



MINUTES
CITY OF GLENWOOD SPRINGS
URBAN RENEWAL AUTHORITY

JUNE 3, 2021

101 West 8th Street

11:30 AM

REGULAR SESSION

:01 Roll Call

Present: Mayor Godes, Mayor Pro-Tem Willman, Councilor Stepp, Councilor Wussow, Commissioner Martin, Tate Fairbanks, Garfield County Libraries Representative Landon Churchill. Councilor Kaup joined during item 3. Also present were Debra Figueroa, City Manager; Jenn Ooton, Asst. City Manager; Steve Boyd, Chief Operating Officer; Karl Hanlon, City Attorney.

:02 Election of Chair and Vice Chair

:03 Mayor Pro-Tem Willman moved, seconded Mayor Godes, to approve Councilor Wussow to the Chair of the Urban Renewal Authority and Mayor Godes be appointed Vice Chair.

Motion passed unanimously.

:05 Approval of Minutes

:05 Councilor Stepp moved, seconded Vice Chair Godes, to approve the minutes from January 7, 2020 and January 16, 2020.

Commissioner Martin corrected the minutes from January 16, 2020, to read that Mr. Fairbanks and Commissioner Martin were late to the meeting due to a failure to notify the room change.

:06 Councilor Stepp moved, seconded Vice Chair Godes, to approve the minutes from January 7, 2020 and January 16, 2020 with the above amendment.

Motion passed unanimously

:06 West Glenwood Mall Update and Action Recommendation

Assistant City Manager, Jenn Ooton, presented. Ooton stated that there is currently a new interest in putting the West Glenwood Mall under contract.

City Attorney, Karl Hanlon, stated that no immediate action is needed in the part of the URA but to wait and see if a developer comes under contract within the next 60 days. Hanlon recommended no action at this time.

Councilor Stepp asked about the current owner's interest with the new developer.

Attorney Hanlon stated that they are currently negotiating a contract.

Councilor Kaup asked about the amendment to the URA agreement, particularly to the piece that addresses condemnation powers, and whether that was still valid after the previous purchase did not go through.

Attorney Hanlon stated that it is. Hanlon commented that the City Council has the ability under the recommendation of the URA to reinstate those powers. Hanlon suggested that the URA needs to be cognizant of that authority and the effects that it would have on Ross. Hanlon commented that there is no need to consider that action in the next 120 days while waiting to see how this current contract plays out.

Chair Wussow asked for feedback about meeting more frequently.

Attorney Hanlon suggested that the URA meet quarterly with the availability to meet if it was needed.

:16 Vice Chair Godes moved, seconded Councilor Kaup, to have the URA meet quarterly with the next meeting coming during the first two weeks in September, with the option to meet if an issue needs to be addressed.

Motion passed unanimously.

:17 Opportunity Parcels

City Attorney, Karl Hanlon, presented. Hanlon commented that there are other places in Glenwood that the URA needs to start thinking about, in particular, the old Safeway.

Vice Chair Godes commented that there is concern in the community that there are vacant box stores and other stores along 6th street that could use the URA's help. Godes asked what the cost would be for a blight study.

Assistant City Manager, Jenn Oton, responded that the previous study was \$25,000 and staff can reach out to consultants for an updated number.

Chair Wussow commented that before that step is taken, staff should reach out to the owner of Safeway's property and see if there has been any interest in a purchase.

Chief Operating Officer, Steve Boyd, commented that in order to file a budget with the State, he would like to know if there will be a blight study.

Commissioner Martin asked if there was a possibility of the City of Glenwood investing in the URA.

Attorney Karl Hanlon asked that City Manager, Debra Figueroa, Assistant City Manager, Jenn Oton, and Chief Operating Officer, Steve Boyd present a budget at the next meeting.

Assistant Manager Oton commented that the typical blight study would be done by City Council.

Councilor Kaup asked if the URA sets goals and priorities for the type of re-developed property that they would like to see happen or do they accept the development of properties that are in question.

Attorney Hanlon stated that the ability of the URA to enforce its' goals is to help with funding of public improvements.

Commissioner Martin asked if the URA is an authority or an advisory to the City Council. Martin commented that if they are an authority, they should have the ability to make decisions and priorities, as well as contracts or recommendations to property owners.

Attorney Hanlon stated that the URA is an authority with all the powers listed above, however, it depends how active the authority wishes to be.

Mayor Pro-Tem Willman asked for the proceeding question to be put on as an agenda item in the next meeting.

Chair Wussow asked if there should be an opportunity for public comment at the beginning of the meeting.

Vice Chair Godes responded in the affirmative.

:35 Mayor Pro-Tem Willman moved, seconded Councilor Stepp, to adjourn.

Motion passed unanimously