



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	\$ \$ \$	👉👉
Improve Circulation / Connectivity / Transit / River Access	4.8	5	4	\$ \$ \$ \$ \$	👉👉
Public Gathering + Event Space, Energize the Street	3.83	5	3	\$ \$ \$ \$	👉👉👉👉
Sidewalk Amenities + Streetscape	3.83	5	3	\$ \$ \$ \$	👉
Additional Housing Options	3.83	5	3	\$ \$ \$ \$ \$ \$ \$	👉
Bike Amenities	3.83	5	3	\$ \$ \$	👉
Landscaping + Natural Uses of Space	3.7	5	2	\$ \$	👉👉
Arts and Cultural Spaces	3.67	5	3	\$ \$ \$ \$ \$	👉👉👉
Off Street Parking, Loading, Drop off, Multi-Modal Transport	3.5	5	3	\$ \$ \$ \$ \$	👉👉
Office / Coworking Space Options	2.8	4	1	\$ \$ \$ \$	👉👉

Diversifying, Retaining Shopping, Dining + Entertainment Options



Adaptive reuse of buildings to activate the street frontage.

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- + 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

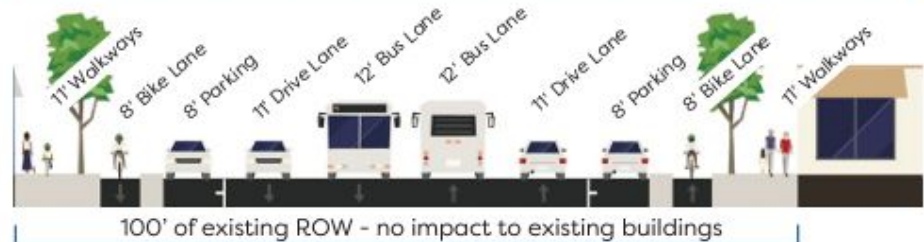
YES

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

NO

Sales Tax

YES

Public Gathering / Event Space – Energize the Street

- + 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

Increment



Sales Tax



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



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
Total			22,232,092	39,064,643		3,425,211	5,894,630

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

- 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.

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