

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
MINUTES**

DATE: Tuesday, August 22, 2023
MEETING: Economic Development Committee Meeting
PLACE: Fraser Town Hall Board Room

PRESENT

Board: Paula Metcalf Stuart, Kelsey Young, Barry Young, Kaydee Fisher, Autumn Bishop, Nicole Spiteri
Staff: Marketing and Communications Manager, Sarah Wieck; Town Manager, Michael Brack, Sarah Catanzarite; Assistant Town Manager
Others: N/A

Chair Paula Metcalf Stuart called the meeting to order at 9:05.

1. **Roll Call:** Paula Metcalf Stuart, Kelsey Young, Barry Young, Kaydee Fisher, Autumn Bishop, Nicole Spiteri
2. **Approval of Agenda:**
Nicole Spiteri Moved, and Kaydee Fisher seconded the motion to approve the agenda.
Motion carried: 6-0.
3. **Consent Agenda:**
 - a. Minutes July 25th, 2023

Kaydee Fisher moved; and Nicole Spiteri seconded. **Motion carried 6-0.**
4. **Discussion and Possible Action:**
 - a. Fraser Artisan Bizarre (FAB) update- Sarah Weick
Originally thought moving the event to Picnic would be successful as 13 vendors signed up, but only a handful of vendors showed up. Having vendors enhanced Picnic, but not enough for a stand-alone event. Some EDAC members have pushed for Sunday mornings, once a month during the summer, need for consistency to build vendor and visitor base.
 - b. Rezoning Ordinance Update- Michael Brack
Resolution 2023-08-02 Recommending Approval Regarding Riverwalk Overlay District and Requiring Ground Floor Commercial going to the Planning Commission on 8.23.2023. Will then go to the Board of Trustees. Currently there are two overlapping zoning districts which has produced some conflicts with zoning ordinances. All buildings fronting Clayton Court and Hwy 40 will require ground floor commercial.
 - c. DDAC Update- Sarah Catanzarite

The Downtown Development Advisory Committee (DDAC) has had two meetings with a range of stakeholder participation, including developers, business owners and community members, Rec District, School District Superintendent, and Fire Chief. Have discussed logistics and benefits of tax increment financing (TIF), Downtown Development Authority (DDA) and Urban Renewal Authority (URA) as mechanisms for using TIF. Bill Shrum from Downtown Colorado Inc presented at second meeting. If there is a recommendation from the committee for formation of a DDA and the Board votes to move forward, Fraser would look to include a April 2024 ballot measure for a DDA formation.

d. Fraser Economic Development Policy

Policy document is still under final review by the Town attorney. Town has removed 75% ground floor commercial requirement; incentives would be prorated based on the percentage of commercial determined by interior square footage in a mixed-use development. Partial incentives available for commercial additions, renovations of \$50,000 or more with Board approval.

Nicole Spiteri moved, and Autumn Bishop seconded the motion to approve Resolution 2023-08-01 Recommending Approval of the Fraser Economic Policy. **Motion carried 5-0**, Kaydee Fisher abstained.

Policy will be presented to the board on September 6th, 2023.

e. Koselig on Main Economic Incentives Request

Koselig had made a request to the previous town manager for economic incentives which had expired prior to the start of their project. That request was never passed on to EDAC as indicated it would be, so is now being considered.

Barry Young moved, and Paula Metcalf Stuart seconds the motion to recommend that due to extenuating circumstances of communication issues, the Board provide some economic incentives to Koselig, but the Board determine which economic incentives to approve. **Motion carried 5-0**, Kaydee Fisher abstained.

5. **Open Forum:**

6. **Other Business:**

7. **Future Agenda Items**

a. Mural Festival Update

b. Review of community survey previously done as part of Fraser Downtown Strategic Plan.

8. **Adjourn**

Kaydee Fisher moved, and Nicole Spiteri seconded the motion to adjourn. **Motion carried 6-0**. Meeting adjourned at 10:22.