

**Downtown Development Advisory Committee (DDAC)  
MINUTES**

**DATE:** Thursday, August 31, 2023

**MEETING:** Downtown Development Advisory Committee Meeting

**PLACE:** Fraser Town Hall Board Room

**PRESENT**

**Board:** Katie Soles, Paula Metcalf Stuart, Barry Young, Bob Wolf

**Staff:** Town Manager, Michael Brack; Sarah Catanzarite, Assistant Town Manager

**Others:** Kevin Rifkin, Scott Ledin (Rec District), Todd Holzwarth (arrived 11:25)

Chair Katie Soles called the meeting to order at 10:07.

**1. Roll Call:** Katie Soles, Paula Metcalf Stuart, Barry Young, Bob Wolf 2. Approval of Agenda:

**2. Discussion:**

a.) Downtown Development Authority (DDA) Plans of Development for Other Communities- Sarah Catanzarite

Reviewed the purpose of a Plan of Development- public document providing a community vision for downtown. Includes action items for the DDA, anything the DDA wishes to pursue must be in the Plan of Development. Timeline- If Board of Trustees approves moving forward with a DDA and special electors approve DDA, then DDA Board is appointed, Plan of Development is created by DDA Board & approved by Board of Trustees prior to setting baseline assessment, making purchases or beginning construction on any projects.

Reviewed elements of the following plans to provide ideas for what other communities have included in their plans. Avon special electors just approved a DDA, 50% tax increment financing (TIF) planned to go towards community housing. Other plans looked at include:

[Town of Eagle DDA Plan of Development and Adoption](#)  
[City of Longmont DDA Plan of Development](#)  
[Town of Nederland DDA Master Plan](#)  
[City of Englewood DDA Downtown Plan](#)

b. A Fraser DDA Plan of Development- What to Consider/ Include?

Key themes from the 2017 Downtown Fraser Strategic Plan were discussed, as well as opportunities for projects such as parking, Fraser River Trail enhancements, engagement with the arts, etc.

There was discussion around multimodal transportation, including the possibility of a Trolley. Also discussed was possible redevelopment and enhancements of the area around the railroad, incentives for developers, economic drivers to bring people to Fraser, importance of having attractions to bring people here once the gondola is in Winter Park- window of opportunity right now, opportunities to support businesses, provide needed infrastructure such as sidewalks and streetscapes.

Recommendations included making sure there is community outreach around building the plan, and what people would like to see. A more defined plan of development is needed to move forward with a recommendation. The group was encouraged to walk around downtown Fraser to see the potential. Need for infrastructure, media, advertising to get people here, securing a connector road from Safeway to Clayton Court has a lot of support.

c. Remaining questions about DDAs/ Tax increment Financing (TIF)?

What will the financial impacts be? Kevin offered to help provide possible valuation increases. How will this play out for special districts in terms of financial impacts on special districts. Do case studies/ data on this exist in other communities. Concern from Fire District about ability of the DDA area to expand if different neighborhoods want to opt in moving forward. Shifting revenues doesn't change need for Fire to protect the communities. Mill levies associated with special districts raise taxes for those communities making it difficult for special districts to request more funding moving forward.

d. Community Outreach & Next Steps

Group encouraged to talk with neighbors, business owners, etc. to share information, gauge sentiment regarding a possible DDA. More formal outreach would begin if Board of Trustees votes to move forward with a DDA prior to an election.

### **3. Future Agenda Items**

DDA Possible Boundaries

DDA Valuation Projections

Any Community Feedback

Resolution Whether to Approve Adoption of a DDA by the Board of Trustees

### **[DDAC Additional Resources](#)**

### **4. Adjourn**

Meeting Adjourned at 11:55am.

