



AGENDA
CITY OF GLENWOOD SPRINGS
URBAN RENEWAL AUTHORITY
JULY 17, 2024
101 W. 8th ST
4:00 PM

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time.*

The order and times of agenda items listed are approximate and intended as a guideline for the Urban Renewal Authority.

URBAN RENEWAL AUTHORITY MEETING

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| 1. Roll Call | |
| 2. Approval of April 8, 2024 Urban Renewal Authority Minutes | Discussion and/or Action |
| 3. Update on Mall Property | Discussion and/or Action |
| 4. Property Tax Increment Financing Options | Discussion and/or Action |
| 5. Condemnation Powers | Discussion and/or Action |
| 6. Adjournment | |

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MINUTES
CITY OF GLENWOOD SPRINGS
URBAN RENEWAL AUTHORITY
April 8, 2024
101 W. 8th ST
3:00 PM

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URBAN RENEWAL AUTHORITY MEETING

1. Roll Call

Present: Chair Ingrid Wussow, Member Tate Fairbanks, Library Member Susan Use, School District Member Jasmin Ramirez, County Commissioner John Martin, Mayor Pro Tem Marco Dehm, Councilor Kaup, Councilor Zalinski, Councilor Weimer, Councilor Schachter. Councilor Godes came during item 4. Also present were City Attorney Karl Hanlon, City Manager Steve Boyd, and City Finance Director Yvette Gustad.

2. Approval of April 8, 2024 Minutes

- A. Mayor Pro Tem Dehm moved to approve the minutes. Councilor Kaup seconded the motion and it passed unanimously.

3. Resolution 2024-01: Budget Approval

- A. City Manager Steve Boyd presented the resolution and appropriation of budget funds. Mayor Pro Tem moved to adopt the budget. Councilor Weimer seconded and the motion and it passed unanimously.

4. Discussion of City Council's motions regarding the URA on January 18, 2024.

- A. Appropriate money in the range of twenty five thousand dollars in order to do a study to move forward with the condemnation powers.
 - The money was approved for appropriation in item 3. The condemnation study has not yet been completed.
- B. Approve the Urban Renewal Authority expanding the current project boundaries or adding other project areas.
 - City Attorney Karl Hanlon gave an overview of previous discussions about expanding project boundaries. Project boundaries do not need to be contiguous. A more detailed update will take place at the next meeting.
- C. Urban Renewal Authority governing documents to be amended to include property tax financing for the existing project area.
 - A draft of the governing document should be available at the next meeting

5. Update of the current next steps of the condition survey as well as community outreach.

- A. Due to concurrent projects, the survey has not been completed, but a Professional Service Agreement is being drafted, but the results should be available at the next meeting.
- B. Wussow presented two options that have been offered up regarding a possibly addition of a grocery store and moving Ross to a different space. City Attorney Hanlon will write a report on the situation and

timeline re: the Glenwood Springs Mall and Ross Dress for Less.

6. Next Steps

- A. Mayor Wussow asked the group what they would like to focus on moving forward.
 - The next meeting would focus on the condemnation powers and there will be time for people to ask questions and work through the process. Councilor Zalinski asked that if there is any information regarding this topic, how it works, how the powers are used, etc, that could be sent out in the interim, she would appreciate it.

7. Open Forum

- A. City Attorney Karl Hanlon and Mayor Wussow discussed the issue with Ross Dress for Less in the Glenwood Springs Mall and the lease for their space as well as the interest of new businesses opening up space there. There has been difficulty in communicating and coming to terms for an agreement.
- B. Councilor Zalinski discussed the current situation at City Market and if/how the City can discuss improvements that could be made. The group made comments on the topic as well.
- C. Mayor Pro Tem Dehm discussed the City's need for a Housing Director.

8. Adjournment

- A. Mayor Pro Tem Dehm moved to adjourn. Councilor Weimer seconded and the motion passed unanimously.