

If members of the public wish to attend the meeting digitally the link is below in yellow. The meeting will go on in person regardless of technical difficulties with Zoom

WINTER PARK URBAN RENEWAL AUTHORITY

Winter Park Town Hall – 50 Vasquez Road
Tuesday, August 19, 2025 – 3:00 p.m.



AGENDA

1. Meeting Call To Order
 - a. Roll Call of Urban Renewal Authority Board Commissioners
2. Consent Agenda
 - a. Approval of July 15, 2025, Meeting Minutes
3. Discussion
 - a. Review of the Proposed Fiscal Impact Report for the Winter Park Urban Renewal Plan
4. Adjournment

You are invited to a Zoom webinar.

When: August 19, 2025, 03:00 PM Mountain Time (US and Canada)

Topic: Winter Park Urban Renewal Authority Meeting

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_MkGdiUuFSmq2_y7AtrDevA

WINTER PARK URBAN RENEWAL AUTHORITY MINUTES

DATE: Tuesday, July 15, 2025

MEETING: Winter Park Urban Renewal Authority

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Nick Kutrumbos, Vice Chair Jennifer Hughes, Board Commissioners Art Ferrari, Rebecca Kaufman, Jeremy Henn, Michael Periolat (arrived at 3:24 p.m.), Riley McDonough, Chris Raines, Jack DiCola via Zoom, Ed Raegner via Zoom, and Board Treasurer Scott Ledin, and Executive Director and Board Secretary Keith Riesberg

OTHERS

PRESENT: Town Attorney Hilary Graham, Assistant Town Manager Alisha Janes, and Town Clerk Danielle Jardee

Chair Nick Kutrumbos called the meeting to order at 3:00 p.m.

Chair Nick Kutrumbos roll called Board Commissioners.

2. Consent Agenda

2.a. Approval of April 15, 2025, Meeting Minutes

Board Commissioner Art Ferrari moved and Board Commissioner Riley McDonough seconded the motion approving the consent agenda. Motion carried: 9-0.

3. Discussion

3.a. Presentation of the Draft Urban Renewal Plan

Board Secretary Keith Riesberg stated the first thing we are going to go over is the urban renewal plan document. Mr. Riesberg stated the plan that is being presented along with the various studies that will be referenced were prepared for the Town based upon direction given to the developer's representative, Andy Arnold, with Pioneer Development. Mr. Riesberg stated the first document we are going to look at is the urban renewal plan dated June 17, 2025. Mr. Riesberg stated we are anticipating one urban renewal plan that will have two different TIF (Tax Increment Financing) areas; Cooper Creek Village and Winter Park Resort Base. Mr. Riesberg stated the first page of the document reflects that in two maps. Mr. Riesberg stated there are two separate areas that will be generating revenues or increment that will be captured by the TIF that will go towards the public infrastructure. Pioneer Development's Andy Arnold arrived, introduced himself, and took over presentation. Mr. Arnold stated as the authority you have the ability to initiate studies that are required to form a plan area. Mr. Arnold stated only the Town of Winter Park, and the Council have the authority to approve the plan area, but it is guided by the Urban Renewal Authority Board. Mr. Arnold stated this plan is yours, you are a public entity, all the TIF that it could leverage is owned by the plan and to be spent in the plan. Mr. Arnold

stated the three plans that are required are, urban renewal plan, a conditions survey, and an impact report (not going to talk about today). Mr. Arnold stated as we go through the plan document, the language is boiler plate, it is referring to Colorado's urban renewal law in the Colorado State Statutes it is 31-25-101 through 116. Mr. Arnold stated the most important is the urban renewal plan boundary, this is a unique plan boundary, you can't use TIF outside the plan area, the boundary should be drawn as level as possible around the future development. Mr. Arnold stated the TIF captured within the boundary can be used to facilitate and fund public infrastructure. Mr. Arnold stated there are 56 parcels and 241 acres that are in the proposed plan boundary and there are two TIF areas within the plan boundary, USFS (United States Forest Service) land is in between which is ok. Mr. Arnold stated because there are two TIF areas you will have two different conditions surveys. Mr. Arnold stated that both areas qualify for urban renewal treatment, you can see here a list of blighted factors. Mr. Arnold stated if your property is within an urban renewal plan area it doesn't mean that your property is necessarily blighted, it is the area that has conditions that are arresting sound development. Mr. Arnold stated there are eight blighting factors in the plan area. Mr. Arnold stated another important thing in this plan document are the goals of the plan and how it relates to your comprehensive plan. Mr. Arnold stated the plan document also lists project activities which highlight what the plan can and can't do legally. Mr. Arnold stated the project financing of the plan document talks about what the Town via the plan can do from a financial standpoint. Mr. Arnold stated it defines TIF, how it can be allocated, leveraged, and utilized. Mr. Arnold stated it also defines what the base is and what the increment amount is. The Board asks a few clarifying questions.

3.b. Presentation of the Blight Studies

a. Winter Park Resort

b. Cooper Creek Village

Pioneer Development's Andy Arnold stated he is going to go over the conditions survey for both TIF areas, Winter Park Resort and Cooper Creek Village. Mr. Arnold stated the eleven factors of blight that are listed in State statutes to the Board and gives examples. Mr. Arnold stated an example of blight under this factor; predominance of defective or inadequate street layout, would be a street with no sidewalks. Mr. Arnold overviewed Cooper Creek first with a map that shows the blighted factors. Mr. Arnold stated 7-8 blight factors were found in the plan area which makes both TIF areas eligible for urban renewal. Mr. Arnold overviewed the blighted factor map of the Winter Park Resort base area. Board Secretary Keith Riesberg asked Mr. Arnold to overview the purpose of what the impact reports are. Mr. Arnold stated if you are going to use TIF within an urban renewal plan area you are required by statute to prepare an impact report. Mr. Arnold stated an impact report is a fiscal revenue forecast, if we build what is being proposed how much property tax, sales tax, and lodging tax could it generate over 25 years. Mr. Arnold stated the purpose of the report is to get the size of the project and then we compare that to taxable value of the development, the property tax it can generate, and the sales and lodging tax it can generate with the tax amenities that are within that plan boundary. Mr. Arnold stated the reason you make the comparison is to know how large the project is relative to what we have currently within our district's boundary, and then you make the same comparison with the property taxes and sales taxes. Mr. Arnold stated the report allows us to quantify the project, also allows us to begin TIF negotiations. Mr. Arnold stated once the taxing bodies receive that report the 120-day clock starts for negotiations. Mr. Arnold stated the negotiations are between the URA (Urban Renewal Authority) and the taxing bodies, you are deciding how we want to share this potential future revenue. Mr. Arnold stated after 120 days hopefully the taxing bodies will sign TIF agreements that allow the project to become feasible, for the public it is not a tax increase, it is how we share the new revenue within that boundary. Mr. Arnold stated the goal is to make the project feasible, to fund that public infrastructure without putting districts or the

Town in a bad spot. Mr. Riesberg stated there is an impact report that is being prepared by Pioneer Development and will be submitted to the Town as it is finalized. Mr. Riesberg stated the Town has engaged EPS, a consultant for the Town that will be reviewing those impacts. Mr. Riesberg stated EPS will be working with our Finance Department to validate that based upon the anticipated scope of development, the timing of the development, these are the revenues we could anticipate and the impacts to the underlying districts. Mr. Riesberg stated the report helps us quantify what revenues we can share to address the public infrastructure that is needed to move forward with the development.

3.c. Overview of the Intergovernmental Agreements (IGAs)

Town Attorney Hilary Graham stated the negotiation with each taxing entity will kick off shortly, and as a starting point I have prepared a template document for TIF sharing. Ms. Graham stated there is no creativity in these agreements or variables, it is going to recite the purpose of the agreement, and the facts that this taxing entity gathers taxes of certain kinds. Ms. Graham stated the agreement will define all the potential revenue sources from increment and it is going to lay out the agreement between the Town and that entity for how much of the increment gets shared with the URA. Ms. Graham stated the agreement is pretty boiler plate. Ms. Graham stated there will be about a dozen IGAs (Intergovernmental Agreements).

3.d. Overview of the Economic Impact Analysis

Board Secretary Keith Riesberg stated the developers have prepared their projections, Town has engaged its separate consultant to review that analysis. Mr. Riesberg stated when we meet with the districts there is the dialogue about revenues to be shared from the different districts as well as showing the forecasted revenues that would still be received by the districts. Mayor Kutumbos asked if the forecasting includes outside of the plan area. Mr. Riesberg stated no, the revenue forecasting is just done in the area. The Board asked some clarifying questions to better understand how negotiations work. Ms. Graham stated it will be known when the 120-day clock is starting, you will receive notice. Mr. Riesberg stated today it was to start the more detailed dialogue and overview the documents together.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 4:10 p.m.

The next scheduled meeting of the Winter Park Urban Renewal Authority will be Tuesday, August 19, 2025, at 3:00 p.m.

Danielle Jardee, Secretary Designee of the Authority