

**CITY OF DURANGO  
DURANGO RENEWAL PARTNERSHIP  
VIRTUAL MEETING  
1235 CAMINO DEL RIO, DURANGO, COLORADO  
MONDAY, OCTOBER 11, 2021  
DRAFT MINUTES**

- 1. CALL TO ORDER :** Chair Kim Baxter called the meeting to order at 4:32 p.m.
- 2. ROLL CALL :** In Attendance: Mayor Kim Baxter; Council Member Olivier Bosmans, Council Member Jessika Buell; Mayor Pro Tem Member Barbara Noseworthy; Business Improvement District Board Member John Mahoney; La Plata County Deputy Manager Mike Segrest; Durango 9R School District Board Member Erika Brown; and La Plata County Assessor Carrie Woodson
- Council Member Melissa Youssef was absent
- Staff In Attendance: Scott Shine, Assistant Director Community Development; Tommy Crosby, Business Development & Redevelopment Coordinator; Kevin Hall, Managing Director of Community Development; and Nicol Killian, Assistant Director of Community Development
- 3. APPROVAL OF MINUTES :**
- 3.1. Approval of Minutes of September 13, 2021**
- The Minutes of September 13, 2021 were approved via a unanimous vote of all Board members present.
- 4. PUBLIC COMMENTS**
- 4.1. None.**
- 5. REPORTS**
- 5.1 2022 Budget Presentation**
- Scott Shine gave an update on the URA 2022 Draft Budget. The Mid-Town District is anticipating a 10% increase in Sales Tax over the 2021 projections. Staff is proposing \$75,000 for Plan Preparation and Financial Analysis, \$150,000 for a Mid-Town Grant Program, and \$44,791 for a TIF Pass-Through.
- Mike Segrest said he would like to see a Reserves Policy in the future.
- Scott Shine went over the Mid-Town Property Enhancement Program Grant criteria. It is statutorily required that the money generated in Mid-Town be used in Mid-Town.
- There was some discussion about the potential TIF amounts that could come from the Mid-Town Plan Area, the amount of time for repayment, and what the TIF can be used for. All sales/property taxes beyond inflation is considered increment.
- 6. NEW BUSINESS**
- 6.1 North Main Gateway Area Discussion**
- Mr. Shine gave an update on the E 33<sup>rd</sup> Street Townhome Project and presented the proposed North Main Gateway URA Area. The formation of the district would be the same process as the Mid-Town formation and will take approximately 3-4 months for a smaller area and 6-8 months for a larger area. The Townhome developer would like to break ground in spring.

There was discussion about the proposed Plan Area and what should be included.

Councilor Bosmans said we should see some successes in the Mid-Town area before moving onto another area. Scott Shine said this is a 25-year tool and we should use it to its full potential and continue to impact other areas. This particular developer is willing to provide some deed restricted units if a URA is in place for the properties.

## **6.2 La Posta Area Discussion**

Mr. Shine gave an update on the La Posta Road Area. There are 21 parcels, 15 landowners and 324 acres designated for a mix of land uses. The City installed a water main down La Posta Road. The South Durango sewer is located across the river and has plant capacity. Scott Shine discussed the requirements and impacts of annexing the area, including City obligations and the potential of creating a URA area.

Scott Shine said the La Posta Partnership will consist of the City of Durango, La Plata County, South Durango Sanitation District, Durango School District 9-R, the Economic Development Alliance, the La Posta Landowners and the Durango Renewal Partnership.

There was discussion about the proposed Plan Area and what should be included. Carrie Woodson pointed out that there are a few oil/gas wells on some of the properties in the La Posta Road area. Mike Segrest said oil/gas wells are a good thing for URAs.

Scott Shine said he would like to organize a presentation from the Colorado Outdoors project, a URA area in Montrose.

## **7. PROJECT REVIEW**

**None.**

## **8. ADJOURNMENT:**

There being no further business the meeting was adjourned at 5:50 p.m.

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Kim Baxter, Chair

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Scott Shine, Assistant Director