



MINUTES  
CITY OF GLENWOOD SPRINGS  
URBAN RENEWAL AUTHORITY  
MAY 24, 2022  
ZOOM  
11:30 AM

**REGULAR SESSION**

:03 1. Roll Call

Present: Chair Councilor Wussow; Vice Chair Mayor Godes; Mayor Pro-Tem Willman; Councilor Stepp; Councilor Kaup; Councilor Dehm; Commissioner Martin; Tate Fairbanks; School Board Representative Torres; Executive Director City Manager Figueroa; Treasurer City of Glenwood Chief Operating Officer Steve Boyd. Absent Councilor Hershey. There is a vacant position with Other Special Districts. Also present were Assistant City Manager Jenn Ooton; City Attorney Karl Hanlon; and City Clerk Ryan Muse.

:06 2. Pledge of Allegiance

City Clerk Ryan Muse led the Pledge of Allegiance.

:06 3. Citizens Appearing Before the Urban Renewal Authority for Items Not on the Agenda

Chair Councilor Wussow asked if there were any Citizens with comments that were not on the agenda. There were none.

:07 4. Approval of Minutes

***:07 Mayor Pro-Tem Willman moved, seconded by Vice Chair Mayor Godes, to approve the minutes from June 3, 2021.***

***Motion passed unanimously***

:07 5. Urban Renewal Authority Budget

Chair Councilor Wussow asked Treasurer City of Glenwood Chief Operating Officer Steve Boyd for a review of the budget. Treasurer Boyd replied that the URA has not passed a Budget and he has not seen a draft budget yet. City Attorney Karl Hanlon commented that the budget must be in place by the end of June and recommended another meeting in June.

## :07 6. Urban Renewal Activity Level

Assistant City Manager Jenn Ooten presented. Assistant City Manager Ooten reminded the URA that at the last meeting there was a plan to pursue additional blight studies for parts of town where the URA does not currently have a plan in place. Assistant City Manager Ooten updated the URA that in September the City received a proposal from SEH, a company out of Durango who does urban renewal work, and the City had Ann Ricker, from Ricker Cunningham, submit a proposal, however, they are quite old at this point so the feeling is that the URA should meet before the City revisits the thought of whether there are other areas of the City that could use blight studies. Assistant City Manager Ooten also said there is a contract for the old Safeway building from a private developer and they are currently in the due diligence period. There have also been continued conversations with the owners of that property about long-term parking. Assistant City Manager Ooten said that the Roaring Fork Marketplace now includes REI, which will have their grand opening in July, and the old American Furniture Warehouse portion of the building has been purchased by Furniture Row.

School Board Representative Torres asked about whether there should be contact with Jeff Gatlin from the School District about a possible revisit of a blight study for the West Glenwood Mall due to the close proximity to the Glenwood Springs Middle School. Assistant City Manager Jenn Ooten replied that for an Urban Renewal Authority to exist, a property has to be considered urban renewal, which is determined by a blight study, which was completed, however, after this occurred, a lawsuit challenged the formation of the Urban Renewal Authority, and the outcome was the limitation of some of the powers in its governing document. In order to revisit this document, a new blight study would have to take place.

Vice Chair Mayor Godes asked whether it is possible to expand the blight survey to include properties adjacent to the West Glenwood Mall. Assistant City Manager Jenn Ooten replied that any expansion of the Urban Renewal Authority would require a blight study, furthermore, the Urban Renewal Authority is limited to City Boundaries making some adjacent properties that are in the County ineligible. City Attorney Karl Hanlon commented that for those properties to join the Urban Renewal Authority, they would be required to annex and request to join.

Mayor Pro-Tem Willman asked how the Urban Renewal Authority is funded. City Attorney Karl Hanlon replied that currently it is being sponsored by the City to get it started. The primary way it will be funded is through tax inducement financing for the URA projects. It is very similar to the Downtown Development Authority. Chair Councilor Wussow asked whether it would be beneficial to create a subcommittee to develop a budget. City Attorney Hanlon replied that it is so close to budget season that he recommends that they just look in the 2022 budget and look forward to the 2023 budget.

Chair Councilor Wussow asked what items the Urban Renewal Authority would like to see on the future agenda.

City Attorney Karl Hanlon said that the Urban Renewal Authority can work under the current conditions of the blight study. City Attorney Hanlon stated that the URA needs to have the discussion about what powers they want to have before they decide on whether to have an additional blight study, because if the URA wanted to change the governing document to readopt the condemnation authority it would be required to have one. Assistant City Manager Jenn Ooten stated that although the governing document authorizes the use of municipal sales tax, City Council has not, therefore, if a developer is interested in the West Glenwood Mall at this time, the Urban Renewal Authority could work under its current conditions until the developer needed funding for public improvements.

City Attorney Karl Hanlon stated that the Urban Renewal Authority needs to meet in June to adopt the 2022 budget as well as a proposed 2023 budget. He would also like the URA to take a position on what strategy they would like to have for the West Glenwood Mall.

Chair Councilor Wussow thanked Commissioner Martin for a packet of informational documents on the Urban Renewal Authority and requested that everyone be sent one. Chair Councilor Wussow asked for a doodlepoll to be sent to members for dates in late June when the URA could meet.

Councilor Stepp asked for the potential of the West Glenwood Mall Development. City Attorney Karl Hanlon stated that retail continues to struggle post COVID with large format such as Target and Lowes doing really well, and Ross is a fantastic partner in the community. The West Glenwood Mall has had many different proposals, all of which change its current design, but none of this change the fact that retail is struggling. City Attorney Hanlon also commented that there is an additional challenge of retailers not being able to staff their stores due to the cost and shortage of housing. Councilor Stepp asked whether a developer could use this property solely for housing. City Attorney Hanlon replied that it is possible, that it would require a PUD, but no matter what would be developed from that property, it would necessitate a blank slate.

:31 7. Adjournment

***:31 Mayor Pro-Tem Willman moved, seconded Councilor Kaup, to adjourn.***

***Motion passed unanimously***