

CITY OF FLORENCE
URBAN RENEWAL BOARD MEETING
AGENDA
January 22, 2019
6:00 P.M.

1. Call to order
2. Roll call
3. Visitors
4. Approval of Meeting Minutes-
 - a. November 19, 2018
5. Unfinished Business
 - a. St. Joseph Manor Letters of Interest Discussion
 1. Sylvia Jennings and Client
 2. Scott Embry
 3. Craig Jiles
6. New Business
7. Adjournment

CITY OF FLORENCE
FLORENCE URBAN RENEWAL MEETING
November 19, 2018

1. Mayor Ore called the Florence Urban Renewal Meeting of the Florence City Council to order at 6:00 p.m.

2. Roll call	-	Keith Ore	-	Present
		Larry Baker	-	Present
		Michael Vendetti	-	Absent
		Richard Upton	-	Present
		Pat Smith	-	Present
		Paul Villagrana	-	Present
		Allen Knisley	-	Absent
		Debbie Bell	-	Absent
		Joe Caruso	-	Present

Others present – City Manager Mike Patterson, City Planning Director Wade Broadhead, City Clerk Dena Lozano, and City Attorney Matt Krob

3. Visitors-
No Visitors

4. Approval of Minutes

a. August 20, 2018- Larry Baker moved to approve the meeting minutes from August 20, 2018. Richard Upton seconded the motion. Roll Call Vote- 6 ayes, 3 absent.

5. Unfinished Business

a. St. Joseph Manor Building Update- City Planning Director Wade Broadhead gave the Urban Renewal Board an update on his recent findings on the St. Joseph Manor. Mr. Broadhead explained that he met with Bill Simpson from the Department of Local Affairs in order for him to look at the manor and help with ideas on possible tax credits. The news that Mr. Broadhead received was that it would be hard to get the money in traditional form of tax credits and would leave the city with a huge gap in funding.

Mr. Broadhead stated it may be easier to get grants for transitional housing due to the need, but understood that is not necessarily the route that the Urban Renewal Board is wishing to go.

Mr. Broadhead also met with the Ivy Wild Planner and found out that he does not currently have the time to look further into Florence due to his current project load.

City Manager Michael Patterson stated that one option may be to put the Manor on the market and see what happens.

Dick Upton voiced concerns regarding restrictions on the Manor from Centura Hospital Group and limitations as to what can be put in the Manor.

Larry Baker stated he thought it would be a good idea to create an urban renewal district before we go any further. Mr. Patterson agreed and the board discussed exactly what areas to include in the district and by what date. The Urban Renewal Board also discussed including the Florence Middle School within the district.

The Urban Renewal Board finished the discussion with two goals:

- Create the urban renewal district by June 14, 2019
- Michael Patterson and Wade Broadhead schedule meeting with Dr. Brenda Krage regarding possibly including the middle school in urban renewal district.

b. Urban Renewal Training-

City Planning Director Wade Broadhead gave an update on his recent training and used La Junta as an example for working within an urban renewal district. Mr. Broadhead explained that he would be leaning into La Junta's Economic Development Director for ideas.

6. New Business-None

7. There being no further business the meeting was adjourned at 6:33 p.m.

Trading Corner 2, LLC.

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January 17, 2019

To whom it may Concern:

We propose to buy the old St. Joseph Hospital in Florence Colorado for the following

Purchase price will be \$70,000 which will include \$20,000 om asbestos abatement.

We will convert the old hospital into approximately 16 one bedroom apartments to be used as 55 plus housing.

We will remove the old boiler and put in new heat, bring the electrical up to code, put bathrooms in every living unit and repair the inside and outside of the building.

We realize there is a need for senior housing in the area and we are excited for the opportunity to work with Florence on this to improve not only the look of the building, but offer the place as affordable housing for seniors in Florence.

That is the overview of the project in a nutshell. If you have questions I'll be glad to answer them at the meeting.

Thank you,

Scott Embry