idea.

As a new member of the Pueblo community, moving into town next week, I have much to learn about this area and thought that the opportunity to attend this meeting was a great way to start. Your information, along with the future meetings, will allow me to gain not only an insight into the workings of the Pueblo community but provide me with valuable technical data. It will also let me to see where the community wants to take the city in the future.

Our table discussion was the highlight of the night and the free flow of ideas was very interesting to say the least. I am concerned with the one comment about, "Pueblo is a blue collar city and it will always be a blue collar city". I have learned that a narrow focused comment like this doesn't help to promote the diversity that every city needs to grow and prosper. My hope is that future presentations will promote the advantages of diversity (people, places and things), and the many unexpected benefits it brings. Pueblo is a small city with huge potential.

Thanks again for a pleasant evening and I look forward to meeting with you in the future.

Guy Chabot, AIA

From: "Kevin Niles" <niles.kevinw@gmail.com>
Date: July 15, 2015 at 12:38:04 PM MDT
To: <rdesalvo@puebloplex.com>
Subject: Pueblo Army Depot

July 15, 2015

Mr. Russell DeSalvo III
President & CEO of PuebloPlex
rdesalvo@puebloplex.com

Mr. DeSalvo;

I am writing to provide you more detail about the Arkansas Groundwater Users' Association (AGUA) and our interest in and potential plans for approximately 365 acres of property located on the southwest corner of the Pueblo Army Depot.

AGUA is a non-profit, member owned, well augmentation group formed by farmers in the Arkansas River basin in the mid-1990's. Our mission is to help our members comply with state rules governing the use of wells in the basin. To do that we use surface water rights that we own or lease to replace depletions to the river caused by our members' well pumping.

One of the preferred ways to replace depletions is through the use of recharge ponds. A recharge pond is a reservoir designed to allow water put into it to percolate back into the aquifer below. Through this process our members are able to pump year round even though our physical supply of surface water may only be available for 2-3 months in the summer. Recharge ponds also allow you to store water in wet times to be used in drier times like the drought we are currently experiencing. AGUA currently owns and operates 3 recharge ponds just south and west of the Army Depot property. They are an important part of our augmentation plan but are limited in size and volume. Acquiring the 365 acres of Army Depot land would allow us to increase both our recharge capacity and the quality of recharge. This would provide great benefit to farmers in Pueblo County our members' farms east of there.

Our initial plan for the Army property would be to build a 30 acre recharge pond on the southern end of the parcel with additional ponds added as there is a need for them. If operated like our other ponds the new pond(s) would have water in them from March-November. This pattern lends itself to dual use of the site for grazing or wildlife habitat. I would be happy to provide more technical details regarding the design and our multi-use nature of the project at your convenience.

Please don't hesitate to contact me with additional questions.

Sincerely,

Kevin W. Niles

General Manager
Arkansas Groundwater Users Association
Pueblo Colorado
Main: (719) 948-2150
Cell: (719) 281-0809

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Focus Group Meeting 2



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Focus Group 2 Post Card

FOCUS GROUP MEETING: *Your input is important!*



DATE:
September 9, 2015

Focus Group Meeting #2:
Market Trends and Business Development Opportunities for PuebloPlex and the Pueblo Region

TIME:
8:30 - 11:30 am

You are invited to participate in the upcoming Focus Group Meeting where you can hear experts in the field of economics, market industry assessment, and business attraction strategies present their findings on these topics relating to PuebloPlex and the Pueblo Region. All are encouraged to share their thoughts on these topics to help guide the future development of PuebloPlex.

LOCATION:

Center for American
Values Hall,
Waterfront on the Riverwalk,
101 S. Main Street,
Pueblo, CO 81003

PLEASE RSVP to Trina Spangle at:
Trina_Spangle@matrixdesigngroup.com or call 602.288.8344 to confirm your participation in the Focus Group Meeting.

For more information on the project, contact: Michael J. Clarkson, Analyst and Project Manager
719.947.3770 mclarkson@puebloplex.com

www.PuebloPlexRedevelopmentPlan.com

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DATE/TIME: September 9, 2015 @ 8:30		GROUP: Focus Group 2	LOCATION: Center for American Values Hall	
NAME	ORGANIZATION	ADDRESS	E-MAIL	TELEPHONE #
Chris Markuson	Pueblo County	215 W 10th #340	Markuson@co.pueblo.co.us	719 583 6240
Steven Trujillo	Latino Chamber	215 S. Victoria Ave	ce@pueblokitchenmember.com	719-542-5513
Cherry Bour	PuebloSource		cherry@puebloplan.com	719 947 3770
Mike Rounph	DD Marketing	504 N Grand	mrounph@delmktg.com	337-0781
Mel A. Otero, Jr.	Pueblo S.L. Dist 70	301 28th Lane, Pueblo 81001	mibero@district70.org	719 295.6556
Russell Robledo	PuebloPlex			719-947-3770
Pepper Whitford	City of Pueblo	350 Alton Hume	pepper@cityofpueblo.us	719-553-2722
Terry Book	Pueblo Board of Waterworks	P.O. Box 400	tbook@pueblowater.org	719 584-0233
Ashley Valdez	Xcel Energy	615 W 7th St.	ashley.a.valdez@xcelenergy.com	719.415-0248

DATE/TIME: Sept. 9, 2015 @ 8:30		GROUP: Focus Group 2	LOCATION: Center For American Values Hall	TELEPHONE #
NAME		ORGANIZATION	ADDRESS	E-MAIL
JACK RINK	PEDECO	301 N MAIN PUEBLO 81003	719-544-2000 X106	
Ryan McWilliams	International Engineering	314 W Park Ave 81004	ryan@i-engr.com	719-357-5852
Barbara Vidmar	Pedco		barbzu@hotmail.com	
Ronald Moore	PUEBLO COMMUNITY HEALTH CENTER		dmoore@pueblochc.org	

DATE/TIME:	GROUP:	LOCATION:	TELEPHONE #
NAME	ORGANIZATION	ADDRESS	E-MAIL
Sept. 9, 2015 @ 8:30	Focus Group	Center For American Values Hall	
Chris Kaufman	N/A		kaufman21chris@gmail.com 719 250-4484
Steven L. Trujillo	Latino Chamber of Commerce	215 S. Victoria, 81013	CEO@puertolettino.com 719-548-5513
Ron Francisco	Pewsey Transition Clinic	190 Greenman Drive 81004	R.Francisco@Pewsey.com 719-623-5700
Mike Wakefield	CSU-Pueblo High School Teachers	2200 Bonforte Blvd Pueblo, CO 81001	michael.wakefield@csupueblo.edu 719.549.2933
Michael Clarkson	Pueblo Plex		MCLARKSON@PUEBLOPLEX.COM 719-947-3770

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Economic / Business Development

Focus Group Meeting #2

September 9, 2015



Agenda

- **PuebloPlex Overview**
- **Market Conditions Overview**
 - Market Factors
 - Economic Development Successes and Regional Competition
 - Economic Growth Estimates
 - Real Estate Values
 - Regulatory Factors
 - Market Sectors
 - PuebloPlex Opportunities
- **Business Attraction Overview**
 - Principles of Business Attraction
 - Regional Business Climate
 - Case Studies
 - Lessons Learned
- **Group Discussion**
- **Next Steps**

Slide 2

What is the PuebloPlex Redevelopment Plan?

- A Plan to redevelop the former Pueblo Chemical Depot
- A Plan that will:
 - Treat this as a Start – Up Business and not a base closure
 - Determine the highest and best land uses for the property
 - Maximize opportunities for economic development
 - Create jobs for the Pueblo community
 - Provide an Implementation Strategy for long – term success that is
 - Phased
 - Market – based
 - Fiscally realistic

Slide 3

Why is this Project Important?

- **PuebloPlex has the opportunity to....**
 - Be one of the largest redevelopment opportunities in the US
 - Attract world – wide investments to this region
 - Create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Be a catalyst for new economic development within the Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 4

Where is the Project Located ?



Slide 5

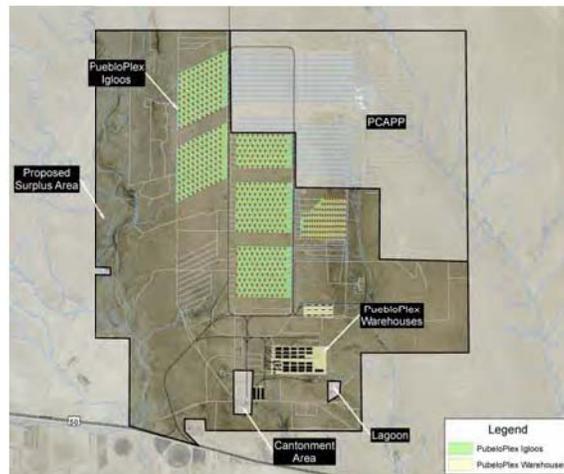
PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix
DESIGN GROUP

PuebloPlex Existing Assets

PuebloPlex Assets

- 15,848 acres
- 125+ habitable structures
- 620 Storage Igloos
- 3.1M+ SF of Facilities
- 137 miles of Paved Roadways
- 39 miles of on Site Rail
- 60 Solid Waste Management Units



Slide 6

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix
DESIGN GROUP

PuebloPlex Existing Assets

Existing Facilities (Habitable Structures)

- Inspected more than 125 buildings for reuse potential
- Assessed interior and exterior elements, utilities and building systems, drainage, compliance with ADA
- 0 Structures rated “Excellent”
- 15 Structures rated “Good”
- 34 Structures rated “Fair”
- 17 Structures rated “Poor”

Environmental Constraints

- Areas of Concern include Solid Waste Management Units (SWMUs)
- 60 SWMUs at PuebloPlex categorized into 7 types ranging from areas with no environmental history to areas where hazardous materials have occurred but remediation activities have not been conducted

Slide 7

MARKET CONDITIONS OVERVIEW

Slide 8

Market Conditions

- **Demographic Context**
 - Population, age, race/ethnicity, income levels
- **Economic Context**
 - Labor Force, employment, unemployment, establishments, wages
- **Economic Development Context**
 - Recent successes, competing properties
- **Real Estate and Regulatory Context**
 - Land pricing, building pricing, regulatory context
- **Market Context**
 - Market sectors, economic growth estimates
- **Anchor Tenants and the Art of the Possible**

Slide 9

Population Growth

Population	Pueblo County	State of Colorado
2020 Projection	168,787	5,721,105
2015 Estimate	163,104	5,380,981
2010 Census	159,063	5,029,196
2000 Census	141,470	4,301,251
Growth 2015 - 2020	3.48%	6.32%
Growth 2010 - 2015	2.54%	6.99%
Growth 2000 - 2010	12.44%	16.92%
Source: Nielsen, 2015		

- County current population estimated at 163,104
- Growing at a slower rate than the State
- Growth rate expected to increase through 2020

Slide 10

Age Cohorts

Age Stratification	Pueblo County	Pueblo County	State of Colorado	State of Colorado
Age 16 and over	129,440	79.4%	4,255,973	79.1%
Age 18 and over	124,861	76.6%	4,114,084	76.5%
Age 21 and over	117,968	72.3%	3,888,995	72.3%
Age 65 and over	27,811	17.1%	693,514	12.9%
2015 Est. Median Age	39.0		37.0	
2015 Est. Average Age	39.7		37.9	
Source: Nielsen, 2015				

- County population is older than the State as a whole
- County population over 65 years is 5 percent higher than State
- County median age two years older than State

Slide 11

Race and Ethnicity

- Pueblo County has a more diverse population base
 - 21.5% non-white vs. 19.6% for the State
- Pueblo has a substantially higher concentration of residents that are identified as Hispanic or Latino
 - 42.8% Hispanic / Latino vs. 21.4% for the State
 - Pueblo's concentration is twice that of the State

Slide 12

Income Levels

- Low end of income spectrum:
 - More than 28% of Pueblo County households have income of less than \$25,000, while the State of Colorado has less than 20% of households in this income range.
- High income households:
 - 13.7% of Pueblo County households earn more than \$100,000, according to Nielsen. This is substantially lower than the 26.3% of households in the State with income of more than \$100,000.

Slide 13

Labor Force, Employment and Unemployment

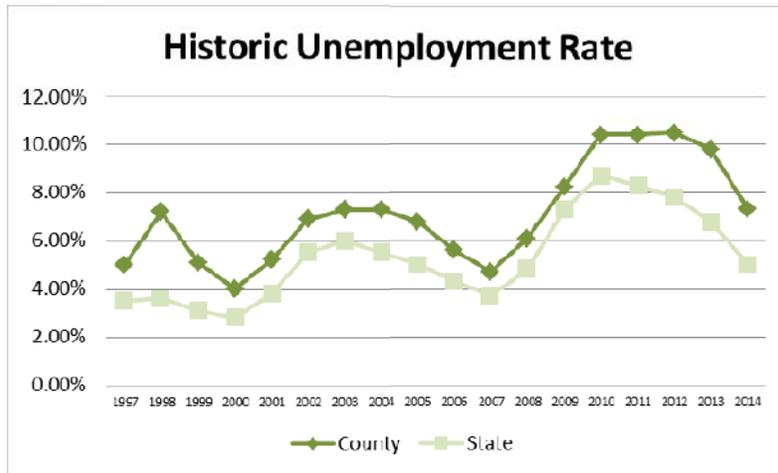
- Estimated 5,358 unemployed in Pueblo County in 2014
- Unemployment rate of 7.3%
- State unemployment lower at 5.1%
- Pueblo County has historically had higher unemployment than the State

Employment and Labor Force Trends in Pueblo County	Labor Force	Employed	Unemployed	Rate
2010	74,396	66,667	7,729	10.4%
2011	75,041	67,225	7,816	10.4%
2012	74,427	66,590	7,837	10.5%
2013	73,641	66,448	7,193	9.8%
2014	73,037	67,679	5,358	7.3%
Change, 2010 - 2014	-1,359	1,012	-2,371	-3.1%
Employment and Labor Force Trends in Colorado	Labor Force	Employed	Unemployed	Rate
2010	2,724,417	2,486,404	238,013	8.7%
2011	2,734,416	2,507,786	226,630	8.3%
2012	2,757,126	2,542,510	214,616	7.8%
2013	2,779,831	2,560,808	189,023	6.8%
2014	2,817,334	2,675,947	141,387	5.0%
Change, 2010 - 2014	92,917	189,543	-96,626	-3.7%

Source: Bureau of Labor Statistics, 2015

Slide 14

Historic Unemployment



Slide 15

Establishments and Wages

Establishments and Wages in Pueblo County	2008	2013	Change	% Change
Total Establishments	3,277	3,036	-241	-7.4%
Total Employment	47,865	46,754	-1,111	-2.3%
Average Wage	\$ 30,337	\$ 36,026	5,689	18.8%
Health Care/Social Assistance Employment	11,340	12,228	888	7.8%
Retail Trade Employment	8,173	8,013	-160	-2.0%
Accommodation and Food Service Employment	5,836	5,565	-271	-4.6%
Manufacturing Employment	4,255	4,248	-7	-0.2%
Healthcare/Social Assistance Average Wage	\$ 36,173	\$ 41,867	5,694	15.7%
Retail Trade Average Wage	\$ 23,609	\$ 24,438	829	3.5%
Accommodation and Food Service Average Wage	\$ 11,345	\$ 12,782	1,437	12.7%
Manufacturing Average Wage	\$ 47,080	\$ 55,481	8,401	17.8%

Source: County Business Patterns, 2008 and 2013

Slide 16

Comparison to Average County Wage -2013

2013 Average Wage by Sector as a Percentage of County Average Wage	Average Wage	% of County
Total for all sectors	\$ 36,026	100.0%
Agriculture, forestry, fishing and hunting	\$ 14,143	39.3%
Mining, quarrying, and oil and gas extraction	N/A	N/A
Utilities	N/A	N/A
Construction	\$ 45,572	126.5%
Manufacturing	\$ 55,401	154.0%
Wholesale trade	\$ 43,308	120.2%
Retail trade	\$ 24,438	67.8%
Transportation and warehousing	\$ 40,113	111.3%
Information	\$ 39,277	109.0%
Finance and insurance	\$ 40,766	113.2%
Real estate and rental and leasing	\$ 35,151	97.6%
Professional, scientific, and technical services	\$ 84,541	234.7%
Management of companies and enterprises	\$ 58,000	161.0%
Administrative and support and waste management and remediation services	\$ 23,093	64.1%
Educational services	\$ 31,065	86.2%
Health care and social assistance	\$ 41,867	116.2%
Arts, entertainment, and recreation	\$ 27,721	76.9%
Accommodation and food services	\$ 12,782	35.5%
Other services (except public administration)	\$ 21,320	59.2%
Industries not classified	N/A	N/A

Slide 17

Source: County Business Patterns

Recent Economic Development Successes

- Rocla - concrete railroad ties
- pewag USA – tire chains
- United Technologies expansion – aircraft braking systems
- Westwind Wood Specialties
- United Launch Alliance – propulsion system, Vulcan rocket
- Expansion of Big R corporate headquarters
- Comanche Solar

Slide 18

Competing Industrial Sites

- St. Charles Industrial Park – More than 1,000 acres
- Minnequa Industrial Park – More than 4,700 acres
- Airport Industrial Park – Limited number of lots available
- Pueblo Springs Ranch – Proposed major mixed-use development which is expected to include competing office and industrial properties
 - All are located closer to the City of Pueblo and I-25 than PuebloPlex
 - All existing parks have available infrastructure

Slide 19

Real Estate Values

- Land at existing industrial parks range from \$40,000 per acre at Minnequa to \$32,000 at the Airport Industrial Park to \$16,000 per acre at St. Charles
- Most developable land in the region (non-highway) is in the range of \$1,000 to \$6,000 per acre
 - Commercial/retail parcels are much more expensive (up to \$150,000 per acre), land for marijuana grow operations being marketed at \$43,560 per acre
- Office buildings lease in the range of \$8 to \$14 per SF
- Warehouse and distribution facilities in the range of \$4 to \$7 per SF

Slide 20

Regulatory Factors

- PuebloPlex is zoned as S-1 (Public Use District)
 - Goal is to retain and provide land for public uses
 - Emergency facilities are allowed by right
 - All other uses require review
- Property is likely to require rezoning after reuse plan is finalized

Slide 21

Projections for Fastest Growing Sectors

Sectors with the Highest Projected Employment Growth Through 2024	2014 Estimated Employment	2024 Projected Employment	Change	Annual % Change
Fabricated Metal Product Manufacturing	967	1,369	402	3.5%
Construction of Buildings	823	1,157	334	3.5%
Professional, Scientific, and Technical Services	1,599	2,242	643	3.4%
Ambulatory Health Care Services	4,137	5,698	1,561	3.3%
Merchant Wholesalers, Durable Goods	789	1,075	286	3.1%
Health and Personal Care Stores	514	688	174	3.0%
Miscellaneous Store Retailers	467	630	163	3.0%
Animal Production	26	35	9	3.0%
Wood Product Manufacturing	64	85	21	2.9%
Specialty Trade Contractors	1,585	2,079	494	2.8%
Building Material and Garden Equipment, Supplies Dealers	734	959	225	2.7%
Furniture and Home Furnishings Stores	180	230	50	2.5%
Management of Companies and Enterprises	164	207	43	2.4%
Furniture and Related Product Manufacturing	23	29	6	2.3%
Real Estate	419	516	97	2.1%
Internet Svc Providers, Web Search, Data Processing Svcs	53	65	12	2.1%
Motor Vehicle and Parts Dealers	915	1,114	199	2.0%
Heavy and Civil Engineering Construction	577	704	127	2.0%
Chemical Manufacturing	103	125	22	2.0%

Source: Colorado Dept. of Labor, Labor Market Information, 2015

Economic Growth Estimates

- CDLA projects growth in Traditional Industrial Basic Jobs in Pueblo County of 1,300 by 2040
 - This equates to 52 new jobs per year
- Total employment is projected to increase by 31,000 in Pueblo County through 2040
 - Almost 1,250 net new jobs annually
 - Includes jobs from all sectors
 - Not all jobs are realistic for the PuebloPlex property
- PuebloPlex has the ability to support “one-of-a-kind” opportunities from an economic development perspective

Slide 23

Market Sectors

Agricultural / Research and Development Uses

- Farming and grazing uses are significant in the County. There are 895,000 acres dedicated to farming.
- Marijuana / Hemp
 - Increase in grow operations since legalization
 - Multiple large grow house operations under development or in permitting
 - Water demand is a concern

Manufacturing Uses

- Pueblo County has an experienced, well trained workforce supporting its manufacturing sector.
- Pueblo County has 9.9 percent of workforce in manufacturing – 4.5 percent higher than the State manufacturing workforce.
- Concentration of manufacturers in rail-related industries, and steel/metal fabrication.

Slide 24

The Art of the Possible

- Redeveloping a site as large as PuebloPlex is likely to require attraction of new users to the region
- Many other former military bases benefitted from large “anchor” tenants
 - Seneca Army Depot – Correctional facility and \$20 MM WWTP
 - Fort Devens – Federal Correctional Medical Center and Pharmaceutical Campus
 - Fort Ord – California State University Campus
 - Williams Air Force Base – ASU Tech Campus
 - Pease AFB – U.S. Visa & Passport Center
- Need to be prepared for large-scale opportunities while continuing to pursue small-scale users

Slide 27

BUSINESS ATTRACTION OVERVIEW

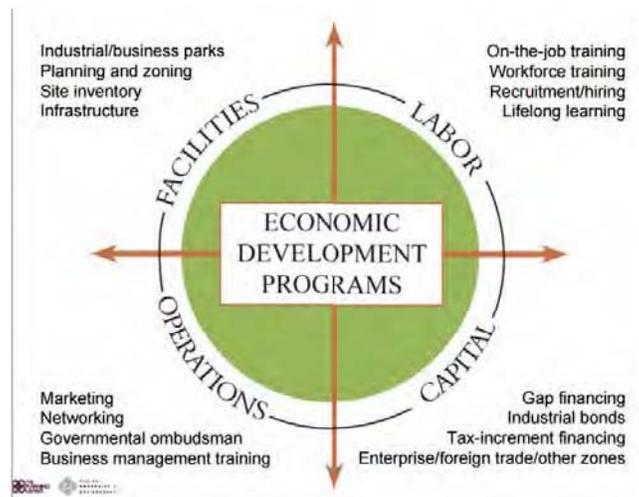
Slide 28

What is Business Attraction?

- A component of economic development that attracts new businesses that create new jobs, tax bases, wage improvements, and a better quality of life.
- Three paths to increased employment:
 1. New businesses
 2. Expanding businesses
 3. Relocating businesses
- Most business attraction is based on **incentives** but these are usually not enough on their own. Studies show other important factors in firm location decisions are:
 - Quality of labor force, transportation accessibility, and surrounding market
 - A high-quality, liveable community

Slide 29

Dimensions of Economic Development that Contribute to Business Attraction



Slide 30

Businesses Are Coming to Pueblo

- Solar energy projects – Comanche Solar
- Rocla Concrete Ties – relocation from Denver
- Pewag USA – tire-chain manufacturer
- United Technologies – aircraft brake manufacturing
- Westwind Wood Specialties
- United Launch Alliance – Vulcan rocket testing & manufacturing
- Big R corporate headquarters expansion
- Hemp and marijuana farming operations

Slide 31

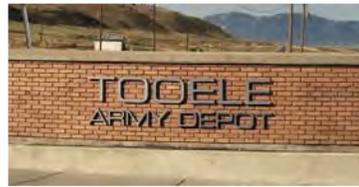
Selected Business Attraction Case Studies

- Case studies offer lessons from sites with similar advantages and constraints, demographic and location qualities, and potential land uses:
 - Tooele Army Depot, Utah – BRAC Site
 - Newport Chemical Depot, Indiana – BRAC Site
 - South Point Plant, Lawrence County, Ohio
 - Aerojet Solar Development, Sacramento County, California

Slide 32

Tooele Army Depot, Utah: BRAC Redevelopment

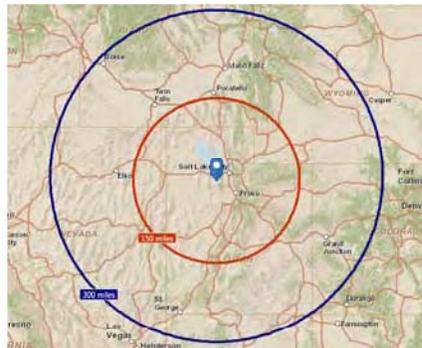
- Established in 1942 as a munitions storage facility
- BRAC 1993 eliminates certain functions on the site, but Tooele Army Depot remains active military installation
- 1999 – 1,700 acres and 258 buildings transferred to Tooele City and then purchased by Depot Associates
- Ninigret Group purchased site in 2013, and Peterson Companies purchased remaining buildings on site in 2014, now with 6 tenants
- Cabela's has a new distribution center under construction today



Slide 33

Tooele: Local Context

- 40 minute drive to Salt Lake City and airport
- Four million people live within 300 miles of Tooele (7.5 million for Pueblo); 24 million live within 500 miles (20.5 million)
- Population: 31,600
- Median HH Income: \$62,000



Slide 34

Tooele: Current Tenants

- Tenanting has been successful, but there is still a lot of space available
- Peterson Industrial Depot Tenants
 - Utah Fabrication (owned by Peterson Holdings)
 - Rocky Mountain Railcar Repair (owned by Peterson Holdings)
 - Tooele Gymnastics
 - BounceTown
 - Electronic Recycling Solutions
 - Depot Home Furniture Warehouse
 - **1.9 million sf available / ~2.3 million sf (83%)**
- Other
 - Cabela's Distribution Center
 - Detroit Diesel
 - Airgas
 - **Approx 400 acres of developable land still available**

Slide 35

Tooele: Tax Incentives Behind the Deals

- Cabela's Distribution Center
 - State: "maximum cap tax credit of \$693,198 in the form of a post-performance **Economic Development Tax Increment Finance (EDTIF)** incentive, which is 20 percent of the net taxes Cabela's will pay over the 10 year life of the agreement." Tied to 250 new jobs, 85 of which will pay at least 100 percent of Tooele County's average wage.
 - City: **\$4 million tax credit** over 15- year period paid from increment in property tax. Tied to size of facility and more than 178 employees.
- Air Products
 - **EDTIF** with maximum cap tax credit of \$208,500, or 20% of net taxes owed over the 10 year agreement. Tied to 57 full time jobs.
 - City: Less than \$5k per job or 30% of tax increment generated over 5 years. Tied to employment and wages 125% of county average
- Carlisle SynTec
 - City: \$500,000 - \$1.5 million in incentives

Slide 36

Newport Chemical Depot, Indiana

- Established in WWII as a munitions production site
- 1962-1968 – Nerve agent VX produced at site
- 2005 – Depot recommended for closure under BRAC
- 2010 – Site vacated by military
- 2011 – Nearly 7,000 acres transferred to Newport Chemical Depot Reuse Authority



Slide 37

Newport: Local Context

- Equidistant (20 min) to two major highways: I-70 and I-74
- Terre Haute is 30 minutes away; Indianapolis is 1 hour 40 minutes away
- 49 million people live within 300 miles of the Newport Depot (7.5 million for Pueblo); 100 million live within 500 miles (20.5 million)



Slide 38

Newport: Creating an Industrial Park

- Vermillion Rise Mega Park
 - Positioning as mega-site – one of few 1,000+ acre sites available for development
 - Central location
 - Significant water resources available
 - Rail access on borders of site



Slide 39

Newport: Current Tenants

- Scott Pet Products
 - 80 workers
 - Up to \$70,000 in training grants
 - Indiana awarded the county \$250,000 for infrastructure improvements
- Newport Pallet
 - 80,000 sf building on 40 acre site



Slide 40

Newport: Incentives

- **Local Incentives**
 - 10 year **tax abatement**
 - **Tax Increment Financing** for infrastructure improvements, bond payments, and other costs
- **State Incentives**
 - A host of **industry specific incentives** including: Clean Energy tax credits, Industrial Development Grant Fund, Industrial Recovery Tax Credit and others
 - A variety of tax abatement and TIF structures are possible

Slide 41

Lessons Learned from Tooele and Newport

- Sites have similar population and distance from major cities
- Long runway to get projects up and running
- Intense competition; engagement is expensive
- Branding and marketing essential to overcome stigma
- Scrutiny of site's strengths & weaknesses to fully understand and pursue businesses & industries
- Tax incentives from state, county, & city are essential to attract businesses
- Accessibility (rail or highway) is key for many of these tenants

Slide 42

South Point Plant, Ohio

- 1943- 1990: production facility for explosives, fertilizers, and industrial chemicals
- Designated EPA superfund site, owned by Ashland Oil
- Remediation activities began in 2001, first parcels transferred to Lawrence County EDC
- Designated as an Ohio Enterprise Zone



Slide 43

Businesses at The Point: Applied Industrial Technologies, Engines Inc., M&M Mailing, and Mercier's.

View of the Ohio River, looking north from The Point.

The Point: Current Tenants

- 8 small businesses (totaling 204 employees) including:
 - American Electrical Power
 - Engines, Inc.
 - M&M Mailing – direct mail marketing company
 - Mercier's – railroad right-of-way maintenance company
- Satellite campus for Ohio University
 - Provides training services for companies located at The Point and business incubation
 - Product of partnership between the University, LEDC, Lawrence County Chamber of Commerce, and the Huntington-Ironton Empowerment Zone

Slide 44

The Point: Incentives

- Low cost or free land with customized buildings
- Low interest financing for certain costs
- Tax abatements and state tax credits
- Employment linked tax incentives and subsidized job training



Slide 45

The Point: Lessons Learned

- **Importance of site specific characteristics**
 - Specifics of remediation on site allowed for quick turnover
 - Very favorable location with Ohio River, Heartland Corridor Railroad
 - Master Plan: Save time & money by deciding land use ahead of time and remediating to industrial standards, and building infrastructure as remediation clean up occurred
- **Collaboration among local and regional entities essential**
 - Cooperation among LEDC, Chamber of Commerce, and adjacent states made reuse more feasible
- **Development is long-term**
 - LEDC was created in the early 1980s and redevelopment didn't start until 1999
- The stigma of a superfund site is wearing off, and once understood, many tenants like the reuse story.

Slide 46

Aerojet Solar Farm: Superfund Site

- Roughly 5,900 acre property near Sacramento
- Since 1950s has served as test site for rocket propulsion systems
- Remediation began in the 1980s
- Coordinated with Sacramento Municipal Utility District to create 40 acre solar field
 - SMUD agrees to finance \$13 million of the total cost of \$20 million.
- Local developer, Solar Power, Inc., responsible for construction and management. Financed the project.
- Solar Power Purchase Agreement (SPPA): Solar Power owns, operates, and maintains the system; Aerojet hosts the system on its site and purchases the electric output

Slide 47

Aerojet: Lessons Learned

- Host of local, state, and federal incentives targeted towards clean energy
- Collaboration between private and public sector partners essential to address liability concerns, finance project, expedite permitting and grid connection, establishing operations and distribution agreements
- Solar energy provides energy for remediation of rest of site



Slide 48

BUSINESS ATTRACTION GROUP DISCUSSION

Slide 49

Business Attraction Discussion

- **QUESTION 1:**
What have been the most successful economic development strategies ? What factors contributed to successful opportunities? (*Example: incentives*)
- **QUESTION 2:**
What were the least successful economic development strategies? What factors contributed to losing big opportunities?

Slide 50

Business Attraction Discussion

- **QUESTION 3:**
To what extent has your strategy relied on thinking of Pueblo as a part of a larger Colorado region vs. as a stand-alone economy?
- **QUESTION 4:**
What are the challenges facing regional integration of the economy?
- **QUESTION 5:**
With whom do you compete as a region?

Slide 51

Business Attraction Discussion

- **QUESTION 6:**
We understand that the community college is very engaged with local industries. What additional role could/should education play in the economic development of the region?
- **QUESTION 7:**
Is there a mismatch between industry needs in terms of talent/skillsets and the educational opportunities available?
- **QUESTION 8:**
To what extent has *real estate* helped or hindered economic development in the region?
- **QUESTION 9:**
Is there a collaborative environment among people and groups that focus on economic development? Are there significant differences of opinion? Why?

Slide 52

Next Steps for Business Attraction Strategy

1. Engage with stakeholders & project team to fully understand industry and business attraction potential
2. Evaluate and understand incentives already in place, and how they have been working to attract businesses
3. Conduct research and interviews about best practices for a holistic business attraction strategy
4. Develop a market-based business attraction strategy for PuebloPlex focusing on target industries

Slide 53

Focus Group 2 Questions and Comments Recorded

Question: What have been the most successful economic development strategies? What factors contributed to successful opportunities? (Example: Incentives)

Collaboration and coordination between City, County, and PuebloPlex was noted as important to a successful business attraction strategy. A successful example identified was securing the United Launch Alliance as a PuebloPlex tenant through the quick action and collaboration between PEDCO, PuebloPlex, the City, and the Count, and the preexisting presence that ULA has in the region which provided advocates for a Pueblo location.

Growth has been robust throughout the state and reliance on incentives has not been necessary to attract business. However, local incentives contributing to successful economic development strategies were identified:

- *Workforce training through local Community Colleges and University is key for tailoring a workforce to suit employers. Partnerships with educational institutions have resulted in specific curriculums and certificate programs for leadership and entrepreneurship to help build a relevant workforce and retain local talent. The Pueblo Community College has mobile labs that can be taken into the field for students to get first-hand experience. Successes with the mobile labs include the healthcare field and the high school system*
- *Pueblo Development Foundation can provide attractive lease opportunities*
- *Enterprise Zone- variety of tax credits, capital investment opportunities and credits for vehicle acquisition*
- *Free land and building upgrades*
- *City of Pueblo 1/2 cent sales tax which can be used to support primary job creation – specific to the Pueblo Memorial Airport*
- *Tax abatements*
- *Federal grants through DOD Office of Economic Adjustment and US Economic Development Administration*
- *Capitalizing on higher wage growth industries such as the marijuana industry which has created a salary sweet spot by paying \$21.00 / hour, bringing higher wages into Pueblo*

Some incentive programs do create challenges –the Strategic Fund through the State, for instance, is difficult to qualify for because the development proposal must show there is competition from out-of-state.

Question: What were the least successful economic development strategies? What factors have contributed to losing big opportunities?

Many times, when companies consider locating in the Pueblo region and decide not to, the determining factors are unknown, though there have been instances where two large

companies provided reasons. Several factors related to why businesses may choose to locate in places other than the Pueblo region include:

- *Quality of the area schools. The media tends to focus on negative elements of the local school system and messaging does not emphasize achievements. There is not always an opportunity to mitigate perceptions of the school system because corporate decisions are not conveyed to local economic development organizations before a decision is made*
- *Area competition with existing businesses for qualified labor pool*
- *Lack of streamlined entitlement process*
- *Challenges with image of Pueblo:*
 - *Aesthetically unappealing along major roadways and lacks mature real estate to attract businesses*
 - *One of the most blighted areas on interstate runs through Pueblo*
 - *Limited quality of life elements such as shopping and other local amenities*
 - *Lack of code enforcement resources to ensure infractions are attended to*
 - *Historical and inter-generational perception of Pueblo that the regional focus is low-wage manufacturing*
 - *No Welcome Center in Pueblo*
 - *Fear factor associated with Latino community*
 - *Regional media focus on high crime; emphasis on negatives. Advertising in Pueblo is expensive, and because they are not part of the direct market, news broadcasts are dominated by Colorado Springs, leading to a lack of local focus. The case of Cheyenne Frontier Days was mentioned as an attraction that gets a better reception than Pueblo events though it is the same distance from majority Colorado population*

Challenges specific to PuebloPlex include readily available onsite water since the property is not connected to the municipal water system; water is currently provided through a series of on-site wells and the overall capacity is undetermined

Question: What are the challenges facing regional integration of the economy?

- *Lack of coordinated and collaborative vision at the leadership level to market a single message to prospective businesses*
- *Lack of real estate understanding*
- *Difficulty in obtaining assistance, even with connections; limited available resources to focus on all prospective businesses*

- *Lack of real estate market reach; does not extend as far north as Denver*
- *State allocations do not reach this far south; Colorado DOT projects require matching grants and incentives*
- *Pueblo is not telling the right story, to the right people, or are never truly given the chance to tell their story*
- *Well-meaning groups can hinder development if they do not feel that they are wanted or included in the process*
- *Lack of consistent application of regulations from agencies in the development approval process including decisions made without accountability. Regulatory support is needed for all development projects not just those pursued by PEDCO*
- *“Brain drain” in Pueblo – fertile ground for training but trouble retaining talent*

Question: Is there a mismatch between industry needs in terms of talent/skillsets and the educational opportunities available? Why is there a gap in unemployment and jobs – 4,200 jobs available, and high unemployment?

While there is a mismatch for certain skills, such as the surplus of highly-skilled welders, there is also a lack of workforce with “soft skills” which many attribute to the legalization of marijuana. These soft skills relate to:

- *Ability to show up to work on time*
- *Passing a drug test*
- *Demonstrating a criminal-free record*

The meeting concluded with a discussion of opportunities for the Pueblo region and PuebloPlex:

Pueblo needs to be marketed as the next place, and have a core group with a shared vision to create synergies, obtain funding, and clean up the area

Positives identified as focus areas for business attraction included:

- *Opportunity to tailor Google searches for Pueblo so that positive hits are at top of search results*
- *Pueblo has excellent amenities like bike trails that should be emphasized in the business attraction strategy*
- *Educating prospective businesses, local leadership, and economic development organizations on successful business attraction wins by emphasizing chain providers as catalysts for other businesses including positive impact on indirect employment and spin-off developments*
- *Out of the box thinking – case discussed of Ohio business headquarters choosing to relocate to Arizona because a local university waived the out-of-state tuition for 1,500 students of relocating families*

- *Emphasis on lower incomes in Pueblo region than state average which provides businesses with higher rate of return and opportunity for reinvestment in higher paying jobs*
- *Emphasis that short-term opportunities are available at PuebloPlex; it is lease ready*
- *Six companies in the rail sector are currently contemplating locating in Pueblo*



Public Meeting 2



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Public Meeting 2 Media Release



08.19.2015 Media Release

Contact: Michael J. Clarkson, Analyst and Project Manager
719 947-3770 mclarkson@puebloplex.com

PuebloPlex Redevelopment Plan Public Meeting #2

Pueblo, CO: The second Public Meetings for the PuebloPlex Redevelopment Plan are scheduled for Wednesday, September 9th at the Pueblo Convention Center, Grand Hall C-West, 320 Central Main Street in Pueblo from 6:00 p.m. until 8:00 p.m. and Thursday, September 10th at the McHarg Park Community Center Gym, 405 2nd Street in Avondale from 7:00 p.m. to 9:00 p.m. The host for the public meetings, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will be presenting an overview of existing conditions, development suitability, and economic and market opportunities. The public is invited to attend either of the meetings to assist and provide input in the development of three preliminary development alternatives for the PuebloPlex Redevelopment Plan.

One of the most critical elements of the PuebloPlex Redevelopment Plan is a public involvement program that builds consensus and obtains buy-in and support for implementation efforts from those who live, work, own property in or otherwise enjoy the areas surrounding PuebloPlex.

This comprehensive and cooperative planning effort will provide a framework for future development of the nearly 16,000 acres, formally the Pueblo Chemical Depot. To stay up to date on the status of the PuebloPlex Redevelopment Plan please visit the project website at www.PuebloPlexRedevelopmentPlan.com.

Everyone is invited to provide input on the planning process and help craft the vision for the development. This public meeting will provide a collaborative experience where citizens can work with the planning team in the creation of the redevelopment plan.



Puebloans come together to support PuebloPlex.

The previous public meeting conducted July 8, 2015 reflected the community's enthusiasm, interest and knowledge of the PuebloPlex redevelopment.

Approximately 70 members of the community came together to share their ideas, visions and opportunities for future development of the site. Coupled with the continued Pueblo leadership support for the PuebloPlex Redevelopment Plan, this next set of meetings will provide opportunities for public engagement and ensure community collaboration continues to be a key element of the Plan development.



Public Meeting 2 Newspaper Advertisement

PUBLIC MEETING #2: *Your input is important!*

PUEBLOPLEX | **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE



**You Are Invited to Attend the Next
PuebloPlex Redevelopment Plan Public Meeting!**

<p>PUEBLO: September 9, 2015 6:00-8:00 pm Pueblo Convention Center Grand Hall C-West 320 Central Main Street Pueblo, CO 81003</p>	<p>AVONDALE: September 10, 2015 7:00-9:00 pm McHarg Park Community Center Gym 405 2nd Street Avondale, CO 81022</p>
--	--

Choose the Location Most Convenient for You...

At both meetings the host, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will be presenting an overview of existing conditions, development suitability, and economic and market opportunities. The public is invited to assist and provide input in the development of three preliminary development alternatives for the PuebloPlex Redevelopment Plan.

This comprehensive and cooperative planning effort will provide a framework for future development of nearly 16,000 acres at the Pueblo Chemical Depot. Everyone is invited to provide input on the planning process and help craft the vision for the development.

For More Information, Michael J. Clarkson, Analyst and Project Manager
Contact: 719-947-3770 mclarkson@puebloplex.com

www.PuebloPlexRedevelopmentPlan.com

Public Meeting 2 Flyer

PUBLIC MEETING #1: *Your input is important!*

PUEBLOPLEX | **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE



**You Are Invited to Attend the Next
PuebloPlex Redevelopment Plan Public Meeting!**

PUEBLO:

September 9, 2015

6:00-8:00 pm

Pueblo Convention Center
Grand Hall C-West
320 Central Main Street
Pueblo, CO 81003

AVONDALE:

September 10, 2015

7:00-9:00 pm

McHarg Park Community
Center Gym
405 2nd Street
Avondale, CO 81022

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*For More Information, Michael J. Clarkson, Analyst and Project Manager
Contact: 719-947-3770 mclarkson@puebloplex.com*

www.PuebloPlexRedevelopmentPlan.com

**Pueblo session viewable at: <https://youtu.be/zjAlZmRsXEQ>
Avondale session viewable at: <https://youtu.be/TDSiRe1Ao2o>**

Public Meeting 2 - Pueblo Post Card

PUBLIC MEETING #2: *Your input is important!*

PUEBLOPLEX | **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE

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Contact: 719-947-3770 mclarkson@puebloplex.com

www.PuebloPlexRedevelopmentPlan.com

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48 ATTENDEES

DATE / TIME:	GROUP:	LOCATION:
Sept. 9 @ 6:00pm	Pueblo Pub. Hg. 2	Pueblo Convention Center
NAME		
ADDRESS		
E-MAIL		
Barbara Drobnitch	1976 County Farm Rd, Pueblo, CO	
Daniels, Brandon	P.O. Box 3438 Pueblo CO 81005	brandon.daniels@gmail.com
Jeff Reynolds	1404 Berkeley Ave, Pueblo, CO 81004	
James H Mathis	8994 Chestwood Ln. 81008	
Brandie Flowers	721 W 9th St. 81003	brandie@alphaschools.org
Alle McInnes	101 W 10TH	BAMail@co.pueblo.co.us
Virginia Ortiz	2718 Oneal Ave 81004	virginiaortizgonzalez@yahoo.com
Jeffrey Teschner	909 Court St Pueblo CO	teschner@co-pueblo.co.us
Butch O'Hara	29206 IRLIS Rd	
Adam Schipeler	240 S conquistador Ave Pw 81007	

DATE/TIME:	GROUP:	LOCATION:	E-MAIL
NAME		ADDRESS	
Sept 9, 2015 / 6:00 pm	Pueblo Pub. Mtg. 2	Pueblo Convention Center	
Carol Doobintz	1976 County Dorny Rd		
Shane Korally	1602 Cleason Dr. CS		ikornelly@pcisys.net
Chris Hambro			
Mark Gehrid	2007 S. Bent view		MARK@WDSL.US
ERIC WALKER	4745 ENGLORIDGE PUEBLO		OCKERWALKER@YAHOO.COM
Jessica Wolfe	2126 N. Grand Pueblo, CO		wolfe.Den.Construction45@gmail.
Nicholas Wolfe	↓ ↓		
Deborah Horton	4338 40 th Lane Alondra, CA		
Ralph A. Williams	66 Encinas Ct, Pueblo, CO		
Kathryn Cain	PCD		Kathryn.r.cain.civ@mail.mil

DATE/TIME:	GROUP:	LOCATION:
Sept. 9, 2015 / 6:00 pm	Pueblo Mills R2	Pueblo Convention Center
NAME	ADDRESS	E-MAIL
Kathy Cannon	Po Box 198 LAJARA CO	
DeAnn Cornum	Po Box 173 LAJARA CO	
Brian Muter	2 Pedregal Pueblo, Co 81005	Brian@AllStarexteriorsinc.com
Dorine Harnett Davis		
Eileen Lemisz	32899 H. W. Hildebrand Rd 81006	
Chris Woodka	Chrofton	
CHRIS PUSKAMP	371 W. SAND TRAIL, PW, 81007	
Chris Stora	412 E. Mesa Ave.	chrisstora@yahoo.com
LINDA BOKLUM	1201 WILSTON WAY, S. CO 80504	lrboklum@terraill.com
Drahe Carter	32911 Daniel Rd, Pueblo, CO 81006	

DATE/TIME:	GROUP:	LOCATION:	E-MAIL
Sept. 9, 2015 / 6:00 pm	Pueblo Pub. Mtg. 2	Pueblo Convention Center	
NAME	ADDRESS		
Ronald Escobar	1267 Zinnia Blvd		clandelect@aol.com
Dakota Shaber	2404 Wyoming Ave		Dakota.shofar23@yahoo.com
Chris Picotta	23375 Hillside Rd		cpicotta@medicentermarketing.com
Mimi Morgan	30308 Chene Rd		
SARAH MORGAN-DEAN	6669 Provincial Dr. ETS CO		SARAH
Jan Hartley	1495 Camino Santiago Dr.		
Ron Escobar	104 WB ST		RONALD.ESCORBAR@aol.com
BRIAN LYONS	902 ERBE, PUEBLO, CO 81001		
JOHN NORTON	319 W. CAMAN PUEBLO, CO 81004		nortonj@comcast.net
TED FREEMAN	4725 W. 23 rd ST, PUEBLO, CO 81003		FREEMAN4725@PMSA.COM

DATE/TIME:	GROUP:	LOCATION:	NAME	ADDRESS	E-MAIL
Sept. 9, 2015 / 6:00pm	Pueblo Pds. Mtg. 2	Pueblo Convention Center	MARK MORLEY Ex Heffernan		MARK.MORLEY20@AOL.COM Meffernan@gmail.com
KURT MADIC			LAURIE KUTARRICK		kelpadruck@co.pueblo.co.us
Crystal Bontalio			John Trocher		

DATE/TIME:	GROUP:	LOCATION:	E-MAIL
NAME	ADDRESS		
Sept. 9, 2015 / 6:00 pm	Pueblo Pk Mtg. 2	Pueblo Convention Center	
La Truhlicka	24 Pedregal Ln, Pueblo		LOU666KgoConcess@net
MARY ANN THOMPSON	230 W ABERNATHY AVE		MIC150@COMCAST.NET
Paul Mason	27286 South road		mobmeson@hotmail.com
MILKE CARTER	32911 DANIEL RD VILLAGO, 81006		spikecarter@lotmail.com
John S. NGLETAR	729 Sun Mesa Vill. Blvd 81006		
JOE DEINEART	15 LAHUERTA		JOE.DEINEART@STATE.CO.US
Ken Griffin	4735 Catalina Lane		Ken@pueblostate.org

DATE/TIME	GROUP	LOCATION	TELEPHONE #	E-MAIL
NAME	COMMUNITY			
Sept. 10, 2015 / 7:00 pm	Public Meeting @ Avondale	McHenry Community Center		
Laurie Clark	Pueblo County	719-566-6800	clarkeng@gmail.com	
Roger Lamark	P. County	719-566-8000	Roger@RLAuto.NET	
Ed Bonjour	P. county	719-334-1021	bonjour.ed@hotmail.com	
Wanda Bonjour	" "	" "	" "	
Gary Adams	P County	719-483-245	---	
E. Leon Dennis	Boone			
Lisa Glover	Pueblo County	719-334-0535	Lisassw@gmail.com	not here
* Doe Renee		719-248-9554	Meral.Saper@gmail.com	but wanted to be on email list
V Luna	Boone			
Joseph E Holmes	Boone	719 747 3486	pupte.h@yahoo.com	list

DATE / TIME:	GROUP:	LOCATION:	TELEPHONE #	E-MAIL
NAME	COMMUNITY			
Sept. 10, 2015 7:00pm	Public Meeting 2-Avondale	McHenry Community Center		
Anthony F Capanna			561-1770	
Richard Clayton			671-9682	
Stephen [Signature]			258-7864	
Tom Dunne			931-436-7232	
Mary Colletti			948-3131	
MIKE CARTER	VINELAND		250-4110	

DATE / TIME	GROUP	LOCATION	TELEPHONE #	E-MAIL
NAME	COMMUNITY			
Sept. 10, 2015 / 7:00pm	Public Meeting 2 - Avondale	McHenry Community Center		
Chris Turner	Pueblo Plex		924-5719	
Ferne Cordley	Pueblo Plex		591-5157	
Jean Thelen	Boone		947-3543	
Jan Almy	Boone		947-3432	
Pat Fowler	Avondale		948-2238	
Don Fowler	Avondale		948-0197	
Pat Pankey	Pueblo		542-929P	
Brad glc	Boone		569-1317	

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**PuebloPlex Redevelopment &
Homeless Submission Plan**

*Public Meeting #2
September 9 & 10, 2015*



Meeting Agenda

- Introductions
- Project Overview
- Homeless Assistance Submission
- Market Study Analysis
- Development Suitability
- Preliminary Land Use Alternatives
- Group Table Exercise

Slide 2

Background

- 1942 The Army's Pueblo Chemical Depot was established
 - Was one of nine Army installations for storage of chemical weapons housing eight percent of the nations original chemical weapons stockpile.
- 1988 Pueblo Chemical Depot was realigned by Congress as part of the first Base Realignment and Closure Act (BRAC)
- 1994 Pueblo Depot Activity Development Authority (PDADA) was created by the Colorado legislature
- 1995 Federal Govt. formally recognized the PDADA as the Local Redevelopment Authority (LRA) for the Depot
 - The Authority was rebranded **PuebloPlex** and is marketing the Depot for reuse.
- 2013 The Army formally declared 15,847 acres as surplus property

Slide 3

What is the PuebloPlex Redevelopment Plan?

- A Plan to redevelop the former Pueblo Chemical Depot
- A Plan that will:
 - Treat this as a Start-Up Business and not a base closure
 - Determine the highest and best land uses for the property
 - Maximize opportunities for economic development
 - Create jobs for the Pueblo community
 - Provide an Implementation Strategy for long-term success that is
 - Phased
 - Market-based
 - Fiscally realistic

Slide 4

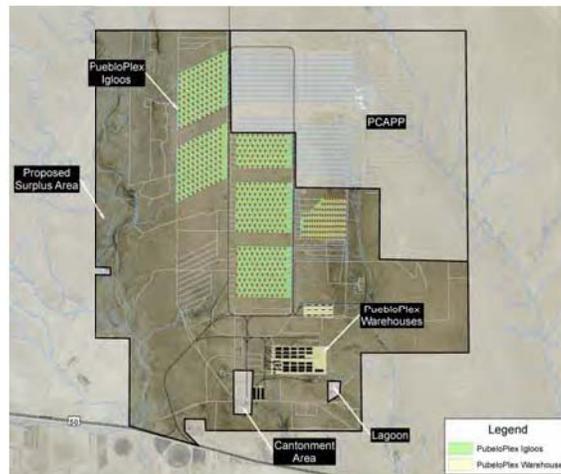
Where is the Project Located?



PuebloPlex Existing Assets

PuebloPlex Assets

- 15,848 acres
- 125+ habitable structures
- 620 Storage Igloos
- 3.1M+ SF of Facilities
- 137 miles of Paved Roadways
- 39 miles of on Site Rail
- 60 Solid Waste Management Units



Why is this Project Important?

- **PuebloPlex has the opportunity to....**
 - Be one of the largest redevelopment opportunities in the US
 - Attract world – wide investments to this region
 - Create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Be a catalyst for new economic development within the Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 7

Your Input is Important....Public Involvement

- Project Website
 - www.PuebloPlexRedevelopmentPlan.com
 - www.PuebloPlex.com
- Social Media
 - PuebloPlex Twitter
 - PuebloPlex Facebook
- 3 Public Meetings
- Project Fact Sheets



Slide 8



What is the Project Schedule ?

12 Month Planning Process Schedule

- Data Collection & Analysis – April 2015 (Completed)
- Develop Land Use Alternatives - Fall 2015 (In-Progress)
- Homeless Submission – (In Progress)
- Final Master Plan – First Quarter of 2016
- Implementation Strategy – (Starts after Final Plan)

Slide 9

HOMELESS ASSISTANCE SUBMISSION

Slide 10

Notification of Interest

Three Notification requests received:

- Homeless Assistance and Continuum of Care Organization
 - Pueblo Rescue Mission
 - Pueblo Cooperative Care
- Public Benefit Conveyance Requests
 - Joint Law Enforcement submission from:
 - Pueblo Police Department
 - Pueblo County Sheriff's Office
 - Colorado State Patrol

Slide 11

Homeless Assistance Submission

Pueblo Rescue Mission

- Laundry facilities
- Bicycle repair shop
- Donation processing facility
- Hydroponic gardening

Pueblo Cooperative Care

- Igloo storage

Joint Law Enforcement Partners

- Vehicular driving track
- 10-acre bomb squad training
- Rifle / pistol, tactical, tubular assault ranges
- Live fire shoot house
- Classroom facilities
- Igloo storage

Slide 12

OVERVIEW OF MARKET CONDITIONS

Slide 13

Population

Population	Pueblo County	State of Colorado
2020 Projection	168,787	5,721,105
2015 Estimate	163,104	5,380,981
2010 Census	159,063	5,029,196
2000 Census	141,470	4,301,251
Growth 2015 - 2020	3.48%	6.32%
Growth 2010 - 2015	2.54%	6.99%
Growth 2000 - 2010	12.44%	16.92%

Source: Nielsen, 2015

- County's current population estimated at 163,104
- Growing at a slower rate than the State
- Growth rate expected to increase through 2020

Slide 14

Age Cohorts

Age Stratification	Pueblo County	Pueblo County	State of Colorado	State of Colorado
Age 16 and over	129,440	79.4%	4,255,973	79.1%
Age 18 and over	124,861	76.6%	4,114,084	76.5%
Age 21 and over	117,968	72.3%	3,888,995	72.3%
Age 65 and over	27,811	17.1%	693,514	12.9%
2015 Est. Median Age	39.0		37.0	
2015 Est. Average Age	39.7		37.9	
Source: Nielsen, 2015				

- County population is older than the State as a whole
- County population over 65 years is 5 percent higher than State
- County median age two years older than State

Slide 15

Race and Ethnicity

- Pueblo County has a more diverse population base
 - 21.5% non-white vs. 19.6% for the State
- Pueblo has a substantially higher concentration of residents that are identified as Hispanic or Latino
 - 42.8% Hispanic / Latino vs. 21.4% for the State
 - Pueblo's concentration is twice that of the State

Slide 16

Income Levels

- Low end of income spectrum:
 - More than 28% of Pueblo County households have income of less than \$25,000, while the State of Colorado has less than 20% of households in this income range.
- High income households:
 - 13.7% of Pueblo County households earn more than \$100,000, according to Nielsen. This is substantially lower than the 26.3% of households in the State with income of more than \$100,000.

Slide 17

Labor Force, Employment and Unemployment

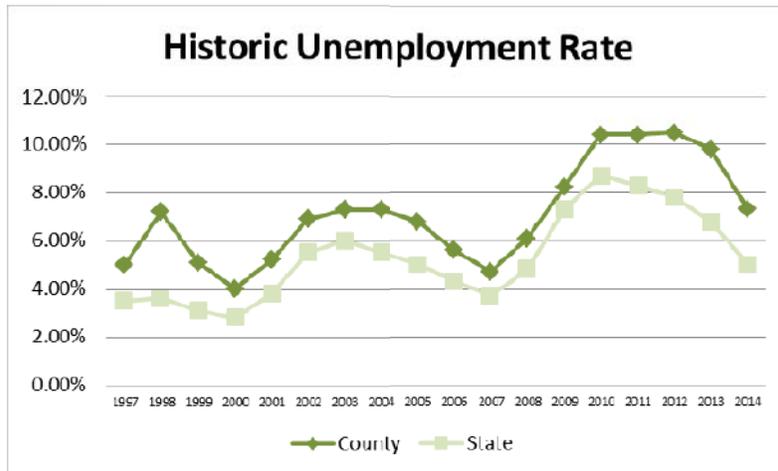
- Estimated 5,358 unemployed in Pueblo County in 2014
- Unemployment rate of 7.3%
- State unemployment lower at 5.1%
- Pueblo County has historically had higher unemployment than the State

Employment and Labor Force Trends in Pueblo County	Labor Force	Employed	Unemployed	Rate
2010	74,396	66,667	7,729	10.4%
2011	75,041	67,225	7,816	10.4%
2012	74,427	66,590	7,837	10.5%
2013	73,641	66,448	7,193	9.8%
2014	73,037	67,679	5,358	7.3%
Change, 2010 - 2014	-1,359	1,012	-2,371	-3.1%
Employment and Labor Force Trends in Colorado	Labor Force	Employed	Unemployed	Rate
2010	2,724,417	2,486,404	238,013	8.7%
2011	2,734,416	2,507,786	226,630	8.3%
2012	2,757,126	2,542,510	214,616	7.8%
2013	2,779,831	2,560,808	189,023	6.8%
2014	2,817,334	2,675,947	141,387	5.0%
Change, 2010 - 2014	92,917	189,543	-96,626	-3.7%

Source: Bureau of Labor Statistics, 2015

Slide 18

Historic Unemployment



Slide 19

Establishments and Wages

Establishments and Wages in Pueblo County	2008	2013	Change	% Change
Total Establishments	3,277	3,036	-241	-7.4%
Total Employment	47,865	46,754	-1,111	-2.3%
Average Wage	\$ 30,337	\$ 36,026	5,689	18.8%
Health Care/Social Assistance Employment	11,340	12,228	888	7.8%
Retail Trade Employment	8,173	8,013	-160	-2.0%
Accommodation and Food Service Employment	5,836	5,565	-271	-4.6%
Manufacturing Employment	4,255	4,248	-7	-0.2%
Healthcare/Social Assistance Average Wage	\$ 36,173	\$ 41,867	5,694	15.7%
Retail Trade Average Wage	\$ 23,609	\$ 24,438	829	3.5%
Accommodation and Food Service Average Wage	\$ 11,345	\$ 12,782	1,437	12.7%
Manufacturing Average Wage	\$ 47,080	\$ 55,481	8,401	17.8%

Source: County Business Patterns, 2008 and 2013

Slide 20

Comparison to Average County Wage -2013

2013 Average Wage by Sector as a Percentage of County Average Wage	Average Wage	% of County
Total for all sectors	\$ 36,026	100.0%
Agriculture, forestry, fishing and hunting	\$ 14,143	39.3%
Mining, quarrying, and oil and gas extraction	N/A	N/A
Utilities	N/A	N/A
Construction	\$ 45,572	126.5%
Manufacturing	\$ 55,481	154.0%
Wholesale trade	\$ 43,308	120.2%
Retail trade	\$ 24,438	67.8%
Transportation and warehousing	\$ 40,113	111.3%
Information	\$ 39,277	109.0%
Finance and insurance	\$ 40,766	113.2%
Real estate and rental and leasing	\$ 35,151	97.6%
Professional, scientific, and technical services	\$ 84,541	234.7%
Management of companies and enterprises	\$ 58,000	161.0%
Administrative and support and waste management and remediation services	\$ 23,093	64.1%
Educational services	\$ 31,065	86.2%
Health care and social assistance	\$ 41,867	116.2%
Arts, entertainment, and recreation	\$ 27,721	76.9%
Accommodation and food services	\$ 12,782	35.5%
Other services (except public administration)	\$ 21,320	59.2%
Industries not classified	N/A	N/A

Slide 21

Source: County Business Patterns

Recent Economic Development Successes

- Rocla - concrete railroad ties
- pewag USA – tire chains
- United Technologies expansion – aircraft braking systems
- Westwind Wood Specialties
- United Launch Alliance – propulsion system, Vulcan rocket
- Expansion of Big R corporate headquarters
- Comanche Solar

Slide 22

Competing Industrial Sites

- St. Charles Industrial Park – More than 1,000 acres
- Minnequa Industrial Park – More than 4,700 acres
- Airport Industrial Park – Limited number of lots available
- Pueblo Springs Ranch – Proposed major mixed-use development which is expected to include competing office and industrial properties
 - All are located closer to the City of Pueblo and I-25 than PuebloPlex.
 - All existing parks have available infrastructure

Slide 23

Real Estate Values

- Land at existing industrial parks ranges from \$40,000 per acre at Minnequa to \$32,000 at the Airport Industrial Park to \$16,000 per acre at St. Charles
- Most developable land in the region (non-highway) is in the range of \$1,000 to \$6,000 per acre
 - Commercial/retail parcels are much more expensive (up to \$150,000 per acre), land for marijuana grow operations being marketed at \$43,560 per acre
- Office buildings lease in the range of \$8 to \$14 per SF
- Warehouse and distribution facilities in the range of \$4 to \$7 per SF

Slide 24

Regulatory Factor

- Property is zoned as S-1 (Public Use District)
 - Goal is to retain and provide land for public uses
 - Emergency facilities are allowed by right
 - All other uses require review
- Property is likely to require rezoning after reuse plan is finalized

Slide 25

Economic Growth Estimates

- CDLA projects growth in Traditional Industrial Basic Jobs in Pueblo County of 1,300 by 2040
 - This equates to 52 new jobs per year
- Total employment is projected to increase by 31,000 in Pueblo County through 2040
 - Almost 1,250 net new jobs annually
 - Includes jobs from all sectors
 - Not all jobs are realistic for the PuebloPlex property
- PuebloPlex has the ability to support “one-of-a-kind” opportunities from an economic development perspective

Slide 26

Market Sectors

Agricultural / Research and Development Uses

- Farming and grazing uses are significant in the County. There are 895,000 acres dedicated to farming.
- Marijuana / Hemp
 - Increase in grow operations since legalization
 - Multiple large grow house operations under development or in permitting
 - Water demand is a concern

Manufacturing Uses

- Pueblo County has an experienced, well trained workforce supporting its manufacturing sector.
- Pueblo County has 9.9 percent of workforce in manufacturing – 4.5 percent higher than the State manufacturing workforce.
- Concentration of manufacturers in rail-related industries, and steel/metal fabrication.

Slide 27

Market Sectors

Solar Energy

- 2011 NREL Study – solar not cost competitive at PuebloPlex, even with \$0 land cost.
- Cost for solar panels fallen since 2011, making local solar projects practical – 900-acre Comanche Solar project, and a second project in permitting.

Wind Energy

- Pueblo County generally has wind speeds of 10 to 12 MPH at 80 meters.
- Typical project requires 50 acres per megawatt, or 500 acres for 10 megawatts.
- Only 20% is dedicated to towers – remainder can be used for grazing or other uses. Major DOE Wind Research facility in Boulder.

Slide 28

Market Sectors

Waste-to-Energy (WTE)

- WTE plants create electricity and steam through incineration of municipal solid waste (MSW).
- Rail at PuebloPlex could facilitate the “import” of MSW to supply an onsite WTE plant.
- Related operations, such as a major recycling operation, a construction/demolition landfill, or a hazardous waste landfill could also be collocated with a WTE plant.

Healthcare and Social Services Sector

- The largest sector in the Pueblo County economy, representing almost one-quarter of all employment. Grew by 7.8% between 2008 and 2013, despite the economic downturn.

Institutional Uses

- Broad category which can include education, government facilities (local, county, State, Federal), law enforcement, training centers and other special-use facilities.

Slide 29

The Art of the Possible

- Redeveloping a site as large as PuebloPlex is likely to require attraction of new users to the region
- Many other former military bases benefitted from large “anchor” tenants
 - Seneca Army Depot – Correctional facility and \$20 MM WWTP
 - Fort Devens – Federal Correctional Medical Center and Pharmaceutical Campus
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 - Pease AFB – U.S. Visa & Passport Center
- Need to be prepared for large scale opportunities while continuing to pursue small-scale users

Slide 30

DEVELOPMENT SUITABILITY

Slide 31

Development Factors

Development suitability is based on many factors:

- Market Conditions / Marketability
- Condition of Existing Facilities
 - Mostly fair to poor condition
- Condition of Existing Infrastructure / Utilities
 - Majority are in poor condition
- Water Availability
- Site and Regional Transportation
 - Roads are in poor condition
 - Main rail line in good condition
 - Rail spurs in poor condition
 - Require Interchange upgrade at US50 and PuebloPlex
- Site Natural Constraints
- Site Environmental Constraints

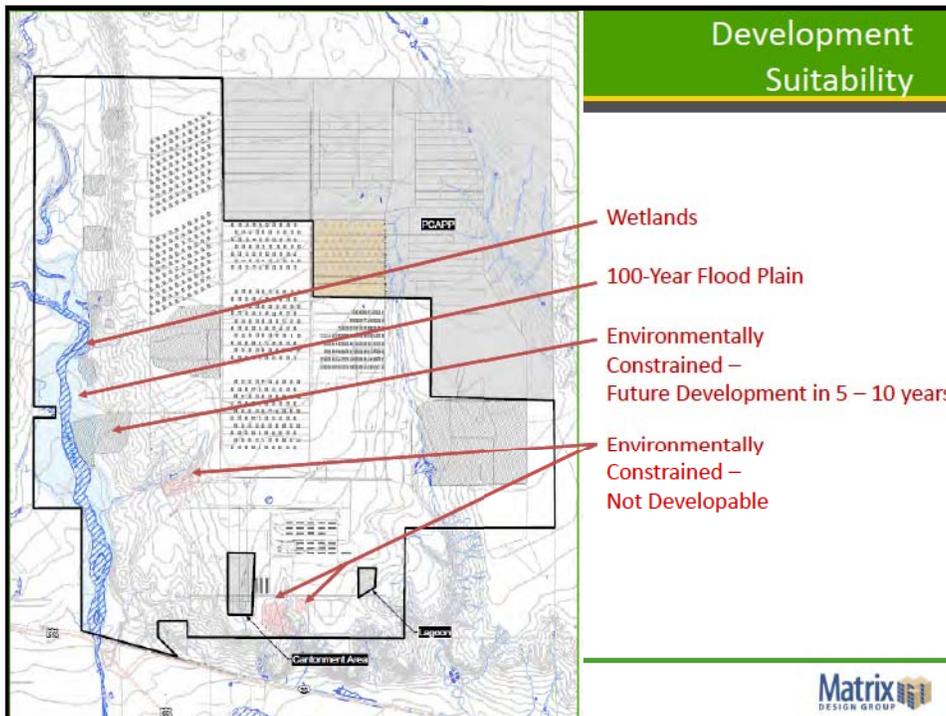
Slide 32

Development Suitability

Environmental (Man-Made) Constraints

- Areas of Concern include **Solid Waste Management Units (SWMUs)**
- 60 SWMUs at PuebloPlex categorized into 7 types ranging from areas with no environmental history to areas where hazardous materials have occurred but remediation activities have not been conducted
 - 5 SWMUs require little or no remediation
 - 19 SWMUs have been remediated and require no further action at this time
 - 27 SWMUs require some remediation
 - 9 SWMUs have restrictions that impact development and require extensive remediation

Slide 33



PRELIMINARY LAND USE ALTERNATIVES

Slide 35

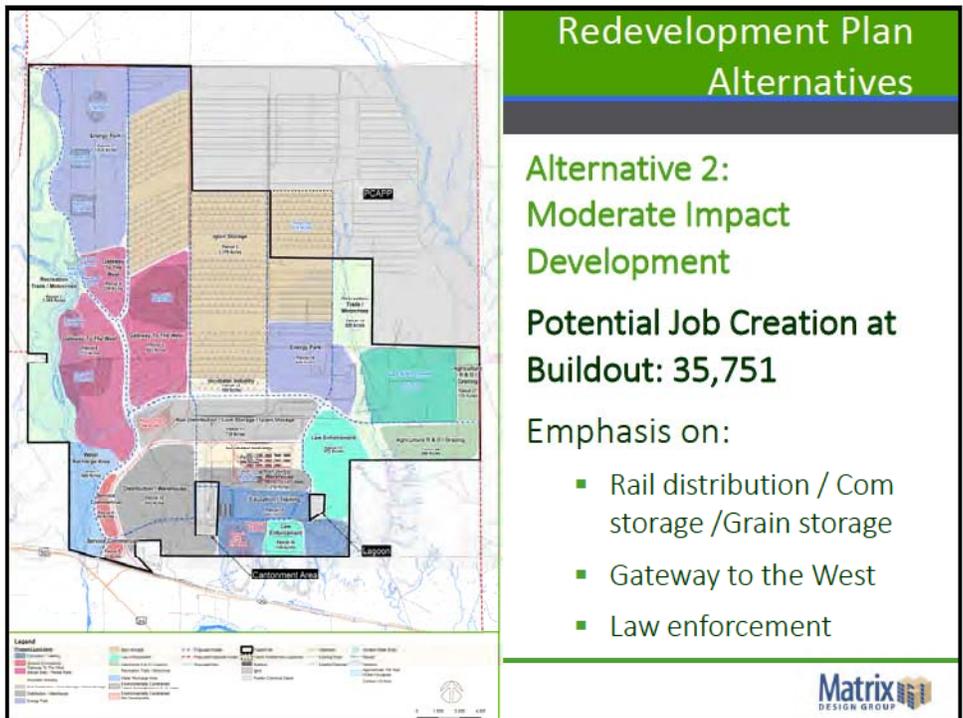
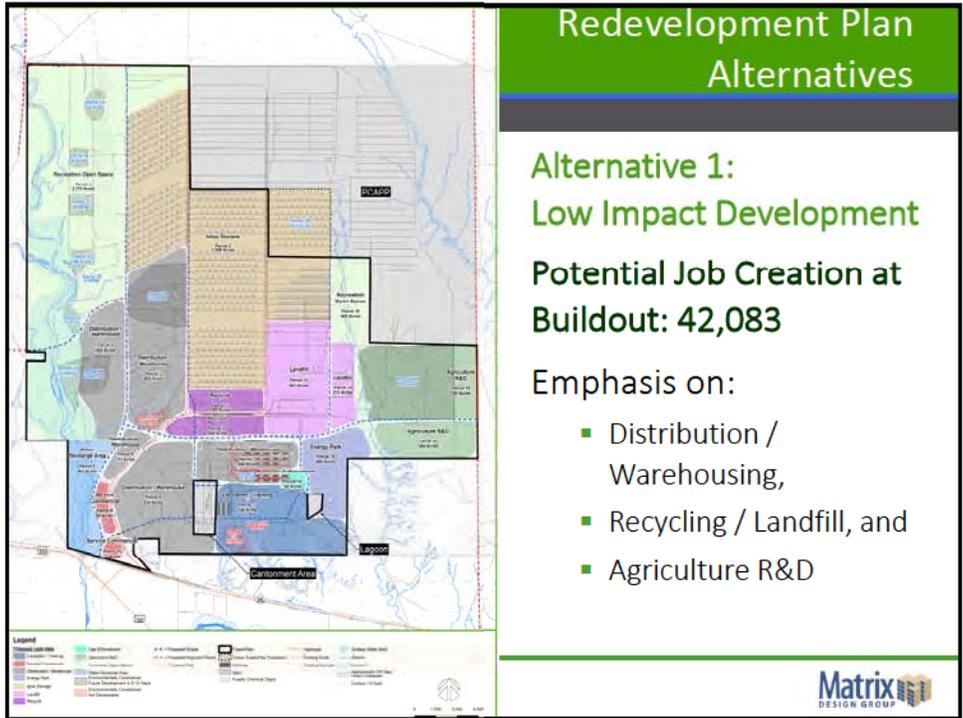
Preliminary Alternatives Development

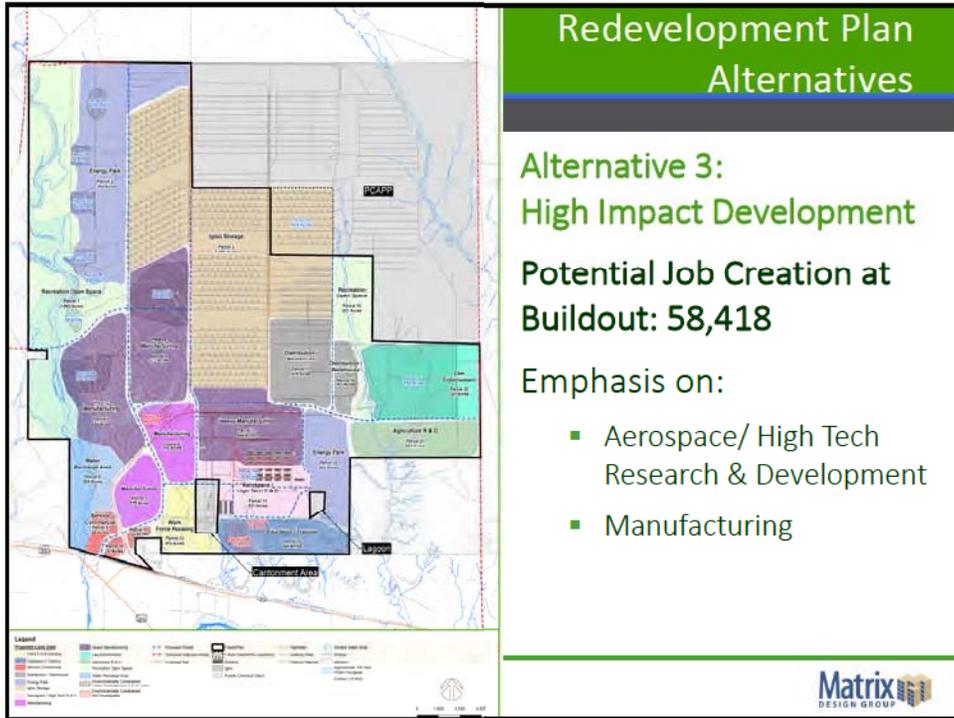
Three Preliminary Land Use Alternatives developed based on evaluation of:

- Market conditions / trends and economic conditions
- Regional business competition
- Existing conditions based on engineering, planning, and environmental assessments
- Site constraints (Natural and Environmental)

Preliminary Alternatives reflect input received to date from Focus Group members, stakeholders, and the public.

Slide 36





Alternatives Comparison

	Alternative 1	Alternative 2	Alternative 3
Jobs at Buildout	42,083	35,751	58,418
Potable Water	Best alternative for potable water given potentially lower water usage, requires less augmentation water Requires water system expansion - Distribution / Warehouse demand - Largest portion of Ag - Limited existing infrastructure in west	Requires high level of expansion to water systems - Gateway to West Demand - Limited existing infrastructure in west	Requires the highest level of expansion to water systems - Manufacturing demand - Limited existing infrastructure in west
Wastewater	All three alternatives will require an upgraded sanitary system	All three alternatives will require an upgraded sanitary system	All three alternatives will require an upgraded sanitary system
Utilities	Requires high level of expansion of electrical system - Land on west side of site, lacks electrical infrastructure - Distribution / Warehouse demand	Requires the least amount of electrical infrastructure expansion - Most areas with demand (rail distribution / warehouse) are in areas with existing electrical infrastructure	Requires high level of expansion of electrical system - Land on west side of site, lacks electrical infrastructure - Manufacturing demand
Transportation	Internal roadway needs to be rebuilt due to age and lack of maintenance	Internal roadway needs to be rebuilt due to age and lac of maintenance Track replacement is necessary for some rail segments	Internal roadway needs to be rebuilt due to age and lack of maintenance
Environmental	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: Open Space, Distribution / Warehouse, Education / Training, and Agriculture Research & Development	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: energy park, Gateway to West, education / training, rail distribution, and law enforcement	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: energy park, open space, education / training, manufacturing, and law enforcement

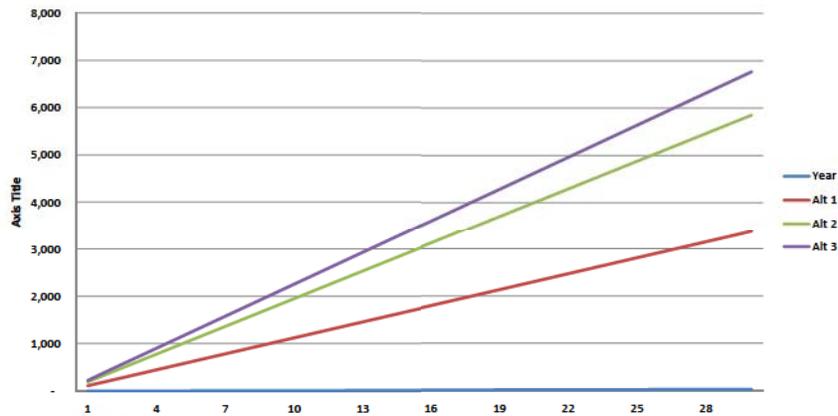
Job Creation at PuebloPlex

	ALT 1 Acres	ALT 2 Acres	ALT 3 Acres	Absorption	ALT 1 Jobs	ALT 2 Jobs	ALT 3 Jobs
Eng (R & D)	550	536	502	All or Nothing	6	5	5
Rec Open Space	4,138	-	2,456	All or Nothing	41	-	25
ED / Training	1,301	663	461	3 to 5 acres per year, unless a major institution relocates to the site	14,168	7,220	5,020
Service Commercial	100	115	150	3 to 5 acres per year	1,432	1,070	2,174
Dist. / Warehouse	3,004	1,076	746	3 to 10 acres per year	26,171	9,374	6,499
Auto Storage	3,288	3,179	3,288	25 to 40 units per year	7	6	7
Landfill	1,014	-	-	All or Nothing	169	-	-
Recycle	387	-	1,909	All or Nothing	65	-	318
Energy Park	400	2,319	436	All or Nothing	4	23	4
Law Enforcement	50	1,360	904	All or Nothing	1	23	15
Work Force Housing	-	-	272	Minimal job generation impacts	-	-	0
Rec Trails / Motocross	-	1,928	-	All or Nothing	-	10	-
Gateway to West	-	2,086	-	10 to 20 acres per year, if you can identify a user for the planned land uses	-	13,630	-
Rail Dist. / Com. Storage / Grain Storage	-	784	-	10 to 20 acres per year	-	1,366	-
Aerospace / High Tech R & D	-	-	549	3 to 5 acres per year	-	-	4,783
Manufacturing	-	-	641	4 to 7 acres per year	-	-	6,980
Heavy Manufacturing	-	-	2,560	4 to 7 acres per year	-	-	27,878
Incubator Space for New Industry	-	371	720	Highly speculative without a source of subsidy	-	2,424	4,704
Total	14,232	14,417	15,594		42,083	35,751	58,418

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Alternative Comparison

Comparison of 30 Year Job Creation Estimates



Slide 42

TABLE GROUP EXERCISE

Slide 43

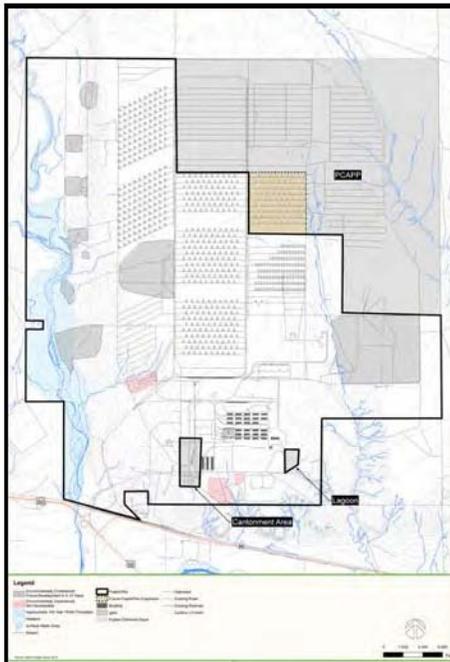


Table Group Exercise

- **Table Facilitators**
- **Purpose of Exercise:**
Develop Preferred Land Use Plan
- 1. **Identify:**
Group Presenter
- 2. **Discuss:**
Land Use Alternatives 1 – 3
- 3. **Develop:**
Preferred Land Use Plan on Base Map
- 4. **Present Group Plans**

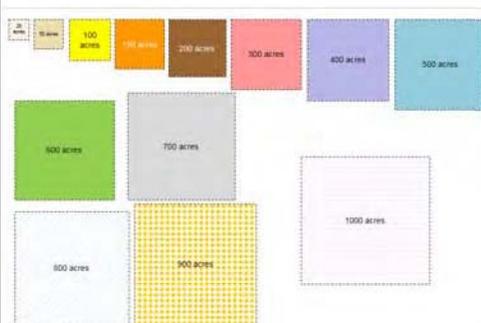
Group Exercise

Employment by Use and Acreage

Aerospace / High Tech Research & Development		Agriculture (Research & Development)		Distribution / Warehouse	
Acreage	Employees	Acreage	Employees	Acreage	Employees
1 acre	8.7	1 acre	0.0	1 acre	8.7
25 acres	217.8	25 acres	0.3	25 acres	217.8
50 acres	435.5	50 acres	0.5	50 acres	435.5
100 acres	871.0	100 acres	1.0	100 acres	871.0
150 acres	1,306.5	150 acres	1.5	150 acres	1,306.5
200 acres	1,742.0	200 acres	2.0	200 acres	1,742.0
300 acres	2,613.0	300 acres	3.0	300 acres	2,613.0
400 acres	3,484.0	400 acres	4.0	400 acres	3,484.0
500 acres	4,355.0	500 acres	5.0	500 acres	4,355.0
600 acres	5,226.0	600 acres	6.0	600 acres	5,226.0
700 acres	6,097.0	700 acres	7.0	700 acres	6,097.0
800 acres	6,968.0	800 acres	8.0	800 acres	6,968.0
900 acres	7,839.0	900 acres	9.0	900 acres	7,839.0
1000 acres	8,710.0	1000 acres	10.0	1000 acres	8,710.0

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Group Exercise



- A Key for estimating desired land use acreages is at each table
- Use this Key as a point of reference when drawing the parcels for uses on the map

Slide 46

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PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix
DESIGN GROUP

You for your interest and participation!

PUEBLOPLEX

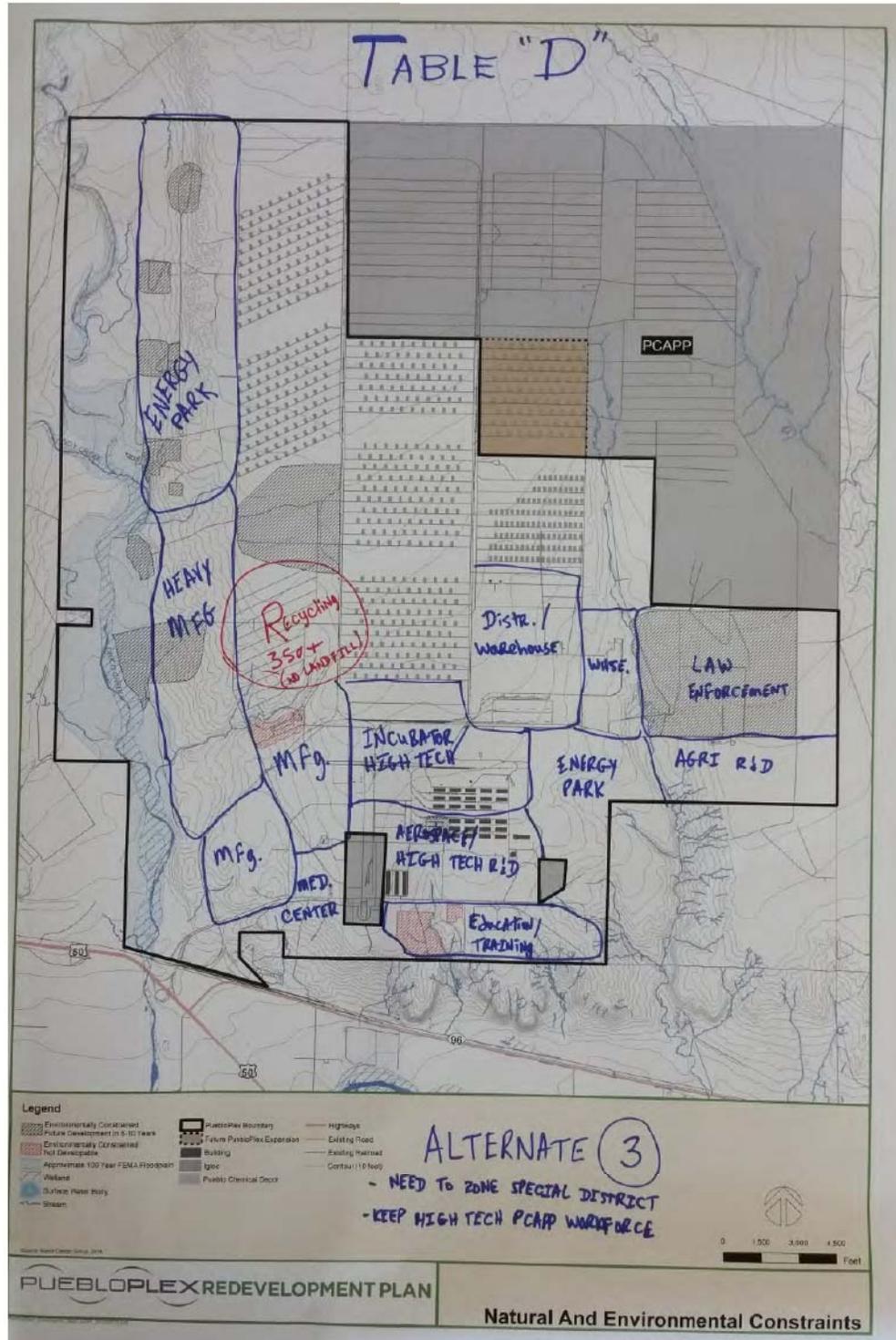
www.puebloplex.com

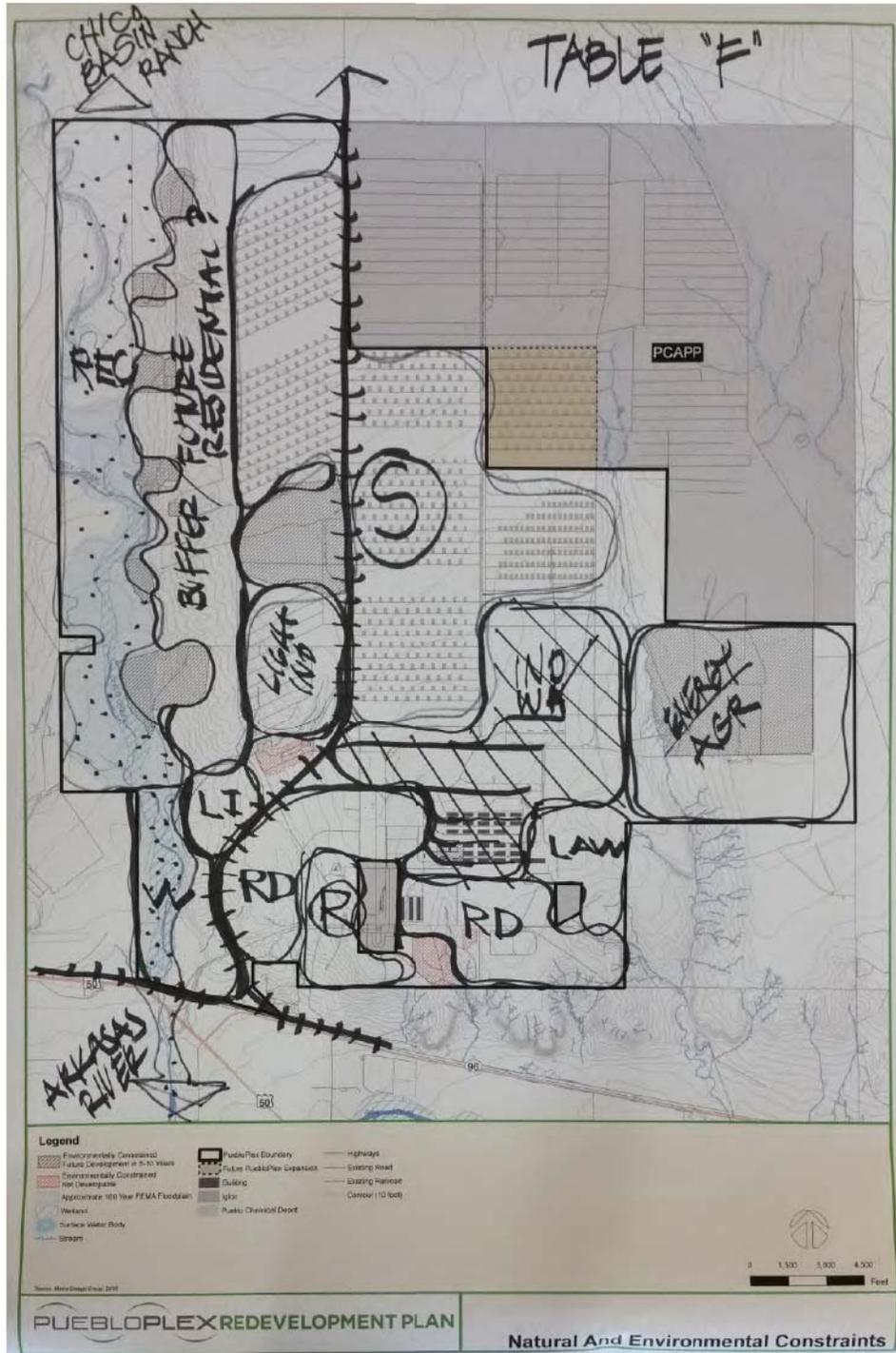
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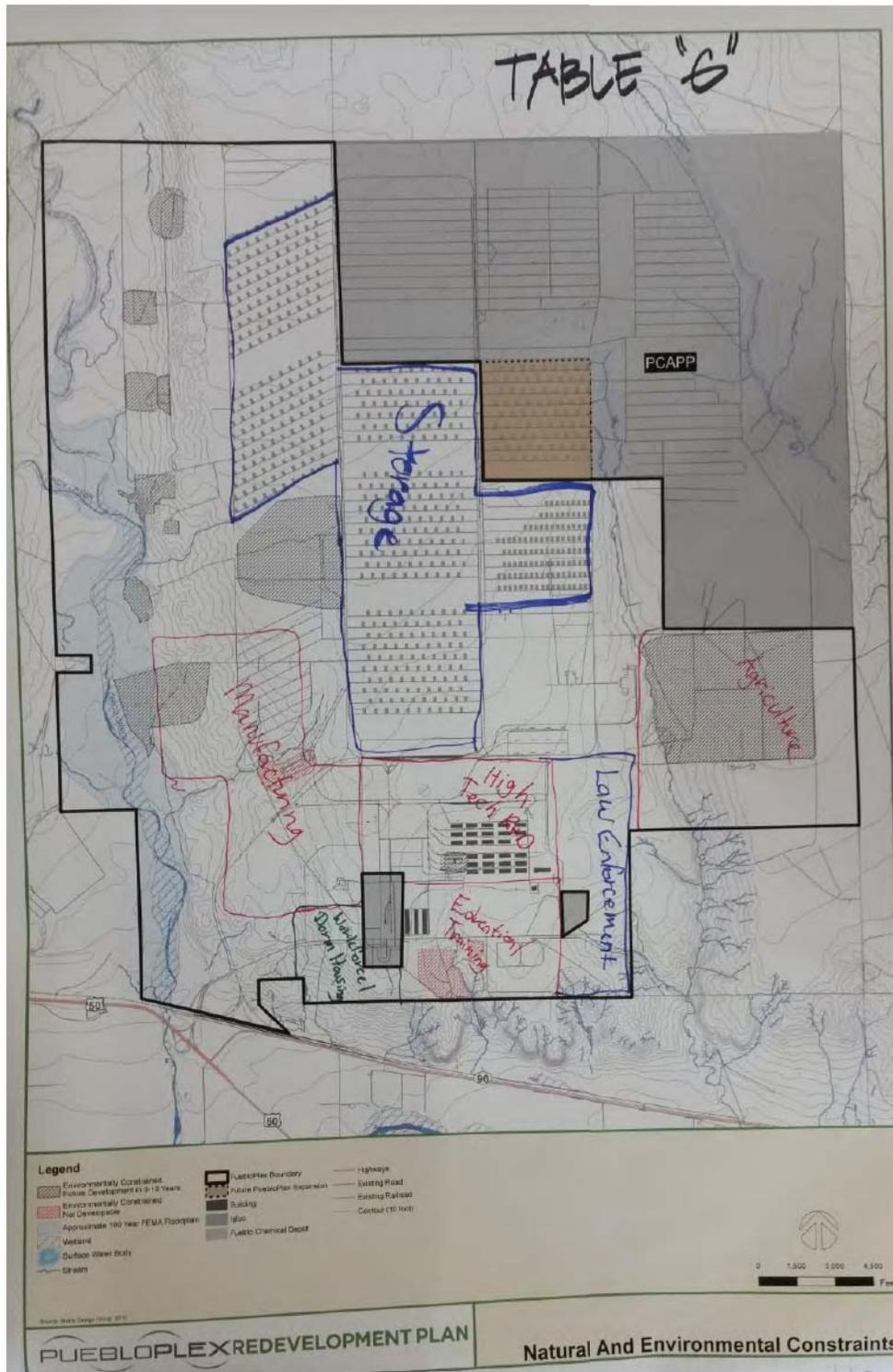
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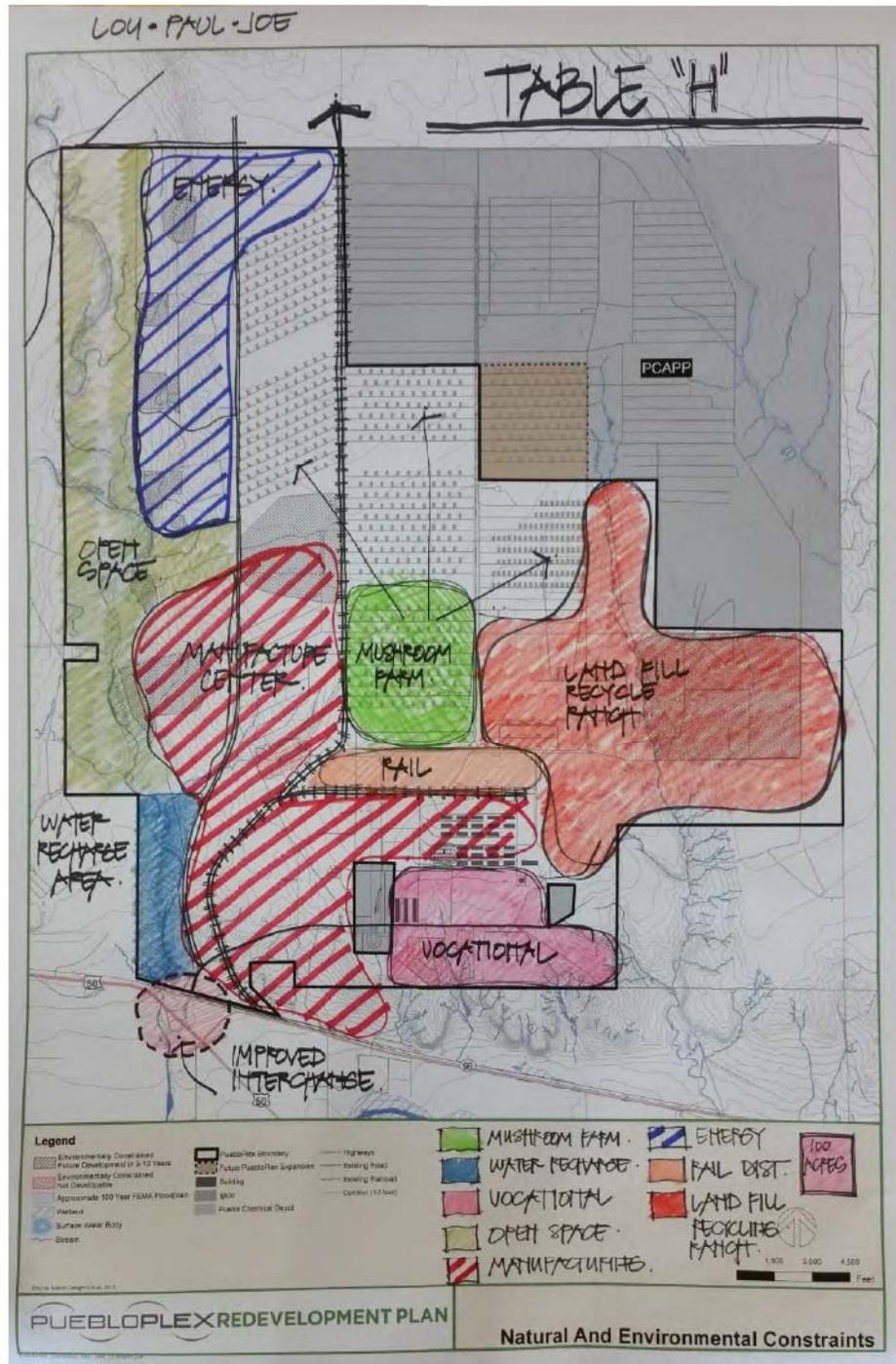
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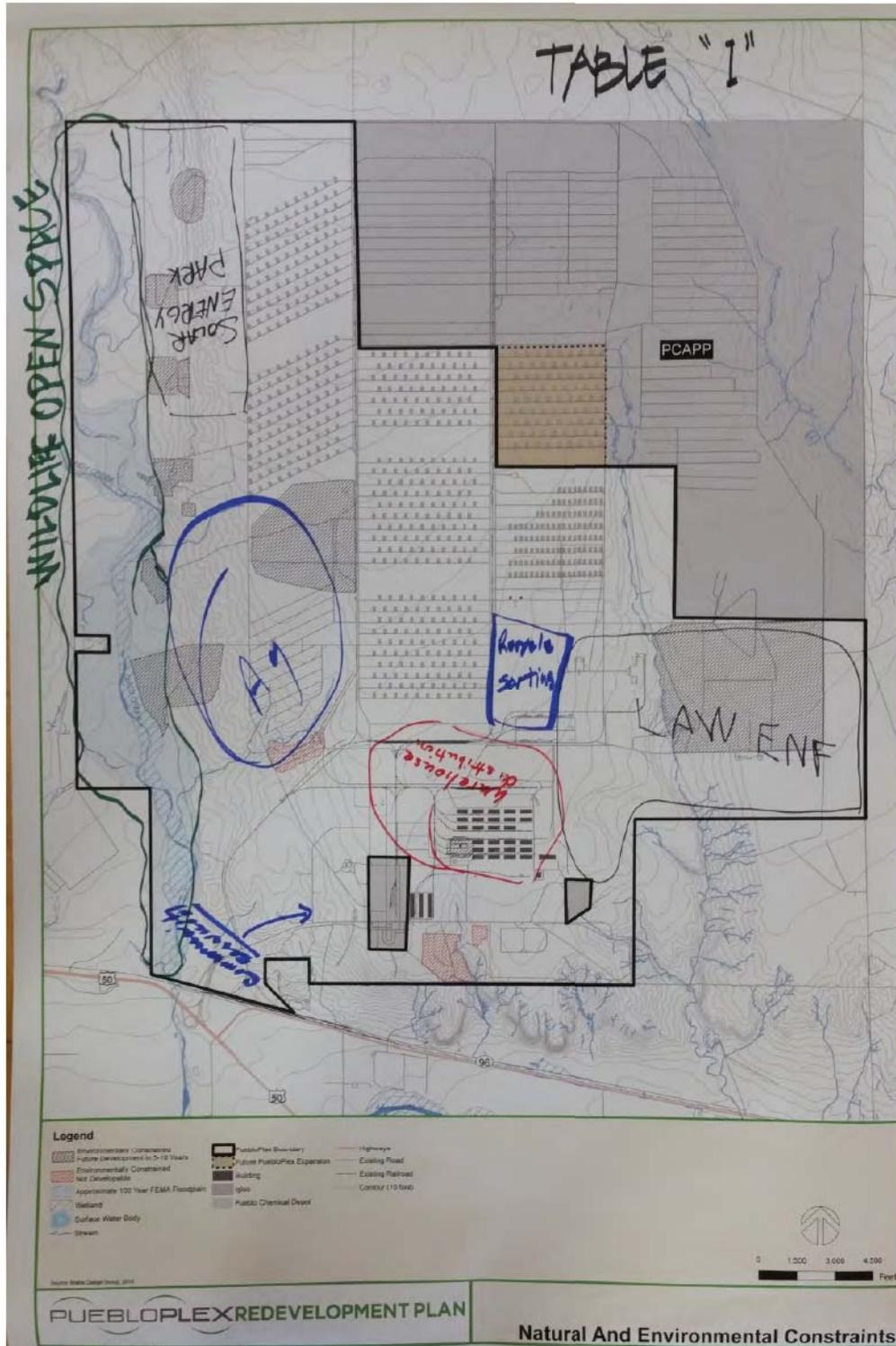
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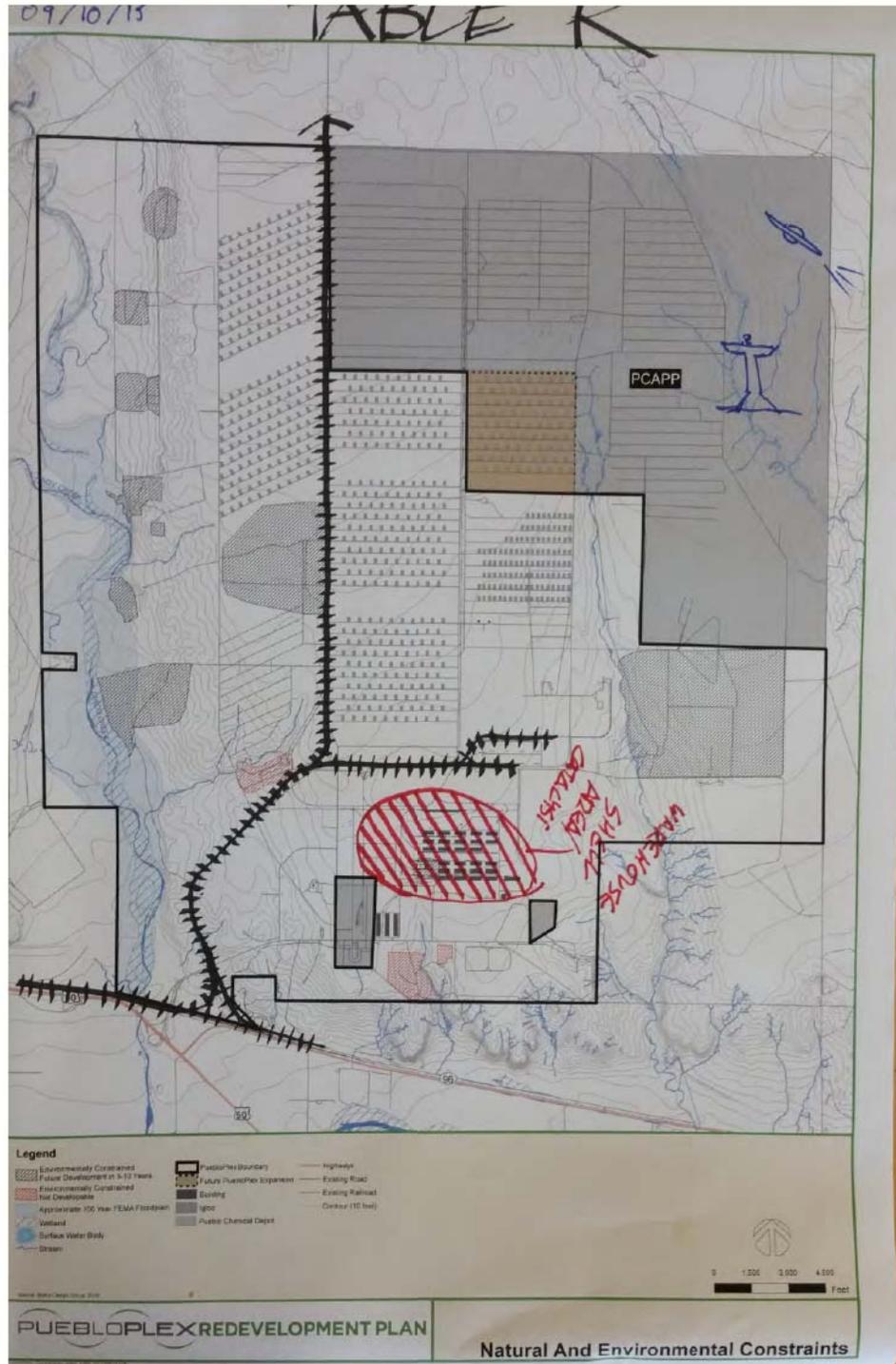


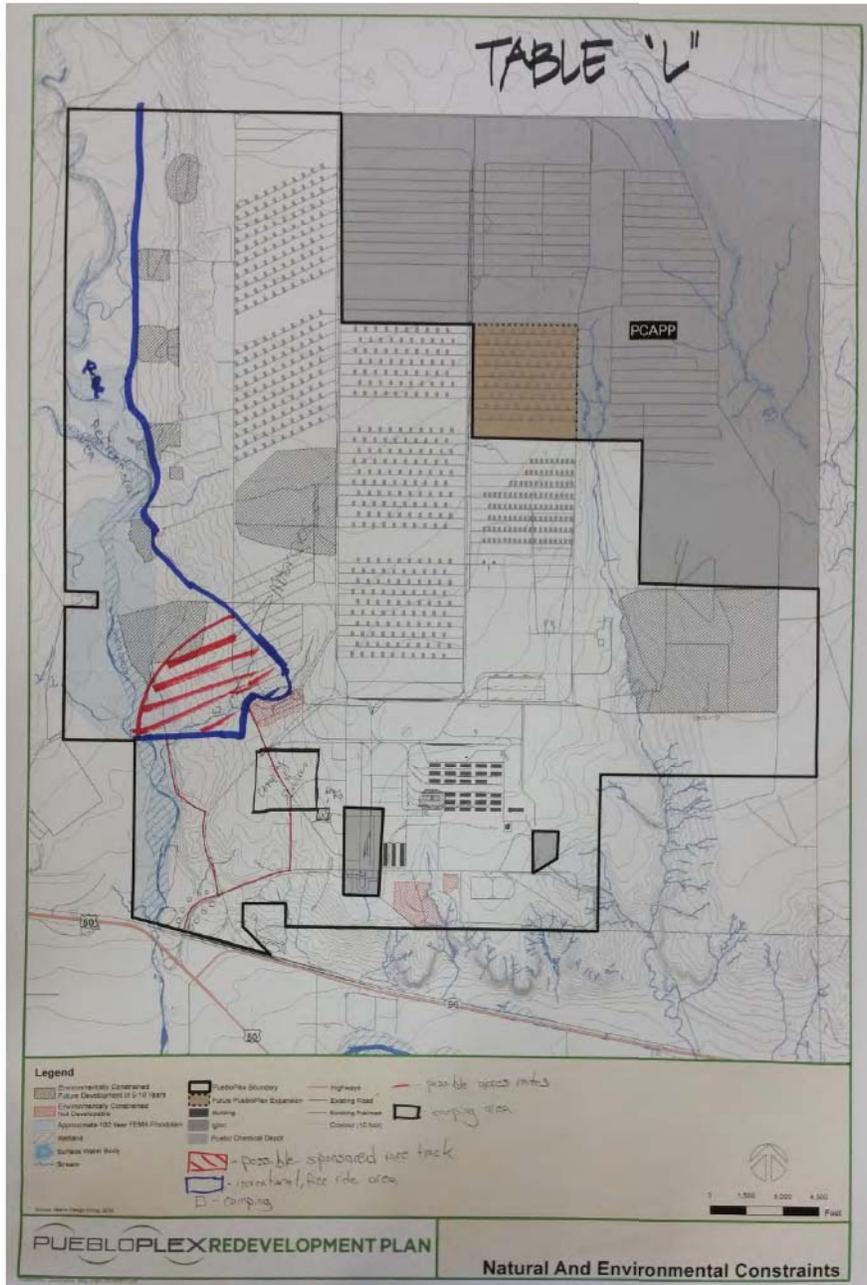




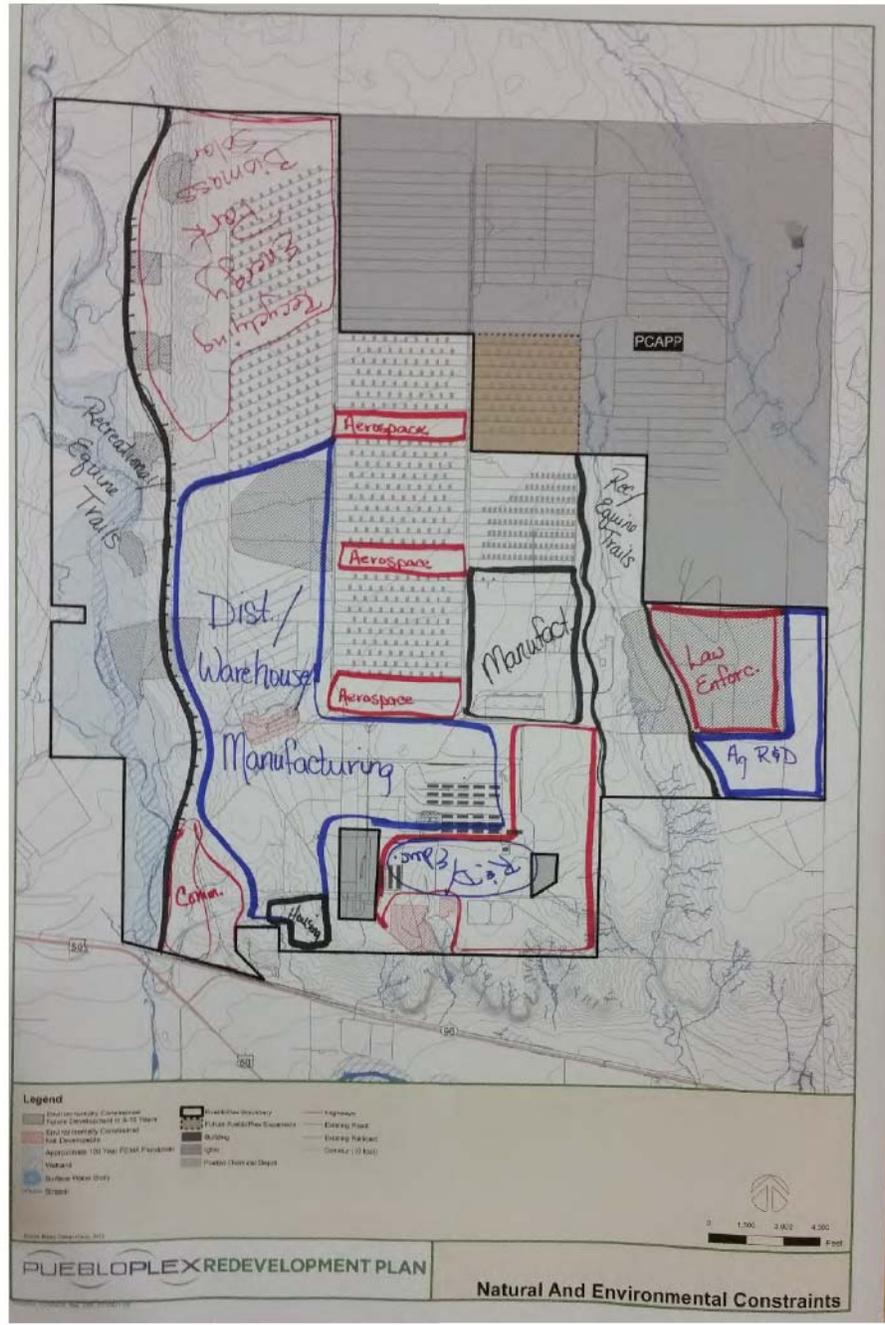


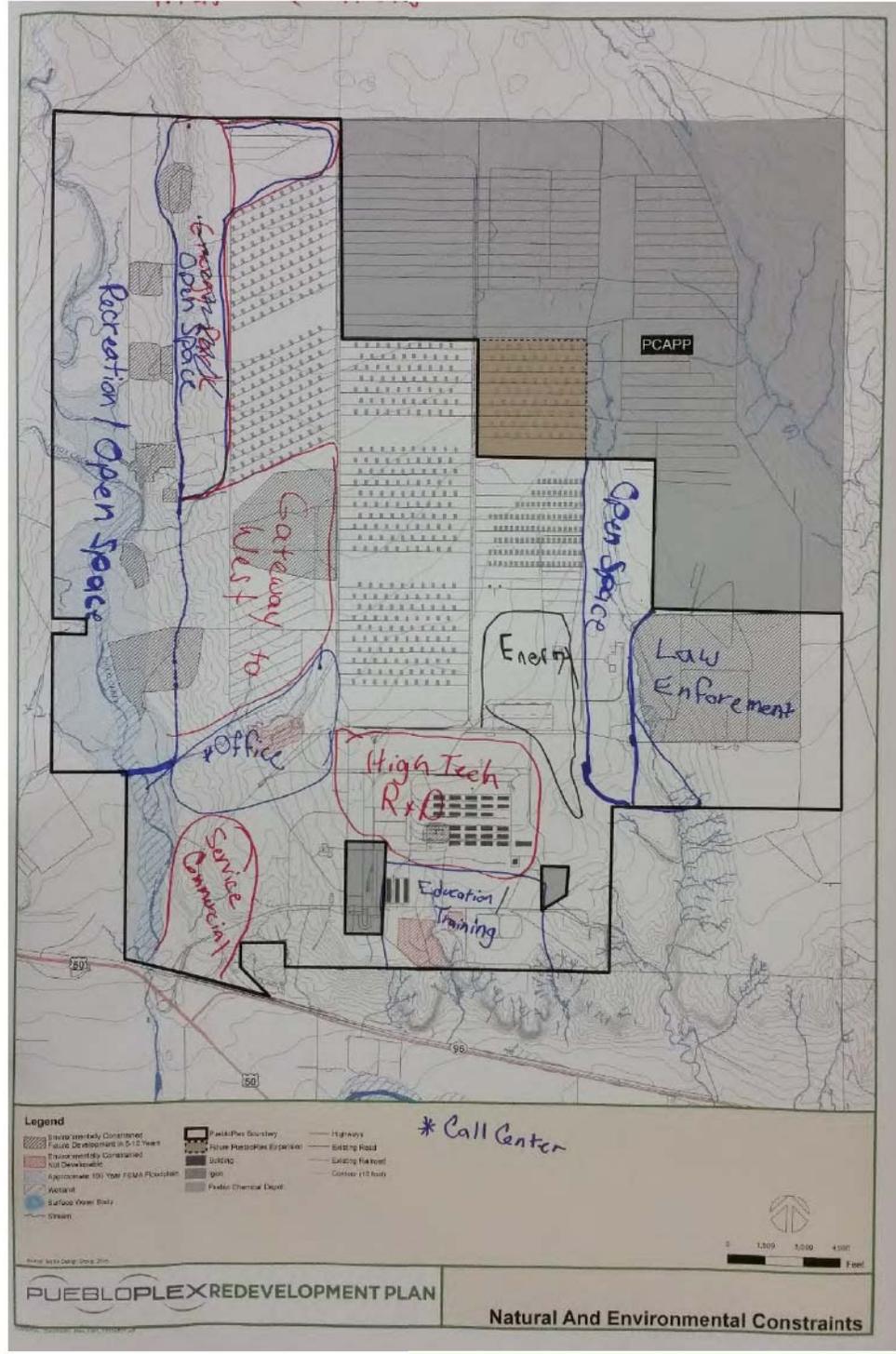


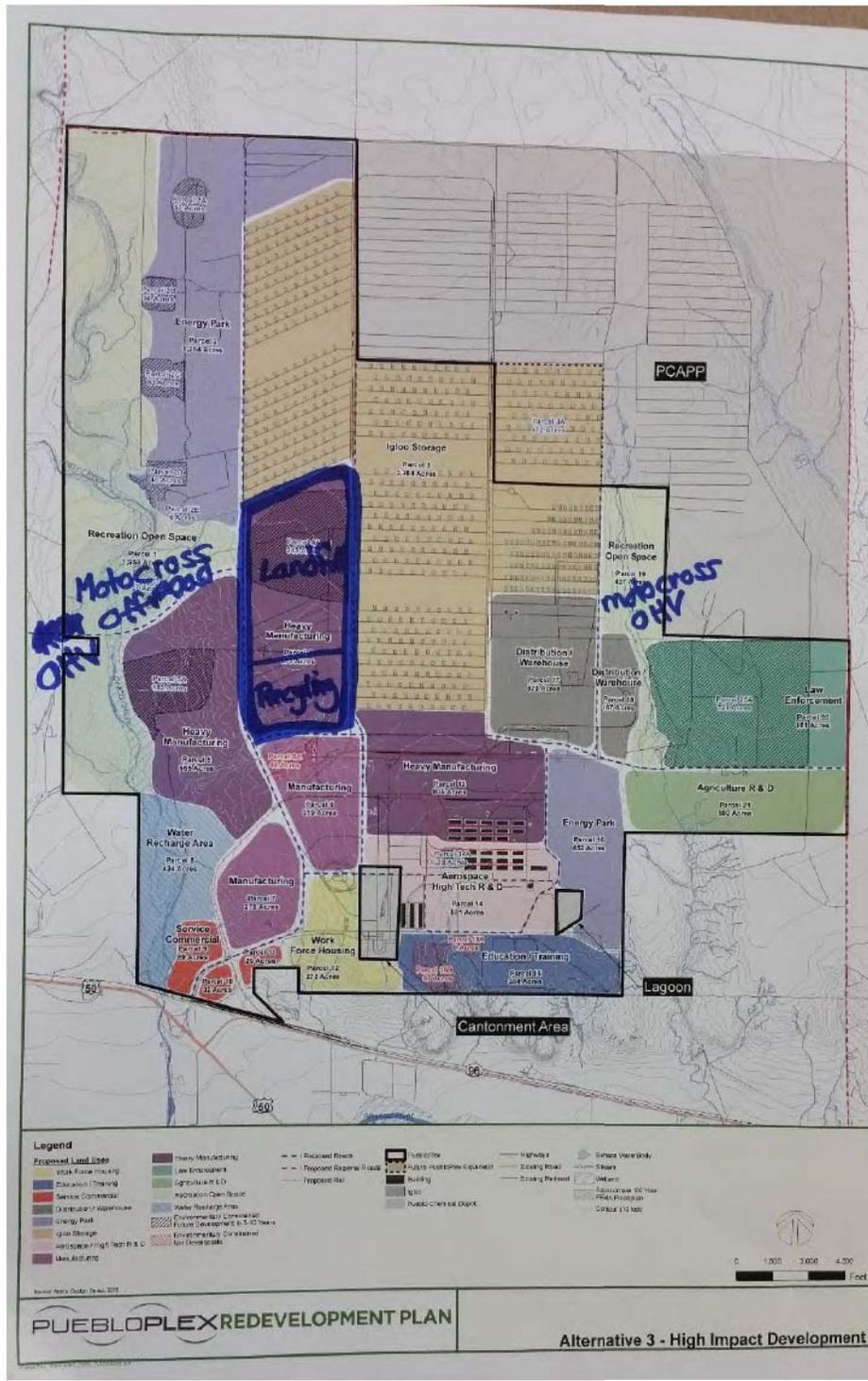




Public Meeting 2 Avondale Table Exercises







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Student Workshop CSU-Pueblo



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PuebloPlex Redevelopment
*Colorado State University Pueblo
Hasan School of Business
Student Workshop
September 10, 2015*



Meeting Agenda

- PuebloPlex Project Overview
- Market Analysis
- Development Suitability
- Preliminary Land Use Alternatives
- Group Discussion

Slide 2

Background

- 1942 The Army's Pueblo Chemical Depot was established
 - Was one of nine Army installations for storage of chemical weapons housing eight percent of the nations original chemical weapons stockpile.
- 1988 Pueblo Chemical Depot was realigned by Congress as part of the first Base Realignment and Closure Act (BRAC)
- 1994 Pueblo Depot Activity Development Authority (PDADA) was created by the Colorado legislature
- 1995 Federal Govt. formally recognized the PDADA as the Local Redevelopment Authority (LRA) for the Depot
 - The Authority was rebranded **PuebloPlex** and is marketing the Depot for reuse.
- 2013 The Army formally declared 15,847 acres as surplus property

Slide 3

What is the PuebloPlex Redevelopment Plan?

- A Plan to redevelop the former Pueblo Chemical Depot
- A Plan that will:
 - Treat this as a Start-Up Business and not a base closure
 - Determine the highest and best land uses for the property
 - Maximize opportunities for economic development
 - Create jobs for the Pueblo community
 - Provide an Implementation Strategy for long-term success that is
 - Phased
 - Market-based
 - Fiscally realistic

Slide 4

Where is the Project Located ?



Slide 5

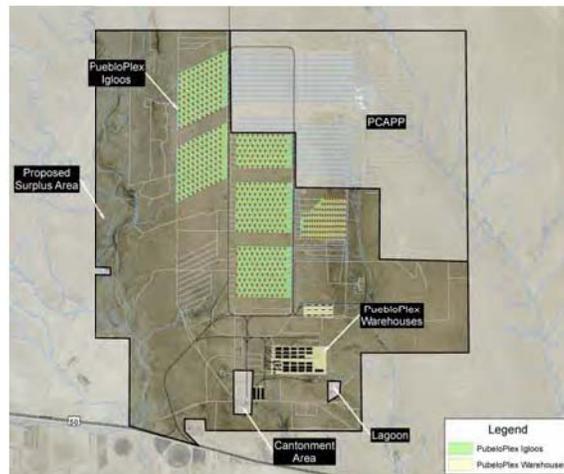
PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix
DESIGN GROUP

PuebloPlex Existing Assets

PuebloPlex Assets

- 15,848 acres
- 125+ habitable structures
- 620 Storage Igloos
- 3.1M+ SF of Facilities
- 137 miles of Paved Roadways
- 39 miles of on Site Rail
- 60 Solid Waste Management Units



Slide 6

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix
DESIGN GROUP

Why is this Project Important?

- **PuebloPlex has the opportunity to....**
 - Be one of the largest redevelopment opportunities in the US
 - Attract world – wide investments to this region
 - Create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Be a catalyst for new economic development within the Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 7

OVERVIEW OF MARKET CONDITIONS

Slide 8

Projections for Fastest Growing Sectors

Sectors with the Highest Projected Employment Growth Through 2024	2014 Estimated Employment	2024 Projected Employment	Change	Annual % Change
Fabricated Metal Product Manufacturing	967	1,369	402	3.5%
Construction of Buildings	823	1,157	334	3.5%
Professional, Scientific, and Technical Services	1,599	2,242	643	3.4%
Ambulatory Health Care Services	4,137	5,698	1,561	3.3%
Merchant Wholesalers, Durable Goods	789	1,075	286	3.1%
Health and Personal Care Stores	514	688	174	3.0%
Miscellaneous Store Retailers	467	630	163	3.0%
Animal Production	26	35	9	3.0%
Wood Product Manufacturing	64	85	21	2.9%
Specialty Trade Contractors	1,585	2,079	494	2.8%
Building Material and Garden Equipment, Supplies Dealers	734	959	225	2.7%
Furniture and Home Furnishings Stores	180	230	50	2.5%
Management of Companies and Enterprises	164	207	43	2.4%
Furniture and Related Product Manufacturing	23	29	6	2.3%
Real Estate	419	516	97	2.1%
Internet Svc Providers, Web Search, Data Processing Svcs	53	65	12	2.1%
Motor Vehicle and Parts Dealers	915	1,114	199	2.0%
Heavy and Civil Engineering Construction	577	704	127	2.0%
Chemical Manufacturing	103	125	22	2.0%

Slide Source: Colorado Dept. of Labor, Labor Market Information, 2015

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Slide 13

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Slide 15

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Slide 16

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- Site Natural Constraints
- Site Environmental Constraints

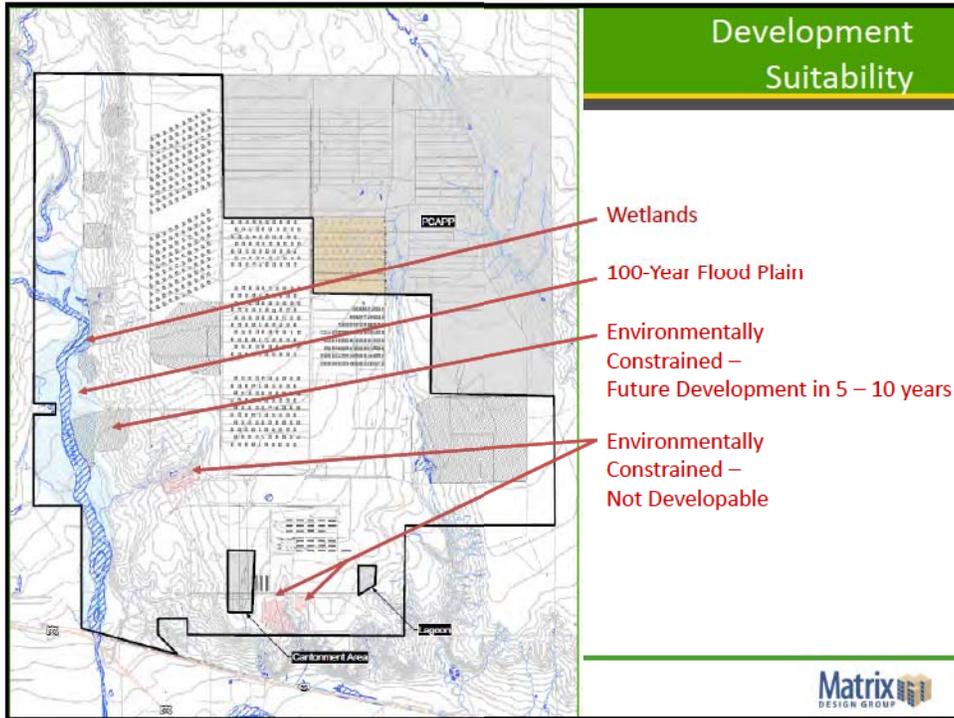
Slide 17

Development Suitability

Environmental (Man-Made) Constraints

- Areas of Concern include **Solid Waste Management Units (SWMUs)**
- 60 SWMUs at PuebloPlex categorized into 7 types ranging from areas with no environmental history to areas where hazardous materials have occurred but remediation activities have not been conducted
 - 5 SWMUs require little or no remediation
 - 19 SWMUs have been remediated and require no further action at this time
 - 27 SWMUs require some remediation
 - 9 SWMUs have restrictions that impact development and require extensive remediation

Slide 18



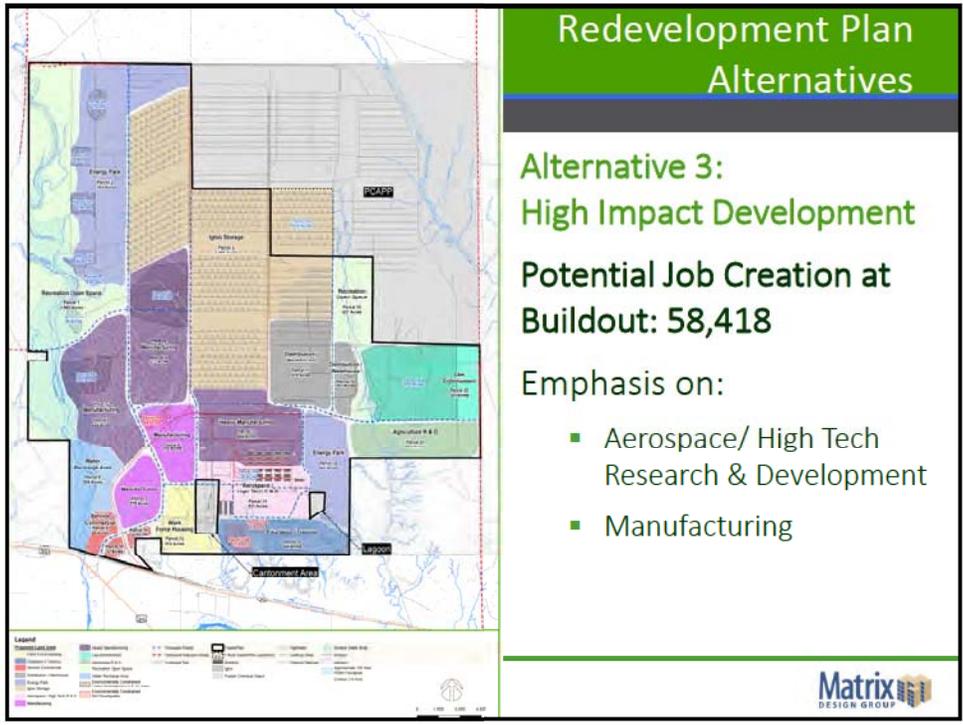
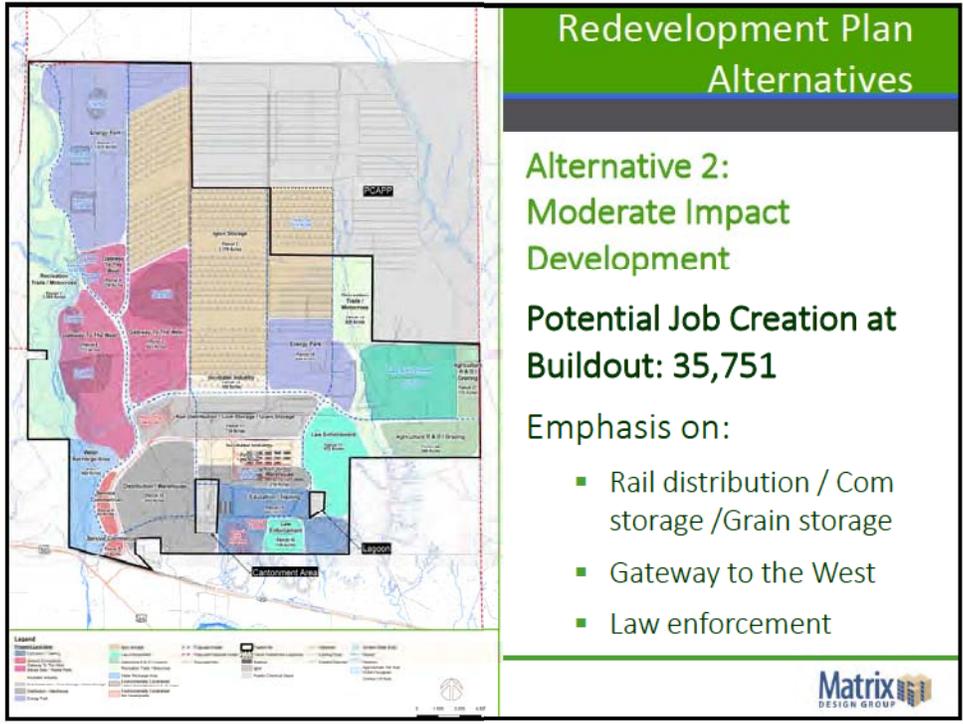
PRELIMINARY LAND USE ALTERNATIVES

Slide 20

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE

Matrix DESIGN GROUP

This slide features a green decorative shape in the top left corner. The main title 'PRELIMINARY LAND USE ALTERNATIVES' is centered in large blue font. Below the title, it says 'Slide 20'. At the bottom, there is a logo for 'PUEBLOPLEX REDEVELOPMENT PLAN FOUNDATION FOR THE FUTURE' on the left and the 'Matrix DESIGN GROUP' logo on the right.



Alternatives Comparison

	Alternative 1	Alternative 2	Alternative 3
Jobs at Buildout	42,083	35,751	58,418
Potable Water	Best alternative for potable water given potentially lower water usage, requires less augmentation water Requires water system expansion - Distribution / Warehouse demand - Largest portion of Ag - Limited existing infrastructure in west	Requires high level of expansion to water systems - Gateway to West Demand - Limited existing infrastructure in west	Requires the highest level of expansion to water systems - Manufacturing demand - Limited existing infrastructure in west
Wastewater	All three alternatives will require an upgraded sanitary system	All three alternatives will require an upgraded sanitary system	All three alternatives will require an upgraded sanitary system
Utilities	Requires high level of expansion of electrical system - Land on west side of site, lacks electrical infrastructure - Distribution / Warehouse demand	Requires the least amount of electrical infrastructure expansion - Most areas with demand (rail distribution / warehouse) are in areas with existing electrical infrastructure	Requires high level of expansion of electrical system - Land on west side of site, lacks electrical infrastructure - Manufacturing demand
Transportation	Internal roadway needs to be rebuilt due to age and lack of maintenance	Internal roadway needs to be rebuilt due to age and lack of maintenance Track replacement is necessary for some rail segments	Internal roadway needs to be rebuilt due to age and lack of maintenance
Environmental	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: Open Space, Distribution / Warehouse, Education / Training, and Agriculture Research & Development	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: energy park, Gateway to West, education / training, rail distribution, and law enforcement	Eastern & Western sides of the Depot have numerous sites that will need remediation. Impacted areas of use include: energy park, open space, education / training, manufacturing, and law enforcement

Job Creation at PuebloPlex

	ALT 1 Acres	ALT 2 Acres	ALT 3 Acres	Absorption	ALT 1 Jobs	ALT 2 Jobs	ALT 3 Jobs
Ag (R & D)	550	536	502	Al or Nothing	6	5	5
Rec Open Space	4,138	-	2,456	Al or Nothing	41	-	25
ED / Training	1,301	663	461	3 to 5 acres per year, unless a major institution relocates to the site	14,168	7,220	5,020
Service Commercial	100	115	150	3 to 5 acres per year	1,452	1,670	2,178
Dist. / Warehouse	3,004	1,076	746	3 to 10 acres per year	26,171	9,374	6,499
Storage	3,288	3,179	3,288	25 to 40 units per year	7	6	7
Landfill	1,014	-	-	Al or Nothing	169	-	-
Recycle	387	-	1,909	Al or Nothing	65	-	318
Energy Park	400	2,319	436	Al or Nothing	4	23	4
Law Enforcement	50	1,360	904	Al or Nothing	1	23	15
Work Force Housing	-	-	272	Minimal job generation impacts	-	-	0
Rec Trails / Motocross	-	1,928	-	Al or Nothing	-	10	-
Gateway to West	-	2,086	-	10 to 20 acres per year, if you can identify a user for the planned land uses	-	13,630	-
Rail Dist. / Com. Storage / Grain Storage	-	784	-	10 to 20 acres per year	-	1,366	-
Aerospace / High Tech R & D	-	-	549	3 to 5 acres per year	-	-	4,783
Manufacturing	-	-	641	4 to 7 acres per year	-	-	6,980
Heavy Manufacturing	-	-	2,560	4 to 7 acres per year	-	-	27,878
Incubator Space for New Industry	-	371	720	Highly speculative without a source of subsidy	-	2,424	4,704
Total	14,232	14,417	15,594		42,083	35,751	58,418

GROUP DISCUSSION

Slide 27

Input on Land Use Alternatives

QUESTION 1:

Which type of Land Use scenario makes the most sense for PuebloPlex, Low, Moderate, or High impact development?

QUESTION 2:

Which types of uses should be included?

QUESTION 3:

What are the Keys to attracting new businesses to PuebloPlex?

Slide 28

Group Discussion

QUESTION 4:

What types of jobs would you like to apply for at the PuebloPlex in the future?

QUESTION 5:

Which of the plans do you feel would be the easiest to implement? Why?

QUESTION 6:

Is it critical to be incorporated into Pueblo?

Slide 29

QUESTIONS?

Slide 30

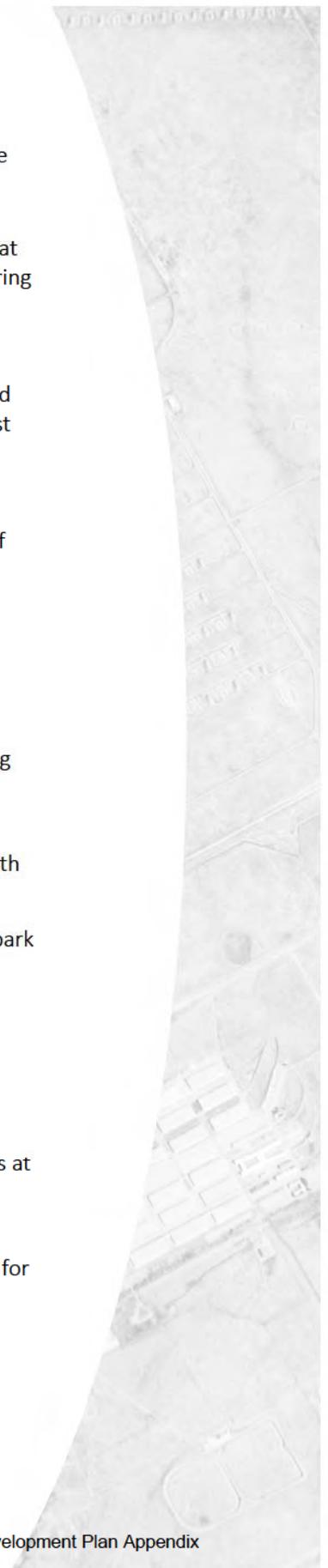
Student Workshop Recorded Comments

Students were engaged in an interactive discussion and group exercise following the presentation of the preliminary alternatives focusing on land uses that make the most sense for PuebloPlex and keys to attracting new business. The exercise provided students with an opportunity to share their vision and ideas on desired land uses and job sectors for the redevelopment of PuebloPlex concluding with the development of a group land use map that best represented the student's vision for the future of PuebloPlex. The maps developed during the workshop exercises are also included at the end of this summary.

One question asked related to water provision given the critical nature of water supply at PuebloPlex. The discussion focused on the potential for water reuse. Dr. Wakefield indicated that Colorado operates under the doctrine of prior appropriation water rights – that the first person to take a quantity of water from a water source for "beneficial use"—agricultural, industrial or household —has the right to continue to use that quantity of water for that purpose. However, a user may not change the intent in which they are appropriating water such that the change hinders the use by another. In other words, reuse is only permissible if the reuse is a beneficial use. This can pose obstacles for water reuse consideration.

Consolidated Comments from Both Classes

- Some students have concerns about the potential for water contamination along western waterways
- One participant thought that the property would be best utilized as a self-sustaining community powered by alternative energy
- Many students believe that rebranding and marketing is critical to overcoming the stigma associated with mustard agent and other hazardous materials associated with the former Pueblo Chemical Depot
- One student indicated that the property should not be utilized for an amusement park and would be best served by manufacturing and alternative energy development
- Several students expressed concern over marijuana farms due to controversy and negativity within the community
- One idea discussed was the potential for small businesses to act as incubators that stimulate the local economy and attract larger companies
- One student identified the need for ambulatory healthcare and emergency services at PuebloPlex based on the projected concentration of jobs in in this remote location and considering the potential industrial uses such as manufacturing
- Several students liked the idea of a cutting-edge higher education satellite campus for emerging technologies such as bio-fuels and stated that the distance would not discourage specialized training opportunities



Exercise observations from the morning student workshop

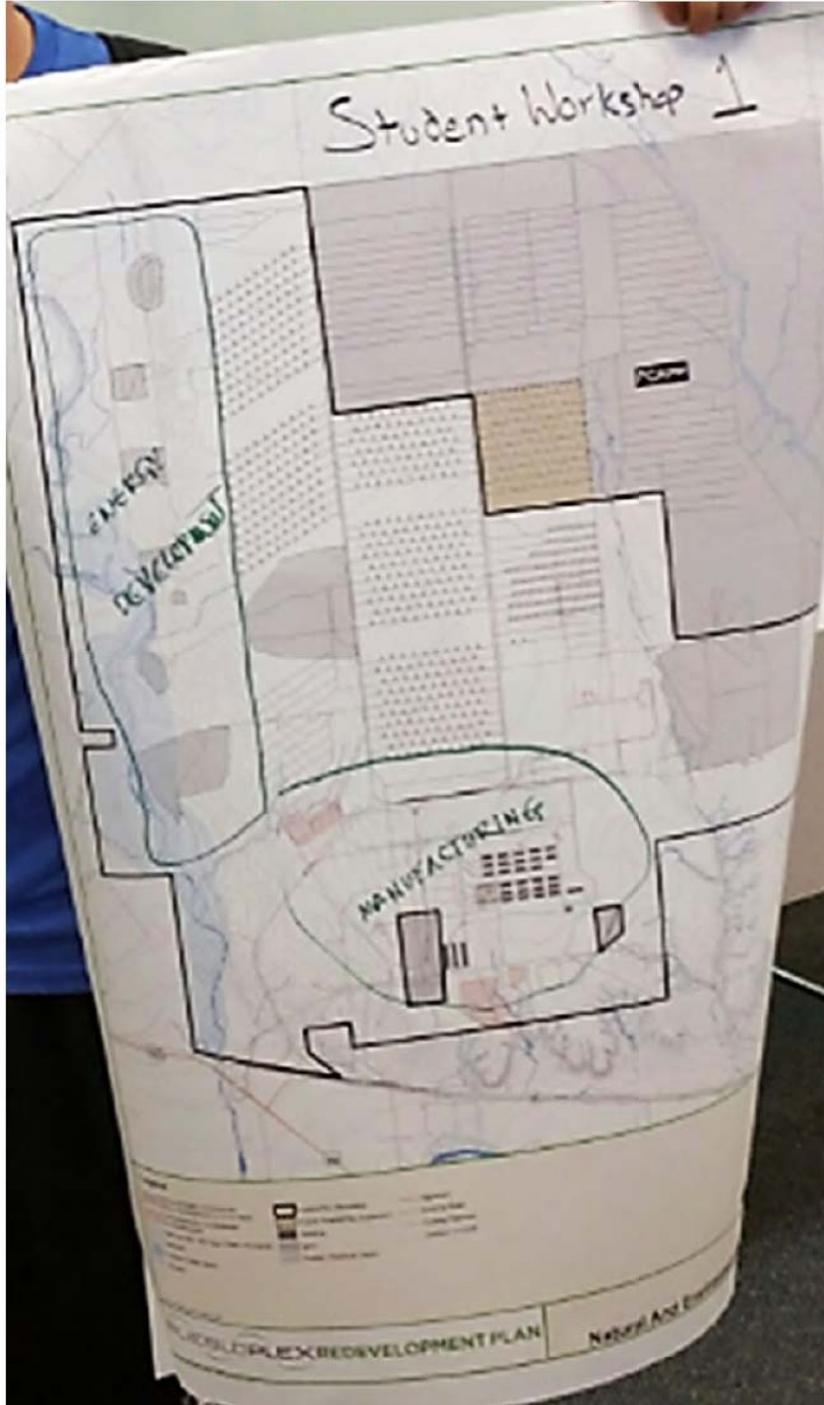
- The two land uses identified by the students were Energy Development (in the northwestern portion of the site) and Manufacturing in the south central portion of the site consistent with Preliminary Alternative 3

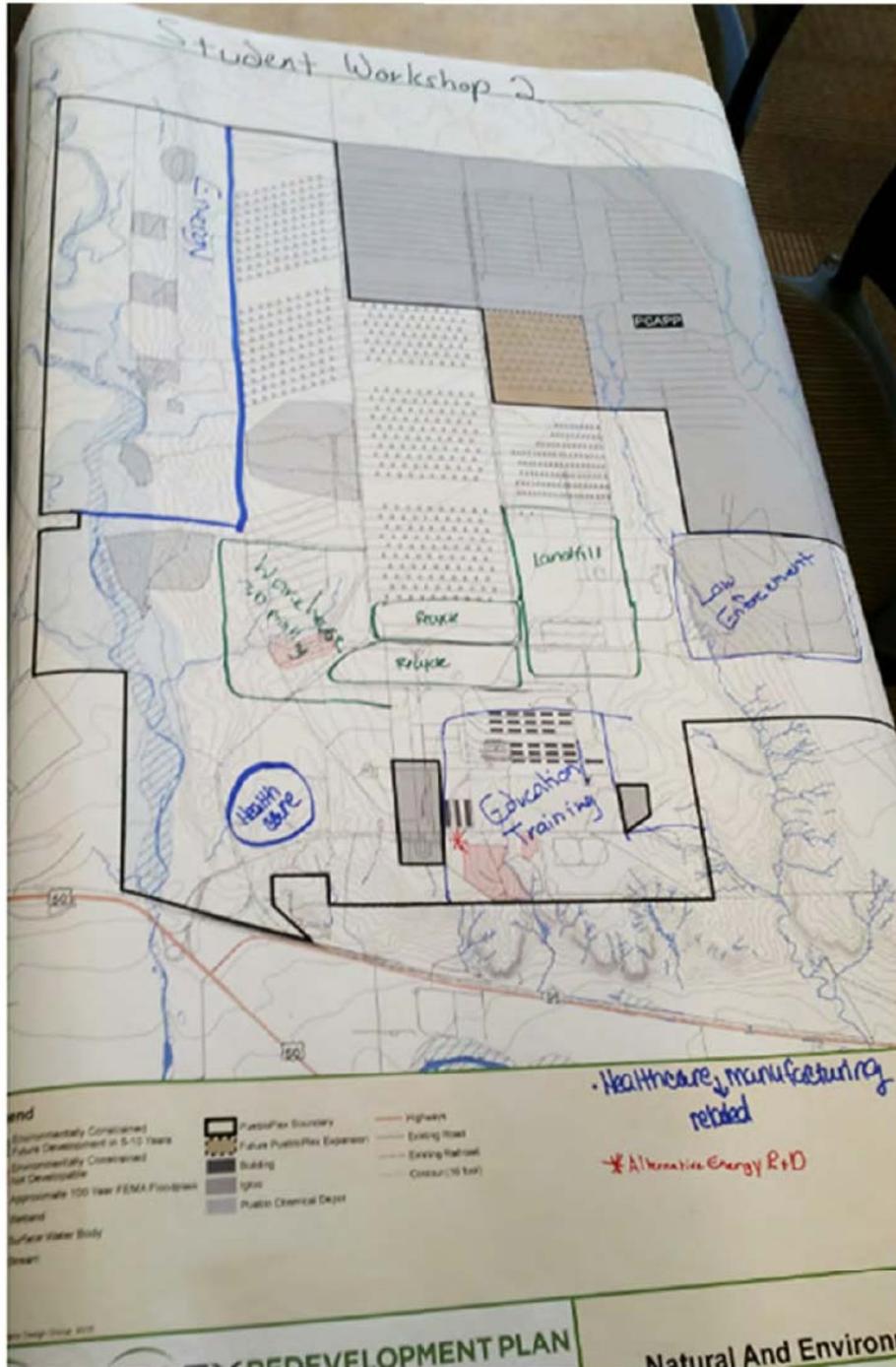
Exercise observations from the afternoon student workshop

- Alternative Energy Development was the largest area identified in the northwest portion of the site as a standalone use and as a Research & Development use adjacent to and coupled with Education. The location of alternative energy in the northwest portion of the site is consistent with Preliminary Alternatives 2 and 3
- Education / Training was identified in the south central portion of the site including the existing warehouses. Though this area is larger than the areas identified for this use in the preliminary alternatives, it is generally consistent with all three Preliminary Alternatives
- Other uses recommended include:
 - Law Enforcement in the eastern portion of the site consistent with Alternatives 2 and 3
 - Separate areas for Recycling and Landfill in the center of the site south of the igloos consistent with Alternative 1
 - Warehousing / Additive Manufacturing which could also incorporate an educational component consistent with Alternatives 1 and 3
- Healthcare was identified both as a service for on-site emergencies near the primary entry for ease of road access and as a potential manufacturing focus



Student Workshop Table Exercises





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Public Meeting 3

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12.30.15 Media Release

Contact: Michael J. Clarkson, Analyst and Project Manager
719-947-3770 mclarkson@puebloplex.com

Draft Plan for PuebloPlex to be Unveiled at Public Meeting

Pueblo, CO: The **Public Draft Redevelopment Plan** for PuebloPlex will be presented at the final Public Redevelopment Plan Meeting scheduled for Wednesday, January 13th at the Pueblo Convention Center, Grand Hall C-West, 320 Central Main Street in Pueblo from 6:00 p.m. until 8:00 p.m. The host for the public meeting, PuebloPlex, will be joined by their consultant, Matrix Design Group, who will present the Public Draft Redevelopment Plan for the PuebloPlex site.

The Public Draft Redevelopment Plan is a culmination of a collaborative planning effort. Two sets of public meetings were conducted in July and September 2015 to introduce the public to the PuebloPlex redevelopment project and to obtain input on the community's land use vision for the site. The Draft Plan is a framework for the redevelopment of nearly 16,000 acres at the Pueblo Chemical Depot. The Redevelopment Plan recommends strategies tailored to achieve PuebloPlex redevelopment goals for improving economic opportunity, expanding the tax base, and promoting public safety.

A 30-day public review of the Draft Plan will begin on January 11, 2016 and will conclude on February 9, 2016. The **Public Draft Redevelopment Plan** and guidance for submitting comments will be available beginning January 11th on the project website at: www.puebloplexredevelopmentplan.com.

Public Meeting 3 Newspaper Advertisement

PUBLIC MEETING #3: *Draft Plan Presentation*



Draft Plan for PuebloPlex to be Unveiled at Upcoming Public Meeting

**Wednesday,
January 13, 2016
6:00-8:00 pm**

Pueblo Convention Center
Grand Hall C-West
320 Central Main Street
Pueblo, CO 81003

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*For More Information, Michael J. Clarkson, Analyst and Project Manager
Contact: 719-947-3770 mclarkson@puebloplex.com*

www.PuebloPlexRedevelopmentPlan.com

Public Meeting 3 Flyer

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www.PuebloPlexRedevelopmentPlan.com

Session viewable at: <https://www.youtube.com/watch?v=h91eQ-sFCn4&feature=youtu>.

Public Meeting 3 Post Card

PUBLIC MEETING #3: *Draft Plan Presentation*



Draft Plan for PuebloPlex to be Unveiled at Upcoming Public Meeting

**SAVE
THE
DATE**

**Wednesday
January 13, 2016
6:00-8:00 pm**

Pueblo Convention Center
Grand Hall C-West
320 Central Main Street
Pueblo, CO 81003

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PUBLIC DRAFT
**PuebloPlex Redevelopment Plan
& Homeless Submission Plan**

Public Meeting #3
January 13, 2016



Meeting Agenda

- Introductions
- Project Overview
- Public Input
- Draft Redevelopment Plan
- Draft Homeless Assistance Submission
- Public Review
- Questions and Answers

Slide 2

PROJECT OVERVIEW

Slide 3

Background

- 1942 The Army's Pueblo Chemical Depot was established
 - *Was one of nine Army installations for storage of chemical weapons housing eight percent of the nation's original chemical weapons stockpile.*
- 1988 Pueblo Chemical Depot was realigned by Congress as part of the first Base Realignment and Closure Act (BRAC)
- 1994 Pueblo Depot Activity Development Authority (PDADA) was created by the Colorado legislature
- 1995 Federal Govt. formally recognized the PDADA as the Local Redevelopment Authority (LRA) for the Depot
 - *The Authority was rebranded **PuebloPlex** and is marketing the Depot for reuse.*
- 2013 The Army formally declared 15,847 acres as surplus property

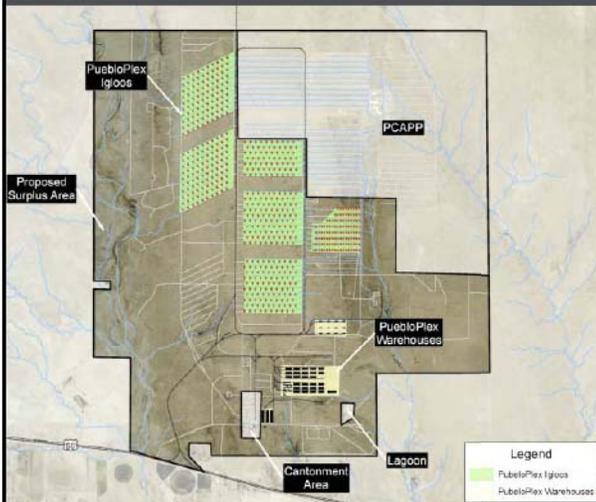
Slide 4

Where is the Project Located?



Slide 5

PuebloPlex



Existing Assets

- 15,847 acres
- 125+ habitable structures
- 620 storage igloos
- 3.1M+ SF of facilities
- 137 miles - paved roadways
- 39 miles - on-site rail

Slide 6

Why is this Project Important?

- **PuebloPlex has the opportunity to....**
 - Be one of the largest redevelopment opportunities in the US
 - Attract world – wide investments to this region
 - Create jobs for the Pueblo community
 - Provide the basis to attract and retain talent and skills within your community
 - Be a catalyst for new economic development within the Pueblo Region
 - Increase the tax base for the community
 - Improve unemployment rate

Slide 7

What is the Project Schedule?

12 Month Planning Process

April 2015	Data Collection / Analysis / Assessment of Existing Conditions
June 2015	Public Visioning Meeting
Summer 2015	Development of Land Use Alternatives
Sept 2015	Public Land Use Alternatives Meeting
▶ Jan 2016	Draft Redevelopment Plan/Homeless Assistance Submission
Feb 2016	Final Plan & Homeless Assistance Submission
Mar 2016	Implementation Strategy

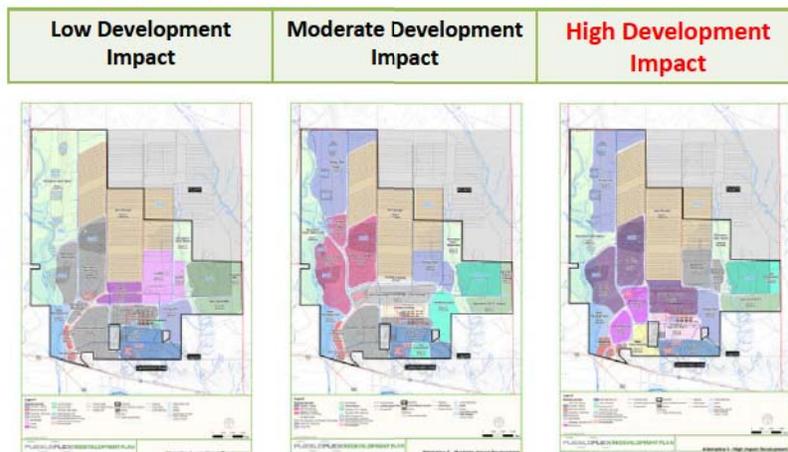
Slide 8

PUBLIC INPUT – PLAN DEVELOPMENT

Slide 9

Public Input – Plan Alternatives

Land Use Alternatives



Slide 10

Public Input – Redevelopment Plan

Public Meeting Land Use Plan Table Exercise

- 13 plans developed by the public
- Types of land uses reflected in plans developed during the exercise
 - Manufacturing – 8 of 13 plans
 - Distribution / Warehousing – 8 of 13 plans
 - Law Enforcement – 10 of 13 plans
 - Education / Training – 9 of 13 plans
 - Majority included areas for Recreation / Open Space, passive and active uses – trails, motocross, equine trails, and camping

Slide 11

DRAFT REDEVELOPMENT PLAN

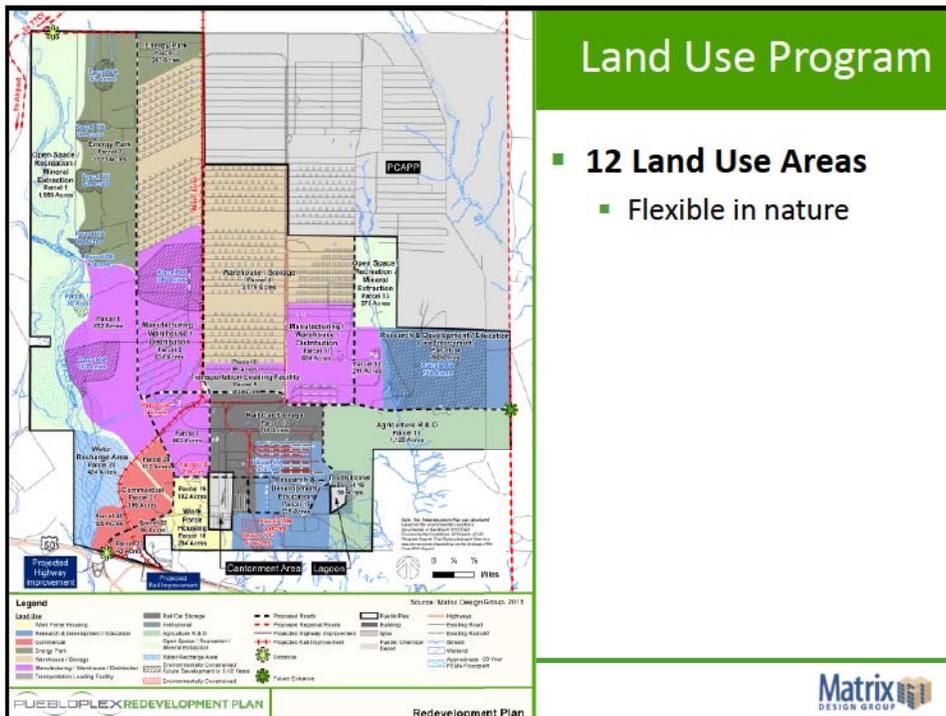
Slide 12

Draft Redevelopment Plan

Draft Redevelopment Plan based on:

- Economic and Market Analysis
- Area Demographics (Workforce)
- Off-Site Conditions and Influences
- On-Site Existing Conditions (Facility / Infrastructure Assets)
- Development Suitability
- Land Use Flexibility

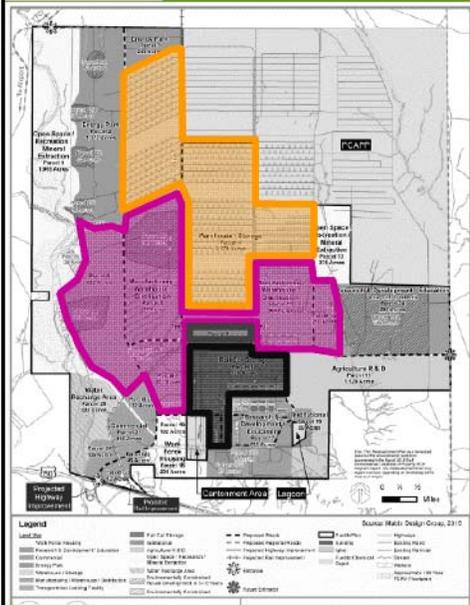
Slide 13



Industrial Uses

Industrial uses are clustered in the center of the site where they are buffered from the surrounding community but can leverage the internal infrastructure and transportation network:

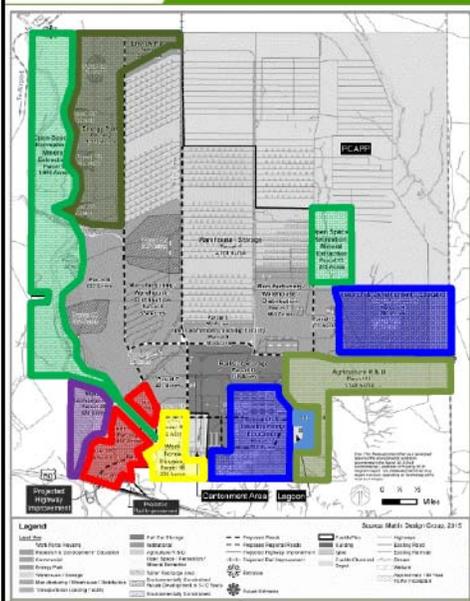
-  Manufacturing / Warehouse / Distribution
-  Warehouse / Storage
-  Rail Car Storage
-  Transportation Loading Facility



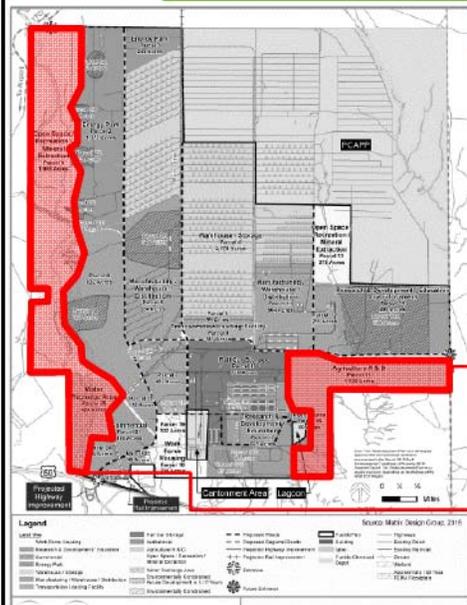
Non-Industrial Uses

Non-industrial uses are sited along the periphery:

-  Research & Development / Education
-  Commercial
-  Workforce Housing
-  Institutional
-  Energy Park
-  Agriculture Research & Development
-  Open Space / Recreation
-  Water Recharge



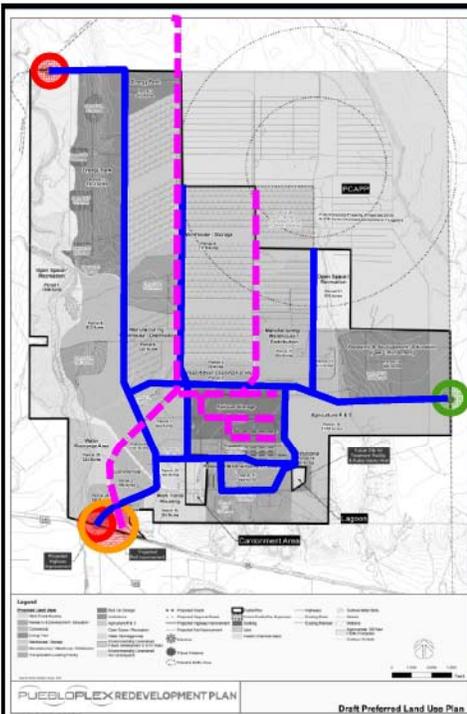
Land Use Buffers



Agriculture provides buffer to Pueblo County to the east including Town of Boone

Open Space / Recreation and Water Recharge Areas provide buffer to Pueblo County to the west

Circulation Plan



Site Access

Existing entrance (●)
proposed new east entrance (●)

Circulation Network

Proposed Arterial Roadway (—)
22 miles

Improved rail (---)
23 miles

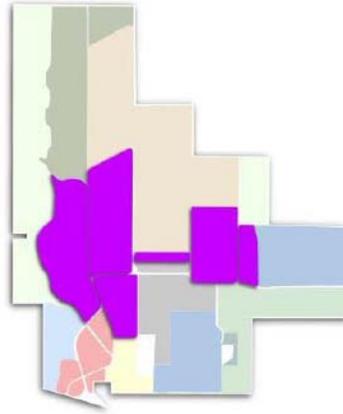
New Interchange

New US Highway 50 interchange (●)

Land Use Program

Manufacturing / Warehousing / Distribution

- 3,304 acres
- 22% of PuebloPlex
- Consists of 10 contiguous parcels
- Centrally located with road and rail networks
- Buffered to limit off-site impacts



Slide 19

Land Use Program

Manufacturing / Warehousing / Distribution

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Composite and steel fabrication ■ Plastic and plastic products, mfg., wholesale ■ Farming and construction equipment ■ Computer equipment, hardware, software, mfg., wholesale ■ Manufactured homes, mfg., wholesale ■ Medical equipment and devices ■ Contractor's equipment and supplies, retail, wholesale ■ Rail cars ■ Engines ■ Furniture ■ Electronics ■ Home furnishings ■ Clothing | <ul style="list-style-type: none"> ■ High tech research & development ■ Book binding and publishing ■ Assembly ■ Large scale warehousing ■ Building construction ■ Recycling facilities ■ Free trade zone ■ FEMA storage ■ Motor freight company garage ■ Grain storage ■ Service garage ■ Truck parking ■ Telemarketing |
|---|---|

Secondary Uses

- Commercial
- Warehouse / Storage
- Rail Car Storage
- Research & Development / Education

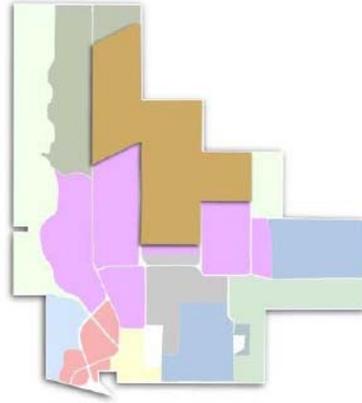


Slide 20

Land Use Program

Warehouse / Storage

- 3,179 acres
- 20% of PuebloPlex
- Includes 600+ storage igloos
- Second largest area in the Redevelopment Plan



Slide 21

Land Use Program

Warehouse / Storage

- Administrative support services
- Computer and server storage
- Document storage
- Agricultural production, research & development
- Food / beverage storage
- Personal Storage

Secondary Uses

- Manufacturing / Warehouse / Distribution
- Energy Park

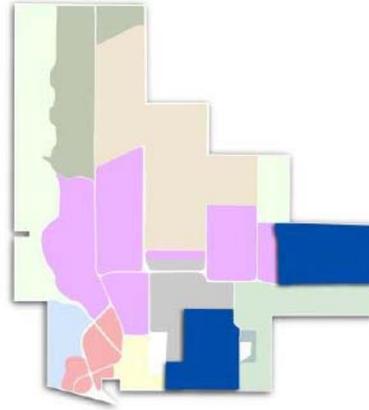


Slide 22

Land Use Program

Research and Development / Education

- 1,880 acres
- 12% of PuebloPlex
- Consists of two noncontiguous areas to accommodate multiple uses



Slide 23

Land Use Program

Research & Development / Education

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ Scientific and medical laboratories ■ Medical research and development ■ Pharmaceutical manufacturing ■ Medical and health services ■ Ambulatory healthcare services ■ Rehabilitation and physical therapy facilities ■ Bioengineering ■ Space launch ■ Aerospace ■ Electronics ■ Technology | <ul style="list-style-type: none"> ■ Extension facilities for educational institutions to include at a minimum universities and junior colleges ■ Administrative and support services ■ Management and public relations ■ Law enforcement training ■ Technical training and certification for: explosives, rail engineering, electrical linemen, drones, and other skills |
|--|--|

Secondary Uses

- Work Force Housing
- Institutional

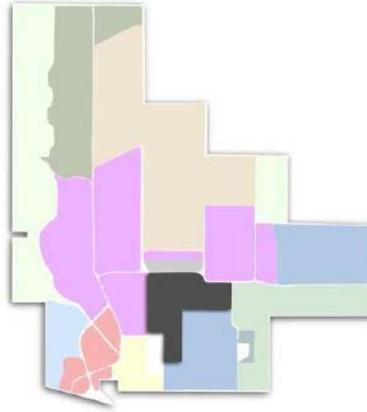


Slide 24

Land Use Program

Rail Car Storage

- 768 acres
- 5% of PuebloPlex
- Central to existing rail infrastructure
- Excellent accessibility to storage and maintenance facilities



Slide 25

Land Use Program

Rail Car Storage

- Rail car storage and maintenance
- Rail car inspection and repair
- Industrial storage
- Rail logistics

Secondary Uses

- Manufacturing / Warehousing / Distribution
- Research & Development / Education

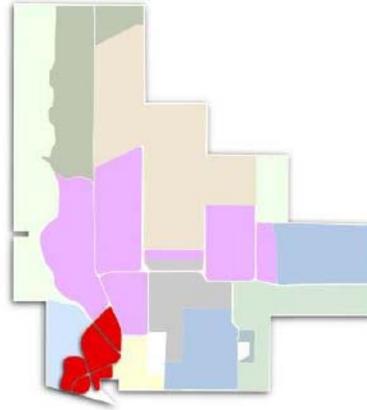


Slide 26

Land Use Program

Commercial

- 459 acres
- 3% of PuebloPlex
- Consists of five contiguous parcels
- Located along primary entry into PuebloPlex
- Supports workers, students, residents, and US Highway 50 motorists
- Gateway to PuebloPlex



Slide 27

Land Use Program

Commercial

- | | |
|--|--------------------------------------|
| ■ General merchandise sales | ■ Financial institutions |
| ■ Retail | ■ Convenience store |
| ■ Drug stores | ■ Entertainment venues |
| ■ Building material and gardening supply | ■ Hotels |
| ■ Health and personal care | ■ Restaurants |
| ■ Medical facilities | ■ Fitness and athletics centers |
| ■ Administrative support services | ■ Animal kennel or veterinary clinic |
| ■ Professional services | ■ Auto and truck service plaza |
| ■ Offices | ■ Motor vehicle and parts dealers |

Secondary Uses

- Manufacturing
- Mixed use commercial / flex space

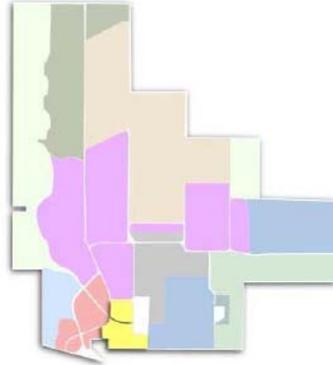


Slide 28

Land Use Program

Work Force Housing

- 306 acres
- 2% of PuebloPlex
- Two contiguous parcels
- Highly accessible to US Highway 50 and southern entrance



Slide 29

Land Use Program

Work Force Housing

- Single family detached homes
- Townhomes
- Condominiums
- Low and mid-rise apartments
- Garden apartments
- Manufactured homes
- Dormitories
- Child care facilities
- Fitness and athletics centers
- Convenience store
- Drug stores
- Restaurants
- Hotels
- Recreation

Secondary Uses

- Commercial
- Mixed-use commercial / housing
- Research & development / educational

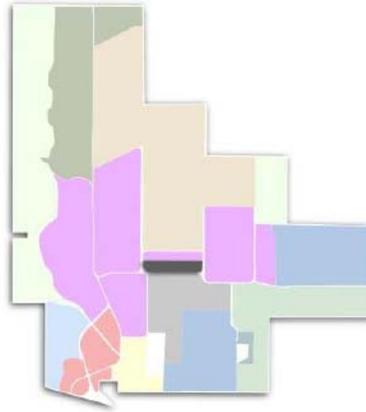


Slide 30

Land Use Program

Transportation Loading Facility

- 113 acres
- 1% of PuebloPlex
- Located at the heart of the site with direct access to road and rail



Slide 31

Land Use Program

Transportation Loading Facility

- Multimodal loading and unloading
- Logistics support
- Storage
- Paint facilities
- Rail car restoration
- Administrative support services
- Offices
- Grain storage facilities

Secondary Uses

- Rail car storage
- Manufacturing / warehouse / distribution

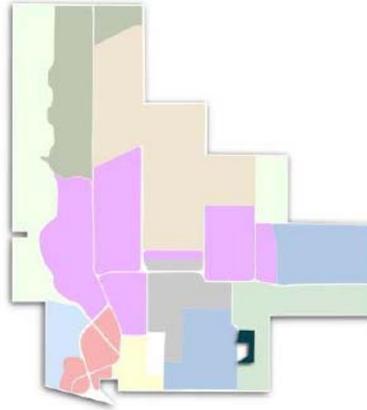


Slide 32

Land Use Program

Institutional

- 59 acres
- <1% of PuebloPlex
- Future community support facilities
- Adjacent to existing evaporative lagoons



Slide 33

Land Use Program

Institutional

- Wastewater treatment facility
- Maintenance and service facilities
- Government services
- Libraries and museums
- Emergency shelters
- Community center

Secondary Uses

- Research & development / education

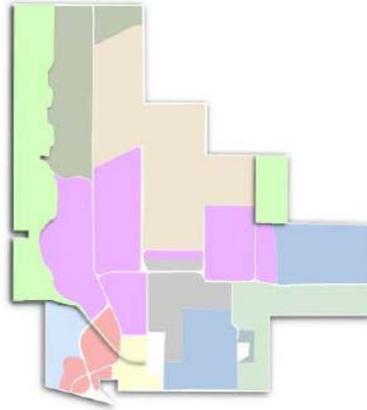


Slide 34

Land Use Program

Open Space / Recreation

- 2,333 acres
- 15% of PuebloPlex
- Preserves natural areas and drainageways
- Two areas to buffer intensive uses from surrounding area



Slide 35

Land Use Program

Open Space / Recreation

- | | |
|-------------------------|----------------|
| ■ Camping | ■ Grazing |
| ■ Motocross | ■ Agriculture |
| ■ Hiking Trails | ■ Golf Courses |
| ■ Equestrian Facilities | ■ Pro Shops |
| ■ Mineral Extraction | ■ Ball Fields |

Secondary Uses

- Energy Park
- Water Recharge Area
- Research and Development / Education

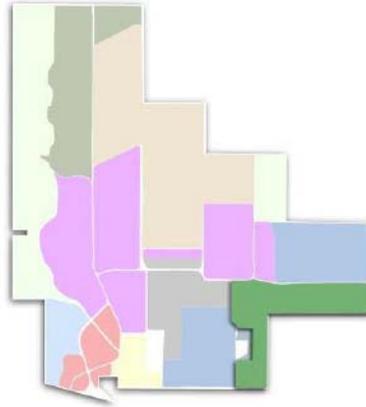


Slide 36

Land Use Program

Agriculture Research and Development

- 1,120 acres
- 7% of PuebloPlex
- Buffer between intensive uses and the surrounding community



Slide 39

Land Use Program

Agriculture Research and Development

- Production of food, feed, and fiber commodities, livestock and poultry, bees, fruits and vegetables, sod, ornamentals, nursery, and horticultural crops
- Bioenergy and biofuel
- Grazing
- Greenhouses

Secondary Uses

- Research & development / education
- Manufacturing / warehouse / distribution

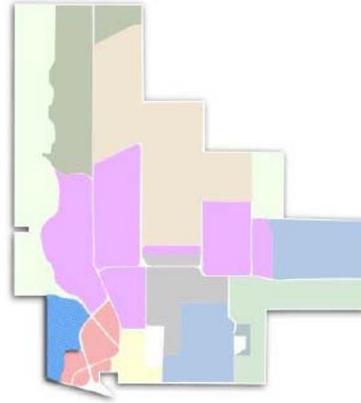


Slide 40

Land Use Program

Water Recharge

- 424 acres
- 3% of PuebloPlex
- Predominantly wetlands and floodplains associated with Chico Creek
- Can support water augmentation efforts to help meet current and future water needs



Slide 41

Land Use Program

Water Recharge

- Open Space
- Hiking Trails
- Sustainable Agriculture
- Ranching

Secondary Uses

- Open Space / recreation



Slide 42

DRAFT HOMELESS ASSISTANCE SUBMISSION NOTICE OF INTEREST / PUBLIC BENEFIT CONVEYANCE

Slide 43

Notification of Interest / Public Conveyance

PuebloPlex received only two Notices of Interest as of the June 11, 2014 submission deadline:

- **Cooperative Care** . . . requested an igloo for storage
 - *The Business Plan submitted was presented to and approved by the PuebloPlex Board of Directors; the Board also agreed to a \$1 annual lease to Cooperative Care until the requested assets can be transferred from the federal government via PuebloPlex.*
- **Pueblo Rescue Mission** . . . Did not to submit required Business Plan for PuebloPlex review and approval

Slide 44

ification of Interest / Public Conveyance

PuebloPlex received one Public Benefit Conveyance (PBC) request as of the June 11, 2014 submission deadline:

- **Joint Law Enforcement Partners** (a joint submission from the Colorado State Patrol, Pueblo County Sheriff's Office, and Pueblo Police Department) . . . requested land and facilities, including 16 storage igloos and two 90,000 square foot buildings.
 - *While the details of this request and its approval have not been finalized, PuebloPlex does not anticipate any conflicts with honoring their requests.*

Slide 45

PUBLIC REVIEW
30-DAY PUBLIC COMMENT PERIOD

Slide 46

Your Input is Important....Public Involvement

- Project Website
www.PuebloPlexRedevelopmentPlan.com
- www.PuebloPlex.com
- Social Media
 - PuebloPlex Twitter
 - PuebloPlex Facebook
- 3 Public Meetings
 - **This is third Public Meeting**



Slide 47



Public Review Comment Period

30-day Public Review Period for Draft Redevelopment Plan
January 11, 2016 to February 9, 2016

Where can you view the Public Draft?

- Electronic copy on project website:
www.puebloplexredevelopmentplan.com
- Hardcopy available for viewing at:
 - City of Pueblo
County Library, Rawlings Main Branch
100 E. Abreindo Avenue, Pueblo CO 81004-4290
 - Avondale
McHarg Park Community Center, Avondale, CO
405 2nd Street, Avondale, CO 81022



Slide 48

Public Review Comment Period

How do you submit comments?

- At this meeting tonight
- On-line – Project Website
- Email
- Fax
- US Postal Service



Comment Tracker

Date	Comment	Status
11/15/2011	Comment 1	Open
11/15/2011	Comment 2	Open
11/15/2011	Comment 3	Open
11/15/2011	Comment 4	Open
11/15/2011	Comment 5	Open
11/15/2011	Comment 6	Open
11/15/2011	Comment 7	Open
11/15/2011	Comment 8	Open
11/15/2011	Comment 9	Open
11/15/2011	Comment 10	Open

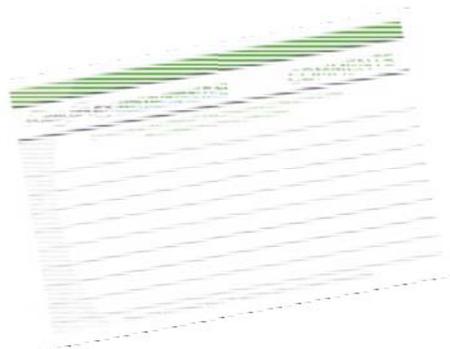
All comments must be submitted in writing (electronically or hard copy) to be considered part of the official record

Slide 49

How Do You Submit Comments ?

- At this meeting tonight

All comments must be submitted in writing on comment cards to be part of official record

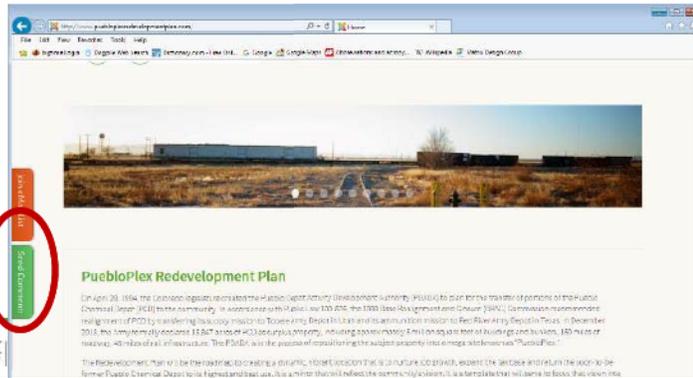


Slide 50

How Do You Submit Comments?

- **On-Line – Project Website**

- www.puebloplexredevelopmentplan.com
- Using the green “Send Comment” tab on left hand side of project website (limited to 1,000 characters)



Slide 51



How Do You Submit Comments?

- **Email**

- Email to mclarkson@puebloplex.com

- **FAX**

- Fax to Michael Clarkson at (719) 947-3775

- **US Postal Service**

- Mail to:
PuebloPlex Redevelopment Plan
c/o Michael Clarkson
PO Box 11467
Pueblo, CO 81001-0467

Slide **All comments must be received in writing by midnight, February 9, 2016**



Questions?



www.puebloplexredevelopmentplan.com

Slide 53

PUEBLOPLEX REDEVELOPMENT PLAN
FOUNDATION FOR THE FUTURE





Exhibit F | Public Comments



PUEBLOPLEX LOCAL REDEVELOPMENT AUTHORITY
LRA APPLICATION (32 CFR PART 176.30)

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From: Guy Chabot [mailto:chabot.guy@gmail.com]
Sent: Thursday, July 9, 2015 11:59 AM
To: Celeste Werner
Subject: PuebloPlex Redevelopment Plan Public Meeting

Hello Celeste,

I congratulate you and your team on a very successful public meeting #1. It is always a challenge to make an engineering based presentation to a varied lay crowd and get them to understand what you are trying to convey. The team was prepared and for a project of this size the analysis completed so far was excellent. The graphics were clean and clear, although somewhat difficult for an older guy to see from a distance. The hard copies on the back wall helped for those that wanted to take a closer look and the active survey was a great idea.

As a new member of the Pueblo community, moving into town next week, I have much to learn about this area and thought that the opportunity to attend this meeting was a great way to start. Your information, along with the future meetings, will allow me to gain not only an insight into the workings of the Pueblo community but provide me with valuable technical data. It will also let me to see where the community wants to take the city in the future.

Our table discussion was the highlight of the night and the free flow of ideas was very interesting to say the least. I am concerned with the one comment about, "Pueblo is a blue collar city and it will always be a blue collar city". I have learned that a narrow focused comment like this doesn't help to promote the diversity that every city needs to grow and prosper. My hope is that future presentations will promote the advantages of diversity (people, places and things), and the many unexpected benefits it brings. Pueblo is a small city with huge potential.

Thanks again for a pleasant evening and I look forward to meeting with you in the future.

Guy Chabot, AIA

From: "Kevin Niles" <niles.kevinw@gmail.com>

Date: July 15, 2015 at 12:38:04 PM MDT

To: <rdesalvo@puebloplex.com>

Subject: Pueblo Army Depot

July 15, 2015

Mr. Russell DeSalvo III
President & CEO of PuebloPlex
rdesalvo@puebloplex.com

Mr. DeSalvo;

I am writing to provide you more detail about the Arkansas Groundwater Users' Association (AGUA) and our interest in and potential plans for approximately 365 acres of property located on the southwest corner of the Pueblo Army Depot.

AGUA is a non-profit, member owned, well augmentation group formed by farmers in the Arkansas River basin in the mid-1990's. Our mission is to help our members comply with state rules governing the use of wells in the basin. To do that we use surface water rights that we own or lease to replace depletions to the river caused by our members' well pumping.

One of the preferred ways to replace depletions is through the use of recharge ponds. A recharge pond is a reservoir designed to allow water put into it to percolate back into the aquifer below. Through this process our members are able to pump year round even though our physical supply of surface water may only be available for 2-3 months in the summer. Recharge ponds also allow you to store water in wet times to be used in drier times like the drought we are currently experiencing. AGUA currently owns and operates 3 recharge ponds just south and west of the Army Depot property. They are an important part of our augmentation plan but are limited in size and volume.

Acquiring the 365 acres of Army Depot land would allow us to increase both our recharge capacity and the quality of recharge. This would provide great benefit to farmers in Pueblo County our members' farms east of there.

Our initial plan for the Army property would be to build a 30 acre recharge pond on the southern end of the parcel with additional ponds added as there is a need for them. If operated like our other ponds the new pond(s) would have water in them from March-November. This pattern lends itself to dual use of the site for grazing or wildlife habitat. I would be happy to provide more technical details regarding the design and our multi-use nature of the project at your convenience.

Please don't hesitate to contact me with additional questions.

Sincerely,

Kevin W. Niles

General Manager

Arkansas **G**roundwater **U**sers **A**ssociation

Pueblo Colorado

Main: (719) 948-2150

Cell: (719) 281-0809

Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

(UNITED LAUNCH ALLIANCE)

U/LA CHAIN PROVIDERS) INDUSTRIES NEED TO BE ATTRACTED - WHAT ARE THE ATTRIBUTES THAT NEED TO BE IMBEDDED AT PUEBLOPLEX FOR SUCCESSFUL BUSINESS ATTRACTION

Please return this comment form to the registration table or to a project representative.

Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

accurate name history in first part of presentation
concern re: timely rezoning
public tours / docent
interpretive sites

call centers ? ~~* R&D.~~ Hi Tech Education
~~* Alternative 3 +~~ open spaces Gateway to West

Solar R&D facility

Please return this comment form to the registration table or to a project representative.

Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

Water is as you commented is a valuable commodity in the State as well as Pueblo County. This is a major component that needs to be addressed in you plan, which really was not. Buying water from the City or Pueblo Board of Waterwork could prove to be very costly now & in the future. This simply a major issue not addressed in you plan even if you're purchasing it.

Wells run dry eventually !!!

Please return this comment form to the registration table or to a project representative.

Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

I would like to see an expansion of economic development with the hemp plant. Also, hemp could be use to clean areas of the land via phytoremediation and could be researched. I would like to see an expansion of a partnership with CSU-Pueblo and Research. Last, more detail on growing food via vertical farming, hydroponics, aquaponics, composting / conventional gardening. Perhaps a compost facility.

Please return this comment form to the registration table or to a project representative.

I will email more details...

Your comments are VERY IMPORTANT to the development of this Plan and will be taken into consideration throughout the project duration.

Will there be a group actively
Advertising the Manufacturing area
to the USA at Large to
attract invest Companies to
this area,

Please return this comment form to the registration table or to a project representative.

Trina Spangle

From: PuebloPlex Redevelopment Plan <rick_rust@matrixdesigngroup.com>
Sent: Friday, January 08, 2016 12:08 PM
To: Celeste Werner; Rick Rust; mclarkson@puebloplex.com; Trina Spangle; Patrick Small
Subject: [#20160108190738] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

Ticket: [#20160108190738]

Name: Chris Allan
e-mail: ssglx2002@aol.com

Comments: I live in the area and am a sports car race fan, having visited road racing courses in several areas of the country. My suggestion is to consider developing a professional (and amateur) sports car road racing complex as part of the plan. I think this location could support a racing venue of this type quite well, partnering with the International Motor Sports Association (IMSA). The location is remote enough to not disturb the neighbors, but close enough to population centers to draw a large crowd of fans, providing a 1st class racing venue to an area that (to my knowledge) doesn't have one. Portions of the depot property also have natural elevation changes that could be worked into the layout.

I drive through the Pueblo airport corridor each day and it appears to me to provide an excellent (and underutilized) area suitable for racing component manufacturers and businesses to set up shop, similar to other good racing venues. And right next to the airport to boot
No charge for this idea!

Page title: [Getting Involved](#)
IP address: 140.153.242.92
Browser: Mozilla 5.0
Operating system: Windows 7
Screen resolution: 1536x864

Patrick Small

Subject: RE: [#20160125053920] Comment from PuebloPlex Website PuebloPlex
Redevelopment Plan

From: PuebloPlex Redevelopment Plan [mailto:rick_rust@matrixdesigngroup.com]

Sent: Sunday, January 24, 2016 10:39 PM

To: celeste_werner@matrixdesigngroup.com; rick_rust@matrixdesigngroup.com; Michael J. Clarkson
<mclarkson@puebloplex.com>; Trina_Spangle@matrixdesigngroup.com; Patrick_Small@matrixdesigngroup.com

Subject: [#20160125053920] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

Ticket: [#20160125053920]

Name: John Panepinto

e-mail: reginajohn@comcast.net

Comments: I attended the meeting last week and have a suggestion. I am a retired pharmacist and I am not a fan of prescription mail order plans. However, I think you should try to recruit a mail order facility for prescriptions. They require all forms of distribution, air, rail, highway and you have them all. Just visit with Express Scripts at Midtown and get some info.

on their company.

Most of the jobs would be high salaried positions.

Thanks

John P

Page title: [Home](#)

IP address: 50.183.248.198

Browser: Mozilla 5.0

Operating system: Windows 7

Screen resolution: 1680x1050

Patrick Small

Subject: RE: [#20160128180553] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

From: PuebloPlex Redevelopment Plan [mailto:rick_rust@matrixdesigngroup.com]

Sent: Thursday, January 28, 2016 11:06 AM

To: celeste_werner@matrixdesigngroup.com; rick_rust@matrixdesigngroup.com; Michael J. Clarkson <mclarkson@puebloplex.com>; Trina_Spangle@matrixdesigngroup.com; Patrick_Small@matrixdesigngroup.com

Subject: [#20160128180553] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

Ticket: [#20160128180553]

Name: Laura Leyba

e-mail: speedy14inperu@hotmail.com

Comments: We should have a recycling center, and businesses that deal with clean water and conservation, for example water filtration systems. This will continue to be a global issue.

Page title: [What is the PuebloPlex Redevelopment Plan?](#)

IP address: 67.190.90.144

Browser: Safari 9.0

Operating system: iPhone OS 9_2_1

Screen resolution: 320x568

Patrick Small

Subject: RE: [#20160210064506] Comment from PuebloPlex Website PuebloPlex
Redevelopment Plan

From: PuebloPlex Redevelopment Plan [mailto:rick_rust@matrixdesigngroup.com]

Sent: Tuesday, February 9, 2016 11:45 PM

To: celeste_werner@matrixdesigngroup.com; rick_rust@matrixdesigngroup.com; Michael J. Clarkson
<mclarkson@puebloplex.com>; Trina_Spangle@matrixdesigngroup.com; Patrick_Small@matrixdesigngroup.com

Subject: [#20160210064506] Comment from PuebloPlex Website PuebloPlex Redevelopment Plan

Ticket: [#20160210064506]

Name: Dr. Kelly Gehlhoff

e-mail: kellyphgs@gmail.com

Comments: According to the farmers in the County, there is a need for housing for their migrant workers and transportation between this housing and the farms.

Pueblo Plex could become a food hub based upon controlled-environment agriculture being placed in the igloos, demonstrating new forms of sustainable urban farming supporting small business models. Also, there is great interest in seeing hemp used for phytoremediation of the land thereafter, and companies that will want to use the hemp for local processing into other value-added products. Ideally, this site could become an eco-tourism stop along the Pueblo County farming route, known for its innovation and connection to the university. CSU-Pueblo could be sending student interns to do research at these facilities on indoor plant production. I have proposed the college (CSU-Pueblo) build new greenhouses on campus, but this satellite project could suffice to put Pueblo on the map in a unique way (studying edible crops, not just marijuana).

Page title: [Home](#)

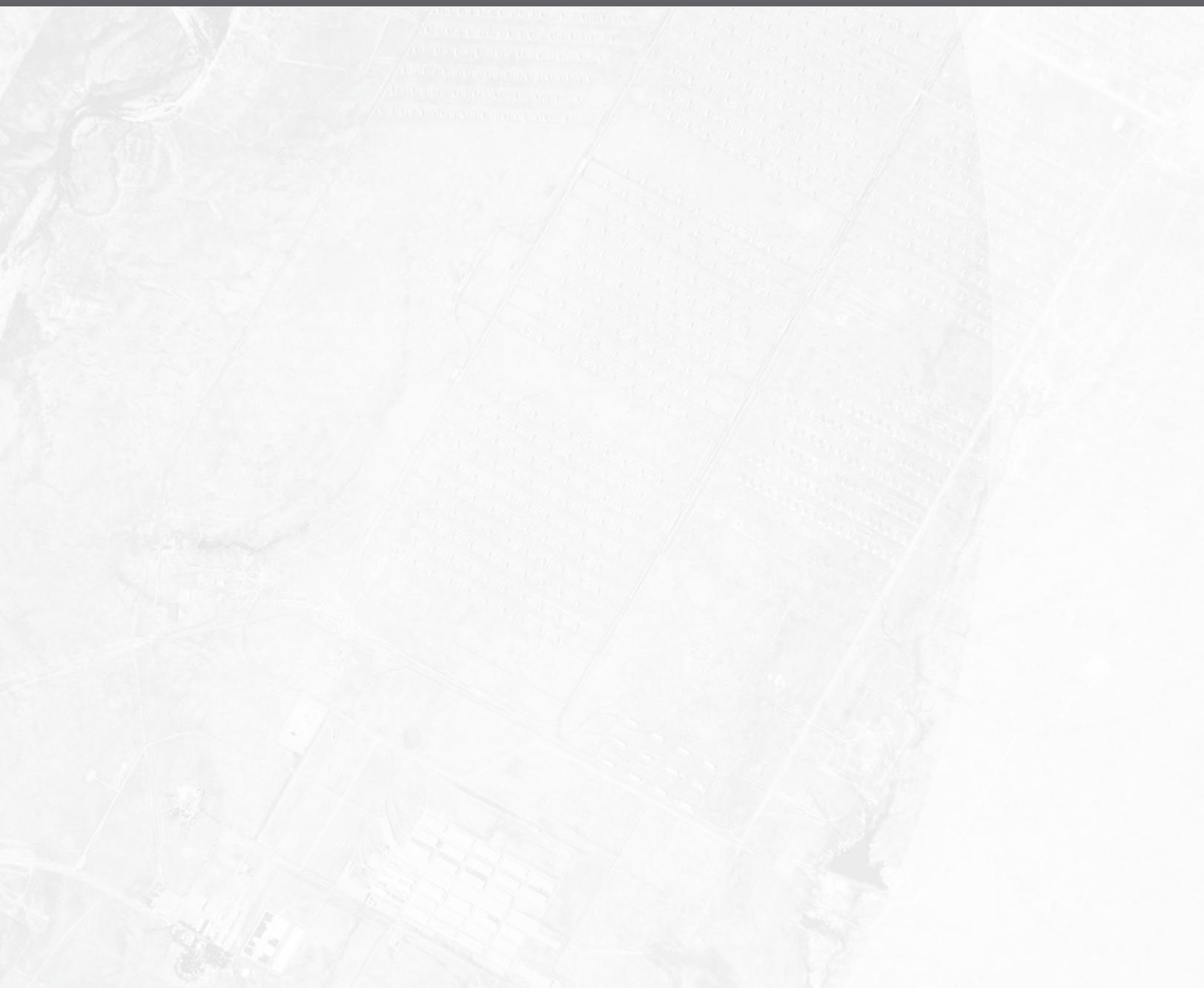
IP address: 71.196.251.197

Browser: Chrome 48.0

Operating system: Windows 7

Screen resolution: 1024x768

PUEBLOPLEX | **REDEVELOPMENT PLAN**
FOUNDATION FOR THE FUTURE



PUEBLOPLEX | REDEVELOPMENT PLAN

FOUNDATION FOR THE FUTURE

For inquiries on this Homeless Assistance Submission, contact:

Mr. Christopher Bolt
PuebloPlex
PO Box 11467
Pueblo, CO 81001
Phone: 719.947.3770
cbolt@puebloplex.com

