

CENTER TOWN BOARD
APRIL 27, 2023
PUBLIC HEARING
URBAN RENEWAL AUTHORITY

The public hearing was called to order at 6:07 p.m. by Attorney Trujillo by notice of the Public Hearing that was posted.

The hearing was held at 294 S. Worth St., Center, CO 81125

Attorney Trujillo talked about the need for an Urban Renewal Authority

Board Members present – Nivek Beiriger, Tony Garcia, Bernadette Duran and Richie Barela.

Attached is a list of Community Members that were also present.

Exhibit A –

The Public Notice of the Hearing

Exhibit B

The signed Petition

Exhibit C

Impact Study

Brian Lujan – Town Manager for over 5 years. Brian Explained what he has been doing preparing for the Urban Renewal. Urban Renewal Authority is the key to establishing blight control. One of the goals of the 2019 Board was to remove blight. With the leadership in 2019 and continued work from the Board Brian has been able to move forward. The Town is currently missing out on TIF with some of the upgrades that have been done. The Town is continuing to involve the youth and the citizens. Downtown revitalization and annex the North 90. The Youth is noticing that things are happening. DCI downtown challenge studio has helped with challenges that the Town of Center has faced. Public/ private partnership needs to happen to get things done.

Rose DeHerrera – Rose answered questions on the petition and the citizens that signed it. Rose checked for the validity of the people signing the petition to be registered voters in the Town of Center.

Audrey Chavez – Asked for an explanation of what the Urban Renewal Authority how it works. Future taxes are how the Town makes money.

Andy Arnold – The Town will get its money in different ways. They can apply for grants they can apply for loans. Mr. Arnold explained how they get the figures out.

Bill McClure – Mr. McClure asked about the figure of 25 million has been thrown out how you could figure that out. Bill said that it would generate that amount of money. The infrastructure could cost \$25 million for 25 years. Mr. McClure said he does not understand where the money comes from. Mr. McClure feels that it is another form of Bureaucracy. Mr. McClure feels that the Town would be losing money. What is a good floor plan to make it work? We are already paying legal fees. Sales Tax could be part of the TIF or they can share some money after the authority is established.

Paul Bendatti – Attorney Bendatti said that he is being paid by DOLA grant and not from the Town. The Urban Renewal is a separate entity and they operate as a separate Board. The Town cannot do this without the Urban Renewal Authority. TIF revenue is going to have to be able to show the ability to pay the costs. There are 67 Urban Renewal Authorities in the State. Attorney Trujillo said that without the Urban Renewal to get financing for the North 90 would be hard. Tax Increment is a proven mechanism.

Mary McClure – Does the Town have any investment (money) in the Urban Renewal. No new additional taxes just the taxes you would have normally paid.

Andy Arnold – Provides Economic Development – DOLA - grew up in New Jersey – Cornell Graduate. Mr. Arnold works on Economic Development projects. Has worked with Urban Renewal and establishing Urban Renewals. Pioneer Development Company works exclusively with 14 municipalities in Colorado. Urban renewal Authority and a plan to get TIF. The Town deserves what every Town has available to them. The chance is low to develop the North 90 without an Authority. The Town could offer other incentives but at a cost to the Town. Conditional Study 1st- petition 2nd – finding of blight
11 blighting areas – each blight area is statues with a definition. TIF agreements need to be established. If you establish the authority and do nothing then you lose momentum. If you have a successful Urban Renewal Authority, then the skies the limit.

Bill McClure – it is a 25- year plan, after this time do they have to form another authority. The answer is no they are the authority. They would start a new plan and the 25 year would start over. It can be terminated after it has no debt.

PUBLIC

Bill McClure – said that he is very concerned and that he helped with the purchase of the North 90. Mr. McClure suggested workshops so that the people can understand. Mr. McClure also feels that the Board needs a lot of education. Mr. McClure would also like details of what the Town Board decides. A good understanding of the finances.

Attorney Trujillo thanked everyone for their participation in this hearing.

Brian work with the past, present and future.

Close the hearing at 7:39 p.m. at the next Town Board meeting the Town will decide if they would like to establish the renewal.