

RECORD OF PROCEEDINGS

**DURANGO RENEWAL PARTNERSHIP  
VIRTUAL MEETING  
1235 CAMINO DEL RIO, DURANGO, COLORADO  
TUESDAY, AUGUST 18, 2020  
MINUTES**

- 1. CALL TO ORDER :** Chair Dean Brookie called the meeting to order at 4:31 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; Chair Dean Brookie; Vice-Chair Kim Baxter; Barbara Noseworthy; Chris Bettin; Mike Segrest; John Mahoney; Andrea Parmenter; and Carrie Woodson
- Melissa Youssef was absent.
- 3. APPROVAL OF MINUTES :** **3.1. Approval of Minutes of July 21, 2020**
- Motion by Mike Segrest, second by Kim Baxter to approve the July 21, 2020 Minutes with a correction as noted. Motion passed with a 7 to 0 vote.**
- 4. PUBLIC COMMENTS 4.1. None.**
- 5. REPORTS :** **5.1. DOLA Admin Planning Grant and URA Housing Strategy Project.**

Alex Rugoff gave a presentation regarding the \$20,000.00 Department of Local Affairs (DOLA) Grant received to help develop an affordable and attainable housing strategy through the URA. He gave a brief history of the project and the intended goal to create a process for assessing and implementing affordable and obtainable housing projects. He spoke about the agencies that staff and the URA will work with during this planning process and presented a timeline.

Mike Segrest asked if the affordable housing must be located within a plan area. Mr. Rugoff said staff anticipates that the projects will be within a plan area to utilize TIF funding to make the units affordable, at least for this DOLA grant. Scott Shine explained that the intent was to determine what URAs can do and what have they done in other communities to be a part of the solution to affordable/attainable housing issues. The grant is targeted at determining how to use Urban Renewal tools to facilitate affordable/obtainable housing development. For the URA to be involved, the project does need to be part of a plan area.

Alex Rugoff stated that the Partnership's legal counsel has clarified that funds generated within an Urban Renewal Plan Area must be used for various projects within the area.

- 6. NEW BUSINESS 6.1. Durango Renewal Partnership Organizational Structure, Finances, and Strategic Plan Framework.**

Scott Shine gave a presentation outlining the URA organizational structure, finances, and strategic plan framework. He explained the URA's relationship to the City, how it will be staffed, how finances will be managed, and how to set up structures to manage

the revenues anticipated. He reviewed the mission and vision of the organization. Mr. Shine reviewed the stated priorities of the organization.

Kim Baxter suggested that transportation should be added to the priorities to look for incentives for development that would result in a reduction of traffic. Dean Brookie concurred and said transportation-based development along transportation corridors should be addressed. Parking, development of transportation corridors, and participation in transit systems are all issues that should be included. Scott Shine suggested including "Support Transportation Alternatives & Systems" as a separate priority. Barbara Noseworthy suggested including a priority related to accessibility for a diverse population.

Governance and staffing issues were also discussed. Mr. Shine commented that while the URA needs to be represented to the development community as a separate entity, the organization also needs to be very integrated and coordinated with City departments to be successful. The URA will be housed within the Community Development Department within the City of Durango, with assistance from other departments.

Mr. Shine explained that the budget will be integrated within the overall City budget to ensure proper accounting practices and that funds are being tracked effectively. He outlined the timeline requirements for developing a budget and the categories for various activities and projects. Diversification of revenue streams was briefly discussed, but it was noted that funding for this year will be primarily from the General Fund.

Mr. Shine presented a draft outline of a 5-year Strategic Plan for the Board's consideration. He briefly reviewed each of the activities within the plan and the baselines for indicators to track progress and project review criteria. The Strategic Plan also included activities undertaken so far that established the URA.

## **6.2. Review of Portfolio of Opportunities.**

Alex Rugoff and Scott Shine presented several plan areas that staff has identified for the Board's review and consideration. The first area identified was the Midtown area (between downtown and North Main), with the 9-R School District administration building as an anchor. A plan area south of town would include the area around the Durango Mall. This area could also tie into the Bodo area and include some light industrial uses, or the Bodo area could be a separate plan area. The Board indicated that Bodo should be designated as a separate plan area. The College and 8<sup>th</sup> Avenue area could be broken into smaller sections. The Camino del Rio corridor is within an existing Character District that outlines the vision for development in the area. North Main also has a Character District Plan, and this area could be broken into three or four subareas within this corridor. The Highway 3/Sawmill area includes several large, underutilized lots that are zoned for commercial and light industrial uses. This area might present good opportunities to tie into the Ewing Mesa area.

Dean Brookie suggested that public open space should be associated with Urban Renewal projects. Kim Baxter commented that the owners of the Ewing Mesa property also own the property to the north of the Rivergate development, which might present good opportunities for open space.

Scott Shine commented that the unincorporated areas presented would not be suitable for immediate Urban Renewal projects, because those areas would involve either annexation or unanimous consent of the landowners. However, those areas do present some mid-term opportunities.

Dean Brookie suggested that staff review the Grandview area and possibly identify it as a potential overlay area in order to incentivize developers to come to the City seeking to be included in an Urban Renewal project. Mr. Shine commented that it could be identified as a potential area with staff informing owners and developers of the possibilities associated with the Urban Renewal Plan. Mr. Brookie said it would provide the developer with some financing opportunities and enhance the value of their project and allow the City some control over development.

A plan for developing a prioritized list was discussed. Staff will provide a summary of their top four areas, including any information they may have on potential development plans for the areas. Then Commissioners can provide their feedback individually to staff. Staff will summarize the feedback and determine if there is consensus on particular projects. Scott Shine explained the process for developers to create their own plans, which is a way for the City to respond to opportunities as they are presented.

**7. ADJOURNMENT:**

The next meeting will be held on September 15, 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  
DN: cn=Alex Rugoff, o=City of Durango,  
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Alex Rugoff, Business Development &  
Redevelopment Specialist