



## AGENDA

### Downtown Development Authority Board Meeting

Monday, April 14, 2025

Virtual Attendance Only

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#### MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be a virtual meeting with access for the public to attend via the Zoom link included.

Zoom Link: <https://us02web.zoom.us/j/83522011350>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Meeting ID:** 835 2201 1350

**Please note:** All Non-board member virtual participants will be held in the Waiting Room until admitted. Full name must be provided. Non-board participants will be muted until called upon, and should use the Chat feature to submit any questions or comments that they wish to discuss. Any inappropriate comments will result in participant being removed from the meeting.

**1. CALL TO ORDER**

**2. APPROVAL OF REGULAR AGENDA**

Opportunity for amendment or deletions to the agenda.

**3. STAFF REPORTS**

**4. BUSINESS ITEMS**

Items may be old or new and require review or action by the Board.

**5. DISCUSSION / DIRECTION ITEMS**

**A. DDA Board Roles and Terms:**

\* Board to Select / Appoint Members to Required Roles:

Chair -

Co-Chair

Treasurer -

Secretary -

Applications / Re-Appointment of DDA Members (McLaughlin and Delude)

**B.** Proposed Bylaws

**C.** Initial Discussion regarding the primary goals of the DDA Plan. The focus for 2025 for the DDA Board will be to create a DDA Plan, which is designed to guide implementation and direct the work of the DDA

**6. FUTURE AGENDA ITEMS:**

**Establish schedule for future meetings**

**7. ADJOURN**



# **RULES OF PROCEDURE OF THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY**

## **ARTICLE 1.000**

**1.100 Establishment.** Under ordinances number 18 and number 25, Series of 2024, the Minturn Town Council established a Downtown Development Authority known as the "Minturn Downtown Development Authority" (the "Authority") or (the "DDA"), as a body corporate.

**1.200 Purpose.** The Town of Minturn (the "Town") established the Authority to develop and redevelop the Town's downtown commercial core, to halt or prevent deterioration of property values or structures within the Town's commercial core, and to assist the Town in the development and redevelopment of the business district in the overall planning to restore or provide for the continuance of the economic health thereof; and to be of special benefit to the properties within the Authority.

**1.300 Powers.** By ordinance of the Town, the Authority has all the powers authorized by Part 8 of Article 25 of Title 31, Colorado Revised Statutes, and all additional and supplemental powers necessary or convenient to carry out and effectuate the purposes and provisions of said Part 8.

**1.400 Seal.** The Authority shall have a seal, which shall be circular in form and shall have inscribed thereon the name of the Authority and the word, "SEAL."

**1.500 Offices.** The Authority shall have the power to maintain an office within the boundaries of the Town.

**1.600 Annual Budget.** Each year the DDA Board shall consider and approve a budget pursuant to Section 3.550. After such approval, the budget shall be submitted to the Minturn Town Council for its approval.

**ARTICLE 2.000**

**THE BOARD OF THE DOWNTOWN DEVELOPMENT AUTHORITY**

**2.100 Board Members.** The Chair and the Members of the DDA Board shall manage the affairs of the Authority.

**2.110 Membership.** The number and terms of DDA Board Members shall be determined by resolution of the Minturn Town Council in accordance with C.R.S. § 31-25-805, as amended.

**2.120 Terms.** Members shall serve staggered terms and shall serve until their term ends. Members may be reappointed to serve a new four-year term.

**2.130 Town Council.** A member representing the Minturn Town Council shall serve at the pleasure of the Minturn Town Council.

**2.140 Eligibility.** Each DDA Board Member, except the representative from the Minturn Town Council, shall be appointed in accordance with eligibility requirements as stated in C.R.S. § 31-25-806, as amended. No officer or employee of the Town, other than an appointee from the Minturn Town Council, shall be eligible for appointment to the DDA Board.

**2.150 Compensation.** All DDA Board Members, including the Chair, shall serve without compensation, but they may be reimbursed for actual and necessary expenses incurred on behalf of the Authority.

**2.200 Vacancies.** In the event of one or more vacancies or expiration of any one or more DDA Board Members' terms, the Authority may at a regular or specially called DDA Board Meeting, nominate a replacement DDA Board Member(s) for consideration by the Minturn Town Council. In the event a DDA Board Member's term expired, the DDA Board shall nominate him or her for an additional term or nominate a replacement.

**2.210 Nominations.** The Authority may nominate a prospective DDA Board member(s) to the Town Council at least sixty (60) days prior to the expiration of an existing DDA Board member's term. When a vacancy is created the Authority shall nominate a prospective DDA Board Member(s) promptly after it receives notice of the vacancy(ies). A DDA Board Member shall use their best efforts to give at least ninety (90) days advance notice of their intent to not renew their position or resignation.

**2.220 Voting.** DDA Board Members whose terms are being considered by the Authority for extension or replacement are disqualified to vote on nominations for extension or replacement for their own term.

**2.230 Appointment.** The Minturn Town Council is not obligated to appoint DDA Board Members nominated by the Authority and may appoint DDA Board Members of their own selection. However, should the Town Council fail

to extend the term of, or replace, any existing DDA Board Member nominated by the Authority for term extension, such Board Member shall continue to serve as a DDA Board Member until a successor has been appointed and qualified.

**2.240 Removal.** After notice and a public opportunity to be heard, the DDA Board may request that a member(s) of the DDA Board be removed for cause by the Minturn Town Council. A DDA Board Member(s) may be removed by the Town Council for misfeasance, malfeasance, nonfeasance or any other violation of the public trust or affront of the dignity of the DDA Board.

**2.300 Conflicts of Interest.** If any person who is a DDA Board member or staff of the Authority is aware that the Authority is about to enter into any business transaction directly or indirectly with themselves, any member of their family, or any entity in which they have any legal, equitable or fiduciary interest or position, including, without limitation, as a director, officer, shareholder, partner, beneficiary or trustee, such person shall (a) immediately inform those charged with approving the transaction on behalf of the Authority of their interest or position, (b) aid the persons charged with making the decision by disclosing any material facts within their knowledge that bear on the advisability of such transaction from the standpoint of the Authority, and (c) not be entitled to vote on the decision to enter into such transaction.

**2.310 Annual Conflict of Interest Statement.** Each DDA Board member and staff shall annually complete and submit a Conflict of Interest Statement declaring any potential conflict of interest with regards to Authority business.

**2.320. Code of Ethics.** Each DDA Board member and staff must additionally comply with the Town Code of Ethics, as amended.

**ARTICLE 3.000**

**OFFICERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY**

**3.100 Board Chair.** The DDA Board Chair shall preside at all meetings of the Authority except as otherwise authorized by resolution of the Authority. The Chair shall sign all contracts, deeds and other instruments made by the Authority. At each meeting, the Chair shall submit such recommendations and information as deemed necessary for the proper administration of the business affairs and policies of the Authority. In the absence or disability of a Director, the DDA Board Chair shall assume all Director duties and responsibilities unless directed otherwise by DDA Board vote.

**3.110 Election.** At the first regularly scheduled meeting of the DDA Board in July of each year, a Chair shall be elected to preside at the meetings of the Authority with the full power to vote on any issue, except as otherwise provided herein. The Chair shall serve until election of a new Chair at the first

regular meeting the following July, at which time the Chair may be renominated or a new Chair may be elected.

**3.200 Vice-Chair.** The Vice-Chair shall perform the duties of the Chair in the absence, incapacity of the Chair, resignation or death of the Chair. The Vice-Chair shall perform the duties of the Chair until such time as the Authority shall select a new Chair. The Vice-Chair shall be elected in the same manner and at the same time as the Chair. An Interim Vice-Chair may be elected to perform the duties of the Vice-Chair in the absence or incapacity of the Vice-Chair, if desired by the DDA Board.

**3.300 Treasurer.** The Treasurer shall keep the financial records of the Authority and, together with the Director, shall approve all vouchers for the expenditure of funds of the Authority. The Treasurer shall prepare and submit a monthly report stating the assets, liabilities and year-to-date and month-to-date expenditures of the Authority.

**3.400 Secretary.** The Secretary shall maintain custody of the official Seal and of all records, documents, or other papers not required to be maintained by the Treasurer. The Secretary shall attend all meetings of the DDA Board and keep a record of all its proceedings, file minutes with the Town Clerk of all regular and special meetings and shall perform such other duties as required by law, agreement with the Town Council or as may be delegated to them by the Director. The Secretary shall have power to affix the Authority's seal to and attest all contracts and instruments to be executed by the Authority.

**3.500 Director.** Pursuant to C.R.S. § 31-25-815, the Authority shall employ a Director. In the absence or disability of the Director, the DDA Board may designate a qualified person to perform the duties of the office of acting Director. The Director is an at-will employee and shall serve at the pleasure of the DDA Board. The DDA Board shall periodically, no less frequently than annually, review the Director's performance. The compensation to be paid to the Director shall be established by the DDA Board and budgeted accordingly.

**3.510 Responsibility.** The Director shall be the Chief Executive Officer of the Authority and shall have general supervision over and be responsible for the performance of the functions of the Authority. Subject to and in accordance with these Rules and direction by the DDA Board, the Director may expend funds in accordance with standard, generally accepted governmental accounting and fiscal management practices. The signature of the Director and the Treasurer shall be required for the payment of all expenses.

**3.520 Staff.** The Director may be responsible for hiring and supervising a subordinate staff as needed, and for providing reports to the DDA Board. A

staffing report shall be submitted monthly when applicable, which report shall include without limitation recommendations for staff hiring, separations, salaries and assigned duties of each staff member. Staff shall serve under the direction of the Director.

**3.530 Bond.** The DDA Board may require a bond from the Director, or, by resolution, waive the bond requirement.

**3.540 Budget.** The Director, working with the Treasurer, shall annually prepare a budget and submit it to the DDA Board for its approval, in accordance with applicable State law and Financial Management Rules for the Town. The budget shall indicate the amount of compensation to be paid staff and the amounts to be devoted to specific Authority projects.

**3.550 Committees.** The DDA Board, by resolution, may designate and appoint one or more committees, each of which shall consist of no more than two (2) DDA Board members and may contain members of the public. Committees shall have and exercise such authority as granted to them by such resolution; provided, however, no such committee shall have the power or authority to adopt an agreement of merger or consolidation or an agreement for the sale, lease or exchange of all, or substantially all, of the Authority's property and assets, dissolve the Authority or amend the rules of the Authority. Any member of a committee may be removed by the DDA Board, following notice and an opportunity to be heard, whenever in DDA Board's judgment the best interests of the Authority shall be served by such removal.

**ARTICLE 4.000 MEETINGS**

**4.100 Regular Meetings.** The regular meetings of the DDA Board shall be at such time and place as determined by the DDA Board. Regular meetings may be recessed and continued at another date. The Director shall send notice by electronic mail (e-mail) to each DDA Board member at least two (2) weeks in advance of each meeting stating the time and location within the Town where the meeting is to be held (or the information for the virtual meeting if the meeting is held virtually). By resolution, the DDA Board may direct that a regular meeting not be held, but in no event shall more than two (2) consecutive scheduled meetings be canceled. Regular meetings may be conducted in all or in part by electronic means by one or all DDA Board Members.

**4.110 Attendance.** In the event of the absence of a DDA Board Member for three (3) consecutive regular meetings, a letter may be written by the Director, at the direction of the Board, to the Minturn Town Council, requesting removal of that Board Member pursuant to Article 2.240 of these rules.

**4.200 Special Meetings.** Special meetings of the Authority may be called by the Chair or in the Chair’s absence, the Vice–Chair, at a convenient place and time. The Director shall send notice by electronic mail (e–mail) to each DDA Board member at least two (2) weeks in advance of each meeting stating the time and location within the Town where the meeting is to be held.

**4.300 Open Meetings.** All meetings of the DDA Board shall be open to the public, except those that may lawfully be closed by law. Notice of all meetings of the DDA Board shall be posted on the Town's website at least twenty–four hours (24) in advance, in compliance with the Colorado Open Meetings Law, C.R.S. § 24–6–401, *et seq.* All meeting notices shall include agenda information where possible.

**4.400 Quorum.** The quorum necessary to conduct all business shall be a majority of all DDA Board Members, including any present by electronic means.

**4.500 Voting.** All regular business matters shall be decided by a majority of the Quorum unless otherwise provided for in these Rules or by law.

**4.600 Rules of Order.** The Chair (or the Vice–Chair in the Chair's absence) will preside at meetings, unless otherwise approved by the DDA Board. Unless otherwise required by law, action of the DDA Board will be by motion or resolution duly made, seconded, and approved by a majority of the quorum present at a public meeting. A motion or resolution may be revised before adoption with the prior approval of the maker and seconder. DDA Board members will maintain respect and decorum at meetings. The public may speak at a meeting as allowed by the DDA Board or as required by law.

**ARTICLE 5.000 CONTRACTS; FINANCE**

**5.100 Contracts.** The DDA Board may authorize, by resolution, the Chair or the Director, consistent with the authority stated by the resolution, to enter into any contract or execute any instrument in the name of and on behalf of the Authority.

**5.200 Finance**

**5.210 Deposits.** All funds of the Authority will be deposited in a special account by the DDA Board Treasurer.

**5.220 Vouchers.** The Treasurer shall make payment of accounts from funds deposited to the credit of the Authority upon approval of the expenditure of Authority funds by the Director and the Treasurer.

**5.230 Loans.** Without compliance with applicable provisions of state law and the Town Code, no loans or debt shall be contracted for on behalf of the Authority and no evidence of indebtedness shall be issued.

**5.300 Property.** The Authority may hold property in its name as directed by resolution of the Board and as permitted by C.R.S. § 31-25-801, *et seq.*, as amended.

**5.400 Purchasing.** Regardless of purchase price, all Authority purchases must comply with Town purchasing guidelines, as posted on the Town's website.

**ARTICLE 6.000 AMENDMENTS**

**6.100 Amendments.** These Rules may be amended at any regular or special meeting by a two-thirds vote of the entire DDA Board. All amendments to these Rules shall be reviewed in accordance with 8.100 and if approved, filed in the office of the Town Clerk.

**ARTICLE 7.000 INDEMNIFICATION**

**7.100 Indemnification.** Any of the Authority's officers, Directors and other employees may be indemnified or reimbursed by the Authority for reasonable expenses (including without limitation attorney fees, judgments and payments in settlement) actually incurred in connection with any action, suit or proceeding, civil or criminal, actual or threatened, to which they are made a party by reason of his being or having been, or by reason of any actual or alleged acts performed or omitted to be performed in connection with his being or having been a DDA Board member, officer or employee of the Authority; provided, however, that no person shall be so indemnified or reimbursed in relation to any matter in such action, suit or proceeding as to which they shall finally be adjudged to have been guilty or liable for gross negligence or willful misconduct or criminal acts in the performance of his duties to the Authority.

**7.200 Insurance.** The DDA Board may, upon affirmative vote of its Board of Directors, purchase insurance for the purpose of indemnifying the DDA Board Members, officers and other employees to the extent that indemnification is allowed in Section 7.100. The DDA Board and its Director may participate in the Town's insurance policies with the approval of the Town Council and the Town's insurance providers.

**ARTICLE 8.000 APPROVAL OF RULES**

**8.100 Approval.** Upon approval of these Rules by a two-thirds vote of all Members of the DDA Board, they shall be submitted to the Minturn Town Council for approval, and upon the approval of the Minturn Town Council shall

be filed with the Town Clerk and all statutorily permissible acts previously taken by the Board and its Director shall be ratified and confirmed, by both the DDA Board and the Minturn Town Council.

**ARTICLE 9.000 DISSOLUTION**

**9.100 Dissolution.** Upon resolution by a two-thirds vote of all Members of the DDA Board, the DDA Board may request the Minturn Town Council to dissolve the Authority provided that all statutory requirements are satisfied.



To: DDA Board  
From: Cindy Krieg  
Date: April 10, 2025  
Agenda Item: DDA Plan – Initial Discussion / Goal Setting

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**REQUEST:**

The Board is asked to consider and discuss the DDA goals so that planning can begin for the creation of the DDA Plan. The Plan should align with the overarching goals of the DDA, as well as the Minturn Community Plan and Strategic Plan.

**INTRODUCTION / ANALYSIS:**

The Minturn Downtown Development Authority was established in December 2024, following an election in November. The Board has now been established, and the next steps including adopting the DDA Bylaws (for how the DDA will operate) and the DDA Plan, which should include the components noted below.

A Downtown Development Authority (DDA) Plan of Development should include a vision for the downtown area, key development goals, and strategies for achieving them. It should also outline how the DDA will work with the community, identify funding sources, and establish performance metrics to measure the plan's success.

Key elements of a DDA Plan of Development:

- **Vision and Goals:**

The plan should articulate a clear vision for the downtown area, outlining what it hopes to become and what values it will uphold. Specific goals related to economic development, aesthetics, pedestrian flow, safety, and community engagement should be included.

- **Development Strategies:**

The plan should outline specific strategies for achieving the outlined goals, including strategies for attracting businesses, improving infrastructure, promoting tourism, and enhancing the overall downtown experience.

- **Community Engagement:**

The plan should describe how the DDA will involve the community in the planning process, gathering input from residents, businesses, and other stakeholders.

- **Funding and Financing:**

The plan should detail how the DDA will be funded and what sources of funding will be used to implement the plan, including tax increment financing (TIF) and other potential funding mechanisms.

- **Performance Metrics:**

The plan should establish clear metrics to measure the success of the DDA's work and the progress of the plan.

- **Partnerships:**

The plan should identify potential partners, both public and private, who can contribute to the DDA's mission.

- **Implementation Timeline:**

The plan should outline a timeline for implementing the various projects and initiatives outlined in the plan.

**COMMUNITY INPUT:** Ongoing

**COMMUNITY PLAN AND STRATEGIC PLAN ALIGNMENT:**

- The DDA Plan should support all proprieties identified in the 2025-27 Strategic Plan, and the 2023 updated Community Plan.

**RECOMMENDED ACTION:**

- Begin goal setting and plan development, so that the DDA Plan can be officially adopted later this year.

**ATTACHMENTS:**

- Supporting documents (community feedback) from the DDA Open Houses
- 2025 – 2027 Minturn Strategic Plan
- The Minturn Community Plan will be accessible during the meeting, but was not included in the packet due to document size

2024 Minturn Downtown Stakeholders Meeting 1

Priorities and Desired Outcomes Survey

<b>Desired Outcomes</b>	<b>Average</b>	High	Low
Grow opportunities to visit Minturn	4.6	5	4
Sustainable Downtown	4.4	5	3
More Variety in Retail / Restaurants / Services	4.4	5	3
Improve Connections to the River	4.2	5	3
Improve Critical Infrastructure	3.83	5	3
More Unified Downtown Vision / Focus	3.8	5	2
Predicable Standards for (Re)Development	3.4	5	1
Improve Parking / Use of Public Space	2.7	4	1
<b>Additional suggestions</b>			
Increase Transportation Access to Downtown			

<b>Downtown Priorities</b>	<b>Average</b>	High	Low
Downtown Shopping + Service Options	4.83	5	4
Improve Circulation / Connectivity	4.8	5	4
Public Gathering + Event Space	3.83	5	3
Sidewalk Amenities	3.83	5	3
Additional Housing Options	3.83	5	3
Bike Amenities	3.83	5	3
Landscaping	3.7	5	2
Arts and Cultural Spaces	3.67	5	3
Off Street Parking	3.5	5	3
Office / Coworking Space Options	2.8	4	1

DOWNTOWN COLORADO, INC.

# **DOWNTOWN MINTURN STAKEHOLDERS MEETING #3**

## **Funding Priorities + Mechanisms**

# AGENDA

- + Review Stakeholder Feedback
  - Included Parcels
  - Priorities + Outcomes
- + Using a Plan of Development to empower DDA activity
- + The Process of a Ballot Measure Election

# KEY IDEAS

Can a Downtown Development Authority address the priorities + objectives of Downtown Minturn?

- 1) The Priorities are Guiding the Outcome
- 2) Driving TIF Increment Increases Your Capacity
- 3) Fair Campaign Practices + Transparency
- 4) Recommendation For or Against a DDA

# Support for a Vision of Downtown Minturn

Desired Outcomes	Average	High	Low	Cost	Effort
Grow opportunities to visit Minturn	4.6	5	4	\$ \$	👉👉👉👉
Economically Sustainable Downtown	4.4	5	3	\$ \$ \$ \$ \$ \$	👉👉
More Variety in Retail / Restaurants / Services	4.4	5	3	\$ \$ \$	👉👉
Improve Connections to the River	4.2	5	3	\$ \$ \$ \$	👉
Improve Critical Infrastructure	3.83	5	3	\$ \$ \$ \$ \$ \$	👉
More Unified Downtown Vision / Focus	3.8	5	2	\$	👉👉👉👉
Predicable Standards for (Re)Development	3.4	5	1	\$	👉👉👉
Improve Parking / Use of Public Space + Sidewalks	2.7	4	1	\$ \$ \$ \$	👉👉
Eclectic, Traditional Mountain West Structures, Design				\$ \$ \$ \$	👉👉
Increase Transportation Access to Downtown				\$ \$ \$ \$	👉

# District Capacity

- Downtown Shopping + Service Options
- Improve Circulation / Connectivity
- Grow opportunities for people to visit downtown
- Sustainable downtown that is uniquely Minturn
- Improve critical infrastructure
- Public Gathering / Event Space
- Additional Housing Options
- Bike Amenities
- Sidewalk Amenities
- More unified downtown vision + focus
- Landscaping
- Arts + Culture Focus
- Predictable standards for (re)development
- Improve use of parking/ sidewalk space
- Coworking Space

BID	DDA w Mill Levy	DDA w TIF	URA	501c3
✓	✓	✓	✓	✓
✓	✓	✓	✓	
✓	✓	✓	✓	✓
✓	✓	✓	✓	✓
	✓	✓	✓	
✓	✓	✓	✓	
		✓	✓	✓
✓	✓	✓	✓	✓
✓	✓	✓	✓	✓
✓	✓	✓		✓
✓	✓	✓	✓	
✓	✓	✓	✓	✓
✓	✓	✓	✓	
✓	✓	✓	✓	

# Positive Support for Actions

Downtown Priorities	Average	High	Low	Cost	Effort
Diversifying, Retaining Shopping, Dining + Entertain Options	4.83	5	4	\$\$\$	👉👉
<b>Improve Circulation / Connectivity / Transit / River Access</b>	4.8	5	4	\$\$\$\$	👉👉
<b>Public Gathering + Event Space</b> , Energize the Street	3.83	5	3	\$\$\$\$	👉👉👉👉
<b>Sidewalk Amenities + Streetscape</b>	3.83	5	3	\$\$\$\$	👉
<b>Additional Housing Options</b>	3.83	5	3	\$\$\$\$\$\$\$\$	👉
<b>Bike Amenities</b>	3.83	5	3	\$\$	👉
Landscaping + Natural Uses of Space	3.7	5	2	\$\$	👉👉
<b>Arts and Cultural Spaces</b>	3.67	5	3	\$\$\$\$	👉👉👉
<b>Off Street Parking, Loading, Drop off, Multi-Modal Transport</b>	3.5	5	3	\$\$\$\$	👉👉
<b>Office / Coworking Space Options</b>	2.8	4	1	\$\$\$	👉👉

# Diversifying, Retaining Shopping, Dining + Entertainment Options



Adaptive reuse of buildings to activate the street frontage.

6

- + Invest in building fixtures that help determine use, i.e. kitchen hoods, walk-in coolers
- + Facade Grants
- + Outdoor Patios
- + Retail storefront windows



Facade Improvement Matching Grant Program

**Increment**

**Sales Tax**



**YES**

# Improve Circulation / Connectivity / Transit / River Access

- + Public right-of-way investments
- + Streets + Sidewalks
- + Purchase easements / confer to town
- + Environmental management



Future Coffman Street Corridor



**Increment**

**Sales Tax**

**NO**

**YES**

# Public Gathering / Event Space - Energize the Street

Section 5, Item C.

- + Public right-of-way investments
- + Streets + Sidewalks
- + Outdoor Patios
- + Buy, build, partner on cultural facilities

**Increment**

**NO**

**Sales Tax**



**3**

Create a 2nd Street Promenade connecting the Train Depot to Two Rivers Plaza.



# Sidewalk Amenities + Streetscape

## MID BLOCK CROSSWALKS



- + Facade grants
- + Outdoor patios
- + Retail storefront windows
- + Streetlights
- + Wayfinding
- + Street furniture

**Increment**

**NO**

**Sales Tax**

**NO**

# Additional Housing Options

- + Critical Infrastructure
- + TIF incentives for development
- + Parking options
- + Transportation + connectivity



**Increment**

**YES**

**Sales Tax**

**NO**



Leverage the Downtown Partnership financial tools to incentivize development.

**4**

# Bike Amenities



## Bethel Plaza

The DDA also played a pivotal role in the touchdown of the bridge between 7th and 8th of Grand, creating an

- + Streetscape furniture
- + Streets + Sidewalks
- + Connectivity + Trailheads
- + Public access facilities



Prioritize pedestrian and bike improvements to improve mobility throughout downtown and to the river.

2

**Increment**

**NO**

**Sales Tax**

**NO**

# Landscaping + Natural Use of Space



- + Public right of way
- + Environmental management
- + Grant programs
- + Water infrastructure



**Increment**

**NO**

**Sales Tax**

**NO**

# Arts + Cultural Spaces

- + Buy, build, partner on cultural facilities
- + Public right-of-way investments
- + Streets + Sidewalks
- + Outdoor Patios



## Downtown Library Campus

The DDA was instrumental in facilitating the collaboration between the Garfield County Library District, Colorado Mountain College and the City to co-locate these facilities in the downtown between 9th and Grand and 9th and

**Increment**

**Sales Tax**



Encourage more community gathering and event space in downtown.

**2**

# Off-Street Parking + Loading + Multi-Modal Transit Locations

- + Public right-of-way investments
- + Streets + Sidewalks
- + Purchase easements / confer to town
- + Facilities, not rolling capital



**Increment**

**NO**

**Sales Tax**

**NO**



# Office + Coworking Solutions



- + TIF Incentives
- + Buying parcels for redevelopment
- + Support infrastructure
- + Parking investment

**Increment**

**YES**

**Sales Tax**



# Pro Forma Analysis

- Given projected funds, what is most important to accomplish?
- What activity generates more TIF?
- What activity generates Sales Tax?

	Market Value		Assessed Value	
	Low	High	Low	High
Redevelopment A1 or A2	7,343,636	14,621,336	1,070,839	1,837,798
Redevelopment B	4,514,182	7,015,458	549,661	1,834,166
Redevelopment C	7,941,654	12,352,729	1,096,352	1,391,894
Miscellaneous 1	1,258,870	2,046,370	365,072	417,835
Miscellaneous 2	1,173,750	3,028,750	343,288	412,938
<b>Total</b>	<b>22,232,092</b>	<b>39,064,643</b>	<b>3,425,211</b>	<b>5,894,630</b>

Projected Incremental Increase in Taxable Revenue by Site

# The Ballot

1. One ballot that has just the municipal matters
2. One ballot with just the DDA matters

The town will send the municipal matters to the electors of the town, and will send two ballots with the “this may not be your only ballot” language to the “common” dda/town electors, and then would send the DDA specific ballot to just the dda voters, but it would still have the “this may not be your only ballot” language, but it really would be their only ballot.

# A Ballot Measure of Special Electors

Participants are:

- Registered Property Owners
- Business Lease Holders
- Residential Lease Holders

*and* Agents assigned by the above

- Participants must have information on file with the County Clerk
- Agents must sign an Affidavit
- Agents can only represent (1) interest

# Fair Campaign Practices

- Generally begins at council discussion of ballot language
- Officials can respond to unsolicited questions
- Gov't can produce a factual summary of ballot language with PRO/CON language
- Can present personal opinions when not in an official capacity
- Governing bodies may pass a resolution for or against

# Let's Talk About TABOR

- Debt Authorization allows the DDA to forward money it anticipates receiving from TIF
- A Debt Authorization Ballot Question is required to assume debt.
- DDA's do *NOT* need to ask the voters at each issuance

# Next Steps

- Motion to recommend / not recommend

Presentation to the Town Council June 19th

Should a ballot measure go forward:

- First Reading July 17th
- Second Reading Aug 7th
- Agent Affidavits Received ~ Sept 20th\*
- Special Election (Coordinated) Nov 5th

\*Set by County Clerk

# Motion to Approve/Deny

The Downtown Minturn Stakeholder Group makes a motion to Approve/ Deny the recommendation to create a Downtown Development Authority in Downtown Minturn, to prevent and deter blight, to provide economic support for the commercial core, and to achieve the vision and priorities shared as stakeholders in Downtown Minturn

# Motion to Approve / Deny

The Downtown Minturn Stakeholder Group makes a motion to Approve/ Deny the recommendation to bring a Debt Authorization Measure to the Ballot, conditional upon the passage of a Downtown Development Authority in Downtown Minturn, to enable the Authority to undertake debt as a fiscal tool in accordance with C.R.S Article 25 and bylaws governing the use of debt by Downtown Development Authorities.

# DDA Plans of Development

All examples referenced in the slides above are activities and objectives of DDA's listed below.

[Downtown Grand Junction Vibrant Together](#)

[Downtown Glenwood Springs](#)

[Downtown Fort Collins Plan of Development \(1981\)](#)

[Downtown Longmont Master Plan](#)

[Downtown Castle Rock Plan of Development](#)

# DOWNTOWN MINTURN TIMELINE

- June 19th Council Meeting w/ Recommendation
- July 17th First Reading of Ballot Measure
- Aug 7th Second Reading of Ballot Measure
- Nov 5th General Election

## QUESTIONS + THOUGHTS



# UPCOMING DCI EVENTS

[www.downtowncoloradoinc.org](http://www.downtowncoloradoinc.org)

- June 14 Retail Location Strategies – Grand Junction
- June 25-26 2024 SLV Entrepreneurship Summit
- July 25 Downtown Superior Placemaking Workshop
- **Aug 22 CML + DCI Downtown Metro Mobile Tour**
- Oct 24 TIF Summit in Pueblo, CO
- Apr 1-4, 2025 IN THE GAME 2025, Greeley CO

**THANK YOU**  
**DOWNTOWN COLORADO, INC.**

**303.282.0625**  
**[www.downtowncoloradoinc.org](http://www.downtowncoloradoinc.org)**



## Vision

To ensure Minturn's future as a neighborly mountain community.



## Mission

Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable



## Values

Integrity | Transparency | Collaboration | Resourcefulness

## Priorities

### Infrastructure & Services

- Repair tank #2 & PRV housing construction
- Analyze & prepare for well 4 replacement
- Analyze grant funding & bond options for WTP
- Bellm Bridge analysis and recommendation
- Taylor St paving 2025
- RR Ave Safety Improvements 2024/25
- Emergency Preparedness
- Capital Improvements Plan Creation
- Phase II Main Street Sidewalk

### Manage Growth

- By end of July 2025, approve updates to MMC Chapter 16, allow organic, eclectic infill with a variety of heights, density and eliminate single family only
- Union Pacific Lease Lot Certainty
- Determine Land uses for newly acquired town-owned parcels
- Refine HPC process for increased flexibility

### Affordability

- By Summer 2025 update housing standards and guidelines, MMC Ch. 16, Article 26 creating local solutions to occupancy and incentivize long-term residency for locals
- Update STR regulations to require 2-year owner/local occupancy from time of C-O, not purchase date

### Economic Development

- DDA in 100-block
- Town revenue diversification
- Dowd Junction development considerations
- Community Activities and Events Plan

### Environmental Responsibility

- Create a Trails and Mobility Plan
- Solar field on CTP exploration
- Explore NetZero
- Quiet Title EPA Remediation area of Eagle River
- Water Conservation
- Wildlife preservation