



AGENDA
CITY OF GLENWOOD SPRINGS
URBAN RENEWAL AUTHORITY
JANUARY 30, 2025
101 W. 8th ST
3:00 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.

ACTIONS AND/OR PRESENTATIONS

1. Roll Call
2. Receipt of Minutes from October 24, 2024 Meeting
3. Update on Conditions Survey
 - A. Plan Area Boundaries Discussion and Approval Discussion and/or Action
4. Resolution 2025-1 Budget Approval Discussion and/or Action
5. Adjournment

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MINUTES
CITY OF GLENWOOD SPRINGS
URBAN RENEWAL AUTHORITY
October 24, 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: Mayor Ingrid Wussow, City Attorney Karl Hanlon, City Manager Steve Boyd, Member Tate Fairbanks, Library Member Susan Use, County Commissioner John Martin Director of Economic and Community Hannah Klausman, Finance Director Yvette Gustad, Councilor Zalinski Economic Development Specialist Jacob Zook.

2. Approval July 17, 2024 Minutes

- A. Tate Fairbanks moved to approve the minutes. Susan Use seconded the motion, and it passed unanimously.

3. Discussion of Ricker Cunningham Proposal Discussion and/or Action

- A. Updated Urban Renewal Plan with expanded and/or additional project

Areas

- The proposals include a plan that incorporates one URA and the other incorporates 2.
- The city approached Ricker Cunningham and this new plan would build off of work previously done. This time it would include information on expanded plan areas and information on if those need to be congruous or not.
- What does it look like with the property tax an TIF as a whole.
 - Councilor Zalinski moves to approve the proposed plan that incorporates 2 urban renewal areas. Susan Use seconded the motion and the motion passed unanimously.

B. Conditions Survey

- This would be a part of the actions in the plan discussed above.

4. Property Tax Increment Financing Update Discussion and/or Action

- With the recent local elections, this item will be discussed at the next meeting in order to include new County Commissioners and Council members.

5. Condemnation Powers Update Discussion and/or Action

- With the recent local elections, this item will be discussed at the next meeting in order to include new County Commissioners and Council members.

6. Adjournment

- Susan Use moved to adjourn. Tate Fairbanks seconded and the motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
January 30, 2025

Agenda Item: Update on Conditions Survey

Action Requested:

Department: Economic and Community Development

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
January 30, 2025

Agenda Item: Plan Area Boundaries Discussion and Approval

Action Requested: Consideration and approval of expanded Plan Area for Glenwood Springs Mall.

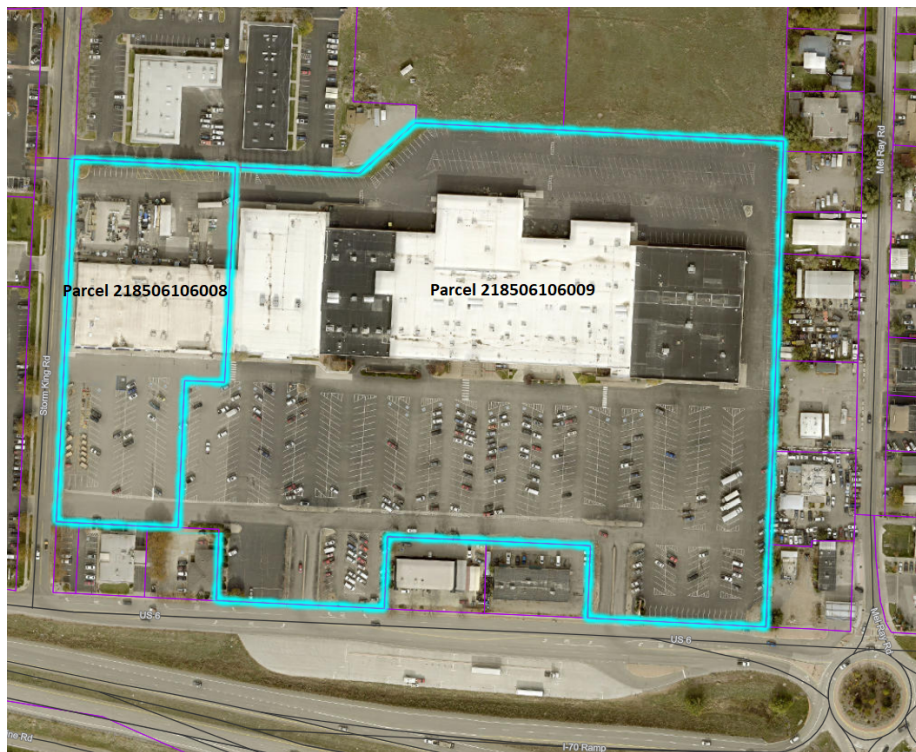
Department: Economic and Community Development

Presented By: Hannah Klausman

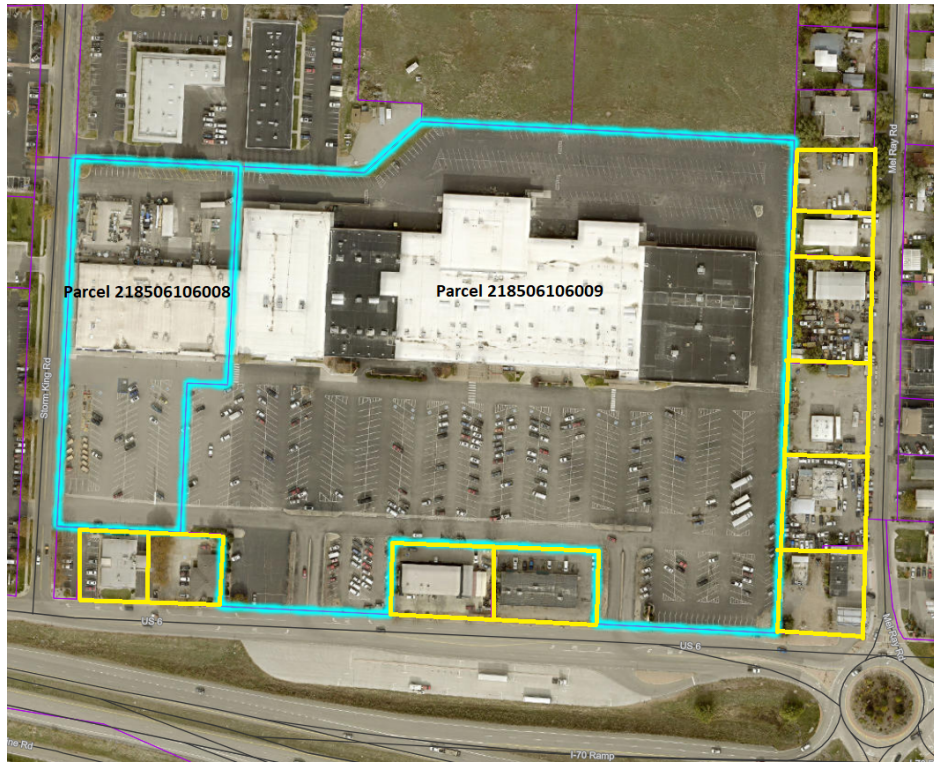
Strategic Goals: Provide Efficient and Responsive City Government

Background Info: The URA board had previously discussed the expansion of the URA boundary at the Glenwood Springs Mall. Ricker Cunningham has been contracted to update the conditions survey and URA Plan and needs a vote of the board on the exact expansion parcels.

Issues: **Current Glenwood Springs Mall URA Plan**
Parcels included: 218506106008, 218506106009



Proposed Glenwood Mall URA Plan Area II as discussed (Additions are highlighted in yellow on the map below):
Hwy 6 Parcels: 218506106004, 218506106005, 218506106003, 218506106002
Mel Ray Parcels: 218506121001, 218506107001, 218506104006, 218506104001, 218506104002, 218506101009



Fiscal Impact: Staff defers to the URA board

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
January 30, 2025

Agenda Item: Resolution 2025-1 Budget Approval

Action Requested:

Department: Economic and Community Development

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

Glenwood Springs Urban Renewal Authority
2025 Budget

Revenue	
Transfer in from City General Fund	\$25,000
Expenditures	
Professional Services	<u>\$25,000</u>
Change in Fund Balance	\$0

RESOLUTION 2025-01

**A RESOLUTION OF THE CITY COUNCIL OF THE
GLENWOOD SPRINGS URBAN RENEWAL AUTHORITY
APPROVING THE BUDGET FOR FISCAL YEAR 2025.**

WHEREAS, on January 30, 2025, the City Manager of the City of Glenwood Springs on behalf of the Glenwood Springs Urban Renewal Authority submitted to the Glenwood Springs Urban Renewal Authority Board a proposed budget for fiscal year 2025, attached hereto as Exhibit A; and

WHEREAS, Glenwood Springs Urban Renewal Authority Board has conducted a public meeting to discuss the budget and make amendments, if any, thereto.

NOW, THEREFORE, IT IS RESOLVED BY THE GLENWOOD SPRINGS URBAN RENEWAL AUTHORITY, THAT:

Section 1. The above recitals are hereby incorporated as findings by the Glenwood Springs Urban Renewal Authority.

Section 2. The Urban Renewal Authority the budget for fiscal year 2024 attached hereto as **Exhibit A** is hereby adopted.

INTRODUCED, READ, AND PASSED THIS 30TH DAY OF JANUARY 2025.

GLENWOOD SPRINGS URBAN RENEWAL
AUTHORITY

Ingrid Wussow, Chair

ATTEST:

Secretary



City Council
STAFF REPORT
City of Glenwood Springs
January 30, 2025

Agenda Item: Adjournment

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: