



MINUTES
CITY OF GLENWOOD SPRINGS
URBAN RENEWAL AUTHORITY
AUGUST 23, 2023
101 W. 8th Street
8:30 AM

REGULAR SESSION

1. :00 Roll Call

Present: Chair Wussow; Council Member Dehm; Executive Director Steve Boyd; Council Member Kaup; Vice Chair Godes; Commissioner Member Martin; Member Tate Fairbanks; School Board Representative Member Stepp; County Library Special District Representative Member Use; Director of Economic and Community Development Hannah Klausman; Economic Development Specialist Danielle Campbell; City Attorney Karl Hanlon; and City Clerk Ryan Muse.

Guests: Steve Art, Executive Director for Renewal Wheat Ridge; Troy Bernberg, Managing Director of Public Finance for Northland Securities; and Bill Shrum, Director of Operations for Downtown Colorado Inc.

2. :01 URA Workshop and Training

Introductions were made by each attending guest.

Bill Shrum, Director of Operations for Downtown Colorado, Inc. gave a brief history of the company.

Steve Art, Executive Director for Renewal Wheat Ridge presented Tax Increment Finance Case Study in Development and The Basics of Tax Increment Finance.

Troy Bernberg, Managing Director of Public Finance for Northland Securities presented Board and Government and When & How to Consider a New URA Area.

City Attorney Karl Hanlon received an update from the real estate attorney for Ross and thinks they are close to completing a new lease that would have them move into the old JCPenney's location.

Council Member Kaup and City Attorney Hanlon mentioned the property tax increment and the URA.

City Attorney Hanlon agreed to have a memo for council within the next 3 weeks that includes how you negotiate with other taxing entities.

Discussions were had about the next steps for the URA which included: further discussions about adding the property tax for a next meeting, if the conditions survey is updated to also consider other property, and possibly adding Safeway to the conversation as a separate boundary.

Council Member Kaup commented on how the focus should be on the success of the mall.

3. 1:55 Adjournment

1:55 Council Member Dehm moved, seconded by Vice Chair Godes, to adjourn.

Motion passed unanimously.