

April 2, 2024 FRASER DDA Election

BALLOT QUESTIONS:

Debt Authorization & The Establishment of a Downtown Development Authority (DDA)

BALLOT QUESTIONS A & B: The Town of Fraser Board of Trustees on December 6, 2023 approved Ordinance No. 504 (1) determining the necessity of establishing the Fraser Downtown Development Authority and (2) submitting the question of establishing the Fraser Downtown Development Authority and a debt authorization question to an election of qualified electors at a special election on April 2, 2024. The Fraser Downtown Development Authority (DDA) would authorize new revenues for downtown development and public infrastructure without raising existing tax rates. New revenues would occur through tax increment financing (TIF) which allows future increased property tax from new development within the proposed DDA boundary to be dedicated to the DDA. Debt authorization would allow the DDA the potential to take on debt of up to \$25 million over the course of the 30-year lifetime of the DDA- to be repaid through tax increment financing revenues- for the purpose of financing the costs of development projects to be undertaken by the DDA pursuant to the DDA Plan of Development.

BALLOT ISSUE A LANGUAGE: WITHOUT INCREASING TAXES, AND SUBJECT TO THE APPROVAL OF BALLOT ISSUE B, SHALL THE TOWN OF FRASER, COLORADO ("TOWN"), ON BEHALF OF AND FOR USE BY THE TOWN OF FRASER DOWNTOWN DEVELOPMENT AUTHORITY (THE "DDA"), BE AUTHORIZED TO INCREASE ITS DEBT BY UP TO \$25 MILLION , WITH A TOTAL REPAYMENT COST INCLUDING INTEREST AND FEES OF NOT MORE THAN \$74 MILLION , FOR OBLIGATIONS THAT ARE

SUBJECT TO TABOR'S ELECTION REQUIREMENTS AND WITHOUT SUCH LIMITATIONS FOR OBLIGATIONS THAT ARE NOT SUBJECT TO TABOR'S ELECTION REQUIREMENTS; FOR THE PURPOSE OF FINANCING THE COSTS OF DEVELOPMENT PROJECTS TO BE UNDERTAKEN BY OR ON BEHALF OF THE DDA PURSUANT TO THE DDA PLAN OF DEVELOPMENT, AS IT MAY BE AMENDED FROM TIME TO TIME, INCLUDING WITHOUT LIMITATION, ANY PUBLIC IMPROVEMENTS OR PROJECTS DESCRIBED IN THE DDA PLAN, AND APPLICABLE PROVISIONS OF COLORADO LAW; SUCH DEBT AND THE INTEREST THEREON TO BE PAID FROM AND SECURED BY A PLEDGE OF THE SPECIAL FUND OF THE TOWN WHICH SHALL CONTAIN TAX INCREMENT REVENUES LEVIED AND COLLECTED WITHIN THE BOUNDARIES OF THE DDA; AND SHALL SUCH DEBT BE EVIDENCED BY BONDS, LOANS, ADVANCES, OR OTHER INDEBTEDNESS OR FINANCIAL OBLIGATIONS, TO BE SOLD IN ONE SERIES OR MORE, FOR A PRICE ABOVE OR BELOW THE PRINCIPAL AMOUNT THEREOF, ON TERMS AND CONDITIONS, AND WITH SUCH MATURITIES AS PERMITTED BY LAW AND AS THE TOWN MAY DETERMINE, INCLUDING PROVISIONS FOR THE REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF A PREMIUM OF NOT MORE THAN 3% OF THE PRINCIPAL AMOUNT SO REDEEMED; AND SHALL THE TOWN AND THE DDA BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE TAX INCREMENT REVENUES, THE BOND PROCEEDS AND THE INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE AND EXCEPTION TO THE LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

BALLOT ISSUE B LANGUAGE: Shall the Fraser Downtown Development Authority be organized pursuant to Part 8 of Article 25 of Title 31, Colorado Revised Statutes, to exercise all powers authorized therein and in any approved plan of development within the boundaries of the Fraser Downtown Development Authority described in Ordinance No. 504 approved by the Board of Trustees of the Town on December 6, 2023?

MAIL BALLOT ELECTION: The debt authorization and formation of the Fraser DDA will be conducted as a mail ballot election. Ballots will be mailed out beginning March 11th, 2024. Voting may occur by mailing or dropping your ballot in a ballot box at Fraser Town Hall (M-F, 8am-5pm) or the Fraser Valley Recreation Center (24 hours), and on election day, the Fraser Historic Church between 7am-7pm. Ballots must be received no later than 7pm on election day, April 2nd, 2024.

ELIGIBLE ELECTORS & HOW TO OBTAIN A BALLOT: The eligible electors for the special election include (1) residents within the proposed DDA boundary who are registered voters (2) landowners within the proposed DDA boundary and (3) business lessees within the proposed DDA boundary. Residents *with a voter registration address within the DDA boundary* and landowners who are natural persons and are *registered to vote in Colorado* will automatically receive a ballot. All other eligible electors must complete and submit an affidavit to the Fraser Town Clerk to receive a ballot. Non-natural owners and lessees of property within the DDA may file an affidavit with the town clerk designating a natural person to vote on their behalf. If you wish to receive a ballot by mail, you shall submit your affidavit no later than March 18th, 2024. Any natural person, whether eligible to vote on their own behalf or designated by a non-natural entity, may only cast one vote.

TAX INCREMENT FINANCING (TIF): TIF is the ability to retain the increased property taxes generated from new development that would otherwise go to the Town of Fraser, Grand County, East Grand School District, East Grand Fire Protection District, and other taxing jurisdictions in the Town of Fraser. DDAs are allowed to impose TIF for 30 years with the ability to extend for two additional 10-year periods. The amount of property tax that is captured depends upon the timing, type and quantity of new construction and development that occurs within the Fraser DDA boundaries.

PUBLIC INFRASTRUCTURE & IMPROVEMENTS: TIF revenues would be used for public infrastructure and improvements in the downtown area as outlined in a DDA Plan of Development (drafted by a DDA Board and approved by the Town of Fraser Board of Trustees), and could include parks, plazas, public art, placemaking and wayfinding, parking structures, multimodal transportation, street and pedestrian ways, building facades, workforce housing, events and marketing, and other public amenities.

DDA BOARD OF DIRECTORS: If the Fraser DDA formation is approved, the Fraser Board of Trustees will appoint a Board of Directors, comprised of residents and property owners within the DDA boundary and one member of the Board of Trustees. The DDA Board reviews and approves the DDA Plan of Development and projects that advance the DDA Plan, in conjunction with the Fraser Board of Trustees and Planning and Zoning Commission.

As required by the Fair Campaign Practices Act, the following are arguments for and against the proposal:

PROS:(1) Without raising taxes, the Fraser DDA will collect new revenues resulting from new development for the benefit of public infrastructure, amenities, and improvements in Fraser's downtown corridor; (2) DDA investment will help attract private

investment and development in the downtown area and spur public-private partnerships, benefiting local businesses; (3) the DDA will provide funding and organizational support to help implement the community's vision for future downtown development; (4) an increased property tax base from new construction and investment will increase tax revenues to the benefit of all taxing entities, after the life of the DDA, including the East Grand School District, Fraser Valley Metropolitan Recreation District, East Grand Fire, and other taxing jurisdictions.

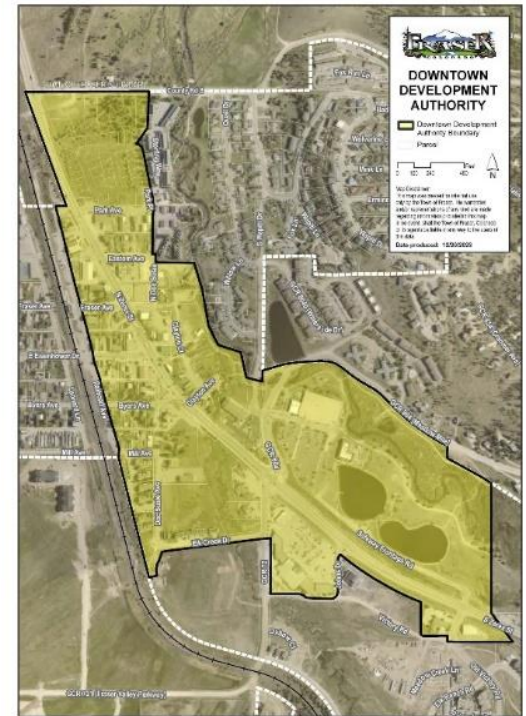
CONS: (1) If future development does occur within the proposed DDA boundaries, taxing entities will continue to receive biennial reassessment adjustments, but won't immediately benefit from incremental growth in property tax revenues resulting from the new development; (2) investment in the downtown area will likely increase property values, leading to an increase in the amount of property taxes to be paid by individuals and businesses; (3) If anticipated development within the proposed DDA boundaries does not occur or property values do not increase, the DDA may not receive significant funding to implement projects; (4) the Town through the proposed DDA may be instigating economic benefit recognized by some businesses more than others.

MORE INFORMATION: For detailed election information, including who is eligible to vote and how to receive a ballot, visit: <https://www.frasercolorado.com/455/2024-Election> or scan QR codes.

For election questions, contact the Town Clerk: amcveigh@town.fraser.co.us; 970-531-9930.

PUBLIC WORKSHOP: Join us **February 21st, 4:30-5:30pm** at the Fraser Town Hall to learn more about the proposed DDA formation and a discussion of the DDA Plan of Development. To attend virtually: <https://us02web.zoom.us/j/2590408013>

PROPOSED DDA BOUNDARY:



DDA INFO:



ELECTION INFO:

