

RECORD OF PROCEEDINGS

CITY OF DURANGO
RENEWAL PARTNERSHIP
VIRTUAL MEETING
1235 CAMINO DEL RIO, DURANGO, COLORADO
MONDAY, JUNE 14, 2021
MINUTES

1. CALL TO ORDER : Chair Kim Baxter called the meeting to order at 4:32 p.m.

2. ROLL CALL : In Attendance: Community Development Director Kevin Hall; Scott Shine, Planning Manager; Alex Rugoff, Business Development Coordinator; Mayor Kim Baxter; Mayor Pro-Tem Barbara Noseworthy; Council Member Jessika Buell; Business Improvement District Board Member John Mahoney; La Plata County Assessor Carrie Woodson; La Plata County Deputy Manager Mike Segrest; Durango 9R School District Board Member Andrea Parmenter.

Council Member Olivier Bosmans and Council Member Melissa Youssef were absent.

3. APPROVAL OF MINUTES : 3.1. Approval of Minutes of May 10, 2021

The Minutes of May 10, 2021 were approved with two minor changes.

4. PUBLIC COMMENTS 4.1. None.

5. REPORTS : 5.1. MidTown Safety Improvement Project

Scott Shine introduced Devin King, the City's Multimodal Coordinator. Devin King said that the project budget is \$300,000 and is funded from the 2015 ½ cent sales tax. They are currently in the design phase of the project. The project is located on E 2nd Avenue from Rotary Park to 13th St including 13th, 14th and 15th Street intersections with East Third Avenue. CDOT is working on a traffic control plan and Traffic Study for Camino del Rio. The design project was awarded to SEH and will kick-off in June.

There was discussion about pedestrian safety including the Hawk Crossing at 12th Street, pedestrian refuges and landscaping along Camino del Rio. Devin King said that the Camino del Rio Crossing RFP was just released for the design of a below grade crossing near 12th Street.

Devin King said the 2016 revised Multimodal Transportation Plan highlights the needs in the MidTown project. The project scope includes: sidewalk improvements; a redesign of 15th Street/Florida Road/East Third Avenue intersection; the evaluation of a cycle track and connectivity from the Animas River Trail to downtown; improvements to the transit stop on 14th Street; improved bike lanes on 13th, 14th and 15th Streets; and a School Zone crossing at 13th Street and East 2nd Avenue.

Mayor Pro-Tem Noseworthy asked about funding for this project. Devin King said that this project is not currently on the 5-year Capital Improvement Program (CIP) plan.

5.2. DRP Organizational Structure and Strategic Plan

Scott Shine went through the Organizational Structure document that was introduced to the Board in 2020, and let the Board know that the City is starting its 2022 Budget process so they should be thinking about proposed projects for 2022.

Mayor Pro-Tem Noseworthy said that staff and Board Member Carrie Woodson should be tracking their time for the 2022 budget.

Scott Shine went through the 5-Year Strategic Plan and updated the Board on the status of each Action.

John Mahoney asked if the Board has designated a second priority area. Scott Shine said that staff is evaluating other plan areas, but staff's focus has mainly been to find a specific project in the current MidTown Plan Area.

NEW BUSINESS

6.1 URA Market Economics and Considerations

Scott Shine introduced Jesse Silverstein of Development Research Partners. Jesse has been working with staff to help create RFP's to evaluate redevelopment potential of City owned properties. Draft RFP's will be brought to the Board at a later date.

Jesse Silverstein discussed a case study he did with Arvada's URA measuring impacts, public benefits, and costs for URA projects. He stated that public investment is a key driver of long-term productivity and economy growth in a community. Colorado Urban Renewal Legislation enables TIF expenditures for public improvements only and public improvements should be funded from a public-private partnership, not from local budgets.

Jesse Silverstein presented a graph on the "Base vs. Incremental Assessed Valuation for MidTown" that Andy Arnold with SEH put together for the City of Durango. He said that market feasibility/financial gaps; right-sized public investment; measurable outcomes; and placemaking, livability and community benefits should all be economic considerations to determine if the URA should be involved in a project.

Mayor Pro-Tem Noseworthy asked what the breakdown is of sales vs property tax in the MidTown graph? She stated that we should not depend too much on sales-tax moving forward but should be concentrating on property tax. Andy Arnold said that the graph used property tax.

6.2 Project Updates

Alex Rugoff said MidTown is seeing a lot of new investment including the Durango Herald remodel, new business at Ben's Burger, Agile Space Industries going into the old wine shop, Durango Mattress remodel, Powerhouse remodel and food trucks, Rotary Park project.

Mayor Pro-Tem Noseworthy said that they met with Agile Space Industries and there may be a potential for second floor housing in the future.

Scott Shine discussed Alex Rugoff's departure and that we have posted for his replacement.

Scott Shine said that the North Main Apartments project will be in front of the City Council tomorrow night for Conceptual Plan review. It will have approximately 140 apartments on North Main Avenue.

Mayor Pro-Tem Noseworthy said that the design of the Camino undercrossing may help leverage development in that vicinity.

7. ADJOURNMENT:

There being no further business the meeting was adjourned at 6:0 p.m.

Kim Baxter

Kim Baxter, Chair

Signature: Kim Baxter
Kim Baxter (Oct 5, 2021 11:24 MDT)

Email: kim.baxter@durangogov.org

Scott Shine

Scott Shine, Planning Manager

Signature: Scott Shine
Scott Shine (Oct 12, 2021 09:43 MDT)

Email: scott.shine@durangogov.org









6-14-2021 URA FINAL Minutes

Final Audit Report

2021-10-12

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