



Cañon City Area for Reinvestment Expansion

CITY OF CAÑON CITY

P.O. Box 1460 • 128 Main Street

Cañon City, CO 81215-1460

(719) 269-9011 • Fax: (719) 269-9017

URBAN RENEWAL MEETING

August 4, 2021

5:00 p.m.

AMENDED AGENDA

1. **CALL TO ORDER: City Council Chambers**
2. **ROLL CALL: COUNCIL MEMBERS DENNEHY, GONZALES, JAQUEZ, REED, SCHMISSEUR, B. SMITH, MAYOR PRO TEM HAMRICK, MAYOR SMITH.**
3. **PLEDGE OF ALLEGIANCE:**
4. **CITIZENS REQUEST TO SPEAK TO THE URBAN RENEWAL AUTHORITY.**
5. **CONSENT AGENDA:**
 - A. Approve minutes for Executive Session June 7, 2021, and meeting on June 9, 2021.
 - B. Receive and File Cash Disbursements 5/6/2021-8/4/2021
6. **FINANCIAL REPORT:**
7. **EXECUTIVE DIRECTOR REPORT:**
8. **DISCUSSION:**
 - A. Draft Policy for Evaluating Urban Renewal Activities.
9. **ADJOURN: The next regular meeting is scheduled for September 8, 2021.**

Posted pursuant to code on Friday, July 30, 2021

Amended Monday, Aug 2, 2021

City Clerk



CITY OF CAÑON CITY

City Administrator

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TO: Mayor and City Council
FROM: Ryan Stevens, City Administrator
PREPARED BY: Cindy L. Foster Owens
DATE: 08/04/2021
RE: Approve minutes for Executive Session June 7, 2021, and meeting on June 9, 2021.

SUMMARY: Approve minutes for Executive Session June 7, 2021, and meeting on June 9, 2021

REVIEWED BY LEGAL? Yes No

RECOMMENDED ACTION: Approve minutes for Executive Session June 7, 2021, and meeting on June 9, 2021

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Urban Renewal Authority Meeting June 7, 2021 5:00 p.m.

MINUTES

CALL TO ORDER: City Council Chambers and via teleconference, City Hall

CALL TO ORDER: The meeting was called to order at 5:05 p.m. in room A110 and via teleconference.

ROLL CALL:

	PRESENT	ABSENT	
Commissioner Dennehy	X		
Commissioner Gonzales	X		
Commissioner Grantham	X		via zoom
Commissioner Jaquez	X		
Commissioner Hamrick	X		
Commissioner Reed	X		
Commissioner Reeser	X		
Commissioner A. Smith	X		Arrived at 5:06 p.m.
Commissioner B. Smith	X		Arrived at 5:11 p.m.
Chairman Payne	X		

ALSO PRESENT: Executive Director Ryan Stevens, City Attorney Corey Hoffmann, Council Member Elect Amy Schmisser, and Staff.

EXECUTIVE SESSION:

An Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e) regarding Faricy Ford.

Ben Faricy presented.

ADJOURN: The meeting was adjourned at 5:54 p.m.

Chairman Tim Payne

Attest:

Ryan Stevens, Executive Director (attest)

**Urban Renewal Authority Meeting
June 9, 2021
6:00 p.m.**

MINUTES

CALL TO ORDER: City Council Chambers and via teleconference, City Hall.

CALL TO ORDER: The meeting was called to order at 6:00 p.m. in Council Chambers and via teleconference.

ROLL CALL:

	PRESENT	ABSENT
Commissioner Dennehy	X	
Commissioner Gonzales		X
Commissioner Grantham	X	
Commissioner Jaquez		X
Commissioner Hamrick	X	
Commissioner Reed		X
Commissioner Reeser	X	
Commissioner Schmisser	X	
Commissioner A. Smith	X	
Commissioner B. Smith	X	
Chairman Payne	X	

ALSO PRESENT: Executive Director Ryan Stevens, City Attorney Kathryn Sellars, Denise Warren for Secretary Cindy Foster Owens and Staff.

PLEDGE OF ALLEGIANCE: Chairman Payne led the Pledge of Allegiance.

CITIZENS REQUEST TO SPEAK TO THE URBAN RENEWAL AUTHORITY.

No requests received.

CONSENT AGENDA:

Approved Minutes for the Urban Renewal Authority Meetings on May 5, 2021.

MOTION: On motion by Commissioner Reeser and second by Commissioner B. Smith, the Urban Renewal Authority approved the Agenda and Consent Agenda removing item 6a Holiday Inn Express Redevelopment Agreement by unanimous roll call vote of those present.

FINANCIAL REPORT:

Report received.

EXECUTIVE DIRECTOR REPORT:

Report received.

DISCUSSION:

Holiday Inn Express Redevelopment Agreement

Removed from agenda.

ADJOURN: The meeting was adjourned at 6:18 p.m.

Chairman Tim Payne

Attest:

Ryan Stevens, Executive Director



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TO: Mayor and City Council
FROM: Ryan Stevens, City Administrator
PREPARED BY: Lori L. Lesle
DATE: 08/04/2021
RE: Receive and File Cash Disbursements 5/6/2021-8/4/2021

SUMMARY: Cash Disbursement 5/6/21-8/4/21

REVIEWED BY LEGAL? Yes No

RECOMMENDED ACTION: Receive and File Cash Disbursements 5/6/2021-8/4/2021

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TO: C-CARE Board of Directors
FROM: Ryan Stevens, Executive Director
PREPARED BY: Lori Lesle, Accounts Payable
DATE: August 4, 2021
RE: Cash Disbursements 5/6/2021-8/4/2021

Detail of Vendors Paid

Vendor Name	Description	Check Amt
CITY OF CANON CITY	SELF INKING STAMP	28.89
	Total Checks Disbursed	28.89

RECOMMENDED ACTION: Receive and file



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TO: Mayor and City Council
FROM: Ryan Stevens, City Administrator
PREPARED BY: Ryan Stevens
DATE: 08/04/2021
RE: Executive Director's Report

SUMMARY: The Urban Renewal Program continues to move forward. This year we have approved one URA Agreement for the Hotel St. Cloud. We have three agreements in process for Holiday Inn Express, Faricy Ford, and the Fremont National Bank building. There are a couple of other projects that may need URA assistance and as they develop, we will inform the board in accordance with the final policy for evaluating URA activities.

The City's Building Department has updated their reporting to acknowledge if a building permit is being pulled within the URA boundary. This will help with reporting to the County Assessor's office.

Staff is working on setting up an follow up meeting with the County Assessor's office to talk about reporting and update the Assessor on URA activities.

REVIEWED BY Yes No
LEGAL?

RECOMMENDED Discussion
ACTION:

of attachments



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TO: Mayor and City Council
FROM: Ryan Stevens, City Administrator
PREPARED BY: Ryan Stevens
DATE: 08/04/2021
RE: Draft Policy for Evaluating Urban Renewal Activities

SUMMARY: On July 2nd, the Urban Renewal Board met to discuss policies to evaluate Urban Renewal Activities and give a clear direction to staff as to how to prioritize URA projects. The attached draft is for review and discussion with a final draft coming to the URA Board at the next meeting.

REVIEWED BY LEGAL? Yes No

RECOMMENDED ACTION: Provide direction to staff regarding Policy for Evaluating Urban Renewal Activities

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CAÑON CITY AREA FOR REINVESTMENT EXPANSION POLICY FOR EVALUATING URBAN RENEWAL ACTIVITIES

The Cañon City Area for Reinvestment Expansion (C-CARE) desires to set forth in this document the process for the Board of Commissioners (the "Board") of C-CARE to evaluate new proposals for urban renewal activities and undertakings.

Step 1: Application Process

- Set-up pre-application meeting;
- Submit Proposal to the Economic Development office.

Step 2: City Staff Review

- Staff will check proposal for completeness and consistency with urban renewal plan;
- Counsel applicant to resolve any identified problems.

Step 3: Initial Review by C-CARE Board if City Staff Review Completed

- Applicant to present proposed Project/Activity to the Board at a published meeting of the Board.
- It is Applicant's burden to identify both the consistency of the project with the adopted urban renewal plan, and the need for urban renewal assistance
- Presentation may be in open session, executive session, or a combination, depending on the existence of confidential financial/proprietary information

Step 4: If preliminary determination by the Board is that proposed activity may be appropriate for urban renewal assistance, then 3rd party gap analysis is conducted by outside consultant.

Step 5: Analysis by C-CARE Board of Gap Analysis

- The C-CARE Board will review the gap analysis from the 3rd party consultant in executive session
- Direction from C-CARE Board of whether or not to proceed to the next step
- Direction may include use of property tax increment, sales tax increment, or some other form of urban renewal assistance
- If direction is to proceed, legal counsel to draft Agreement
- Staff will notify applicant

Step 6: Approval of Agreement in open meeting based on direction received in Step 5