



Remote Participation - Zoom
Pagosa Springs, CO 81147

AGENDA

Urban Renewal Authority Meeting
Tuesday, July 7, 2020 @ 5:00 PM

- 1. REMOTE PARTICIPATION**
Join Zoom Meeting By Computer - <https://zoom.us/j/95100784884>
Dial by Phone - 1-669-900-6833 US - Meeting ID: 951 0078 4884
- I. CALL MEETING TO ORDER**
- II. PUBLIC COMMENT**
Please raise hand to make public comment
- III. CONSENT AGENDA**
 - 1.** Approval of the June 2, 2020 Meeting Minutes
[Urban Renewal Authority - 02 Jun 2020 - Minutes - Pdf](#)
- IV. UNFINISHED BUSINESS**
 - 1.** Resolution 2020-03, PSURA Guiding Vision and Development Principles
[Agenda Brief - Resolution 2020-03, PSURA Guiding Vision and Development Principles - Pdf](#)
- V. PUBLIC COMMENT**
Please raise hand to make public comment
- VI. SET DATE AND AGENDA ITEMS FOR NEXT MEETING**
- VII. ADJOURNMENT**

Don Volger
Mayor



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MINUTES

Urban Renewal Authority Meeting
June 2, 2020 @ 5:00 PM

A meeting of the Urban Renewal Authority was called to order on June 2, 2020, at 5:00 PM by remote participation on zoom.

MEMBERS PRESENT:

Mayor Volger, Council Member Bergon, Council Member Burnett, Council Member deGraaf, Council Member DeGuise, Council Member DeMarco, Council Member Pierce, Commissioner Ford, Commissioner Schulte, and Commissioner Woodruff

MEMBERS ABSENT:

I. CALL MEETING TO ORDER

II. PUBLIC COMMENT – None

III. CONSENT AGENDA

1. Approval of the May 21, 2020 Meeting Minutes

Commissioner Pierce moved to approve the consent agenda, Commissioner deGraaf seconded.

Carried.

IV. UNFINISHED BUSINESS

1. Resolution 2020-02, Adopting Bylaws for PSURA

The Authority discussed the bylaws which can be simple and provide for the governance and structure of the new Commission to clarify or expand upon the statutory requirements.

Commissioner Schulte moved to approve Resolution 2020-02, adopting Bylaws for the Pagosa Springs Urban Renewal Authority, Commissioner deGraaf seconded.

Carried.

V. NEW BUSINESS

1. Resolution 2020-03, Opposition to Charter Amendment Pertaining to TIF Funding for Projects

The Town attorney drafted resolution 2020-03 stating opposition to the proposed charter amendment set for election July 14, 2020. Commissioner concerns include potential lawsuits from developers, which would be a lengthy and expensive process, possibly wasting taxpayer money. Attorney Buchner said the resolution consolidates the opinions of the commission. Commissioner Pierce said she is not in favor of the sentence in the resolution that urges citizens to vote against the ballot. Commissioner Ford said there are differences in the case of Wheat Ridge and doesn't feel they are identical as stated in the resolution. He does not support the URA passing the resolution, he said the Town Council is the one that should pass an opposing resolution if they deem appropriate. Commissioner DeGuise said he believes if the question is passed by the voters a lawsuit against the town will likely follow. Commissioner Schulte said the Wheat Ridge case is nearly identical and he would deferred to the Town attorney's recommendations. Commissioner deGraaf said he agrees with Commissioner Ford that the URA does not need to come out as a board in opposition of the ballot question. Board Chair Volger said he wanted the resolution to provide the facts for the community. He said it could be reworded to provide information and not a resolution opposing the proposed amendment. Commissioner Woodruff said a

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Urban Renewal Authority
June 2, 2020

resolution is not normally used for information purposes.

Commissioner deGraaf moved to deny Resolution 2020-03, opposition to charter amendment pertaining to TIF funding for projects, Commissioner Pierce seconded, motion does not pass with 5 ayes and 5 nays.

This item died for lack of a motion.

- VI. PUBLIC COMMENT** – None
- VII. SET DATE AND AGENDA ITEMS FOR NEXT MEETING** – Commissioner DeMarco likes tying the URA meeting to the Town Council meeting. Commissioner Schulte said he and Commissioner deGraaf will be working on a vision statement for July. Next URA meeting will be July 7, 2020.
- VIII. ADJOURNMENT** – Upon motion duly made, the meeting adjourned at 5:45 pm.

Don Volger
Mayor



AGENDA BRIEF

MEETING: Urban Renewal Authority - 07 Jul 2020

FROM: Andrea Phillips, Town Manager

PROJECT: Resolution 2020-03, PSURA Guiding Vision and Development Principles

ACTION: Commission action or information

PURPOSE/BACKGROUND:

The Commission has discussed possible goals and a mission statement for the PSURA at two prior meetings. Vice Chair Greg Schulte and Commissioner Mat deGraaf offered to work together to draft an overarching mission statement and guiding principles, based on the adopted Comprehensive Plan and Smart Growth America report. They prepared the attached draft resolution for the PSURA's consideration.

ATTACHMENTS:

[Draft Resolution 2020-03 PSURA Guiding Vision and Development Principles](#)

RECOMMENDATIONS:

1. Move to Approve Resolution 2020-03, PSURA Guiding Vision and Development Principles.
2. Move to Make the Following Amendments to the Resolution....and Move to Approve Resolution 2020-03.
3. Move to Deny Approval of Resolution 2020-03.
4. Direct staff otherwise.

DRAFT

**PAGOSA SPRINGS
URBAN RENEWAL AUTHORITY
Pagosa Springs, Colorado**

RESOLUTION NO. 2020-03

A RESOLUTION ADOPTING A GUIDING VISION AND DEVELOPMENT PRINCIPLES FOR THE PAGOSA SPRINGS URBAN RENEWAL AUTHORITY

WHEREAS, the legislature of the State of Colorado declares in C.R.S. § 31-25-102 (1) that the prevention and elimination of slums and blight is a matter of public policy and statewide concern; and

WHEREAS, pursuant to authority granted it by C.R.S. 31-25-102, on November 5, 2019, the Pagosa Springs Town Council adopted Resolution 2019-18 that made Findings of the existence of blight within the Town boundaries and established the Pagosa Springs Urban Renewal Authority (PSURA); and

WHEREAS, an 11 member Board of Commissioners for the PSURA was established and first convened on April 15, 2020; and

WHEREAS, the PSURA Board of Commissioners agreed it was desirable for the Authority to elect officers, adopt bylaws, and create a guiding vision for the newly created Authority; and

WHEREAS, upon further examination and discussion by the PSURA Board of Commissioners, it was further agreed that the guiding vision and development goals of the PSURA should be consistent with the recently adopted update to the Town of Pagosa Springs General Plan, known as *Pagosa Springs Forward* (April 2018);

NOW THEREFORE BE IT RESOLVED THE PAGOSA SPRINGS URBAN RENEWAL AUTHORITY FINDS AND DECLARES THE GUIDING VISION AND DEVELOPMENT PRINCIPLES SHALL BE AS FOLLOWS AND THE AUTHORITY SHALL USE ITS BEST EFFORTS AND RESOURCES TO ACCOMPLISH THE SAME:

Guiding Vision

“Pagosa Springs desires to promote and sustain an authentic Colorado mountain experience in a culturally rich, economically diverse town set in a vibrant, healthy environment. The very existence of the Pagosa Springs Urban Renewal Authority and its efforts should be in support of these goals.”

Pagosa Springs URA Mission Statement

“The PSURA’s mission is to facilitate public and private investment in underutilized areas to address community priorities and create thriving places.”

The Pagosa Springs Urban Renewal Authority declares, consistent with the *Pagosa Forward* General Plan Update, that the following Development Principles shall be the guide for its efforts and resources:

- We value, protect, and enhance the beauty and health of its natural environment.
- We utilize, promote, and support geothermal, biomass, solar and other alternative energy as a cornerstone of community sustainability and economic development.
- As a community, we are aware of our past and present, and are working toward the future through a solid expression of its collective identity.
- We embrace, sustain, and preserve our historic landmarks, sites, districts, and structures and we celebrate our history and cultural heritage.
- We support and promote a diverse offering of cultural and arts, events, opportunities, and venues that enrich the lives of residents and visitors.
- We offer a mix of housing choices in a variety of neighborhoods and meet the needs of the community.
- We support and encourage efficient and enjoyable transportation options as keys to the continued success and growth of Pagosa Springs. Due to the recreation-based economy, the need to accommodate residents and visitors alike will continue to influence transportation goals.
- The Town of Pagosa Springs offers zoning and land use regulations that support: a balanced mix of land uses, densities, neighborhood types and commercial areas; development that adds vibrancy and density while maintaining the community's unique, authentic and small town character; and residential development and infill at an array of price points to attract and retain workers within the community.
- Pagosa Springs endeavors to offer a diversity of business, education and job opportunities, supporting an economically viable community, with primary job creation and economic redevelopment being twin pillars of the intent of the PSURA.
- We support and advocate for comprehensive educational experiences that support cradle-to-grave learners from early childhood through adulthood including traditional learning, adventure-based learning and other multi-faceted learning platforms.
- We believe it is critical to plan, build, and maintain necessary infrastructure to support the community.

- We affirmatively discourage the use of eminent domain for URA projects and view it as a tool of the very last resort.

The **Pagosa Forward** General Plan Update describes several projects that are seen as catalysts in furtherance of the above described priorities. The projects are listed as follows and incorporated herein:

Project #1: Redevelopment at Corner of Lewis Street and Main Street

Project #2: A walkable mixed-use development on the Spring Partners site in Downtown

Project #3: A Subarea Plan for Uptown

Project #4: Attract Small Business

Project #5: An Affordable/Attainable Housing Development

Project #6: The Completion of the Town to Lakes Commuter Trail

Project #7: The Establishment of a Recreation Center or District

ADOPTED by a vote of ___ in favor and ___ against, this ___ day of _____, 2020

PAGOSA SPRINGS URBAN RENEWAL AUTHORITY

By: _____
Donald Volger, Chairman

ATTEST:

By: _____
April Hessman, Secretary