

CITY OF DURANGO
DURANGO RENEWAL PARTNERSHIP
VIRTUAL MEETING
1235 CAMINO DEL RIO, DURANGO, COLORADO
MONDAY, DECEMBER 13
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 Andrea Parmenter; 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; Eva Henson, Housing Innovation Manager, and Nicol Killian, Assistant Director of Community Development

- 3. APPROVAL OF MINUTES :**
 - 3.1. Approval of Minutes of October 11, 2021**

The Minutes of October 11, 2021, with a minor change from Board Member John Mahoney, were approved via a unanimous vote of all Board members present.

- 4. PUBLIC COMMENTS**
 - 4.1. None.**

- 5. REPORTS**
 - 5.1 North Main Gateway Urban Renewal Area**

Scott Shine gave an update on the North Main Gateway URA area. The subcommittee met and have since engaged SEH to start the Conditions Survey and Impact Report. Scott Shine asked the Board if they have any feedback or comments on the proposed boundary.

Carrie Woodson wanted to disclose that she owns a single-family property on West 33rd, just outside of the proposed boundary.

Scott Shine went over the next steps for the Urban Renewal Plan, including noticing property owners, drafting the Urban Renewal Plan, drafting of the TIF Agreements, presenting the Plan to the Planning Commission, and ultimately City Council adoption.

Scott Shine said the City owned property on the north east corner of Main Avenue and 32nd has the opportunity to become a gateway feature.
 - 5.2 Animas City Park Overlook Townhomes Partnership Proposal**

Scott Shine introduced Eva Henson, the City's new Housing Innovation Manager, who will help oversee the City's Housing Program.

The North Main Gateway Urban Renewal Area will provide an opportunity to create deed-restricted workforce housing, as well as stimulate additional private investments. Almost 50% of the units will

have some sort of qualification on it. Ten of the units will be “deed-qualified” units for the local workforce: 4 with reduced price appreciation caps with local worker occupancy requirements; and 6 with local worker occupancy requirements.

Lisa Bloomquest Palmer said it would be nice to see the 6 units be required for home ownership. She would also like to see the remaining units be rentals and master leased to businesses for employees.

There was discussion about working status. Scott Shine said if they can prove that they live here full time, even if they telecommute, they would be eligible. Eva Henson said staff is still flushing through the details of retirees.

Councilor Bosmans asked how the City and the URA became involved in this project and wanted to know what it would look like with no URA involvement vs. URA involvement. Scott Shine walked through the history of the project and what the URA’s impact will be on this project. Mike Segrest, Carrie Woodson and Mayor Pro Tem Noseworthy all voices support for the project.

5.3 La Posta Area Update

Scott Shine gave an update on the La Posta Road Annexation. The City/County/Alliance Team will be meeting with the landowners on Thursday the 16th. The team is also initiating an infrastructure plan for the area.

6. NEW BUSINESS

6.1 2022 Final Budget Adoption

Mr. Shine said the budget was presented to the Board the last two meetings, and now the Board needs to make a formal decision on the budget. The projected 2022 revenue is \$458,966 and the projected expenses are \$336,291.

Mike Segrest said he thought DOLA required a formal Resolution for the budget adoption. Scott Shine said he will look into this.

Carrie Woodson asked how the \$10,000 for Assessor/Treasurer support will be paid out. Scott Shine said the City will need an Invoice to pay that out and he will work with Carrie Woodson on this.

Motion by Mike Segrest, second by John Mahoney to approve the 2022 budget. Motion passed unanimously.

Motion by Mike Segrest, second by John Mahoney to authorize staff to draft a formal Resolution for the 2022 budget if needed by DOLA. Motion passed unanimously.

6.2 2022 MidTown Projects

Tommy Crosby gave an update on the 2022 MidTown Peak Grant. The URA will be providing funding to Midtown property owners for three, \$50,000 projects.

There was discussion about the blighted areas in the MidTown area. Scott Shine said the Conditions Survey is located on the City’s website and he brought up the map for the Board to see.

7. PROJECT REVIEW

6.3 2022 Meeting Schedule

Scott Shine asked the Board members if they want to keep their 2022 meetings on the 2nd Monday of each month starting at 4:30, or if they want to move them. All members agreed to keep the current day/time in place for 2022.

None.

8. ADJOURNMENT:

There being no further business the meeting was adjourned at 5:46 p.m.

Kim Baxter, Chair

Scott Shine, Assistant Director