



# DURANGO

# RENEWAL PARTNERSHIP

*Formation Plan & Supporting Documents*

*Creating an Urban Renewal Authority for Durango's Future*  
February 2020



## **DURANGO RENEWAL PARTNERSHIP**

### *Formation Plan & Supporting Documents*

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## EXECUTIVE SUMMARY

Durango is changing and facing new challenges. While some of these changes are outside of local control, we can take meaningful action together to shape how our future will look. To that end, the City of Durango is partnering with community leaders in La Plata County to increase economic opportunities and preserve the assets that make Durango a quality place to live, work, and play.

Pursuing new economic opportunities for the community while simultaneously preserving Durango's unique character and high quality of life requires a proactive approach to development and redevelopment. City officials spent the past few years conducting extensive research, meeting with statewide development experts, and holding public symposiums on strategies for redevelopment. This multi-year process identified an Urban Renewal Authority (URA) as the most effective tool for addressing challenges related to community and economic development. City officials have received widespread support from public, private, and non-profit leaders in Durango for the formation of a URA.

The creation of a URA in Durango to facilitate partnerships between elected officials, community leaders, citizens, and business and property owners will ensure that development reflects our community's values and achieves our goals. The URA will do business as the *Durango Renewal Partnership*, a name designed to reflect the underlying philosophy behind urban renewal in Durango.

This Formation Plan and supporting documents provide a detailed organizational framework for a URA in Durango along with an overarching plan for guiding reinvestment and redevelopment.

## **URBAN RENEWAL CITIZEN'S GUIDE**

### ***What is an Urban Renewal Authority? What is Urban Renewal in Colorado all about?***

An Urban Renewal Authority (URA) is a public redevelopment organization authorized under state law to carry out urban renewal projects. Only one URA may operate in a municipality, although a URA may carry out multiple projects in areas that qualify for urban renewal treatment. URAs have access to a set of tools not available to municipal governments to encourage and incentivize redevelopment.

URAs work in partnership with community organizations to identify areas in need of assistance. This model sees neighborhood character, public participation, historic buildings, natural features and other attributes as assets for shaping redevelopment through incentives and partnerships. Many communities have a URA that works closely with economic development organizations, property owners, citizen groups, and other governmental entities to create positive change.

More than 60 cities and towns across Colorado take advantage of urban renewal programs. Communities from the Western Slope to the Front Range use URAs to facilitate housing development, improve infrastructure systems, and revitalize the character of their mixed-use and commercial districts.

### ***Why an Urban Renewal Authority for Durango?***

Durango looked at three possible organizational approaches to guiding reinvestment and redevelopment: a Business Improvement District (BID), a Downtown Development Authority (DDA), and an Urban Renewal Authority.

Durango currently has a BID that works to support the business community and create an attractive business environment through marketing, events and communication. However, the BID does not have access to the tax incentives available to DDAs and URAs.

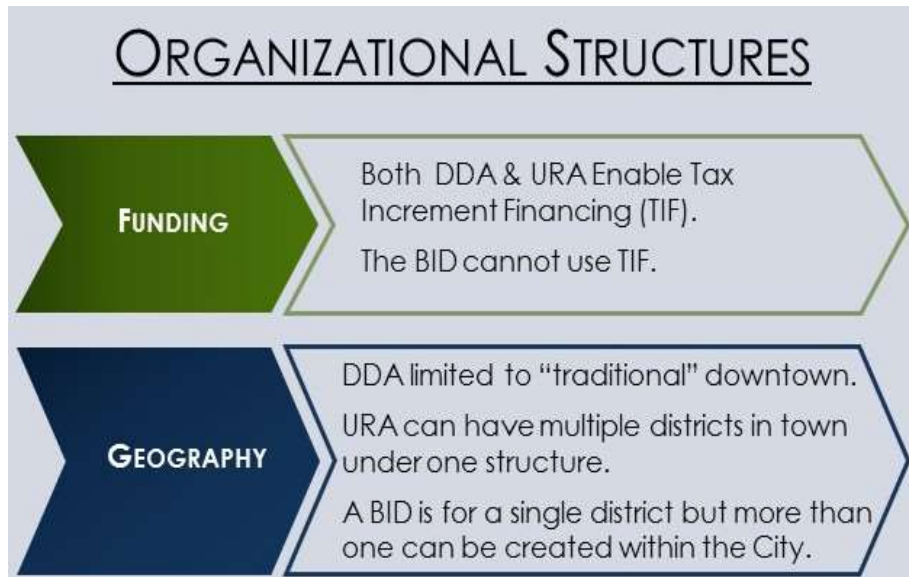
A DDA is limited by state statute to operating in a "traditional downtown" area. This prevents this type of entity from supporting redevelopment projects in other areas of the City.

Following a review of these options, it has been concluded that an Urban Renewal Authority provides Durango with the best package of



tools and flexibility to encourage investment in various locations and compliment the current BID initiatives.

The chart below shows the key differences between Urban Renewal and other redevelopment-focused organizational structures.



***What are the steps to setting up the URA?***

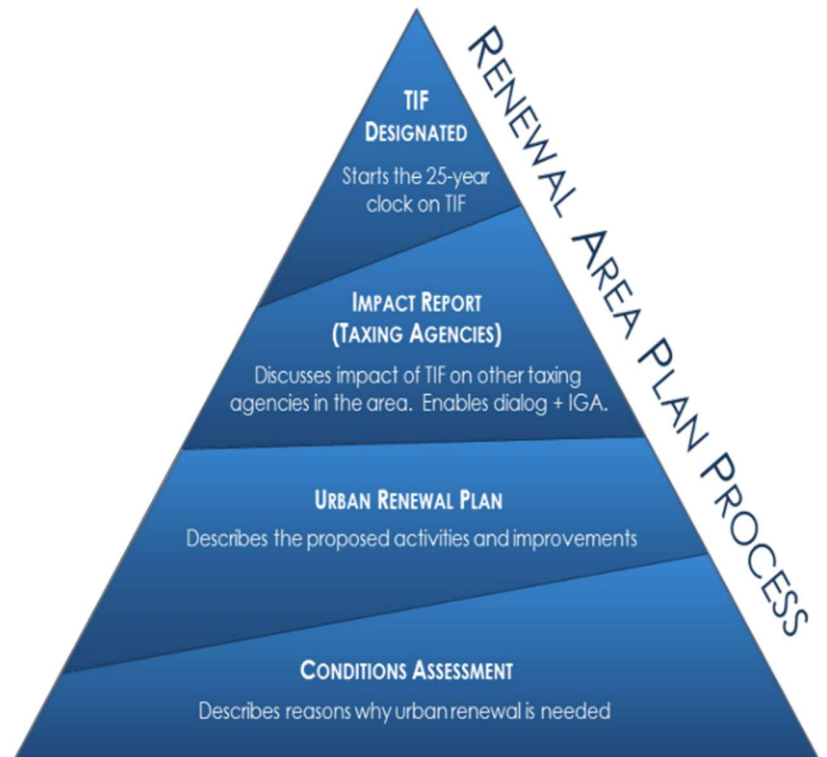
Setting up a URA in Durango starts with filing a petition with the City Clerk signed by at least 25 registered electors stating that there is a need for an authority to function in the municipality. The City Clerk then gives notice that a public hearing will be held. At the public hearing, if the City Council declares it in the public interest that a URA be created, they adopt a resolution to form the URA and appoint URA Commissioners. The URA Commissioners then sign and file a certificate of organization with the Department of Local Affairs to complete the formation process.

Following formation of the URA is a more in-depth process that creates Urban Renewal plans for specific areas and allows for funding mechanisms to be applied to specific areas to achieve certain redevelopment goals. This Formation Plan and supporting documentation is intended to accomplish all the necessary steps for forming a URA in Durango.

## **Once a URA is formed, where can Urban Renewal activities take place?**

Prior to forming specific urban renewal plans, the URA must conduct an existing conditions assessment to determine if the proposed area qualifies as “blighted”. Under Colorado Statute 31-25-103, an area qualifies as blighted if it contains four of the following eleven conditions:

- Deteriorating structures;
- Inadequate street layout;
- Faulty lot layout;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Unusual topography;
- Title issues;
- Fire hazards or other life-safety concerns;
- Buildings with code violations or dilapidation;
- Environmental contamination;
- Inadequate public improvements or utilities



When a URA conducts a conditions survey, it must notify all property owners within the proposed area of the survey. To allow smaller areas to be eligible for urban renewal activities, only one condition is required for qualification if there is no objection from all property owners and tenants in the proposed area.

If a conditions survey determines that blight exists, the Urban Renewal Authority then creates a detailed urban renewal plan for the area. These plans include direction to the development community on redevelopment goals, review local land use regulations, establish redevelopment incentives, and authorize the use of Tax Increment Financing (TIF) in the area. Adoption of urban renewal plans requires public hearings and approval from the URA Board, City Planning Commission, and City Council.

### ***What does it mean to have my neighborhood, property, or business located in an Urban Renewal Area?***

Having a property or business located within an urban renewal area does not require a property owner to do anything. Redevelopment is not forced on any unwilling property owner, but designation of an urban renewal area often stimulates interest in the area and results in improved conditions through infrastructure improvements and other public activity. In fact, properties within urban renewal areas tend to see their value increase as the private and public sector work together to revitalize that neighborhood. Urban renewal areas are viewed as valuable by the development community because of the availability of financial incentives. By setting up an urban renewal area, the community makes a statement that it is targeting investment and redevelopment towards that area of the community.

Urban renewal efforts are designed to achieve multiple, diverse positive outcomes for communities. As redevelopment takes place, spillover effects cause entire neighborhoods to revitalize and enhance the overall quality of life. URAs throughout Colorado have helped communities with:

- Housing development, including affordable housing
- Infrastructure improvements
- Job creation and business attraction
- Open space preservation
- Transportation improvements
- Historic building preservation
- Streetscaping and landscaping improvements
- Creative reuse of outdated and obsolete buildings
- Infill development
- Provide desired retail and other services in underserved areas
- Environmental cleanup and reduced pollution
- Increased property values
- New tax revenue for local governments

### ***How does a blight determination affect my property?***

Blight is a legal term that allows for the use of urban renewal activities but does not speak to the conditions of individual properties. The Colorado Urban Renewal Act defines blight as conditions that exist in rural and urban communities across Colorado. Some areas deemed blighted may have well-maintained homes and businesses adjacent to deteriorating structures and

outdated infrastructure. It is important to note that having property located within an urban renewal area does not constitute it as blighted.

### ***Why are incentives needed?***

When development projects with public benefits – such as affordable housing – are too costly to build, an Urban Renewal Authority can provide financing tools to make the project happen. The rising costs of land, labor and housing prevent some desirable real estate and business investment in certain areas of Durango from happening. Development obstacles such as environmental contamination or inadequate infrastructure pose additional barriers to redevelopment. In most cases, the private sector alone cannot overcome these challenges.

Additionally, when a development agreement is negotiated, the public sector becomes a partner in shaping the redevelopment. This allows the community to require certain things of the development in order to achieve the community's vision for the area. Public spaces, more modern infrastructure, new recreational amenities, and transportation improvements are all examples of things that can be included in redevelopment negotiations. *Public-private partnerships and creative financing tools implemented through the URA are necessary to facilitate redevelopment that achieves Durango's shared vision for the future.*

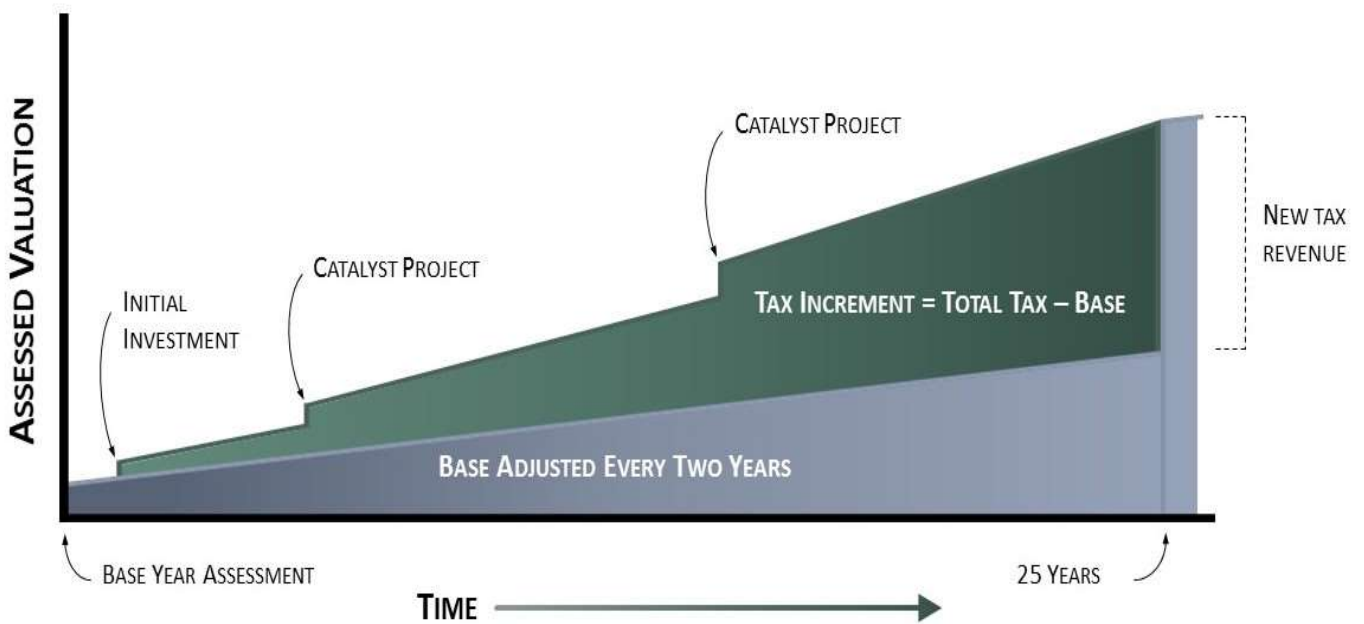
In order to qualify for URA incentives, redevelopment proposals must include community benefits and demonstrate that financial assistance is needed by being transparent with financial information. This is known as the “*but for*” principle in redevelopment – that a project would not occur “*but for*” the financial support from an organization like a URA. Developers applying for URA assistance are asked to open their business plans to the URA Board in order to demonstrate the necessity of incentives. While URAs are authorized to borrow funds and issue loans and grants, the principal method for financing urban renewal projects is through Tax Increment Financing (TIF).

### ***How does Tax Increment Financing (TIF) work?***

Urban renewal projects often lead to an increase in property values and business activity, which in turn causes a rise in property, sales and other taxes collected by local governments. The increased tax

revenue created by the redevelopment is known as the “increment” and can be allocated to the URA for redevelopment purposes. The revenue that was being generated prior to redevelopment – known as the “base” – continues to flow to the applicable taxing entities. The property tax base is adjusted every two years to account for inflation and other factors. URAs can collect TIF in a redevelopment district for up to 25 years and revenue collected can only be spent within that district on activities that are allowed in the urban renewal plan. Once the TIF district has concluded, the new tax revenue generated from redevelopment flows back to the applicable taxing entities, often resulting in a major boon for local government coffers.

The graph below is a simple illustration of a 25-year property tax increment financing project:



**How is TIF used to facilitate redevelopment?**

There are two primary ways TIF is used to fund eligible redevelopment projects; (1) the URA can either agree to reimburse the private developer or (2) it can issue bonds based on projections of future revenue. If the URA and developer enter into a reimbursement agreement, the developer pays for the upfront costs – often through equity or debt and is then repaid through TIF

revenue according to the terms of the agreement. TIF monies are used for public aspects of the development such as infrastructure upgrades, public amenities, or other aspects of the project that have a community benefit.

Should the URA issue bonds for a project, the proceeds from the bond issuance pay the upfront costs of development and the TIF revenue pays down the bond debt over a specified period. TIF revenue bonds are generally tax-exempt and traditionally viewed as safe investments. TIF bonds are not necessarily guaranteed by the municipal government.

***Will TIF raise my taxes?***

No! URAs do not have the power to raise, lower, or assess taxes. URAs – through TIF – are able to collect the increased *tax revenue* which is generated from redevelopment activity. While there is not a rise in the tax rate, increased property values and new business activity lead to increased tax revenue.

***Can URAs use eminent domain?***

Under state statute, URAs may use eminent domain on property located within an urban renewal area if at least five blighting factors exist. However, the Durango Renewal Partnership does not intend to use eminent domain and instead seeks a collaborative approach with property owners.

***What is the impact of TIF on local government budgets?***

Local governments are often positively impacted by new redevelopment supported by TIF. Local taxing entities are not negatively impacted by TIF projects because they continue to collect all the tax revenue they were previously collecting. Following the agreed-upon TIF period, all of the additional revenue generated by redevelopment activities flows to local taxing entities. It's important to remember that these projects – and thus the increased tax revenue – would not occur but for the URA's involvement.

Where the services or revenues of taxing entities are impacted by TIF projects, the URAs are required to negotiate agreements to offset these impacts. URAs are also required to produce impact reports on TIF projects to help facilitate accurate discussion on these intergovernmental agreements.

School Districts in Colorado particularly benefit from TIF projects as the state will “back-fill” all of the redirected TIF dollars. This leads to new revenue for the School District that would not otherwise exist. Additionally, if a School District increases its mill levy during a TIF project, all tax revenue resulting from that mill increase goes to the School District.

All of the local governments in the Durango Renewal Partnership expressed their support for forming a URA through resolutions which are included as attachments to this report. These organizations are crucial partners in the URA and view it as a tool to accomplish some of their goals – including workforce housing development, infrastructure improvements, and job creation.

Through collaboration, transparency, and accountability, the Durango Renewal Partnership will facilitate redevelopment that creates widespread community benefits.



## FINDINGS & CONFORMANCE

### ***Urban Renewal Authority Formation State Statute***

To begin the formation process, Colorado Revised Statute, Section 31-25-104 states that a petition signed by at least twenty-five registered electors of the municipality may be filed with the City Clerk, “setting forth that there is a need for an authority to function in the municipality.” This is the first step which triggers the formation process for an Urban Renewal Authority (URA). Attached to this report is a petition which is signed by twenty-five registered electors of the City of Durango. Staff will arrange for this petition to be presented to the City Clerk.

Following the filing of the petition, the clerk sets a date for a public hearing and then gives public notice regarding the hearing. At that hearing, the City Council takes public input and then makes a determination as to the need for a URA to function in the community.

Under state law, the establishment of a URA requires the City Council to find that “one or more slum or blighted areas exist in the municipality” and that formation of an authority is, “in the interest of the public health, safety, morals, or welfare of the residents of the municipality...” Council must find that it is in the public interest that the URA be formed to undertake urban renewal activities authorized by Colorado Revised Statute Section 31, Article 25, Part 1.

In order to support a Council finding that blighted areas do exist in the community, the City of Durango contracted with a professional consultant to conduct a general city-wide Conditions Survey. That survey – which identified that blighting conditions are present in Durango – is included as an attachment to this report.

Also attached to this report are draft resolutions for the City Council to consider. These resolutions provide findings to support the formation of a URA in Durango. One of the resolutions is to form the URA based upon findings that meet the requirements of the state statute and the other is a resolution to appoint Commissioners to oversee the URA.

Additionally, state statute requires that a certificate be filed with the Division of Local Government in the Colorado Department of Local Affairs following local action to form a URA. A draft certificate is



attached to this report that can be filed should the Council proceed with URA formation.

These resolutions and certificate achieve compliance with the requirements of the state statute governing formation of a URA.

### ***Comprehensive Plan & Other Policy Goals***

The City of Durango updated its Comprehensive Plan in 2017. This Plan details the City's goals, objectives, and policies and sets forward priorities for growth through 2040. The Durango Renewal Partnership through the URA will work to reflect the core values and implement the policies of the Comprehensive Plan – including business diversification, economic sustainability, and investment in local jobs and prosperity.

To ensure alignment with the Comprehensive Plan, all urban renewal plans are submitted to the City's Planning Commission to review the proposed plan for conformance with the Comprehensive Plan. This additional layer of oversight will ensure that urban renewal activities align with the goals and policies of our community's long-term vision.

The City of Durango also adopted a comprehensive Housing Plan in 2017. This Plan lays out strategies to encourage development and proposes the creation of programs to address the rising costs of housing. The Housing Plan acknowledges that there are barriers to construction and increasing upfront costs which are contributing to the increasingly unaffordable housing market in Durango. The Plan makes certain recommendations – such as prioritizing infill development and creating market-friendly policies – that can be accomplished through an Urban Renewal Authority.

### ***Relationship to Character Districts***

The City of Durango launched the Durango Districts Initiative in 2016 to envision Durango's sense of place by creating unique character districts, promoting responsible land use planning, and maintaining the community's sense of identity. City staff identified ten unique Character Districts throughout Durango and is creating plans for how these areas should grow. The process for creating Character Districts involves extensive public outreach to ensure future growth reflects the community's vision and values. A map of the ten Districts is included as an attachment.

The District Initiative identified an Urban Renewal Authority and public-private partnerships as critical to implementing Character District goals. The Durango Renewal Partnership can strengthen our sense of community by tailoring redevelopment projects to reflect the guidance laid out in adopted Character District plans.

## DURANGO RENEWAL PARTNERSHIP

Durango is known for its innovative and customized approaches to community development. Durango is also known for fostering collaboration and broad-based involvement in community issues. As the City seeks to form a URA to facilitate reinvestment and redevelopment in the community, it is imperative that this effort be inclusive and collaborative to achieve the desired outcomes.

For these reasons, the proposal is to name and structure the urban renewal authority in Durango to reflect this desire to be inclusive and collaborative. Instead of simply naming this new entity the '*Durango Urban Renewal Authority*', the City believes that it will be more powerful to designate it as the '*Durango Renewal Partnership*'. This title will better capture the overall purpose of this entity and will highlight the desire that it be a true partnership among local government, special districts, non-profits, and private entities.

The Partnership's primary purpose is to administer urban renewal programs, but, since the Board will be comprised of multiple organizations, it can also serve as an incubator for other community and economic development initiatives that address a wide range of community priorities.

Below are suggested Vision and Mission statements for the *Partnership* along with lists of Initial Priorities and Potential Activities to guide the new organization as it gets up and running.



## DURANGO RENEWAL PARTNERSHIP

### VISION

A **flourishing community** comprised of **diverse, attractive & thriving** hubs of activity shaped by **public-private partnerships**.

### MISSION

The Durango Renewal Partnership **facilitates reinvestment** in underutilized areas to **address community priorities & create thriving places**.

## ***Initial Priorities***

In support of the above Vision and Mission, the *Partnership* requires redevelopment projects to create multiple community benefits.

By using outcomes from recent community dialogues and integrating the adopted goals and policies of local governing bodies, the Durango Renewal Partnership will attract and guide redevelopment projects which address pressing community priorities.

This type of collaboration between the public and private sectors will open new economic opportunities for local businesses, preserve and enhance Durango's high quality of life, promote wise land use planning, and strengthen our tax base. *The Durango Renewal Partnership* will provide community leaders with valuable data, tools and organizational capacity to resolve our most pressing economic and community challenges.

The list below highlights the initial priorities that will be the focus of the *Partnership* as it gets up and running.

## ***Initial Priorities for the Durango Renewal Partnership***

### **Housing**

Durango City Council and other local governments are focused on making Durango a more affordable and accessible place to live. Our limited supply of developable land and growing population exacerbates our affordability problems. The Durango Renewal Partnership will seek to facilitate housing development that allows students, seniors, and lower-and-middle income residents to live in Durango.

### **Mixed-Use, Walkable Development**

The Character District plans illustrate the desire for more mixed-use projects that allow residents to live near their workplace, retail, and other services. These projects help avoid sprawling growth patterns and create walkable neighborhoods.

### **Job Creation & Support of Local Industry**

We can strengthen our economy through public-private partnerships which support good paying jobs and business diversification. Redevelopment projects in support of business expansion and wage growth have multiplier effects that improve the overall local economy.

### **Local Partnerships**

Partnering with local businesses, entrepreneurs, and developers will help ensure growth reflects our community character and values. Urban Renewal incentives should target existing residents, property owners, and business owners who are willing to take a risk to improve our local economy and community. The Partnership should also focus on hiring locally as much as possible.

### **Arts & Culture**

As Durango's creative economy continues to thrive and expand, redevelopment projects should reflect the community's artistic vibe and help meet the desire for expanded cultural opportunities. For example, the Partnership could help facilitate the creation of more performance venues or engage local artists in designing amenities for new public spaces.

## **Potential Activities**

### **Infrastructure Improvement Support**

The costs of improving or building new infrastructure often prevents development from moving forward. Infrastructure improvements typically require large initial costs but generate long-term benefits. Tax Increment Financing is a prudent tool for financing infrastructure projects since TIF captures the long-term revenue to pay for upfront costs. The Durango Renewal Partnership can use TIF revenue to fund water, sewage, roads and other public utilities within Urban Renewal Areas.

### **Arts & Culture Integration**

Art and creativity are an integral part of Durango's culture. The Partnership can work alongside the recently formed Durango Creative District to facilitate public art projects. The Durango Renewal Partnership can incentivize projects to include public art that is designed by the Creative District. These public art pieces should enhance Urban Renewal Areas and create a sense of place.

### **Small-Scale Property Improvement Incentives**

The Partnership can support a wide range of improvements projects. Some projects may be large-scale redevelopments while others may be small-scale updates to an aging building. Small grant programs for businesses and properties located within urban renewal areas would have a big visual impact on areas and would show existing business and property owners the value of urban renewal. These grants could help businesses with landscaping, façade improvements, signage, and other projects that improve their business and property.

### **Streetscaping Enhancements**

Streetscaping refers to the natural and built environment which shape corridors through the City. The Durango Renewal Partnership, in conjunction with the BID on North Main and Downtown, can help improve the quality of the design of Durango's streets and corridors. This may include funding for landscaping, multimodal transportation facilities, and other improvements that positively impact the community.

### **Creating Public Spaces**

Attractive, safe public spaces are instrumental in creating vibrant, successful areas of a community. The Partnership can be involved in

making sure new developments and redevelopment in urban renewal areas include well-designed and accessible public spaces for the entire community to enjoy.

### **Affordable Housing Support**

The Partnership may create incentives for affordable housing projects or require that a certain number of units in a tax increment financed housing development are reserved for residents earning below the area median income. The Partnership will seek the guidance of local housing advocates and market experts on new projects and affordability levels.

### **Housing Rehabilitation Programs**

The Partnership may choose to form a housing rehabilitation program that offers grants and low-interest loans to low-and-middle income homeowners to ensure their home is safe and comfortable. These grants and loans could cover emergency repairs like flooding or structural damage such as asbestos. The Denver Urban Renewal Authority oversees a successful housing rehabilitation program that can serve as a model for the Partnership.

### **Land Purchase & Open Space Preservation**

The Partnership may purchase land for redevelopment purposes or open space preservation. To help preserve our character and natural environment, the *Partnership* may also negotiate with developers on requirements for land conservation.

### **Historic Preservation & Adaptive Re-Use**

There are already tax credits available to encourage historic preservation, but the Partnership may be able to play a role in promoting these programs and layering multiple incentives to make preservation of key structures more desirable. Facilitating re-use of unique buildings is sometimes more challenging than building new so the Partnership can work with property and business owners to tailor solutions to particular sites.

### **Environmental Clean-Up**

Some sites are difficult to redevelop due to historic environmental contamination. The costs and liability associated with remediating these sites often prevent them from getting cleaned up and contaminated sites can sit dormant for long periods of time. Urban renewal programs can be used to facilitate environmental remediation and make sites safe for new uses.



### **Demolition & Land Assembly Support**

Buildings that are hazardous, are causing decline in neighborhood property values and do not have strong re-use potential may be purchased and demolished. Smaller lots can be combined using urban renewal incentives to create development sites that are more suitable for redevelopment.

This list represents just a few examples of potential programs that could be administered by the *Partnership*. There are many other possibilities.

### **Board Composition and Executive Committee**

In compliance with Colorado's Urban Renewal Act, the Board of the Durango Renewal Partnership consists of the Durango City Council, an elected board member of the 9-R School District, an elected member of a special district, and a member appointed by the La Plata County Board of Commissioners. The diverse voices on the Board will help guide the Durango Renewal Partnership to address local government priorities.

Once established and operating, the Partnership may choose to form an Executive Committee comprised of Board Members who have specific experience and expertise in fields such as development financing, urban design, economics, and real estate. This Executive Committee could provide guidance and recommendations on the complex financial agreements that will be negotiated by the Partnership.

## **REDEVELOPMENT PROCESS OVERVIEW**

Following formation of a URA, a new set of financial and procedural tools will be available to the community. In order to implement these tools, the URA is required to follow a rigorous and transparent process. This review process is designed to engage all affected stakeholders in determining the appropriate level of support for a development proposal while also ensuring that public benefits are included.

The flow chart on the following page displays the steps involved in guiding redevelopment, evaluating requests for assistance, and ensuring that all affected taxing entities are involved in the process.

**Formation of an Urban Renewal Authority (URA) is a big step towards incentivizing redevelopment in underutilized areas. Following URA formation, a thorough process is followed to allow for public input and to ensure that public dollars are being used effectively to accomplish community goals.**

## Phase One Proposal & Preliminary Analysis

**Step 1: Organizational Preparations**  
The URA Board begins meeting to identify opportunities and priorities for redevelopment activities. The Board prepares application materials and develops financial modeling to evaluate request for financial assistance.

**Step 2: Proposal**  
Two options exist for beginning to apply urban renewal incentives.

**Developer-Initiated**  
Developer or property owner approaches Board with a development proposal.

**Board-Initiated**  
Board identifies an underutilized area where they want to target redevelopment.

**Step 3: Preliminary Analysis**  
Based on information gathered or provided by the applicant, the URA conducts preliminary financial analysis and priority identification to decide whether or not to move forward.

## Phase Two Plan Creation, Negotiations & Public Input

**Step 4: Conditions Survey**  
If the Board decides to proceed, a *Conditions Survey* is completed. Property owners are notified.

**Step 5: UR Plan Creation & Negotiations**  
If conditions are met, an *Urban Renewal Plan* is created to outline activities and financial tools, such as TIF, to be available in the Area. The plan includes:

- Overall objectives
- Relationship to Comp Plan & land use regulations
- Public improvements needed
- Legal description of the Area
- Maps
- List of all parcels in the Area
- TIF Impact Report

Negotiations with partner agencies are also initiated to establish specific incentive terms.

**Step 6: UR Plan Review & Noticing**  
The *UR Plan* is reviewed by Planning Commission for conformance with the Comprehensive Plan. PC makes a recommendation to City Council.

Date set for public hearing and notice published 30 days prior. Plan and Impact Report are officially sent to the County Commissioners and other taxing entities.

**Step 7: UR Plan Approval**  
Council hearing & adoption of *UR Plan*.

## Phase Three Final Agreements & Implementation

**Step 8: Coordinate with Assessor & Treasurer**  
Assessor is notified of UR Plan and given a copy of the legal description to ensure collection of TIF revenues.

**Step 9: Agreements Finalized**  
Finalize Development Agreements with developer(s) and/or issue bonds. Agreements with taxing entities regarding revenue-sharing are also finalized.

**Step 10: Redevelopment Occurs**  
Assessments happen as normal and TIF revenue is collected by the Treasurer then remitted to the URA to be spent in accordance with Agreements and/or debt obligations. URA can only spend revenue on projects within the approved Plan Area.

**Step 11: Mission Accomplished!**  
Community revitalization occurs. Obligations are met by the URA. After 25 years, the UR Plan and TIF expire. All new revenue generated by redevelopment activity then flows to the taxing entities.

## CONCLUSION

Durango is not an ordinary community. Our beautiful natural environment, strong small business community, and rich Western culture sets us apart from towns and cities across the country. However, we are not without challenges. The rising costs of housing, barriers to redevelopment, and inadequate infrastructure may be inhibiting Durango from reaching its full potential.

Remaining stagnant or working in silos may contribute to decline or result in undesirable development. The impetus behind formation of a URA for our community is the belief that we must find ways to work together to create sustainable growth which enhances our character, creates new economic opportunities, and preserves our treasured assets.

The *Durango Renewal Partnership* is not just a typical Urban Renewal Authority or another branch of government. It is designed to bring together a diverse set of community leaders to identify and address the challenges we are facing.

The Durango Renewal Partnership is the only entity in La Plata County with access to Tax Increment Financing (TIF) and other powerful redevelopment tools. Responsible use of TIF and other financing mechanisms requires rigorous analysis, transparency and community support. By applying best practices and taking a proactive approach to community development, the *Durango Renewal Partnership* will be an integral part of ensuring a prosperous future for Durango.

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**A RESOLUTION OF DURANGO SCHOOL DISTRICT 9-R  
TO DECLARE SUPPORT FOR THE CITY OF DURANGO'S EFFORTS TO FORM  
AN UBRAN RENEWAL AUTHORITY**

**WHEREAS**, Durango School District 9-R Board of Education (the "Board) supports and encourages economic development and collaborative public-private partnerships that contribute to the overall quality of life in Durango; and

**WHEREAS**, an Urban Renewal Authority (the "Authority") can facilitate growth in underutilized areas that meet community goals and fit Durango's character; and

**WHEREAS**, the Board recognizes the value of tax increment financing to promote affordable housing and other types of development that benefit 9-R School District employees and families; and

**WHEREAS**, pursuant to C.R.S. 31-25-104(2)(a), an elected member of the Board will serve as a Commissioner on the Authority; and

**WHEREAS**, pursuant to C.R.S. 31-25-107(9.5)(a), prior to adoption of an Urban Renewal Plan Area containing tax allocation provisions, representatives of the Authority and 9-R School District will enter good-faith negotiations regarding the sharing of tax increment revenue with the Board to offset demonstrated impacts on school district services and revenues in any future Urban Renewal Plan Area.

**NOW, THEREFORE, BE IT RESOLVED BY THE DURANGO SCHOOL DISTRICT 9-R  
SCHOOL BOARD, IN THE COUNTY OF LA PLATA AND STATE OF COLORADO:**

Section 1) The Board, by this Resolution, declares its support for the formation of the Durango Urban Renewal Authority to facilitate redevelopment and improve economic conditions.

Section 2) The Board recognizes that tax-increment financing and other financial incentives can facilitate development and redevelopment in underutilized areas that meet community goals.

Section 3) The 9-R School District will help drive and shape Urban Renewal Authority projects, plans, and goals.

**ADOPTED AND APPROVED on**

January 14, 2020  
DURANGO SCHOOL DISTRICT 9-R

By

Shere Byrd  
Shere Byrd, President, Board of Education

ATTEST:

Andrea Parmenter  
Andrea Parmenter, Secretary, Board of Education



**RESOLUTION NO. 2020 – 13**

**RESOLUTION OF THE LA PLATA COUNTY BOARD OF COUNTY COMMISSIONERS TO  
DECLARE SUPPORT FOR THE FORMATION OF AN URBAN RENEWAL AUTHORITY  
IN THE CITY OF DURANGO**

**WHEREAS**, the Board of County Commissioners (Board) encourages economic development and public-private partnerships which contribute to the overall quality of life in the City of Durango and La Plata County; and

**WHEREAS**, the Board recognizes that various factors contributing to the costs of development have made public and private investment difficult in certain areas of the community; and

**WHEREAS**, the Board recognizes that an Urban Renewal Authority can facilitate reinvestment in underutilized areas to address community priorities and improve the local economy; and

**WHEREAS**, the Board recognizes the value of tax increment financing to help facilitate housing and other types of development that benefit the citizens of Durango and La Plata County; and

**WHEREAS**, the Board recognizes that the economic health of the City of Durango contributes to the overall economic health of the County as a whole; and

**WHEREAS**, properties outside the corporate limits of the City of Durango would have the option to become part of the URA but would not be required to do so; and

**WHEREAS**, the Board believes an Urban Renewal Authority in Durango will take a collaborative and community-focused approach to urban renewal activities; and

**WHEREAS**, pursuant to C.R.S. 31-25-104 (2)(a)(I), the Board of County Commissioners shall appoint a representative to serve on the Board of the Durango Urban Renewal Authority; and

**WHEREAS**, pursuant to C.R.S. 31-25-107(9.5)(a), prior to adoption of an Urban Renewal Plan Area containing tax allocation provisions, representatives of the Urban Renewal Authority and La Plata County will enter good-faith negotiations regarding the sharing of tax increment revenue with the County to offset projected impacts on County services and revenues in any future Urban Renewal Plan Area.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LA PLATA COUNTY, COLORADO AS FOLLOWS:**

1. That the Board, by this Resolution, declares its support for the formation of an Urban Renewal Authority in Durango.
2. The Board recognizes the value of tax increment financing and other financial incentives used by Urban Renewal Authorities to facilitate development and improve economic conditions.
3. The Board will help guide the creation of the Urban Renewal Authority's goals, plans and projects.

**DONE AND ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO, this 25 day of February, 2020.**

Attest:

BOARD OF COUNTY COMMISSIONERS  
LA PLATA COUNTY, COLORADO

\_\_\_\_\_  
Clerk to the Board

\_\_\_\_\_  
Clyde Church, Chair

\_\_\_\_\_  
Gwen A. Lachelt, Vice Chair

\_\_\_\_\_  
Julie Westendorff, Commissioner

Attachment: Resolution 2020-13 URA (R-2020-13 : Resolution 2020-13 declaring support for the formation of an urban renewal authority in



January 9, 2020

City of Durango City Council:

The Durango Business Improvement District (BID) board of directors and its executive director are writing to express our strong support for the formation of an Urban Renewal Authority (URA) in Durango. We are thrilled about the City's desire to use the URA formation process to bring together various governmental and non-governmental partners to shape new development and redevelopment in the community. We firmly believe a URA and the use of tax-increment financing (TIF) will help address neglected areas of our community, and will spur local business development, help create jobs, provide housing options and contribute to our overall quality of life.

Council is aware of the pressing challenges our community faces. In most cases, the private sector alone cannot overcome these challenges. Public-private partnerships and the use of creative financing tools, specifically TIF, are necessary to facilitate redevelopment and achieve our community's shared vision for the future.

BID works for commercial property owners, and the businesses in those properties, both in the Central Business District (which includes Camino del Rio) and in the North Main District. BID sees major opportunities for the URA to support redevelopment of properties on Camino del Rio next to Downtown, along Main Ave. in the North Main District, and perhaps even in our Downtown core as well. We also realize there are other areas of town that the URA will also work with, and BID supports those efforts.

URA's have existed in Colorado since the 1970s, and more than 60 municipalities of all sizes across Colorado are increasingly taking advantage of URA's and TIF. By applying best practices, we can strengthen Durango's position as an economic hub in Southwest Colorado.

With all this in mind, the BID board of directors and its executive director urge members of City Council to support the formation of an Urban Renewal Authority.

Sincerely,



Ericka Curlee, BID board chair



Tim Walsworth, BID executive director



Dear City Council:

I am writing to express my strong support for the formation of an Urban Renewal Authority (URA) in the City of Durango. It is critical for the County and City to remain competitive in the growth, recruitment and retainment of our businesses and I believe the development of an Urban Renewal Authority is a key variable towards that effort.

The La Plata Economic Development Alliance is focused on the enablement of the economic vitality of La Plata County and we would collaborate heavily with the URA to work on specific projects that have potential impact on our economy such as attainable housing, creative financing for public projects such as La Posta infrastructure development, and public-private partnerships that are beneficial and needed to advance strategic initiatives.

A URA would be a catalyst for business development and intentional growth. In most cases where a URA is adopted it has proven to lead to an increase in tax base, which would assist us to collectively fund efforts that lead to economic development and sustain our quality of life.

I would like to respectfully ask the members of City Council to consider and support the formation of an Urban Renewal Authority.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael French". The signature is fluid and cursive, with a large loop at the end.

Michael French

Executive Director

La Plata Economic Development Alliance

2301 Main Ave. Durango CO 81301



*Support our locally owned,  
independent businesses!*

[www.local-first.org](http://www.local-first.org)

Kiki Hooton, Managing Director

Local First

PO Box 2058 Durango, CO 81302

Dear City Council:

As a business and economic development leader in Durango and La Plata County, I am writing to express my strong support for the formation of an Urban Renewal Authority (URA) in Durango. I am excited about the City's desire to use the URA formation process to bring together various governmental and non-governmental partners to shape new development and redevelopment in the community. I believe an Urban Renewal Authority and the use of tax-increment financing (TIF) will help address neglected areas of our community and will spur local business development, help create jobs, provide housing options and contribute to our overall quality of life.

Durango has evolved since its founding as a mining town into a dynamic business community and tourist destination. While steady growth has improved our economy, it's also created new challenges. The rising costs of land, labor, and housing have prevented business and real estate development in certain areas of our City. In most cases, the private sector alone cannot overcome these challenges. Public-private partnerships and the use of creative financing tools, specifically TIF, are necessary to facilitate redevelopment and achieve our community's shared vision for the future.

Local First is a nonprofit business alliance of almost 300 local, independent businesses and has existed in La Plata County for over 10 years. We work to build an economy that values the people, the planet, and economic prosperity for all and advocate on our members' behalf on policies and programs that support a sustainable, resilient community. We believe that the development of a URA will help Durango businesses and Durango residents in several ways. First, the URA would help to address affordable

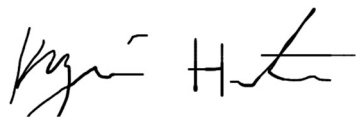
housing issues in Durango. This is consistently listed as a top reason for struggling to attract and retain talent in our town. Currently, the price of a home in Durango is 20% higher than the state average. A URA would help to meet growing housing demands, which is essential for supporting a strong middle class. Next, the criteria developed around the URA could focus on supporting locals by requiring local art, hiring local workers, and keeping the character of the specific district. This way Durango can set guidelines to make sure that as we develop we continue to support local, independent businesses. Finally, the URA would allow for economic expansion without the increase of taxes. The attraction of new businesses and redevelopment would allow for an increase in economic development without increasing barriers through taxes to residents and business owners. We see this as a win-win-win for business owners, the City of Durango, and residents.

While an Urban Renewal Authority may be new to Durango, these entities have existed in Colorado since the 1970s. In fact, more than 60 municipalities of all sizes across Colorado are increasingly taking advantage of URAs and TIF. By applying best practices, we can strengthen Durango's position as an economic hub in Southwest Colorado.

With all this in mind, I urge members of City Council to support the formation of an Urban Renewal Authority.

Sincerely,

Kiki Hooton

A handwritten signature in black ink, appearing to read "Kiki Hooton". The signature is fluid and cursive, with the first name "Kiki" being more prominent and the last name "Hooton" following in a similar style.

**January 15, 2020**



**Steven M. Elias, Dean**  
**School of Business Administration**  
1000 Rim Dr  
Durango, CO 81301-3999  
970-247-7294 tel  
970-247-7205 fax

February 24, 2020

Dear City Council Members:

As Dean of the School of Business Administration at Fort Lewis College, I am writing to express my support for the creation of an Urban Renewal Authority (URA) in Durango. I am excited about the City's desire to use the URA formation process to bring together various governmental and non-governmental partners to shape business development and redevelopment in the community. I believe the URA, as well as the use of tax-increment financing (TIF), will help address neglected areas of our community and will spur local business development, help create jobs, provide housing options and contribute to our overall quality of life. Frankly, this is in excellent alignment with the goals we have for our new Center for Innovation located downtown.

Durango has an amazing business community and serves as a wonderful tourist destination. However, any number of factors have prevented business and real estate development in certain areas of our City. In most cases, the private sector alone cannot overcome these challenges. Public-private partnerships and the use of creative financing tools, specifically TIF, are necessary to facilitate redevelopment and achieve our community's shared vision for the future.

While an Urban Renewal Authority may be new to Durango, these entities have existed in Colorado since the 1970s. In fact, more than 60 municipalities of all sizes across Colorado are increasingly taking advantage of URAs and TIF. By applying best practices, we can strengthen Durango's position as an economic hub in Southwest Colorado.

Based on the above, I am writing to support the formation of an Urban Renewal Authority.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Elias".

Steven Elias, PhD  
School of Business Administration  
Fort Lewis College



February 4, 2020

Durango City Council  
949 E. 2nd Ave.  
Durango, CO 81301

Re: Urban Renewal Authority

Dear Council Members:

As an economic development district, Region 9 Economic Development District of Southwest Colorado knows Urban Renewal Authorities (URAs) can be a wonderful tool to fund new projects and shape future development in identified areas. Where a URA can specifically assist Durango is to implement a larger plan that encompasses a variety of properties, land uses, and community members creating a cohesive combination of small and large projects. These projects can be new business development, beautification efforts and housing. Change is always uncomfortable, but the community interest to-date indicates that this effort will be well vetted, and due diligence provided.

Over 60 Colorado communities are taking advantage of this opportunity, which brings public and private sector partners together. URAs can:

- Strengthen the economic base and increases property values
- Provide for creative financing without raising taxes
- Facilitate infrastructure and mixed-use projects
- And redevelop targeted areas while maintaining Durango's unique character.

Neighboring Pagosa Springs recently approved a URA to help facilitate new project areas without increasing taxes. We look forward to working with the City as this effort moves forward and encourage your support.

Sincerely,



Executive Director, Region 9

Jack Llewellyn  
Executive Director  
Durango Chamber of Commerce

Dear City Council:

First thank you for your dedication and service. On February 18<sup>th</sup>, Alex Rugoff and Scott Shine presented to the Durango Chamber of Commerce board of directors. As the largest member-based business organization with 800 businesses our mission is to promote and support the local business community through communication, advocacy, education, leadership and financial viability. I am writing to express our support for the formation of an Urban Renewal Authority (URA) in Durango. I am excited about the City's desire to use the URA formation process to bring together various governmental and non-governmental partners to shape new development and redevelopment in the community. With proven models within Colorado, I believe an Urban Renewal Authority and the use of tax-increment financing (TIF) will help address the redevelopment of areas within our community, encouraging directed and local business development, helping create jobs, providing housing options and contribute to our overall quality of life.

Durango has evolved. It is vital we continue to develop more options for our businesses so we can retain them, ultimately expanding thus creating more jobs. The URA can help create workforce housing benefitting our community. While the steady growth has improved our economy, it's also created new challenges. The rising costs of land, labor, and housing have prevented business and real estate development in certain areas of our City. In most cases, the private sector alone cannot overcome these challenges. Public-private partnerships and the use of creative financing tools, specifically TIF, are necessary to facilitate redevelopment and achieve our community's shared vision for the future.

The Durango Chamber acts as a resource of information for its members, the community, and relocation inquiries. The chamber operates networking and educational programs all for the sake of building a stronger community. Our signature programs include, Leadership La Plata, Young Professionals of Durango, Diplomats and Look Local First buy local campaign.

While an Urban Renewal Authority may be new to Durango, these entities have existed in Colorado since the 1970s. In fact, more than 60 municipalities of all sizes across Colorado are increasingly taking advantage of URAs and TIF. By applying best practices, we can strengthen Durango's position as an economic hub in Southwest Colorado.

With all this in mind, I urge members of City Council to support the formation of an Urban Renewal Authority.

Sincerely,

Jack Llewellyn

**PETITION**

We, the undersigned, hereby certify that we are registered electors of the City of Durango, Colorado (the "City"), and that, pursuant to the requirements of the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes, there is a need for an urban renewal authority to function within the boundaries of the City.

Registered Electors of the City of Durango, Colorado

1. \_\_\_\_\_  
(Print Name) JOHN MALONEY Address: \_\_\_\_\_  
(Street) 1616 FOREST AVE.  
(Signature) [Signature] Durango, CO 81301  
(Date) 1/7/20


2. \_\_\_\_\_  
(Print Name) Katherine McKnight Address: \_\_\_\_\_  
(Street) 1927 Glenisle Ave  
(Signature) [Signature] Durango, CO 81301  
(Date) 1/7/20

3. \_\_\_\_\_  
(Print Name) James Walters-Platnik Address: \_\_\_\_\_  
(Street) 2901 Aspen Dr  
(Signature) [Signature] Durango, CO 81301  
(Date) 1/7/2020


4. \_\_\_\_\_  
(Print Name) Robert A. [unclear] Address: \_\_\_\_\_  
(Street) 2004 Glenisle Ave  
(Signature) [Signature] Durango, CO 81301  
(Date) \_\_\_\_\_

5. \_\_\_\_\_  
(Print Name) Colleen Clausen Address: \_\_\_\_\_  
(Street) 156 Riverview Dr.  
(Signature) [Signature] Durango, CO 81301  
(Date) 1-7-2020




6.  
(Print Name) Tim Walsworth  
(Signature)   
(Date) 1/8/2020


Address:  
(Street) 1880 W. 2nd Ave  
Durango, CO 81301

7.  
(Print Name) Laura Lewis Marchino  
(Signature)   
(Date) 1/8/20

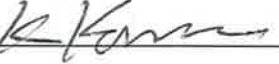
Address:  
(Street) 3110 Quasar  
Durango, CO 81301

8.  
(Print Name) John Turner  
(Signature)   
(Date) 1/10/20


Address:  
(Street) 184 Riverview Dr.  
Durango, CO 81301

9.  
(Print Name) Grace Steinfeld  
(Signature)   
(Date) 1/10/20

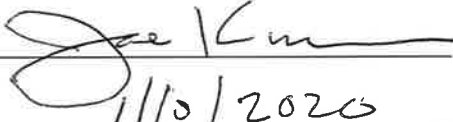
Address:  
(Street) 901 Florida Rd #7  
Durango, CO 81301

10.  
(Print Name) KIRK KORMICK  
(Signature)   
(Date) 1/9/2020

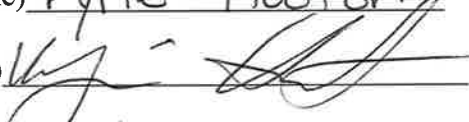
Address:  
(Street) 721 E. 2nd Ave  
Durango, CO 81301

11.  
(Print Name) Megan Smith  
(Signature)   
(Date) 1-10-20


Address:  
(Street) 2910 W. 2nd Ave.  
Durango, CO 81301

12.  
(Print Name) JOE KUSAR  
(Signature)   
(Date) 1/10/2020


Address:  
(Street) 640 E. 3<sup>RD</sup> Ave  
Durango, CO 81301

13.  
(Print Name) Kyrie Hooton  
(Signature)   
(Date) 1/10/20


Address:  
(Street) 361 east 9<sup>th</sup> Street  
Durango, CO 81301

14.  
(Print Name) Hayley Kirkman  
(Signature)   
(Date) 1/10/2020


Address:  
(Street) 114 Conejo Pl  
Durango, CO 81301

15.  
(Print Name) KATHERINE ERB  
(Signature)   
(Date) 1/13/2020


Address:  
(Street) 1819 Glenisle Ave-  
Durango, CO 81301

16.  
(Print Name) PAMELA J MILES  
(Signature)   
(Date) 1-14-2020


Address:  
(Street) 117 LINDACT  
Durango, CO 81301

17.  
(Print Name) Steve Elias  
(Signature)   
(Date) 1-14-19


Address:  
(Street) 120 Linda Court  
Durango, CO 81301

18.  
(Print Name) Eric Birken  
(Signature)   
(Date) 1/14/2020

Address:  
(Street) 20 Red Mountain Dr.  
Durango, CO 81301

19.  
(Print Name) MICHAEL FRENCH  
(Signature)   
(Date) 1/20/2020


Address:  
(Street) 67 TANGLEWOOD DR  
Durango, CO 81301

20.  
(Print Name) DANIEL KOEMAN  
(Signature)   
(Date) 1/14/2020


Address:  
(Street) 513 E 30th St  
Durango, CO 81301

21.  
(Print Name) Heather Otter  
(Signature) Heather Otter  
(Date) 01-24-2020

Address:  
(Street) 2560 W. 2nd Ave Unit B  
Durango, CO 81301

22.  
(Print Name) Jennifer Green  
(Signature)   
(Date) 01/30/20

Address:  
(Street) 258 Pioneer Ave #1101  
Durango, CO 81301

23.  
(Print Name) Joe Aguilar  
(Signature)   
(Date) 1/30/20

Address:  
(Street) 645 E 9th St  
Durango, CO 81301

24.

(Print Name) Lisa Blanquist

(Signature) 

(Date) 4th Feb 2020

Address:

(Street) 3202 E 6th Ave

Durango, CO 81301

25.

(Print Name) Elyzabeth Russian

(Signature) 

(Date) 2/4/20

Address:

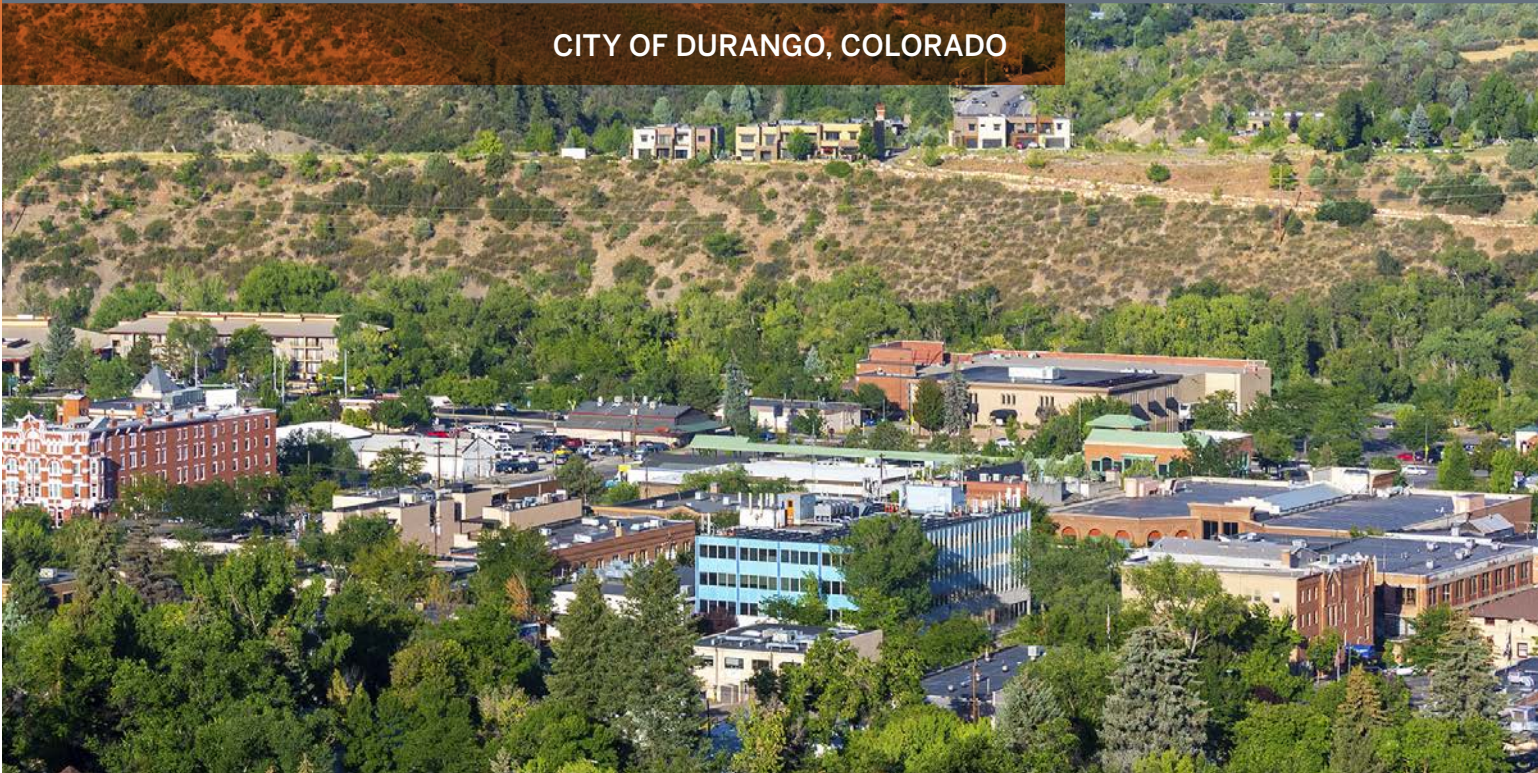
(Street) 726 O'Brien Drive

Durango, CO 81301



# Exhibit C: City-Wide Conditions Survey

CITY OF DURANGO, COLORADO



Prepared for:



Prepared By:



Building a Better World  
for All of Us®

February 10th, 2020

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# CITY-WIDE (GENERAL) CONDITIONS SURVEY

## INTRODUCTION TO THE CONDITIONS SURVEY

The City of Durango has begun the process of forming its first Urban Renewal Authority (hereafter indicated as URA). The URA formation process is organized under the Colorado Urban Renewal Law (C.R.S. 31-25-101 to 116), which authorizes URAs to undertake urban renewal projects throughout the community.

URAs are a vital municipal development tool for eliminating blight and encouraging reinvestment in underutilized areas. URAs have existed in Colorado since 1958. In order for a URA to be formed in its community, at least one area of that community must exhibit certain conditions that “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare” (C.R.S. 31-25-103).

This report is intended to comprehensively catalog the presence of these conditions across the City of Durango.



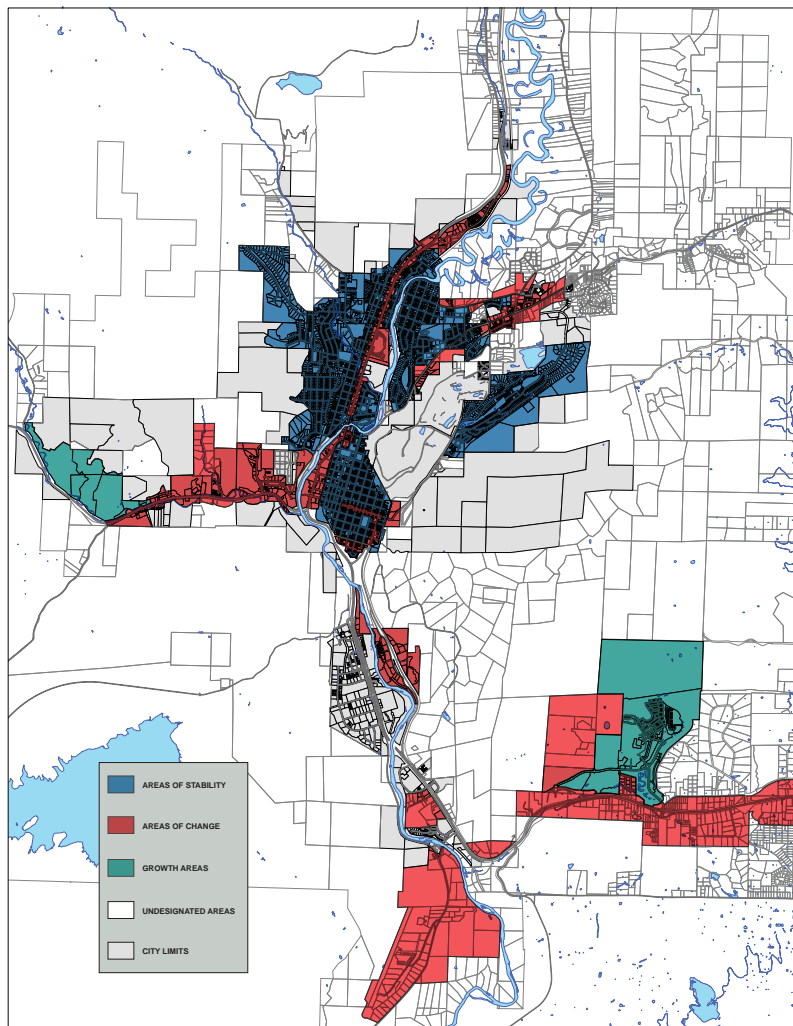
## THE PURPOSE OF THIS SURVEY

The purpose of this City-wide Conditions Survey is to provide city officials and the public with a summary of blighting factors which exist throughout the City of Durango.

This City-Wide Conditions Survey is meant to aid City Council in its decision regarding the need for an Urban Renewal Authority. The scope of this Conditions Survey is general, meaning that the entirety of the City was analyzed in identifying blighting conditions. In the future, more specific Conditions Surveys will be required to designate Urban Renewal Plan Areas. These surveys will have defined boundaries and also provide notice to property owners within the Urban Renewal Plan Area. The analysis in this Conditions Survey is therefore a starting point and foundation for analyzing blight throughout the City of Durango.

These are important distinctions, as this Conditions Survey does not identify specific properties, lots or neighborhoods as part of its analysis.

It should also be noted that this report is not intended to declare any particular property as “blighted”. This report will act as a guiding document in order to direct redevelopment efforts to areas of the community that have the greatest need for these improvements.



Source: City of Durango Comprehensive Plan



## THE SCOPE OF THE SURVEY

Urban renewal projects should help spur development and redevelopment which aligns with the community's interests and visions. Specifically, urban renewal should act as a catalyst for change where it is desired. Durango has located this desire for change both in its Comprehensive Plan and within its Durango Districts initiative (See Appendix A and B).

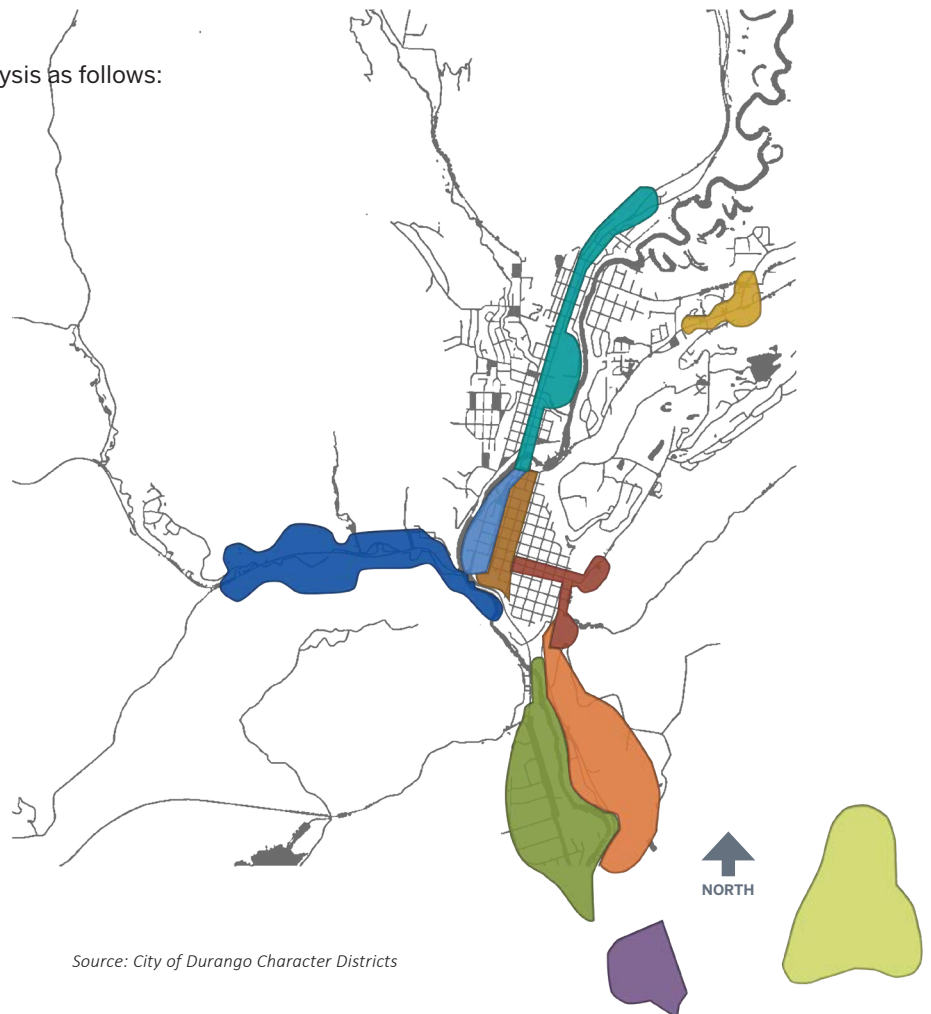
The mapped "Areas of Change" in the City's 2017 Comprehensive Plan align with the ten character districts identified within the Districts Initiative, to ensure "that future development and redevelopment in the districts is what our community wants" (Durango Districts Initiative). The Districts Initiative explored the possibility of implementing organizational structures such as URAs and public-private partnerships so that "underutilized assets can be used to enhance the vitality and solidify the identity of each district."

The scope of this Conditions Survey parallels these Areas of Change and the ten Durango Character Districts. Each Character District has been analyzed by this survey in order to determine if the conditions that warrant urban renewal currently exist. The Character Districts are then prioritized according to the number of urban renewal conditions they each exhibit. In this way, City Officials can select Character Districts according to their revitalization needs and use urban renewal as a vehicle to bring about the changes the community desires within that area.

While the Durango Districts represent a logical starting point for Urban Renewal activities, this Conditions Survey is not suggesting that Urban Renewal is exclusive to these areas. Other areas of the community, including unincorporated areas, can be considered for renewal and redevelopment, provided that they meet the requirement listed in C.R.S. 31-25-103 and 31-25-112.5.

This survey has defined its areas of analysis as follows:

- North Main Avenue District
- Northeast District
- Downtown District
- Camino Del Rio District
- College and Eighth District
- 160 West District
- Sawmill District
- Bodo District
- Rocket District
- Southfork District



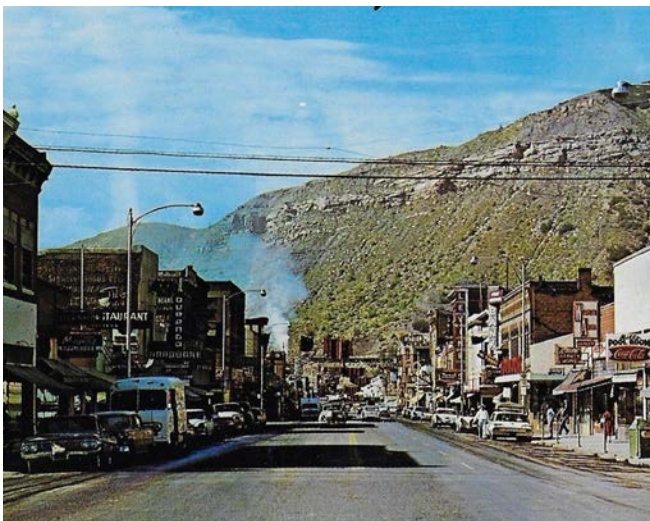
Source: City of Durango Character Districts

## DEFINING BLIGHT

C.R.S. 31-25-103 states that in order for a URA to be formed, there must exist certain conditions known as “blighting factors”. State statute lists eleven separate factors for blight. The law indicates that if four or more of these factors are found in an area of the municipality, that area may be eligible for Urban Renewal activities.

- a) Slum, deteriorated, or deteriorating structures
  - b) Predominance of defective or inadequate street layout
  - c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
  - d) Unsanitary or unsafe conditions
  - e) Deterioration of site or other improvements
  - f) Unusual topography or inadequate public improvements or utilities
  - g) Defective or unusual conditions of title rendering the title nonmarketable;
  - h) The existence of conditions that endanger life or property by fire or other causes
  - i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities
  - j) Environmental contamination of buildings or property
- k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

These eleven factors can also be thought of as “conditions”, and the presence of at least four of these conditions can satisfy the state statute defining an area blighted. Colorado's urban renewal law also allows for any condition to satisfy as many of the factors as apply to that condition (C.R.S. 31-25-107(c)(l)). In addition to the eleven blighting factors, C.R.S. 31-25-103(2) lists a twelfth condition. This final condition only applies when there is unanimous agreement among affected property owners that their properties can be included in an urban renewal area. In this rare occurrence, only one blighting factor from the list of eleven needs to be identified to declare the area blighted.





# EVALUATION OF BLIGHTING FACTORS

State statute allows for some flexibility in defining what each blighting factor represents. For the purpose of this Conditions Survey, each blighting factor will be unpacked to describe various real world “conditions” that would indicate the presence of this factor. These real world conditions will then be assigned to the specific Character District in which they occur. The presence of a condition within a Character District indicates that renewal activities should be applied within the district.

Identifying blighting factors requires an objective analysis. The next section will outline the observations and analysis that proves the existence of blighting factors within each Character District.



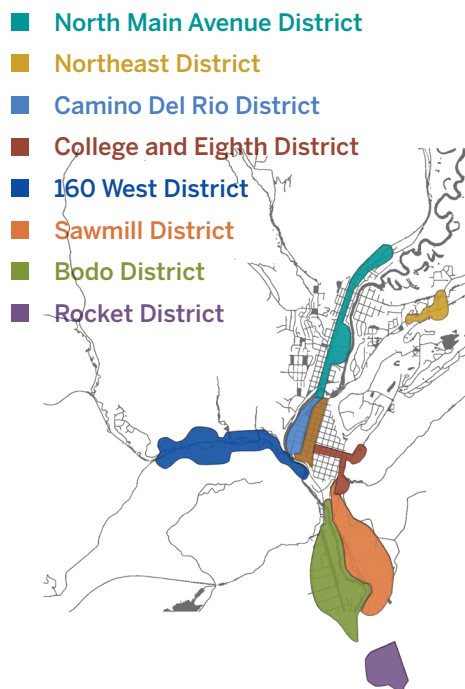
# CONDITIONS IDENTIFICATION

## Condition 1: Identifying slum, deteriorated or deteriorating structures

This factor refers to the current condition of structures. When the physical condition of structures in an area foment negative perceptions and a corresponding decline in values, it typically signals the existence of this factor. Conditions that justify the inclusion of this factor in an area may include:

- A deterioration of the building elements, such as cladding, fenestration, roofing, overhangs, fascia and soffit, or the foundation of a structure
- A deterioration of outside elements such as fencing, gates, fire escapes, outdoor lighting, loading areas, gutters and downspouts
- A decline in property values relative to land values
- Vacant lots or high vacancy rates in the offices/businesses/apartments are evidence this factor exists in an area

*Findings: Our analysis identified a high frequency of vacant lots and deteriorating structures in the highlighted districts relative to other parts of the City. Districts which exhibited visibly deteriorating structures included North Main, Camino Del Rio, 160 West, College and Eighth and Sawmill. Examples included older restaurants and motels throughout North Main and 160 West, some dilapidated buildings in College and Eighth and also abandoned buildings or defunct warehouses in the Sawmill district. Outside elements in parts of these districts were also deteriorating, with frequent examples of rusted or worn signage throughout Camino Del Rio and US HWY 160, cracked or broken sidewalks and curbs up and down North Main, and parking lots in need of reconstruction, such as Town Plaza in Camino Del Rio. Vacant lots are often a symptom of these deteriorating conditions, which discourages new development. Districts that exhibited a high percentage of vacant lots were Northeast, BODO, Sawmill and 160 West. Our analysis found that 21% and 15% of individual parcels in Sawmill and BODO are currently vacant, a high number given their commercial and light industrial zoning. 14% of individual parcels along 160 West, a large general commercial corridor, were also vacant. Surprisingly, 19% of the Northeast district's parcels are currently vacant, an observation that will be explored further in Condition 3. The Southfork district, despite having a high number of vacant parcels, was not included in this condition's findings. The vacant parcels found in Southfork are for reasons outside the scope of this blighting factor. Our analysis also tracked declines in property values throughout the City's character districts using a technique which compared land values to building improvement values. Properties with land values that exceeded their building improvement values were identified as having redevelopment potential, indicating a decline in property value that may be attributed to these findings. These districts included North Main, Northeast, Camino Del Rio, 160 West, BODO and Rocket, where over 50% of the commercial properties surveyed exhibited this redevelopment potential (See Appendix E).*





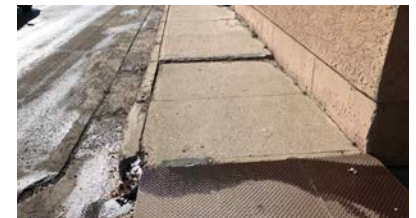
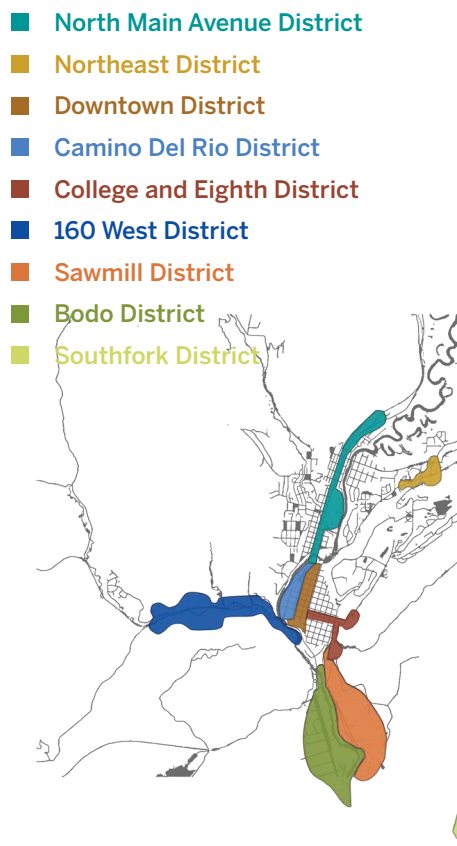
# CONDITIONS IDENTIFICATION

## Condition 2: Predominance of Defective or Inadequate Street Layout

This factor refers to street conditions that negatively impact sound development, redevelopment, and can threaten safety. Conditions that justify the inclusion of this factor in an area may include:

- Inadequate street widths, lack of streets, dead ends or overall faulty layouts that impede vehicular access and internal circulation
- Streets that exhibit high degrees of traffic or accidents
- Streets that are in need of repair or reconstruction
- Poor emergency access or active transportation

*Findings: Our analysis reviewed the City of Durango's pavement condition index, recent accident locations and congestion data to determine where inadequate or defective street layouts exists (See Appendix C and D for PCI Tables and Accident Map). The analysis also included field observations throughout the various district areas. The district areas which exhibited higher incidents of road networks with low PCI scores, higher levels of traffic and traffic accidents and lack of active transportation facilities relative to other areas of the City were highlighted below. The greatest number of accidents that occurred in the third quarter of 2019 were along the Camino Del Rio, College and Eighth, Downtown, North Main and Northeast districts, especially at the College and Camino Del Rio, College and Eighth, North Main and 27th, and Florida and CR 250 intersections. In addition to accident data, our analysis located streets throughout each Character District that exhibited PCI ratings ranging from "marginal" to "very poor". The districts with streets listed as "in need of reconstruction" included North Main, Main Street, College and Eighth, Sawmill and BODO. In particular, Turner Drive, Sawmill Road, Narrow Gauge Ave, and College Drive were listed as needing "complete street reconstruction" to "full depth of reconstruction". Active transportation facilities, such as incomplete sidewalks or lack of bicycle lanes or shared roads, were frequently observed throughout the City's districts, especially within the BODO, Sawmill, Southfork, 160 West, Northeast, Camino Del Rio and North Main districts. Southfork was also identified as lacking street infrastructure at this stage of its development.*



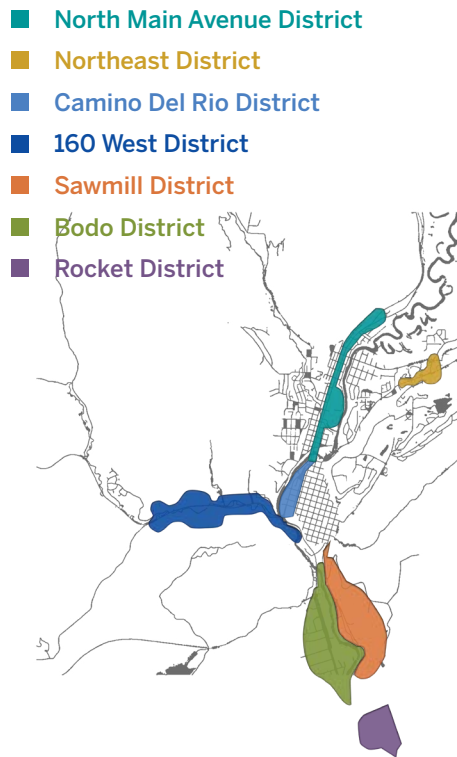
# CONDITIONS IDENTIFICATION

## Condition 3: Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

This factor refers to shapes, layout and sizes of lots that complicate sound development and the usefulness of the property. This factor shares similarities with condition one (1). Conditions that justify the inclusion of this factor in an area may include:

- Narrow or odd shaped lots
- Impractical lot layouts
- Lot configurations that yield unproductive conditions on the land as exhibited by misuse or nonuse

*Findings: The impracticality of a lot is largely dependent on its use and layout. In order to determine where impractical or faulty lots existed in Durango, our analysis focused on irregularly drawn lots with land-to-buildings ratios that exceeded commercial norms. This combination of factors was found along the highway 160 West district, within the Sawmill district in areas of the BODO and Rocket districts, towards the northern end of the North Main district, and the Northeast district. The Northeast district provided the most vivid example of how impractical lots can yield unproductive conditions along Ptarmigan Ridge, where irregular lot configurations coupled with a multiplicity of ownership has left the area undeveloped. It is one reason why the Northeast district had the greatest percentage of parcels exhibiting redevelopment potential in the City, at 76%. The irregular lots lining Camino Del Rio, from the sprawling parking lots of Town Plaza to the parcels that are squeezed between the Animas River and US 550, also exhibited unproductive land uses. Our analysis found that 44% of this district's parcels had a land to building ratio greater than 3.5:1, with some properties exhibiting ratios as high as 83:1. This is extreme given the limited amount of developable land within the Durango City limits. Other districts with high land-to-building ratios included Sawmill, BODO, Rocket, 160 West and North Main. These ratios indicate that faulty lot layouts are contributing to the underutilization of properties within these districts (See Appendix E for complete graph of Redevelopment Potential and Land Underutilization Ratios).*





# CONDITIONS IDENTIFICATION

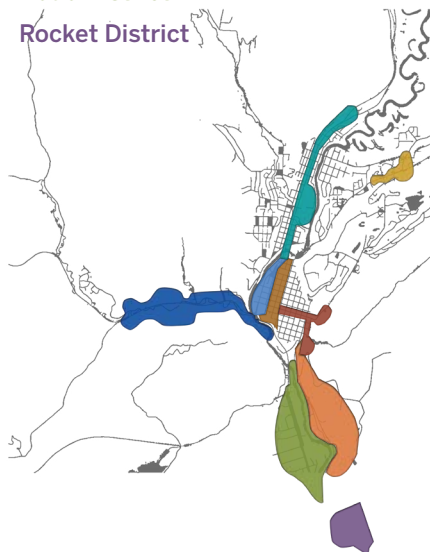
## Condition 4: Unsanitary or Unsafe Conditions

This factor refers to a multitude of unsafe or hazardous conditions. The commonality is that these conditions contribute to hazards that have an adverse effect on the health, safety or wellbeing of the public. This factor shares similarities to conditions one (1), five (5), eight (8), nine (9) and ten (10). Conditions that justify the inclusion of this factor in an area may include:

- Floodplain or flood prone areas
- Poor storm water drainage areas
- Cracked or uneven sidewalks
- Hazardous materials
- Dangerous traffic or pedestrian conditions
- High crime statistics
- Facilities are prone to fire dangers
- Above average incidences of public safety responses
- Inadequate utility systems
- Water scarcity and lack of water and sewer infrastructure
- Evidence of vandalism or homelessness
- Steep topography
- Trash, debris and noxious weeds

*Findings: The range of conditions listed in this blighting factor made it possible to find examples in nearly every district. Large areas of the 160 West, Camino Del Rio and Sawmill districts are within the 100-year floodplain, often coupled with steep topography that limits development. Cracked sidewalks and inadequate pedestrian and bicycle facilities can be found along the North Main, Northeast, Camino Del Rio, College and Eighth and BODO districts. Traffic related accidents have occurred along North Main, Camino Del Rio, College and Eighth, and the Northeast districts. The Colorado Department of Public Health indicated that the area's composing the BODO and Rocket districts have a high propensity for Uranium tailings to be present. Parts of the Downtown district and the BODO district also exhibit poor storm water drainage that would be required with future in-fill development (See Appendix C for Accident Map, Appendix F for Floodplain Maps, and Appendix G for Uranium Tailing Map).*

- North Main Avenue District
- Northeast District
- Downtown District
- Camino Del Rio District
- College and Eighth District
- 160 West District
- Sawmill District
- Bodo District
- Rocket District





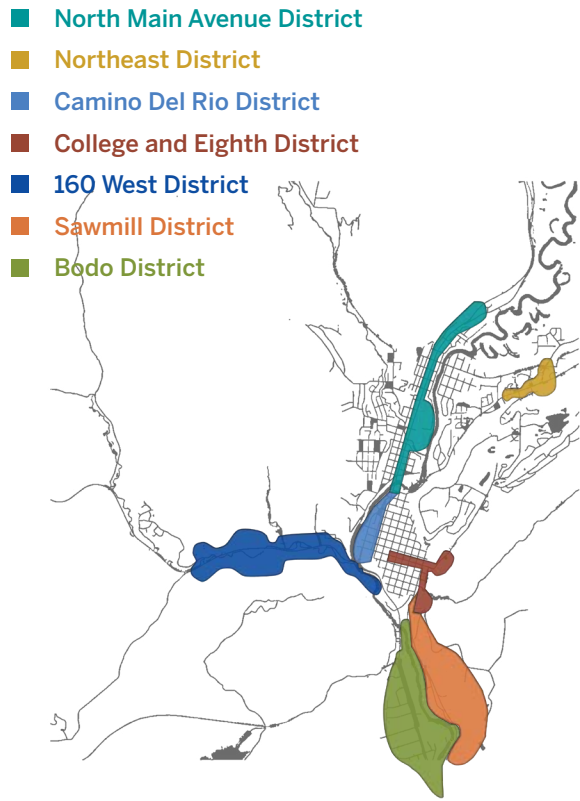
# CONDITIONS IDENTIFICATION

## Condition 5: Deterioration of site or other improvements

This factor is similar to factor one (1), two (2) and four (4), in that its focus is on the deterioration of structures and infrastructure. The decline of public infrastructure is an example of this factor. Private land and/or structures that have fallen into disrepair or are damaged also exhibit this factor. Conditions that justify the inclusion of this factor in an area may include:

- Poor condition of streets or sidewalks
- Signage, such as billboards, that has fallen into disrepair
- Neglected landscaping
- Damaged or missing public utilities
- Abundance of trash, debris or noxious weeds

*Findings: Our analysis found that the North Main district area had the greatest incidences of this condition, with additional examples in Camino Del Rio, 160 West, BODO and Sawmill districts. Examples were found using a combination of field surveys and assessor data. Examples included older commercial buildings that have forgone renovations and permitted their land values to exceed their building improvement values. This deterioration of property value was often affirmed when our field surveys found visible deterioration at the site. In addition to site deterioration, our analysis focused on the deterioration of public improvements. Missing or damaged active transportation facilities, such as sidewalks or bicycle lanes, were frequently found within the Sawmill, 160 West, Camino Del Rio, College and Eighth, and North Main districts. Districts that exhibited poor street conditions as indicated in the PCI were also listed under this condition (See Appendix C and D). Neglected landscaping, debris and noxious weeds were identified in areas within the Northeast district, especially around Ptarmigan Ridge*



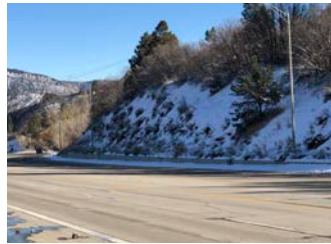
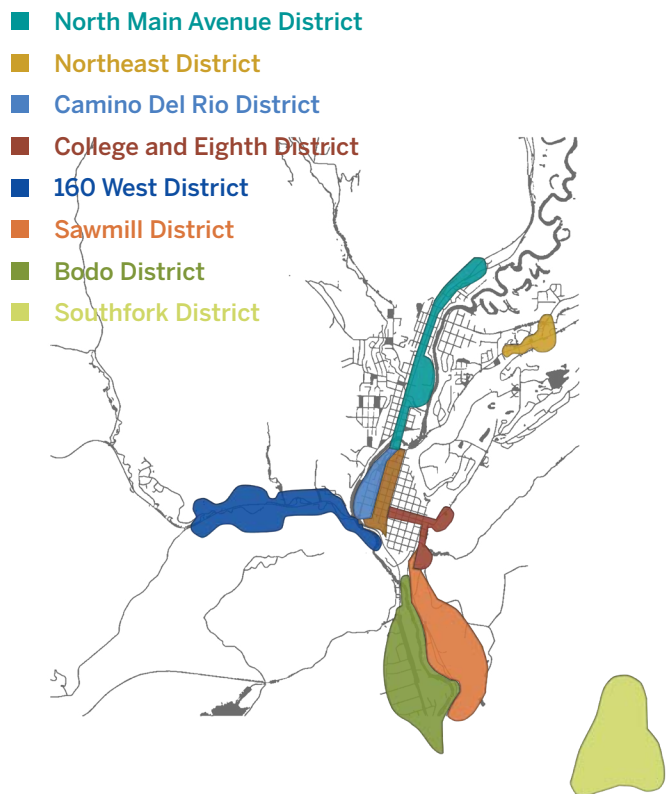
# CONDITIONS IDENTIFICATION

## Condition 6: Unusual topography or inadequate public improvements or utilities

This factor refers to a combination of extreme topography and lack of public infrastructure, which have the effect of arresting sound development in an area. Areas that exhibit steep grades that cause development to be incompatible or unprofitable would fall under this factor. Development that is lacking public infrastructure, or is served by deteriorating public infrastructure, would also fall under this factor. This factor shares aspects of factors two (2), four (4) and five (5). Conditions that justify the inclusion of this factor in an area may include:

- Steep slopes or unusual terrain
- Overhead utilities in need of repair
- Deteriorating parking lots, street surfaces, sidewalks
- Poor storm water drainage facilities
- Lack of central sewer or water
- Broken or inadequate street lighting

*Findings: The language in C.R.S. 31-25-103(2) is ambiguous as to whether this condition means that steep topography contributes to inadequate public improvement or utilities, or that either aspect of the condition is appropriate to prove the existence of this factor. Our analysis applied the former meaning, and found that steep topography and inadequate public improvements were found in the highlighted districts below. Examples included the northernmost portion of North Main, especially at the vacant lot bordering CDOT's property, Northeast's Ptarmigan Ridge, the banks of the Animas River lining Camino Del Rio, the eastern slopes where College and Eighth ascend towards Fort Lewis College, the entire 160 West corridor where much of the land is undevelopable due to the terrain, as well as the Sawmill and Bodo district areas. While the westernmost areas of the BODO district have to contend with steep slopes, nearly half of the Sawmill district is limited by topography. These slopes severely limit the amount of usable land in this district, which is why our analysis found that 64% of Sawmill's parcels are underutilized, the highest of any district (See Appendix E). Even Southfork will have to contend with steep topography in its northwest areas and extending public utilities out to these areas if development is to continue throughout the district.*



## CONDITIONS IDENTIFICATION

### Condition 7: Defective or unusual conditions of title rendering the title non-marketable

Conditions that justify the inclusion of this factor in an area may include:

- Multiplicity of ownership
- Land restrictions that inhibit redevelopment
- Title problems that leave gaps of ownership or unknown ownership

*Findings: Our analysis did not review title accuracy for this report. This factor is typically rare to find as a current condition. Researching into a title's accuracy is costly, and therefore this condition is often unknown. Property owners or developers are typically the stakeholders that bring this condition to light. In rare circumstances, utility easements and ditch company restrictions on a property may contribute to this condition. This condition may arise at a later time if the URA is formed and a specific project is being reviewed.*





# CONDITIONS IDENTIFICATION

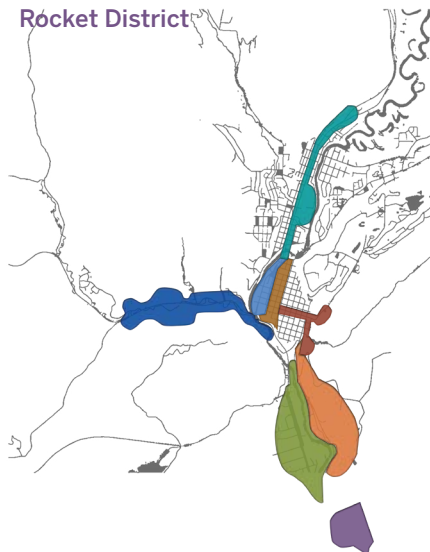
## Condition 8: The existence of conditions that endanger life or property by fire or other causes

This factor refers to conditions that can endanger lives or property, but with a specific focus on natural hazards. It shares similarities with factors two (2), four (4) five (5) and eleven (11). Conditions that would justify the inclusion of this factor in an area may include:

- Buildings or property not in compliance with current fire codes
- Buildings or property not in compliance with building codes
- Areas that are in a floodplain or flood prone area
- Areas near burn scars, in debris fans or prone to dangerous mud flow
- Areas that exhibit a high crime rate
- Areas with buildings or land that violates environmental regulations (this can range from findings of asbestos or brownfield sites. The recent health departments findings of uranium mill tailings may qualify under this category.)

*Findings: In order to identify conditions that endanger life or property, our analysis focused on floodprone areas, commercial buildings constructed when asbestos was frequently used as a building material and areas with a high probability of environmental contamination. To locate floodprone areas, this analysis reviewed the 100-year FEMA floodplain throughout the City. Using GIS, our analysis identified areas where this floodplain overlapped individual parcels and could complicate future development. The district's most effected by the floodplain included 160 West, Camino Del Rio, North Main and Sawmill. Lightner Creek's floodplain exposes most of the properties along the 160 West corridor to flood danger, while Junction Creek's floodplain also effects properties at the intersection of North Main and 15th Street. Properties bordering the Animas River in the Camino Del Rio and the Sawmill district are also effected by the 100-year floodplain. The Bodo and Rocket district areas were included because of their proximity to old Uranium mill sites. College and Eighth and the Downtown districts were highlighted because of the numerous commercial buildings built between 1940 and 1960, years when asbestos was used as a building material (See Appendices F and G).*

- North Main Avenue District
- Downtown District
- Camino Del Rio District
- College and Eighth District
- 160 West District
- Sawmill District
- Bodo District
- Rocket District



# CONDITIONS IDENTIFICATION

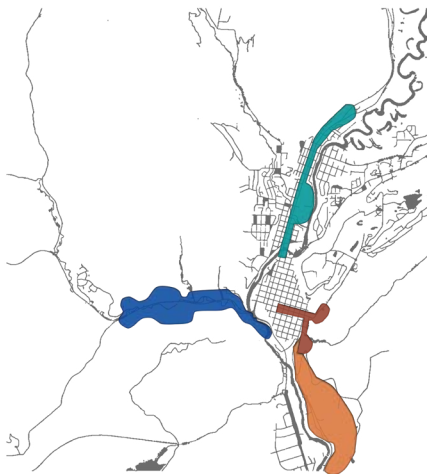
## Condition 9: Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities

This factor refers to conditions that make buildings unsafe and unfit for employees to work in or residents to live in. It shares similarities with the conditions presented in factors one (1), four (4), five (5) and eight (8). Conditions that would justify the inclusion of this factor in an area may include:

- Buildings that are dilapidated or deteriorating.
- Poor physical design
- Inadequate facilities
- Building code violations (age of the building may justify this condition)

*Findings: In order to find examples of this condition, our analysis focused on structures that were physically dilapidated and on areas that lacked adequate facilities. Visibly deteriorated buildings could be found along the North Main, College and Eighth, Camino Del Rio, 160 West, and Sawmill districts.*

- North Main Avenue District
- College and Eighth District
- 160 West District
- Sawmill District







# CONDITIONS IDENTIFICATION

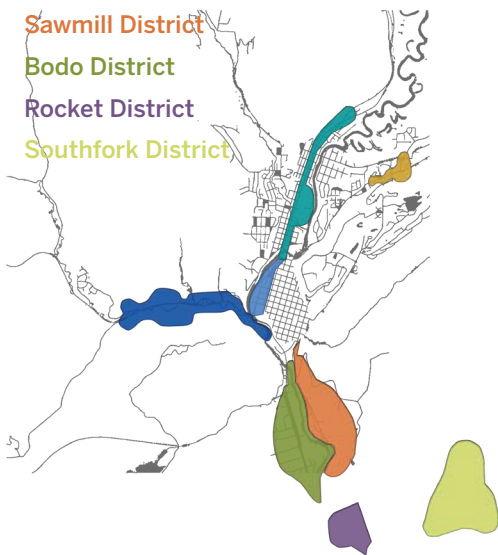
## Condition 11: The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This factor references a broad category of health, safety and welfare factors. The common conditions for this factor to be present are instances where high levels of municipal service are required, substantial physical underutilization of property is exhibited, or high levels of vacancy are common. Vacancy can include buildings, property, or even improvements. This factor shares similarities with many of the factors on this list. Conditions that would justify the inclusion of this factor in an area may include:

- Evidence of higher than normal fire, police or other public service calls
- Numerous vacant buildings or property throughout the area
- Evidence of underutilized buildings

*Findings: Our analysis compiled property data within each district in order to find evidence for underutilized buildings and vacant properties. This analysis compared land values of individual parcels to their building improvement values to determine the redevelopment potential on each property. The percentage of parcels exhibiting this redevelopment potential was then calculated for each district. Our analysis applied a similar process when comparing property acreages to building square feet, creating another ratio that helped identify parcels with excess and underutilized land. Both the redevelopment percentages and the underutilized land percentages were illustrated in a graph in Appendix E. Also included in the graph were the percentage of vacant properties within each district. 50% or more of the parcels within North Main, Camino Del Rio, 160 West, BODO, Northeast, Rocket and Southfork districts exhibited a redevelopment potential. The Sawmill and BODO districts were the only two in the City where over 50% of individual parcels had underutilized land. However, a significant percentage of parcels exhibited underutilized land within the North Main, Camino Del Rio, 160 West and Rocket districts as well. Vacant properties as a percentage appeared to increase as districts became further removed from the downtown area. The Northeast, 160 West, Sawmill, BODO, Rocket and Southfork all exhibited significant percentages of vacant land. Southfork had the highest percentage of vacant properties of any district, with 52% of its individual parcels currently vacant. The combination of redevelopment potential, underutilized land, and vacant properties justifies the inclusion of the following districts within this condition (See Appendix E for Analysis of Underutilization).*

- North Main Avenue District
- Northeast District
- Camino Del Rio District
- 160 West District
- Sawmill District
- Bodo District
- Rocket District
- Southfork District





**General Conditions Survey**

**City of Durango**

Blighting Factors According to C.R.S. 31-25-103(2)

District Designation	Factor 1	Factor 2	Factor 3	Factor 4	Factor 5	Factor 6	Factor 7	Factor 8	Factor 9	Factor 10	Factor 11	TOTAL
North Main	X	X	X	X	X	X		X	X	X	X	10
Northeast	X	X	X	X	X	X					X	7
Downtown		X		X				X		X		4
Camino Del Rio	X	X	X	X	X	X		X		X	X	9
College and Eighth	X	X		X	X	X		X	X	X		8
160 West	X	X	X	X	X	X		X	X	X	X	10
Sawmill	X	X	X	X	X	X		X	X	X	X	10
Bodo	X	X	X	X	X	X		X		X	X	9
Rocket	X		X	X				X		X	X	6
Southfork		X				X					X	3

Factor Number:	Condition Description:
1	Slum, deteriorated, or deteriorating structures
2	Predominance of defective or inadequate street layout
3	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
4	Unsanitary or unsafe condition:
5	Deterioration of site or other improvements
6	Unusual topography or inadequate public improvements or utilities:
7	Defective or unusual conditions of title rendering the title nonmarketable
8	The existence of conditions that endanger life or property by fire or other causes
9	Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities
10	Environmental contamination of buildings or property
11	The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

## CONDITION SURVEY RESULTS

The Conditions Survey analysis found evidence of blighting factors as defined by Colorado’s Urban Renewal Law within every Durango character district area. In fact, ten of the eleven blighting factors were found to exist within Durango’s City Limits. The existence of a single blighting factor is not, however, enough to declare an area blighted and in need of urban renewal. In order for an area to be legally designated as “blighted”, evidence of four or more factors must be present. The results of this survey found four or more of these conditions present in every district save for the Southfork district. This is reasonable considering that the majority of Southfork is greenfield and awaiting future development that is gradually making its way west from the Three Springs development.

The remaining nine character districts were found to have four or more blighting factors and could therefore qualify as an urban renewal area.

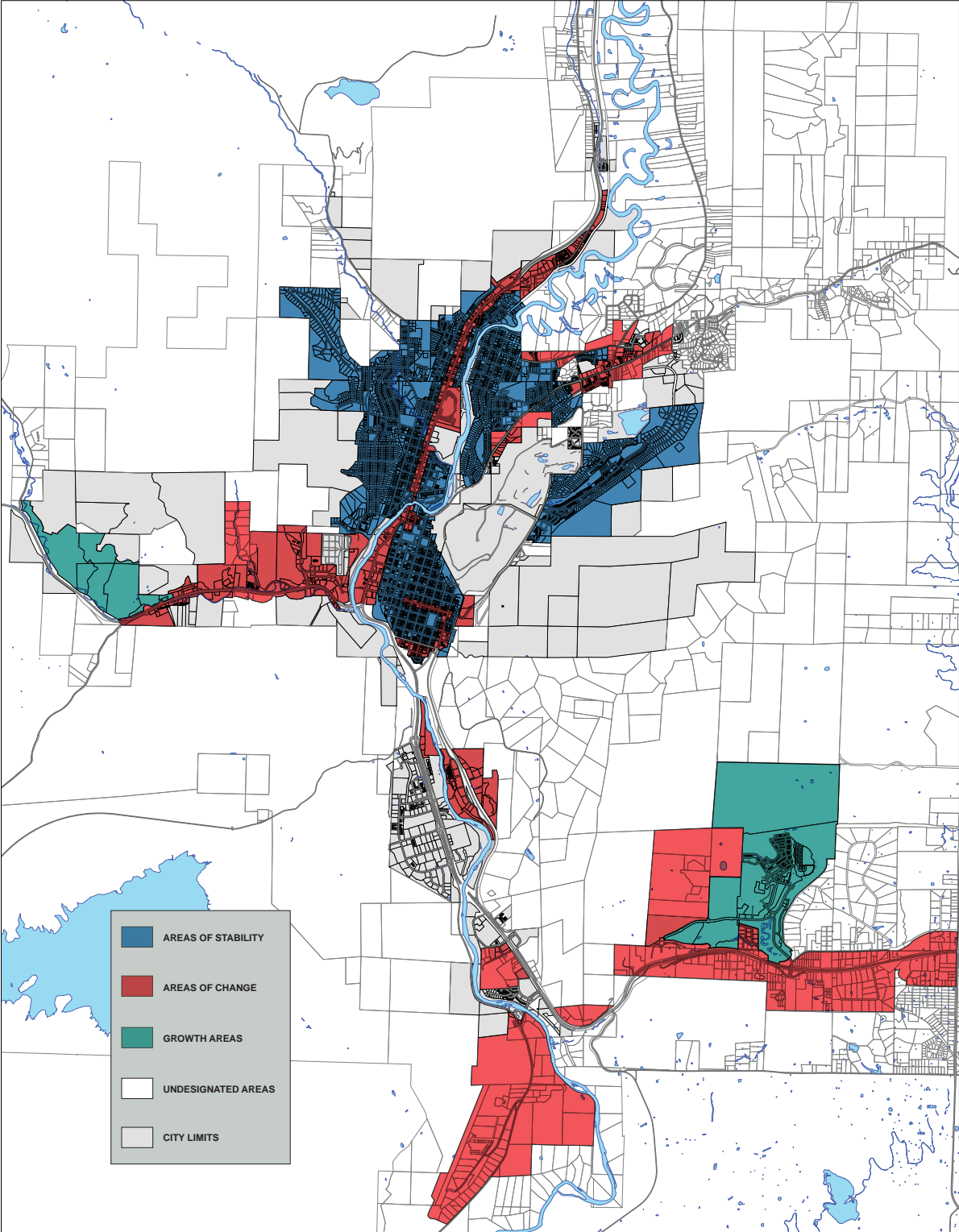
As the City of Durango forms an Urban Renewal Authority and pursues urban renewal projects, these district areas should be prioritized for future revitalization. As stated earlier, the analysis in this report is not declaring any particular property in any of these district areas blighted. Rather, this report is designed to provide City officials and the public with a refined analysis of the conditions present in their community which warrant urban renewal efforts.





# APPENDIX A

## Areas of Change Map



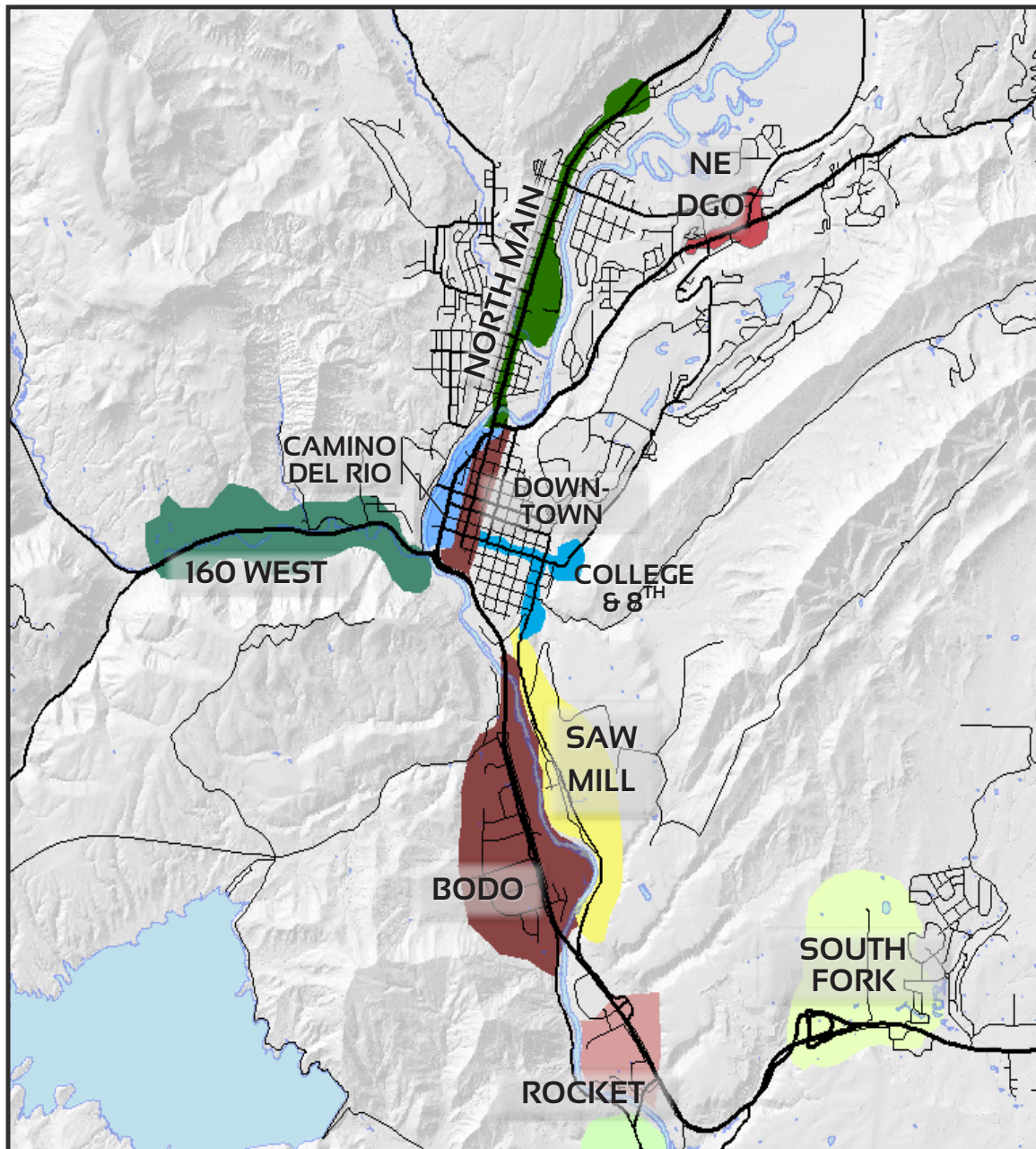
# APPENDIX B

## Character District Map



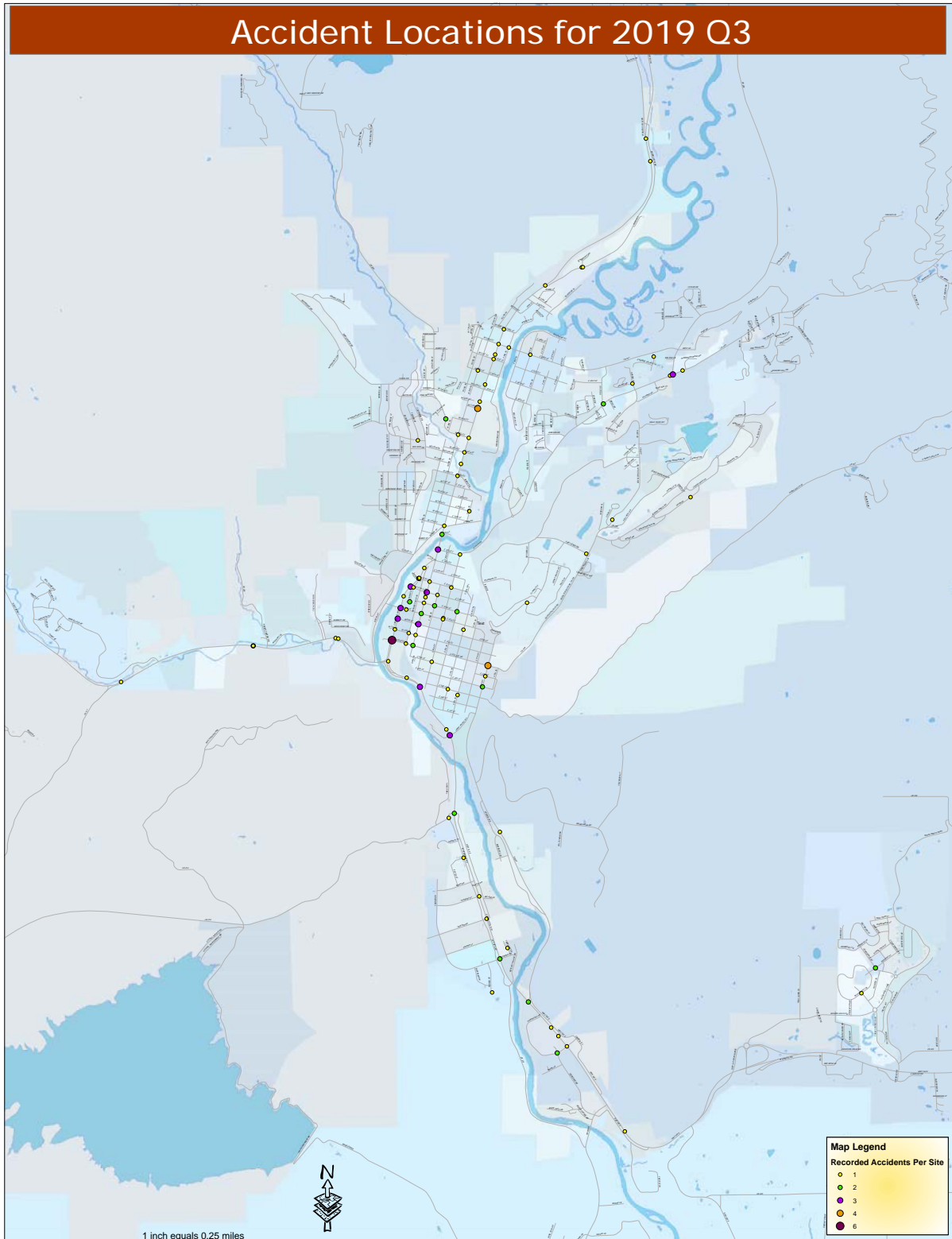
**DURANGO  
DISTRICTS**

[districts.durangogov.org](http://districts.durangogov.org)



# APPENDIX C

## Traffic Accident Map



# APPENDIX D

## Pavement Condition Index Rating Tables

### City of Durango Pavement Condition Index Summary

Below is a summary of the pavement condition index results from the study conducted in 2018. The information sorted and color-coded based upon the pavement condition rating.

#### Pavement Condition Rating

Very Poor	Page 1
Poor	Page 2 - 3
Marginal	Page 4 - 5
Fair	Page 6 - 9
Good	Page 10 - 13
Very Good	Page 14 - 20
Excellent	Page 21 - 24

#### Pavement Condition Rating: Very Poor

On Street	From Street	To Street	Pavement Condition Index (PCI)	Condition Rating	Fix All Rehabilitation Activity
17TH ST	W 3RD AVE	End of Pavement	20	Very Poor	Full Depth Reconstruction or Complete Street
FOREST AVE	HERMOSA AVE	VALENTINE DR	23	Very Poor	Full Depth Reconstruction or Complete Street
KENNEBEC CT	JENKINS RANCH RD	End of Pavement	22	Very Poor	Full Depth Reconstruction or Complete Street
NARROW GAUGE AVE	W 12TH ST	End of Pavement	22	Very Poor	Full Depth Reconstruction or Complete Street
NARROW GAUGE AVE	W 8TH ST	W 9TH ST	19	Very Poor	Full Depth Reconstruction or Complete Street
SANBORN PL	GOEGLEIN GULCH RD	End of Pavement	14	Very Poor	Full Depth Reconstruction or Complete Street
TURNER DR	PARKER AVE	SHEPPARD DR	17	Very Poor	Full Depth Reconstruction or Complete Street
WESTON DR	W 2ND AVE	W 3RD AVE	11	Very Poor	Full Depth Reconstruction or Complete Street

#### Pavement Condition Rating: Poor

On Street	From Street	To Street	Pavement Condition Index (PCI)	Condition Rating	Fix All Rehabilitation Activity
10TH ST	W 10TH ST	E 2ND AVE	37	Poor	Reconstruction or Complete Street
12TH STPL	E 12TH ST	End of Pavement	36	Poor	Reconstruction or Complete Street
15TH ST	MAIN AVE	E 2ND AVE	33	Poor	Reconstruction or Complete Street
17TH ST	MAIN AVE	W 2ND AVE	37	Poor	Reconstruction or Complete Street
22ND ST	MAIN AVE	ALAMO DR	40	Poor	Reconstruction or Complete Street
24TH ST	MAIN AVE	End of Pavement	38	Poor	Reconstruction or Complete Street
25TH ST	W 3RD AVE	JUNCTION ST	35	Poor	Reconstruction or Complete Street
28TH STWY	W 28TH ST	End of Pavement	38	Poor	Reconstruction or Complete Street
2ND AVE	E 15TH ST	End of Pavement	31	Poor	Reconstruction or Complete Street
2ND AVE	W 3RD ST	30	Poor	Reconstruction or Complete Street	
2ND ST	End of Pavement	E 4TH AVE	40	Poor	Reconstruction or Complete Street
32ND ST	SUNSHINE CT	HOLLY AVE	39	Poor	Reconstruction or Complete Street
3RD AVE	End of Pavement	W 20TH ST	32	Poor	Reconstruction or Complete Street
5TH AVE	E 31ST ST	End of Pavement	29	Poor	Reconstruction or Complete Street
8TH ST	MAIN AVE	AVE	30	Poor	Reconstruction or Complete Street
8TH ST	W 8TH ST	NARROW GAUGE	39	Poor	Reconstruction or Complete Street
9TH ST	AVE	W 9TH ST	35	Poor	Reconstruction or Complete Street
9TH ST	MAIN AVE	AVE	32	Poor	Reconstruction or Complete Street
9TH ST	W 9TH ST	E 2ND AVE	35	Poor	Reconstruction or Complete Street
9TH ST	E 2ND AVE	E 3RD AVE	28	Poor	Reconstruction or Complete Street
ALAMO DR	E 22ND ST	E 21ST ST	28	Poor	Reconstruction or Complete Street
ALAMO DR	E 21ST ST	End of Pavement	36	Poor	Reconstruction or Complete Street
AVENIDA DEL SOL	End of Pavement	ELLA VITA CT	32	Poor	Reconstruction or Complete Street
BALL LN	240	SUNRIDGE LN	35	Poor	Reconstruction or Complete Street
CEMETERY RD	End of Pavement	ROOSA AVE	33	Poor	Reconstruction or Complete Street
COLLEGE DR	AQUARIUS PL	WILLOW PL	34	Poor	Reconstruction or Complete Street
COLLEGE DR	RICHARD DR	RICHARD DR	30	Poor	Reconstruction or Complete Street
COLLEGE DR	FLORIDA RD	FLORIDA RD	39	Poor	Reconstruction or Complete Street
COLUMBINE DR	CLOVIS DR	DELWOOD AVE	38	Poor	Reconstruction or Complete Street
COLUMBINE DR	COTTONWOOD DR	NEEDHAM CT	25	Poor	Reconstruction or Complete Street
FOLSOM PL	FLORIDA RD	End of Pavement	31	Poor	Reconstruction or Complete Street
FOREST AVE	CARRAGE PL	HERMOSA AVE	34	Poor	Reconstruction or Complete Street
HERMOSA AVE	FOREST AVE	SAN JUAN DR	35	Poor	Reconstruction or Complete Street
HIDDEN VALLEY CIR	ARROYO DR	BORREGO DR	30	Poor	Reconstruction or Complete Street
HIDDEN VALLEY CIR	BORREGO DR	CONEJO PL	38	Poor	Reconstruction or Complete Street
HIDDEN VALLEY CIR	CONEJO PL	End of Pavement	32	Poor	Reconstruction or Complete Street
JENKINS RANCH RD	JENKINS RANCH RD	LIZARD HEAD DR	37	Poor	Reconstruction or Complete Street
JENKINS RANCH RD	LIZARD HEAD DR	JENKINS RANCH RD	39	Poor	Reconstruction or Complete Street
JENKINS RANCH RD	JENKINS RANCH RD	KENNEBEC DR	36	Poor	Reconstruction or Complete Street
JENKINS RANCH RD	KENNEBEC CT	JENKINS RANCH RD	34	Poor	Reconstruction or Complete Street
JENKINS RANCH RD	KENNEBEC DR	JENKINS RANCH RD	36	Poor	Reconstruction or Complete Street
JENKINS RANCH RD	LA QUESTA DR	JENKINS DR	36	Poor	Reconstruction or Complete Street
JUNCTION ST	VIRGINIA ST	W 28TH ST	28	Poor	Reconstruction or Complete Street
JUNCTION ST	PINE TREE WAY	ROOSA AVE	33	Poor	Reconstruction or Complete Street
JUNCTION ST	W 28TH ST	JUNCTION ST	32	Poor	Reconstruction or Complete Street
JENNEBEC DR	LA QUESTA DR	JENKINS RANCH RD	29	Poor	Reconstruction or Complete Street
LIZARD HEAD DR	JENKINS RANCH RD	OPHR DR	31	Poor	Reconstruction or Complete Street
MONTVIEW PKWY	GLENSLE AVE	HIGHLAND AVE	40	Poor	Reconstruction or Complete Street
NARROW GAUGE AVE	W 11TH ST	W 12TH ST	31	Poor	Reconstruction or Complete Street
NARROW GAUGE AVE	W COLLEGE DR	W 7TH ST	31	Poor	Reconstruction or Complete Street
NEEDHAM CT	COTTONWOOD DR	End of Pavement	40	Poor	Reconstruction or Complete Street
PARK AVE	W 9RD AVE	W 8RD AVE	37	Poor	Reconstruction or Complete Street
PARK AVE	ALAMO ST	W 3RD AVE	36	Poor	Reconstruction or Complete Street
PARK AVE	W 2ND AVE	ALAMO ST	39	Poor	Reconstruction or Complete Street
RED MOUNTAIN DR	JENKINS RANCH RD	MOLAS DR	39	Poor	Reconstruction or Complete Street
SAWMILL RD	3	SAWMILL RD	40	Poor	Reconstruction or Complete Street
SAWMILL RD	SAWMILL RD	RIVERGATE LN	34	Poor	Reconstruction or Complete Street
SAWYER DR	TURNER DR	End of Pavement	38	Poor	Reconstruction or Complete Street
SHEPPARD DR	TURNER DR	PARKER AVE	39	Poor	Reconstruction or Complete Street
SUTTLE ST	BODD DR	W FRONTAGE RD	33	Poor	Reconstruction or Complete Street
THOMAS AVE	COLUMBINE DR	End of Pavement	33	Poor	Reconstruction or Complete Street
TURNER DR	BODD DR	End of Pavement	34	Poor	Reconstruction or Complete Street
TURNER DR	SHEPPARD DR	GIRARD ST	36	Poor	Reconstruction or Complete Street

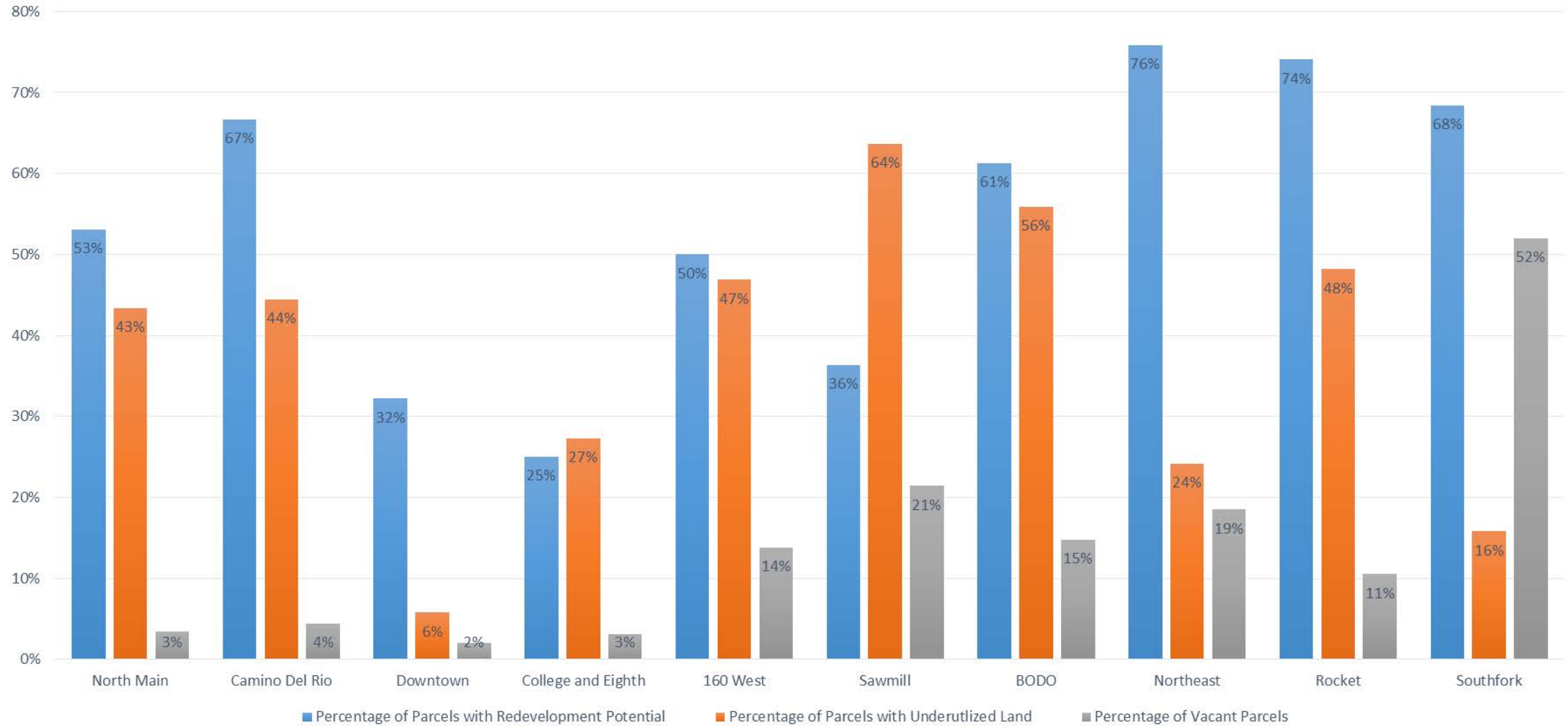
#### Pavement Condition Rating: Marginal

On Street	From Street	To Street	Pavement Condition Index (PCI)	Condition Rating	Fix All Rehabilitation Activity
11TH ST	E 2ND AVE	E 3RD AVE	45	Marginal	Preventative Maintenance - Thick Overlay
11TH ST	MAIN AVE	E 2ND AVE	47	Marginal	Preventative Maintenance - Thick Overlay
18TH ST	MAIN AVE	E 2ND AVE	45	Marginal	Preventative Maintenance - Thick Overlay
1ST ST	E 4TH AVE	E 5TH AVE	42	Marginal	Preventative Maintenance - Thick Overlay
1ST ST	E 5TH AVE	E 6TH AVE	44	Marginal	Preventative Maintenance - Thick Overlay
1ST ST	E 6TH AVE	AVE	48	Marginal	Preventative Maintenance - Thick Overlay
23RD ST	W 3RD AVE	COLUMBINE DR	45	Marginal	Preventative Maintenance - Thick Overlay
23RD ST	W 2ND AVE	W 3RD AVE	50	Marginal	Preventative Maintenance - Thick Overlay
23RD ST	W 2ND AVE	JUNCTION ST	40	Marginal	Preventative Maintenance - Thick Overlay
28TH ST	W 28TH STWY	CAROL DR	44	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E 13TH ST	E 14TH ST	43	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E 11TH ST	E 12TH ST	40	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E 10TH ST	E 11TH ST	48	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E 9TH ST	E 10TH ST	49	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E 8TH AVE	E 9TH ST	45	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E 7TH ST	E 8TH ST	43	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E COLLEGE DR	E 7TH ST	43	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E 6TH AVE	E 7TH AVE	48	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	E 5TH ST	E 32ND ST	49	Marginal	Preventative Maintenance - Thick Overlay
2ND AVE	W 30TH ST	EQP	46	Marginal	Preventative Maintenance - Thick Overlay
2ND ST	E 8TH AVE	E 7TH AVE	50	Marginal	Preventative Maintenance - Thick Overlay
2ND ST	E 7TH AVE	E 8TH AVE	50	Marginal	Preventative Maintenance - Thick Overlay
2ND ST	MAIN AVE	E 2ND AVE	44	Marginal	Preventative Maintenance - Thick Overlay
2ND ST	E 2ND AVE	SUNSHINE CT	41	Marginal	Preventative Maintenance - Thick Overlay
37TH ST	N BENNETT ST	EQP	42	Marginal	Preventative Maintenance - Thick Overlay
4TH AVE	E COLLEGE DR	E 7TH ST	50	Marginal	Preventative Maintenance - Thick Overlay
5TH ST	E 8TH AVE	E 9TH AVE	50	Marginal	Preventative Maintenance - Thick Overlay
7TH AVE	E 32ND ST	EQP	43	Marginal	Preventative Maintenance - Thick Overlay
7TH ST	E 2ND AVE	E 3RD AVE	49	Marginal	Preventative Maintenance - Thick Overlay
8TH AVE	E COLLEGE DR	NARROW GAUGE	49	Marginal	Preventative Maintenance - Thick Overlay
8TH ST	AVE	EQP	50	Marginal	Preventative Maintenance - Thick Overlay
8TH ST	E 2ND AVE	E 3RD AVE	40	Marginal	Preventative Maintenance - Thick Overlay
ALAMO ST	W PARK AVE	W 3RD AVE	44	Marginal	Preventative Maintenance - Thick Overlay
ANIMAS VIEW DR	ELKTON CT	MAIN AVE	44	Marginal	Preventative Maintenance - Thick Overlay
ARROYO DR	N GLENSLE AVE	HIDDEN VALLEY CIR	44	Marginal	Preventative Maintenance - Thick Overlay
ASPEN PL	ASPEN DR	EQP	41	Marginal	Preventative Maintenance - Thick Overlay
AVENIDA DEL SOL	ELLA VITA CT	ROOSA AVE	42	Marginal	Preventative Maintenance - Thick Overlay
BAKER LN	160 S	ESCALANTE DR	50	Marginal	Preventative Maintenance - Thick Overlay
BAKER LN	BAKER LN	BAKER LN	43	Marginal	Preventative Maintenance - Thick Overlay
BIRKET DR	HELISIDE AVE	JUNCTION ST	45	Marginal	Preventative Maintenance - Thick Overlay
BODD DR	BODD DR	TURNER DR	48	Marginal	Preventative Maintenance - Thick Overlay
BURNETT CT	BURNETT DR	EQP	48	Marginal	Preventative Maintenance - Thick Overlay
COLLEGE DR	E 8TH AVE	E 9TH AVE	42	Marginal	Preventative Maintenance - Thick Overlay
COLUMBINE DR	W 29RD ST	SAN JUAN DR	42	Marginal	Preventative Maintenance - Thick Overlay
COTTONWOOD DR	EQP	NEEDHAM CT	44	Marginal	Preventative Maintenance - Thick Overlay
CR 29A	N COLLEGE DR	VALLE VISTA WAY	42	Marginal	Preventative Maintenance - Thick Overlay
DELWOOD AVE	DELWOOD AVE	DELWOOD AVE	48	Marginal	Preventative Maintenance - Thick Overlay
DELWOOD AVE	CRESTVIEW DR	MONTVIEW PKWY	46	Marginal	Preventative Maintenance - Thick Overlay
DELWOOD CIR	DELWOOD AVE	EQP	46	Marginal	Preventative Maintenance - Thick Overlay
DELWOOD PL	DELWOOD AVE	EQP	42	Marginal	Preventative Maintenance - Thick Overlay
FLORIDA RD	PTARMIGAN RIDGE	RD	50	Marginal	Preventative Maintenance - Thick Overlay
FOREST AVE	VALENTINE DR	ARROYO DR	40	Marginal	Preventative Maintenance - Thick Overlay
HERMOSA AVE	SAN JUAN DR	EQP	44	Marginal	Preventative Maintenance - Thick Overlay
HIGHLAND AVE	MONTVIEW PKWY	CRESTVIEW DR	47	Marginal	Preventative Maintenance - Thick Overlay
JENKINS RANCH RD	JENKINS CT	JENKINS RANCH RD	47	Marginal	Preventative Maintenance - Thick Overlay
JENKINS RANCH RD	JENKINS RANCH RD	JENKINS RANCH RD	41	Marginal	Preventative Maintenance - Thick Overlay
JENKINS RANCH RD	JENKINS RANCH RD	JENKINS RANCH RD	44	Marginal	Preventative Maintenance - Thick Overlay
JENKINS RANCH RD	JENKINS RANCH RD	JENKINS RANCH RD	46	Marginal	Preventative Maintenance - Thick Overlay
JENKINS RANCH RD	JENKINS RANCH RD	LA QUESTA DR	50	Marginal	Preventative Maintenance - Thick Overlay
JENKINS RANCH RD	JOSEPHINE ST	EASTLAWN AVE	45	Marginal	Preventative Maintenance - Thick Overlay
JENKINS RANCH RD	MONTVIEW PKWY	KENNEBEC DR	43	Marginal	Preventative Maintenance - Thick Overlay
JENKINS RANCH RD	MAIN AVE	E 10TH ST	46	Marginal	Preventative Maintenance - Thick Overlay
MONTVIEW PKWY	HIGHLAND AVE	EQP	46	Marginal	Preventative Maintenance - Thick Overlay
MONTVIEW PKWY	EASTLAWN AVE	FOREST AVE	42	Marginal	Preventative Maintenance - Thick Overlay
NARROW GAUGE AVE	W 10TH ST	W 11TH ST	48	Marginal	Preventative Maintenance - Thick Overlay
OBRIEN DR	FLORIDA RD	W 10TH ST	44	Marginal	Preventative Maintenance - Thick Overlay
OPHR DR	RED MOUNTAIN DR	LIZARD HEAD DR	43	Marginal	Preventative Maintenance - Thick Overlay
PARK AVE	MAIN AVE	W 16TH ST	46	Marginal	Preventative Maintenance - Thick Overlay
PARK AVE	E 10TH AVE	E 2ND AVE	47	Marginal	Preventative Maintenance - Thick Overlay
PARK AVE	EQP	EQP	48	Marginal	Preventative Maintenance - Thick Overlay
RED MOUNTAIN DR	OPHR DR	OPHR DR	47	Marginal	Preventative Maintenance - Thick Overlay
SAGE HILL CT	RICHARD DR	EQP	42	Marginal	Preventative Maintenance - Thick Overlay
SAWYER DR	DELWOOD AVE	HERMOSA AVE	45	Marginal	Preventative Maintenance - Thick Overlay
SAWMILL RD	RIVERGATE LN	RIVERGATE PL	42	Marginal	Preventative Maintenance - Thick Overlay
SAWMILL RD	RIVERGATE LN	3	45	Marginal	Preventative Maintenance - Thick Overlay
TECH CENTER DR	TECH CENTER DR	EQP	41	Marginal	Preventative Maintenance - Thick Overlay
TECH CENTER DR	BURNETT DR	TECH CENTER DR	41	Marginal	Preventative Maintenance - Thick Overlay
TECH CENTER DR	160 W	TECH CENTER DR	48	Marginal	Preventative Maintenance - Thick Overlay
TURNER DR	LA PARKER DR	PARKER AVE	48	Marginal	Preventative Maintenance - Thick Overlay
TURNER DR	VALENTINE DR	N GLENSLE AVE	50	Marginal	Preventative Maintenance - Thick Overlay
VETERANS WAY	EQP	EQP	46	Marginal	Preventative Maintenance - Thick Overlay
WESTERN AVE	PLEASANT DR	SUNSHINE DR	43	Marginal	Preventative Maintenance - Thick Overlay
WOODLAND CIR	CLOVIS DR	EQP	41	Marginal	Preventative Maintenance - Thick Overlay



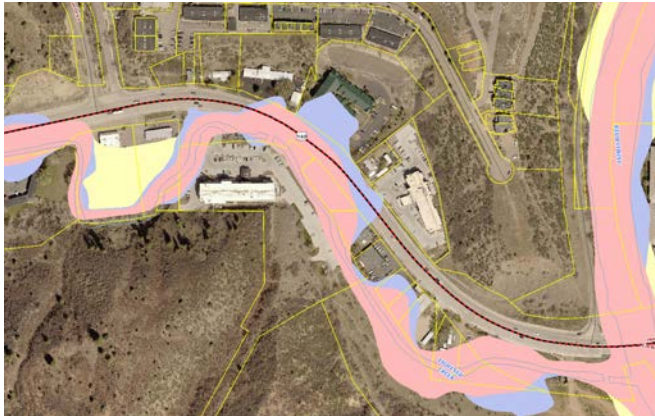
APPENDIX E

### Urban Renewal Analysis of Durango Character Districts

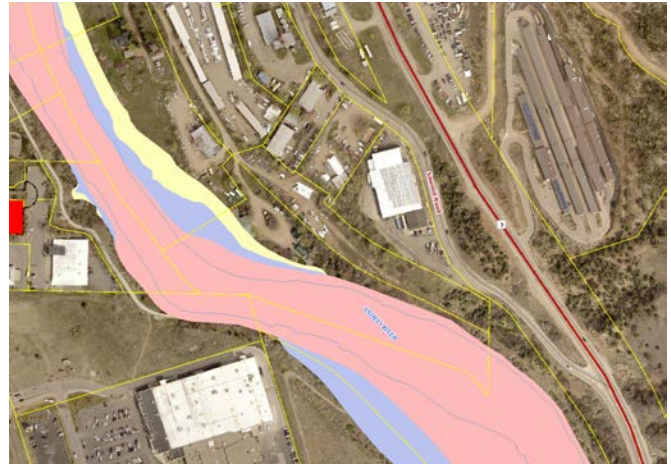




# APPENDIX F



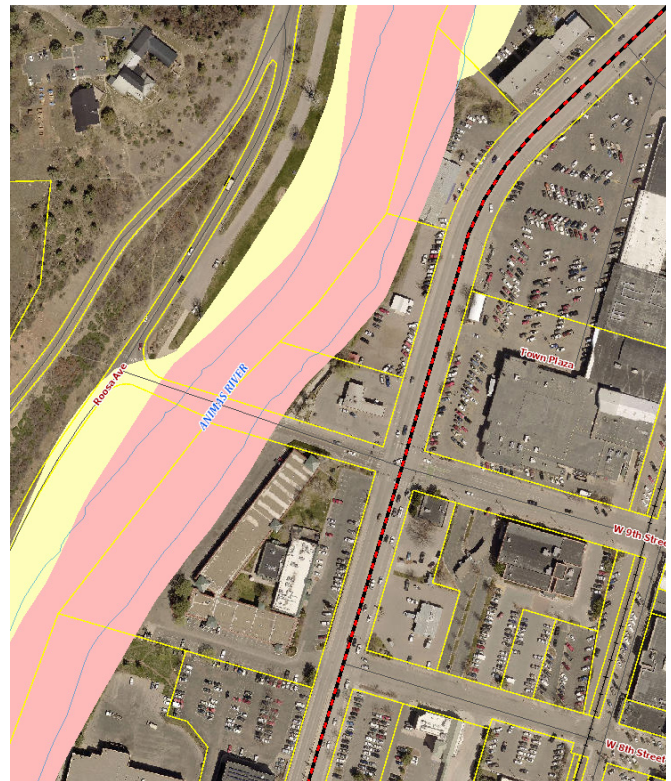
FEMA Floodplain 160 West District



FEMA Floodplain Sawmill District



FEMA Floodplain 160 West District



FEMA Floodplain Camino Del Rio District



FEMA Floodplain North Main District

## FEMA Floodplain Legend

- X - 500 Year (0.2%/yr) Hazard Area – not regulated
- A - 100 Year area for which elevations are provided
- AE - 100 Year area w complete stream profile and elevations
- AE/FLOODWAY - Area within 100 Year floodplain w special building considerations
- AO - 100 Year Sheetflow w 1-3 ft. depths



# APPENDIX G

## Uranium Tailing Sites Map



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by and before the City Council of the City of Durango, Colorado (the "City"), in the City Hall Council Chambers, 949 East Second Avenue, Durango, Colorado, 81301 at the hour of \_\_\_\_\_ P.M. Mountain Standard Time on \_\_\_\_\_, 2020.

The purpose of the hearing is to consider (1) the need for an urban renewal authority to function within the City, and (2) the appointment of the commissioners of the authority, including commissioners representing La Plata County, Durango School District 9-R, and those taxing bodies that may be affected by adoption of a future urban renewal plan.

Any resident, taxpayer, interested person or organization desiring to be heard will be afforded an opportunity to be heard at such hearing.

Published under the authority and by direction of the City Council of the City of Durango, Colorado.

Date of Publication: \_\_\_\_\_

Published in: \_\_\_\_\_

DRAFT

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DURANGO, COLORADO FINDING AND DECLARING THERE IS A NEED FOR AN URBAN RENEWAL AUTHORITY**

**TO ESTABLISH AN URBAN RENEWAL AUTHORITY IN DURANGO BASED UPON THE FINDINGS THAT (1) BLIGHTED AREAS EXIST IN THE CITY OF DURANGO; (2) THAT THERE IS THE NEED FOR THE REDEVELOPMENT AND REHABILITATION OF SUCH AREAS IN ACCORDANCE WITH THE COLORADO URBAN RENEWAL LAW, AND (3) THAT IT IS IN THE PUBLIC INTEREST THAT THE DURANGO URBAN RENEWAL AUTHORITY BE FORMED TO EXERCISE THE POWERS PROVIDED BY LAW.**

**DESIGNATING THE CITY COUNCIL AND REPRESENTATIVES OF AFFECTED TAXING BODIES AS THE URBAN RENEWAL AUTHORITY BOARD.**

**WHEREAS**, the Colorado Urban Renewal Law, Sections 31-25-101, et seq., of the Colorado Revised Statutes (the “Act”), provides for the creation, organization and operation of an urban renewal authority for the City of Durango, Colorado (the “City”); and

**WHEREAS**, a petition with the signatures of at least twenty-five (25) registered electors within the City was filed with the City Clerk setting forth that there is a need for an urban renewal authority to function in the City; and

**WHEREAS**, on **March 17, 2020**, a full opportunity to be heard was granted to all residents at taxpayers of the City and to all other interested persons at a public hearing held before the City Council on the issue of whether the City Council should find that one or more slum or blighted areas exist in the City and whether the City Council should declare it to be in the public interest that an urban renewal authority be created for the City; and

**WHEREAS**, pursuant to Section 31-25-104(1)(a), C.R.S., notice of the hearing to consider the need for an urban renewal authority in the City was published in *The Durango Herald*, a newspaper having general circulation within the City, which publication occurred at least ten days preceding the date of the hearing; and

**WHEREAS**, for the reasons set forth in the body of this resolution, City Council finds it is necessary and in the public interest that the City Council of the City organize the urban renewal authority for the City and authorize such authority to exercise the powers and carry out the duties of an urban renewal authority as provided in the Act; and

**WHEREAS**, the Board of County Commissioners of La Plata County (the “County”), Durango School District 9-R (the “School District”), and those special districts (the “Special



Districts”) the City Council has determined may be affected by future operation of an urban renewal authority have been notified of their rights to appoint additional members of the Board of Commissioners of the Authority,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DURANGO, COLORADO, AS FOLLOWS:**

Section 1. The foregoing recitals are incorporated herein by reference.

Section 2. There was presented to the City Council for its review and consideration a document entitled “\_\_\_\_\_” (the “Conditions Survey”), which is incorporated herein and made a part hereof. The Conditions Survey shows that more than four conditions set forth in Section 31-25-103(2) of the Act exist within the areas described therein and, therefore, this Survey has demonstrated that blighted areas exist within the City of Durango.

Section 3. Based upon all of the evidence presented to it at the public hearing, including the Conditions Survey, the City Council hereby finds that one or more blighted areas exist in the City and that the acquisition, clearance, rehabilitation, conservation, development, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City.

Section 4. Pursuant to Section 31-25-104(1)(b) of the Act and based upon evidence presented at the public hearing of **March 17, 2020**, the City Council finds and declares it to be in the public interest that the urban renewal authority created by the Act be and is hereby established and organized to function within the City and exercise the powers provided in the Act. Such authority shall be known as the Durango Renewal Partnership (the “Partnership”) and is hereby vested with all of the rights and powers and is authorized to carry out all of the duties and functions provided in the Act.

Section 5. The urban renewal authority for the City shall be duly established in accordance with Section 31-25-104 of the Act within ninety (90) days of the date of this Resolution and shall have all the powers necessary and convenient to carry out and effectuate the provisions of the Act.

Section 6. Pursuant to Section 31-25-115 (1) of the Act, the City Council hereby designates itself as the Authority and that the members of the City Council shall serve as the commissioners of the Authority. In addition, commissioners representing the interests of the County, the School District, and one member representing the collective interests of the Special Districts shall be appointed by the appropriate taxing entities as commissioners of the Authority and the Mayor shall appoint an additional commissioner to provide an odd number of commissioners, all as required by Section 31-25-104 (2.5) of the Act.

Section 7. Notice is hereby given to the Mayor of the enactment of this Resolution, and by signing a copy of this Resolution, the Mayor acknowledges receipt of the requisite notice

of the creation of the urban renewal authority in compliance with Section 31-25-104(1)(b) of the Act.

Section 8. A certified copy of this Resolution shall be filed in the records of the City. The City Clerk is authorized and directed to prepare a certificate setting forth that the City Council has made the findings and declarations set forth herein. The members of the City Council and those additional commissioners that have been appointed as of the effective date of this resolution by the County, the School District, and the Special Districts to serve as such shall sign such certificate as the commissioners of the Authority and the City Clerk shall file such certificate with the Division of Local Government in the Department of Local Affairs of the State of Colorado as provided in the Act.

Section 9. The officers, employees, and agents of the City are hereby directed to perform, or cause to be performed, such other actions as required or contemplated by the Act, including presentation of urban renewal plan(s) to City Council pursuant to Section 31-25-107 for the Partnership to consider undertaking future urban renewal projects.

Section 10. If any part, section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

Section 11. This resolution shall take effect and be enforced immediately upon its approval by the City Council.

**Adopted, Passed and Approved** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
, Mayor

\_\_\_\_\_  
, City Clerk

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DURANGO, COLORADO  
APPOINTING COMMISSIONERS TO SERVE AS THE URBAN RENEWAL  
AUTHORITY**

**WHEREAS**, the Colorado Urban Renewal Law, Sections 31-25-101, *et seq.*, of the Colorado Revised Statutes (the “Act”), provides for the creation, organization and operation of an urban renewal authority for the City of Durango, Colorado (the “City”); and

**WHEREAS**, a petition with the signatures of at least twenty-five (25) registered electors within the City was filed with the City Clerk setting forth that there is a need for an urban renewal authority to function in the City; and

**WHEREAS**, on **March 17, 2020**, a full opportunity to be heard was granted to all residents at taxpayers of the City and to all other interested persons at a public hearing held before the City Council on the issue of whether the City Council should find that one or more slum or blighted areas exist in the City and whether the City Council should declare it to be in the public interest that an urban renewal authority be created for the City; and

**WHEREAS**, by Resolution **2020-XYZ**, the City Council determined to establish an urban renewal authority for the City to carry out and effectuate the provisions of the Act; and

**WHEREAS**, in accordance with Resolution **2020-XYZ**, City Council desires to confirm the organization and establishment of the Durango Renewal Partnership (the “Partnership”) and proceed to appoint commissioners for the Partnership.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
DURANGO, COLORADO, AS FOLLOWS:**

Section 1. The foregoing recitals are incorporated herein by reference.

Section 2. Pursuant to Section 31-25-115 (1) of the Act, the City Council hereby designates itself as the Authority and that the members of the City Council shall serve as the commissioners of the Authority. In addition, the City Council hereby appoints the following commissioners to represent the county, the school district, and all taxing bodies levying a mill levy within the boundaries of the Partnership:

- **XYZ**: Appointed by the La Plata County Board of Commissioners;
- Andrea Parmenter: Appointed by the Durango School District 9-R Board; and
- John Mahoney: Board member of the Durango Business Improvement District and representative of special districts currently levying a mill levy within the Partnership boundaries and selected by agreement of the special districts.

Section 3. In accordance with Section 31-25-104(2) and Section 31-25-115(1.5) of the Act, the terms of office of each Commissioner shall be five years; however, initial terms shall be staggered as follows in accordance with Section 31-25-104(2)(b):

<b>Commissioner</b>	<b>Initial Term</b>
1. Mayor	
2. Council Member	
3. Council Member	
4. Council Member	
5. Council Member	
6. Special District Board Member John Mahoney	
7. Board of Education <b>Director XYZ</b>	
<b>8. County Representative</b>	
9. TBD (Additional Appointee)	

For any vacancies that occur for a reason other than the expiration of terms, the Mayor shall fill that vacancy for the unexpired term pursuant to Section 31-25-104(2)(b) of the Act. However, vacancies occurring for a reason other than expiration of terms for commissioners appointed by La Plata County, School District 9-R, or the special districts shall be filled by the appropriate appointing entity per Section 31-25-104(2)(b).

Section 4. A certified copy of this Resolution shall be filed in the records for the City. A copy of this Resolution, **Resolution 2020-XYZ**, and a certificate signed by the appointed commissioners of the Partnership shall be filed with the Colorado Division of Local Government in the Department of Local Affairs pursuant to Section 31-25-104(1)(b) of the Act.

Section 10. If any part, section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

Section 11. This resolution shall take effect and be enforced immediately upon its approval by the City Council.

**Adopted, Passed and Approved** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
, Mayor

\_\_\_\_\_  
, City Clerk



CERTIFICATE OF COMMISSIONERS OF THE  
DURANGO URBAN RENEWAL AUTHORITY

The undersigned being the duly appointed and designated commissioners of the Durango Renewal Partnership hereby state and certify as follows:

1. Pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes (the “Act”), on the \_\_\_ day of \_\_\_\_\_, 2020, following a public hearing and a full opportunity to be heard granted to all residents and taxpayers of the City of Durango, Colorado (the “City”) and all other interested persons, the City Council of the City adopted and approved **Resolution No. 2020-XYZ** finding that one or more blighted areas exist in the City and that the acquisition, clearance, rehabilitation, conservation, development, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City.

2. Pursuant to **Resolution No. 2020-XYZ**, the City Council made the findings and declarations necessary to establish and organize the Durango Renewal Partnership and to vest in such authority all of the rights and powers provided in the Act, as such Act applies on the date such resolution was adopted and approved.

3. Pursuant to Sections 31-25-115(1) and 104(2.5) of the Act and **Resolution No. 2020-XYZ**, the Mayor, City Council and relevant taxing bodies have appointed the undersigned members of the City Council and other representatives as Commissioners of the Durango Renewal Partnership as of the date of this certificate.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
[council member]

\_\_\_\_\_  
[council member]

\_\_\_\_\_  
[council member]

\_\_\_\_\_  
[council member]

\_\_\_\_\_  
[county appointee]

\_\_\_\_\_  
[school district appointee]

\_\_\_\_\_  
[special district appointee]

\_\_\_\_\_  
[mayoral appointee]

Executed this \_\_\_ day of \_\_\_\_\_, 2020.