



MINUTES
CITY OF GLENWOOD SPRINGS
URBAN RENEWAL AUTHORITY
July 17, 2024
101 W. 8th ST
12:00 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

1. Roll Call
Present: Chair Ingrid Wussow, Mayor Pro Tem Marco Dehm, Member Tate Fairbanks, Library Member Susan Use, School District Member Jasmin Ramirez, County Commissioner John Martin, Councilor Kaup, Councilor Zalinski, Councilor Weimer, City Attorney Karl Hanlon, City Manager Steve Boyd, City Finance Director Yvette Gustad, Public Information Officer Bryana Starbuck, Director of Economic and Community Development Hannah Klausman, Engineer Jack Petersen, and Glenwood Springs Mall owner Frank Woods.
2. Approval of April 8, 2024 Minutes
 - A. Councilor Kaup moved to approve the minutes. Councilor Schachter seconded the motion, and it passed unanimously.
3. Update on Mall Property
 - A. Frank Woods reported on the progress at the Glenwood Springs Mall and the development of the childcare center, the lease with Ross Dress for Less and the possibilities of a grocery store going in.
 - B. Woods mentioned they have spoken to a few organizations regarding hotels and national restaurant chains as well.
 - C. The zoning for the location wouldn't currently allow for residential housing.
4. Property Tax Increment Financing Options
 - A. City Attorney Karl Hanlon presented. The current URA does not have TIF included in it. This would be a substantial amendment to the plan. City Attorney Hanlon explained what the process would entail, including required mediations, notifying the County Commissioners, property owners, reviewing the results of the pending condition survey, and which locations this would be applied to. This would also need to go before the Planning and Zoning commission.
 - B. This would create a revenue stream that could be used for several different public improvements.
 - C. The timeline for completion by the by the first quarter of 2025.
5. Condemnation Powers
 - A. The condemnation powers are something the City could consider in relation to the Glenwood

Springs Mall.

- B. The condition survey needs to be approved and all locations to be reviewed need to be included in that.
- C. Proposed timeline for this is the end of November.

6. Adjournment

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