

RECORD OF PROCEEDINGS

CITY OF DURANGO
RENEWAL PARTNERSHIP
VIRTUAL MEETING
1235 CAMINO DEL RIO, DURANGO, COLORADO
TUESDAY SEPTEMBER 15, 2020
MINUTES

1. **CALL TO ORDER :** Chair Dean Brookie called the meeting to order at 4:33 p.m.
2. **ROLL CALL :** In Attendance: Assistant City Manager Kevin Hall; Nicol Killian, Assistant Community Development Director; Scott Shine, Planning Manager; Alex Rugoff, Business Development Coordinator; Mayor Dean Brookie; Mayor Pro-Tem Kim Baxter; Councilor Barbara Noseworthy; Councilor Chris Bettin; Councilor Melissa Youssef ; Business Improvement District Board Member, John Mahoney; 9-R Board of Education representative, Andrea Parmenter; and La Plata County Assessor, Carrie Woodson

La Plata County Manager Mike Segrest was absent.
3. **APPROVAL OF MINUTES :**
 - 3.1. **Approval of Minutes of August 18, 2020**

Motion by Kim Baxter, second by Melissa Youssef to approve the August 18, 2020 Minutes as presented. Motion passed with a 7 to 0 vote.
4. **PUBLIC COMMENTS**
 - 4.1. **None.**
5. **REPORTS :**
 - 5.1. **Opportunity Areas Poll Results and Updated Boundaries.**

Alex Rugoff reported on the results of the Opportunity Areas Poll. He said that of the seven proposed areas MidTown was the preferred project area.
 - 5.2. **MidTown Urban Renewal Plan Overview and Timeline.**

Scott Shine reviewed the boundaries of the MidTown Urban Renewal Plan Area. He commented that staff heard from Commissioner Segrest about including the former Schluter Floral building on East Second Avenue and the old Main Post Office on Main and 11th Street that could present opportunities similar to the 9-R Administration Building. He presented a map of the proposed boundaries. He noted that this is a cohesive district distinct from the Central Business District. It includes neighborhoods north of 14th Street up to the Animas River with older residential underutilized areas. The proposed boundaries would also include properties on the west side of Camino del Rio down to the 9th Street bridge and all the Town Plaza properties.

Mr. Shine commented that the area presents interesting opportunities to tie in the river corridor with the Main Avenue corridor. A clear vision will be needed to gain the property owners and development communities' buy-in for redevelopment of the area.

Carrie Woodson asked why the Mason Center and the area where the Animas Brewing Company is located were excluded from the URA. Mr. Shine commented that when drawing the boundaries, it is important to include areas that could reasonably meet the definition of blighted conditions and exclude those that are clearly recently redeveloped and would not meet the applicable criteria. Portions of

the areas Ms. Woodson mentioned were excluded because they have recently been redeveloped. He pointed out that everything along Second Avenue to Rotary Park is included in the plan area, including Animas Brewing Company and a dentist office. Including the Mason Center would require the boundaries to cross the upper portion of the Third Avenue Historic District. He also noted that the boundaries can be amended even after the plan is adopted.

Kim Baxter commented that she likes the idea of including the Town Plaza area and across Camino del Rio. She said she would like to encourage the development of a sidewalk system along Camino del Rio. She said she is also in favor of including the crossing area at 12th Street and Camino, and the proposed transit options. She commented that it is a great idea to incorporate projects within the Main Avenue/Camino intersection, 12th Street and Camino, and 14th & 15th Street, which will make that area function better.

Mr. Shine pointed out that the Main Avenue bridge and the 14th /Camino/Main intersection were called out in the North Main and Camino del Rio Character District Plans as opportunities for a gateway monument using the bridge as an entry feature and reconfiguring that intersection, which will enhance the entry from the north into the core of the community.

Dean Brookie commented that this is an opportunity to involve CDOT in resolving the alignment and connectivity issues specific to Florida Road and upgrades to Main and Camino.

Andrea Parmenter asked for clarification of the eligibility of the parcels within the boundary for redevelopment. Scott Shine acknowledged the State statutes suggest that Urban Renewal Areas need to be drawn as narrowly as possible to accomplish the goals to be laid out. He pointed out the elements within the proposed plan area that tie this area together as a district include the transportation network, the river corridor, and changes in land uses. Staff feels confident that the plan will comply with that section of the State statute. Mr. Shine said the next step is to conduct a condition survey of the boundary area and make sure that those blighting factors are present. That does not mean that every property within the boundary must meet the blighting factors. An overall condition within a neighborhood, such as deficiencies in transportation, lack of sidewalks, intersections that do not function properly, all contribute to a sense of blight or need for redevelopment. This area boundary will enable the URA to support redevelopment for any parcel within this boundary.

Chair Brookie called the question and the motion passed with a 7 to 0 vote.

Alex Rugoff presented an overview of drafting a URA Plan and next steps. A Conditions Survey is the next step in the process, and the survey will be provided by the City's consulting firm. An Urban Renewal Plan document will be prepared and will include creating processes and criteria for evaluating proposals. Workshops and other outreach events will be held for any community members who wish to become involved in the process. Preparation of an Impact Report is another step in establishing a URA Plan.

Commissioners inquired if public input and participation is required for this process and how it would be conducted in the age of

Covid-19. Mr. Rugoff and Mr. Shine explained that public notice is required and gave examples of how public input can be obtained either in person with social distancing or other methods.

6. NEW BUSINESS

6.1. Durango Renewal Partnership 2021 Draft Budget Presentation.

Scott Shine presented a budget memo and a draft budget for 2021. He noted the largest line item expenditures are for Professional and Contracted Services, which are related to Area Plan preparation and financial analysis. He noted that the financial analysis is for feasibility studies, which will require outside consulting assistance. Mr. Shine stated that this budget will be incorporated into the Community Develop Department budget, and the City-wide budget.

Kim Baxter asked if the time staff spends working on the URA can be attributed to URA costs or economic development within the City budget so that actual costs are identified. Mr. Shine said there are a few minor areas, such as, office supplies, administrative support, that won't be exact, but he and Mr. Rugoff will attempt to track time spent on the URA versus other Community Development responsibilities.

John Mahoney asked if the amount budgeted for professional development and travel is adequate if staff is planning to physically travel to other cities training and conferences. Mr. Shine stated that currently staff is planning to attend virtual training and conferences for the coming year, with the possibility of one in-person conference.

Dean Brookie asked if this budget will be adopted by Council and incorporated into the City budget in time to meet URA timelines. Mr. Shine explained that the Commission is required to see a proposed budget by October and then adopt the budget by resolution by December 31st. Conditional language can be included in the resolution if the URA budget must be approved prior to final approval by City Council.

Carrie Woodson said she would like to see a more detailed breakdown of the funding under "Other Contracted Services" for area plan preparation and financial analysis. Mr. Shine said staff will provide supporting documentation at the next meeting. Ms. Woodson also noted that the budget should include funding for administrative services for her department when a project is funded. Mr. Shine commented that some of those costs can be incorporated in the Development Agreement specific to a project. This proposed budget is primarily for operational costs of the URA organization.

Andrea Parmenter asked if the City is required to obtain bid proposals for outside consultant services. Mr. Shine noted that the adopted URA Bylaws state that the URA will follow City of Durango purchasing policies, which includes a detailed bidding process.

Dean Brookie asked staff to provide information to the Commission regarding current consultant's expertise, areas of responsibility, and term of contract at the next meeting.

6.2. Presentation by Staff Regarding Current Development Activity in Durango.

Scott Shine gave a brief presentation to inform the Commission about current development projects. He noted that in March and April

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there were a lot of remodel permits issued but a drop-in new major development activity. However, the City is not far off last year's numbers for land use applications and building permits.

7. ADJOURNMENT:

The next meeting will be held on October 20, 2020. There being no further business the meeting was adjourned at 6:09 p.m.



Dean Brookie, Chairman

Alex Rugoff

Digitally signed by Alex Rugoff
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ou=Community Development,
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Date: 2021.04.09 10:01:40 -0600

Alex Rugoff, Business Development &
Redevelopment Specialist