

Leadville Urban Renewal Authority

August 12, 2020 Regular Meeting Minutes

Leadville City Hall via Zoom and phone in

Present: Greg Labbe, Jane Gowing, Kayla Marcella, Dana Greene, Tracy Lauritzen, Rod Weston, Max Forgens, Andrew Purdy, Beverly Lauchner, Gary Campbell, Tim Hill.

Also in attendance: Sarah Dallas ASM, Anne Ricker, Linda Michow, Kim Martin, Leigh Flanigan, John Lichtenegger, Leadville Herald.

Absent: none

Call to Order at 4:00 PM by Jane Gowing.

Roll Call

Removal of approval of minutes from agenda

Development Agreement discussion:

Linda Michow: Two provisions in question. 1. Capture TIF in future phases. 2. Assignment language. Linda has no concerns with changing the language in the assignment to what HCD requested.

Andrew: Phase 2&3 negligible amount on the table. Not coming to an agreement would be a detriment to our tax payers. Time to get on with an agreement.

Tracey: Understands what Andrew is saying. LURA has been transparent. HCD has walked away multiple times. Don't believe we are drawing a line in the sand. Don't understand why HCD wants this.

Leigh: What amount is being agreed to?

John: Stop & Save is under contract, construction may begin soon. Mt View paved, grocery store lot prepped, 21 more acres in Phases 2&3. HCD equally shocked that we do not have an agreement.

Tracey: Vehemently disagreed with HCD.

Max: Can HCD agree to date certain for PUD?

Greg: It sounds as if HCD is only asking for credit against investment already made.

Kim: HCD is not asking TIF on future development in Phases 2&3.

Anne: Depends on this community. Does HCD need this modest amount of TIF or do they want it?

Greg: Agrees with Andrew. We have an obligation to our taxpayers. Not concerned with future phases since it is \$4M regardless. The investment in Phases 2&3 have already been made. Controls are in place for vertical building in future phases so we are protected.

John: HCD wants to receive \$4M. Wants protection against increased property taxes.

Leigh: Approvals for the future of the project.

Anne: Will HCD commit to filing a PUD and being in process within the next 12 months. (this was pressed about four times)

Greg: We are way over complicating the agreement.

Jane: Rod good idea-documenting our deliberations for future boards to use as a template.

Andrew: Policy requiring planning as a precursor to TIF is discretionary.

Linda: agrees with Andrew.

Jane: Asks board to comment.

Gary: Simplify

Tim: agrees with Gary

Beverly: Agrees with Gary

Rod: Wants PUD time commitment.

Anne: Concerned that agreement with assessor has not been reached.

Sarah: From City perspective, \$215K needs to be repaid.

Max: Thanks, John and Leigh. Doesn't want to encumber future councils.

Gary: Agreed. Lack of decision is a problem.

Dana: Asks Sarah about binding future councils.

Sarah: Future councils will have control over PUD process.

Dana: In favor of moving forward.

Jane: Anyone missed? Call for motion.

Linda: LURA resolution R20-01 to approve agreement should include:

Reference to City reimbursement of \$215K

TIF on future phases

Change in assignment language

Jane: Motion?

Andrew moved, Gary Seconded.	Lauchner	yes
	Hill	yes
	Greene	yes
	Forgensi	yes
	Labbe	yes
	Gowing	yes
	Lauritzen	no
	Marcella	yes
	Weston	no
	Campbell	yes
	Purdy	yes

Jane: Adjourn at 5:23 PM