



MINUTES
CITY OF GLENWOOD SPRINGS
URBAN RENEWAL AUTHORITY
JUNE 22, 2023
101 West 8th Street
10:00 AM

REGULAR SESSION

1. :00 Roll Call

Present: Chair Wussow; Executive Director City Manager Marshall; Council Member Kaup; Council Member Dehm; Council Member Schachter; Council Member Weimer; Commissioner Martin; Tate Fairbanks; School Board Representative Stepp; County Library Special District Representative Use; Treasurer City of Glenwood Chief Operating Officer Steve Boyd. There is a vacant position with Other Special Districts. City Attorney Karl Hanlon; and City Clerk Ryan Muse.

2. :01 Elect the Chair and Vice Chair

Chair Wussow looked to entertain a motion to either keep it, change it, or build your own.

:01 Council Member Dehm moved, seconded by Council Member Kaup, to keep it status quo.

Chair Wussow agreed with the motion and is willing to continue serving as the Chair.

Motion passed unanimously.

3. :02 Urban Renewal Authority (URA) 101

Danielle Campbell, Economic Development Specialist discussed the information she provided in the packet about what URA's are trying to achieve and what resources are out there. She included how to support the redevelopment process and what URA's have to achieve per statutory. The firm Downtown Colorado Inc. has offered an in-depth training with the URA Board and Staff, the proposed date of this training is the week of August 21st. Council Member Kaup asked if staff thought the training would be helpful. Economic Development Specialist Campbell and Executive Director Beverli Marshall shared that they thought it would be very helpful for new members and staff. Options for dates and times for the training were discussed.

4. :08 Glenwood URA Overview

Danielle Campbell, Economic Development Specialist and Karl Hanlon, City Attorney gave a brief history of the URA, particularly involving the Glenwood Springs Mall and Ross. Extending due diligence was discussed. City Attorney Hanlon suggested trying to put together a deal with Ross and suggested making a recommendation to Council. City Attorney Hanlon said Council could give direction to staff to work on it as well. City Attorney Hanlon expressed that if no progress were made between the Mall and Ross, it could be brought back to the URA and they can possibly make a more aggressive decision on the matter. Executive Director Beverli Marshall suggested moving forward with the URA boundary and study analysis and expand that analysis to include a broader area, not just the mall.

Chair Wussow brought the discussion back to the board for any questions and clarified that they are bouncing around on the agenda.

Council Member Kaup requested that it be known that the URA board has lost its patience and is interested in a more aggressive stance.

Chair Wussow and Council Member Dehm clarified that the best way forward is to put in place incentives, such as tax reductions for either the mall owner or Ross, to have Ross move locations within the mall. If they are unable to make it happen then the URA will take a more aggressive tone. The details of who would get the reductions will still need to be discussed and agreed upon.

Discussion about other potential businesses going in the mall included at career technical center and a grocery store.

:52 Council Member Kaup moved, seconded by Council Member Dehm, to direct staff and legal to work with Ross and the mall owner to negotiate the move of Ross but also the best property deal to allow the City to move forward with further development of the mall. That we move forward with the URA analysis and add the topic to the city council agenda.

City Attorney Karl Hanlon clarified the motions:

First: Direct staff to engage in the negotiations with Ross and Frank, to see if some kind of incentive package would accelerate the process of moving Ross to the old JCPenney's location.

Second: Move forward with updating the URA boundary and study analysis.

Third: Make a recommendation to City council that they also engage in that same conversation around incentivizing Ross.

Commission Member Martin commented on Ross and the mall owner being very difficult to work with.

Motions passed unanimously.

5. :58 Urban Renewal Authority Budget

Executive Director Beverli Marshall discussed the adoption of a budget depending on discussions concerning mall negotiations over the next 120 days. The amount being discussed is \$125,000 for the URA. Budget to be further discussed at the next URA meeting.

6. 1:00 URA Expansion Proposals

Council Member Dehm suggested everyone think about areas and possible proposals and have them be discussed at a future meeting. Members were in agreement.

7. 1:03 URA Next Steps

Members agreed to meet in August and get an update on how negotiations are going and what the next steps would be.

City Attorney Karl Hanlon stated that he would discuss the use of sales vs property tax with City Council.

8. 1:07 Adjournment

1:07 Council Member Dehm moved, seconded Council Member Kaup, to adjourn.

Motion passed unanimously.