

To: Mayor and Town Council  
From: Cindy Krieg, Economic Development  
Date: 08/02/2024  
Agenda Item: DDA Ballot Question – Ordinance 18-2024

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**REQUEST:**

Staff is requesting consideration of Ord 18-2024 as discussed and directed at the June 19 Council meeting.

**INTRODUCTION:**

The Town of Minturn has been considering the values a DDA could bring to this community off and on for almost three years. In this time, staff and some business and property owners of Minturn's downtown area have investigated this option with the culmination of the attendance at the 2022 DCI Conference in Colorado Springs. From there the Town returned with an action plan for the potential to create a DDA from which we have slowly been progressing ever since. The Town recently completed a secondary financial analysis by consultant Jim Mann, to better understand the potential income revenues of a DDA. This analysis is currently being expounded to include a debt authorization recommendation amount, to be included in second reading.

During Q2, the Town (with help from DCI) held final meetings with downtown stakeholders (including an in-person open house event on June 10th), and had a public discussion during the June 19th Town Council Meeting, on this topic. There was broad support from downtown commercial stakeholders, and from Town Council.

**ANALYSIS:**

A Downtown Development Authority functions as quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in a Central Business District. To this end, a DDA is focused with finding ways for improving real estate development, infrastructure, and operations of a downtown area. It does this by leveraging any future increase in assessed property valuations within the approved DDA boundary. This allows the DDA to reinvest in Minturn's downtown and keep money in Minturn which would have otherwise gone to the bevy of other organizations that see revenue through property taxes, such as the School District, Cemetery District, Library District, Eagle County, and others. The complete mill levy breakout can be found on electronic page 81 of the 2024 Minturn budget. This is all done through a mechanism called Tax Increment Financing (TIF).

Staff is recommending the above concept which includes no increase in taxes. To form a DDA, firstly, the Council must approve the concept. An election of the property owners and lease-holders included in the DDA boundary is then required. If approved, a DDA has a lifespan of 30 years with the potential to be extended by an affirmative action of the Council.

Because of the specificity of the district boundaries and the qualified elector eligibility and vetting requirements, the County cannot accommodate this issue; thereby forcing us to hold our own limited mail ballot special election.

**COMMUNITY INPUT:** Ongoing over the past 3 years, including multiple stakeholder meetings, discussions at the Council-level, and informational sessions.

**BUDGET / STAFF IMPACT:** Election costs of approximately \$1500

**STRATEGIC PLAN ALIGNMENT:**

**PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT.**

**SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN  
TO “KEEP MINTURN MINTURN”**

**ADVANCE DECISIONS/PROJECTS/INITIATIVES THAT EXPAND FUTURE OPPORTUNITY AND VIABILITY FOR  
MINTURN**

**RECOMMENDED ACTION OR PROPOSED MOTION:**

Motion to approve Ordinance 18-2024 as presented.

**ATTACHMENTS:**

- DDA Creation Ordinance No. 18-2024
- DDA Memo / Analysis
- Proposed District Property List
- Boundary Maps