



## **BOARD OF TRUSTEES**

### **Regular and Executive Sessions Agenda**

**Monday, November 17, 2025**

**5:00 p.m.**

**\* Please note that the meeting will be held at**

**LINC Library Innovation Center**

**501 8<sup>th</sup> Avenue, Greeley, CO 80631**

**(not at Farr Regional Library as originally planned)**

**This is also streamed virtually by GoToMeeting.**

**The meeting can be viewed from your computer, tablet, or smartphone.**

<https://www.mylibrary.us/hpldboardmeetings>. To view the Board meeting online, use this link and select the date of the meeting you want to join. If you have public comments, you may submit questions at the time of signing up for the meeting. All participants will be muted.

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/399313765>

**If you wish to address the Board via Public Comment, please attend the meeting in person. If you are unable to attend in person, you can submit public comments to the Board prior to the Board meeting via Formstack: [https://hpld.formstack.com/forms/board\\_questions](https://hpld.formstack.com/forms/board_questions)**

*The High Plains Library District Board may take action on any of the following agenda items as presented or modified prior to or during the meeting, and items necessary or convenient to effectuate the agenda items.*

#### **1.0 OPENING OF MEETING**

- 1.1 Roll Call and Pledge of Allegiance
- 1.2 Approval of Agenda
- 1.3 Approval of Consent Agenda
  - a. October 13, 2025, Regular and Executive Sessions Meeting Minutes
- 1.4 The Good We Do
- 1.5 Public Comment

#### **2.0 ITEMS FOR INFORMATION/ACTION**

- 2.1 HPLD 2026 Holiday Schedule (Action) – Eric Ewing, HPLD Human Resources Associate Director
- 2.2 2026 Board Meeting Calendar (Action) - Dr. Matthew Hortt, HPLD Executive Director

- 2.3 Guidelines for URA and TIF Proposals (Action) - Dr. Matthew Hortt, HPLD Executive Director
- 2.4 Town of Frederick – Miner's Park URA (Action) - Dr. Matthew Hortt, HPLD Executive Director
- 2.5 Guidelines for Safety Improvement Fund (Action) - Dr. Matthew Hortt, HPLD Executive Director
- 2.6 Trustee Appointments (Information) - Dr. Matthew Hortt, HPLD Executive Director
- 2.7 Strategic Plan Updates (Information) - Dr. Matthew Hortt, HPLD Executive Director
  - a. Construction Updates
  - b. Workforce Development
  - c. Literacy

### **3.0 DIRECTORS REPORT**

- 3.1 Review Draft Agenda – Dr. Matthew Hortt, HPLD Executive Director
  - a. December 8, 2025 RS
- 3.2 District Updates – Dr. Matthew Hortt, HPLD Executive Director

### **4.0 BOARD COMMENTS**

- 4.1 Chair Report
- 4.2 Vice-Chair
- 4.3 Secretary/Treasurer
- 4.4 Committees
- 4.5 Other Board Members

### **5.0 EXECUTIVE SESSION**

- 5.1 C.R.S. § 24-6-402(4) (b) Receiving legal advice on specific legal questions from an attorney – Lochbuie Claim
- 5.2 C.R.S. § 24-6-402(4) (b) Receiving legal advice on specific legal questions from an attorney – Granado claim
- 5.3 C.R.S. § 24-6-402(4) (b) Receiving legal advice on specific legal questions from an attorney – Prairie & Pawnee School Board Vote

### **ADJOURNMENT**

#### Upcoming meetings:

December 8, 2025, 5:00p.m.: HPLD Board of Directors Meeting - Regular Session  
LINC Library Innovation Center, 501 8<sup>th</sup> Avenue, Greeley, CO 80631



**BOARD OF TRUSTEES**  
**Draft - Regular Session Minutes**  
**Monday, October 13, 2025**  
**LINC Library Innovation Center**  
**501 8<sup>th</sup> Avenue, Greeley, CO 80631**

**1.0 OPENING OF MEETING AT 5:01PM**

**1.1 Roll Call and Pledge of Allegiance**

All Trustees were Present unless noted:

Chair Nick Nakamura was excused

Vice-Chair Joyce Smock

Secretary/Treasurer Deana Lemos-Garcia was excused

Trustee Jenna Evans

Trustee Gerri Holton

Trustee Michael Wailes attended virtually

Trustee Lisa Taylor

Quorum was established.

Also Attending were:

Legal Counsel Bill Garcia

HPLD Staff: Dr. Matthew Hortt, Natalie Wertz, Niamh Mercer, Rick Medrano, and Kim Parker

Vice- Chair Smock read the following statements into record:

*High Plains Library District is dependent on the trust of its community to successfully achieve its mission. Therefore, it is crucial that all Trustees conduct business on behalf of the High Plains Library District with the highest level of integrity, truth, and honor, avoiding any impropriety or the appearance of impropriety.*

*At HPLD, we ASPIRE to help build community and be a valued community resource.*

**1.2 Approval of Agenda**

**MOTION** to approve the agenda: Trustee Gerri Holton

**SECOND:** Trustee Lisa Taylor

**DISCUSSION:** None

**VOTE:** 4:0

**1.3 Approval of Consent Agenda**

September 15, 2025 Regular Session Meeting Minutes

**MOTION** to approve the consent agenda: Trustee Jenna Evans

**SECOND:** Trustee Gerri Holton

**DISCUSSION:** None

**VOTE:** 4:0

- 1.4 The Good We Do  
Matt highlighted and showed photos from Yes!fest, HPLD's annual STEAM event that was held throughout the LINC Library Innovation Center. As in previous years, it was once again a huge hit with 1,984 attendees.
- 1.5 Public Comment  
No public comment

## 2.0 ITEMS FOR INFORMATION/ACTION

- 2.1 Town of Frederick – Miner's Park URA (Action) - Dr. Matthew Horts, HPLD Executive Director & Max Daffron, Economic Developer Town of Frederick  
Max Daffron explained that the Town of Frederick is working on an Urban Renewal project called Minor's Park Town Center that will include up to 1,000 multi-family rental units, senior housing, and retail. Public infrastructure improvement could cost \$34,000,000 to \$38,500,000, and is therefore a great candidate for urban renewal help.  
Originally, Firestone had asked for 100% tax deferment for 25 years, and the District countered with 50%. The ask is now for 75% deferment. The cost to HPLD would come to around \$2,300,000 over the course of the 25 years.

Trustee Holton suggested that we create a strategy or policy with a plan and determine oversight. Dr. Horts replied that staff and the Board can talk about that and work through it with a study session. Trustee Taylor agreed that more strategic conversation is a good idea, and she can see how this can boost workforce development. Vice-Chair Smock supported the 50% deferment, and added that 25 years is a concern to her. Dr. Horts suggested possibly putting a cap in place. Trustee Taylor asked staff and legal counsel to recommend a cap. Dr. Horts suggested a \$2,300,000 cap, but offered to go to legal counsel if Trustees would like him to. Trustee Holton asked that the Finance Committee consider this and bring back a recommendation.

**MOTION** to table this to next month and have the Finance Committee and Legal Counsel bring back a proposal: Trustee Lisa Taylor

**SECOND:** Trustee Jenna Evans

**DISCUSSION:** None

**VOTE:** 4:0

- 2.2 Preliminary Budget (Action) - Dr. Matthew Horts, HPLD Executive Director, and Natalie Wertz, Finance Manager  
Natalie Wertz presented the proposed budget for 2026 with revenues of \$57,746,973 and expenditures of \$64,317,828, for a decrease in net assets of \$6,570,855. The proposed budget can be found [here](#).

Because of discussion last month about budgeting for Erie's second location next year rather than in 2027 as planned, Dr. Horts added that the Finance Committee recommends that budgeting remain in 2027 instead of 2026. When asked why, he and Ms. Wertz answered that work needs to be done with the Town of Erie on taxing properties, staff capacity doesn't allow it, and planning must be done to strategically find a spot for the new location and determine the right size for the building.

The proposed budget has been reviewed by the Finance Committee and is being recommended for approval.

**MOTION** to accept the proposed budget and schedule the public hearing and final vote for the December 8, 2025 board meeting: Trustee Lisa Taylor

**SECOND:** Trustee Michael Wailes

**DISCUSSION:** None

**VOTE:** 4:0

- 2.3 Executive Director Annual Performance Appraisal (Information) – Eric Ewing, HPLD Human Resources Associate Director

Eric Ewing presented the timeline and plan for the Trustees to complete the Executive Director performance appraisal.

**For Information Only – No Action Needed**

- 2.4 Deferred Compensation 457(b) Plan Amendment - Catch-up Contributions (Action) - Eric Ewing, HPLD Human Resources Associate Director

Along with a 401(a) retirement plan, the District offers employees who are 60 to 63 years old the opportunity to save pre-tax dollars for retirement through a 457(b) deferred compensation plan. Two changes are being made to the 457(b): (1) a higher catch-up contribution will be allowed, and (2) as of January 2027, employees earning \$145,000 or more will be ineligible to participate.

**MOTION** to approve and adopt this amendment to the Deferred Compensation 457(b)

Plan: Trustee Gerri Holton

**SECOND:** Trustee Lisa Taylor

**DISCUSSION:** None

**VOTE:** 4:0

- 2.5 Member Library IGA Services 2026 (Action) - Dr. Matthew Horts, HPLD Executive Director  
As part of the District's IGAs with Member Libraries, a list of services is provided to the Members. The changes for next year include a new non-third-party clause; updating and cleaning up language; and a new safety improvement fund.

**MOTION** to approve the list of services: Trustee Lisa Taylor

**SECOND:** Trustee Gerri Holton

**DISCUSSION:** None

**VOTE:** 4:0

- 2.6 Strategic Plan Updates (Information) - Dr. Matthew Horts, HPLD Executive Director

- a. Construction Updates

Staff are returning to the DSS building this week, and the lease at US Bank and the Carson property, which houses the Outreach vehicles, will end at the end of this month. Also, the DSS new addition is on time and on budget.

Mead construction and site plan project are underway. The sewer agreement has been signed, and they are trying to get paved before spring.

- b. Workforce Development

The Workforce Vehicle is being built, and staff picked colors for it last week. Also, a survey is being shared with community, and the District is getting great responses from it. Dr. Horts gave a shout-out to the Pop-Up team for their work with that.

Furthermore, a number of staff participated in the Workforce Symposium last month and manned a table of information, plus provided laptops for the presenters to use.

- c. Literacy

As Dr. Horts reported in the Good We Do, Yes!fest was a success.

### **3.0 DIRECTOR'S REPORT**

#### **3.1 Review Draft Agenda – Dr. Matthew Hortt, HPLD Executive Director**

##### **a. November 17, 2025 RS**

In addition to the agenda items listed in the board packet, staff will add the Firestone URA discussion, which was rolled over from this meeting, and the safety guidelines. Trustee Taylor asked if there can be discussion on how to talk through investments and/or agreements in a later meeting.

#### **3.2 District Updates – Dr. Matthew Hortt, HPLD Executive Director**

A contingent of staff and a Trustee attended the Baldridge conference in Denver, and around 50 members of the conference will tour LINC and the City of Fort Collins.

HPLD partnered with the Immigrant and Refugee Center of Northern Colorado to host a Citizenship Celebration, which was well-attended. Trustees Nakamura and Wailes attended, along with Dr. Hortt and others.

Dr. Hortt attended Ft Lupton Public and School Library's Dia de Muertos at the historic Fort Lancaster.

There was only one applicant for the Region 6 Trustee position: Patty Bodwell from Briggsdale. The Establishing Bodies agreed to forego the interview and are going straight to ratifications.

HPLD staff are meeting with the town of Erie about the recreation center expanding into the library parking lot. Dr. Hortt will share the results of the meeting with Trustees next month.

Niamh Mercer, HPLD Friends & Foundation Director, announced that over \$20,000 was raised at the Innovation Luncheon, and she thanked everyone who helped. She also shared that Colorado Gives Day will be on Dec. 9<sup>th</sup>, and invited everyone to support the Foundation through that platform.

### **4.0 BOARD COMMENTS**

#### **4.2 Vice-Chair Smock said she was amazed at Yes!fest, and all the interactions, presentations, discussions, instructions, and so on. She gave a shout out to everyone who put it together.**

#### **4.5 Other Board Members**

Trustee Jenna Evans attended Yes!fest for the first time, and her boys loved it. It was really well-organized. Great job to everyone who organized it and executed it.

Trustee Gerri Holton said she is in awe of everyone who put together the budget because it is a huge task, and she thanked HR for putting together the policies that take care of the staff. She also thanked Dr. Hortt for all he does after hours.

Trustee Lisa Taylor expressed appreciation for Dr. Hortt and the entire HPLD team who have been displaced because of DSS construction. She also appreciates the fact that Member libraries are able to maintain some autonomy. She appreciates Dr. Hortt and the team for listening to the Members and working on collaboration and relationships. She also gave a shout out to the Pop-Up team for listening to the community.

Trustee Michael Wailes reported that the Innovation Luncheon had a good turnout. The work that Niamh and Christina do, and what they did with the Innovation Luncheon, is and was very impressive. Also, the Citizenship celebration had an impressive turnout as well, and he

congratulated everyone who worked on it. He enjoyed learning about the citizenship process while he was there.

## **5.0 EXECUTIVE SESSION**

5.1 C.R.S. § 24-6-402(4) (b) Receiving legal advice on specific legal questions from an attorney – Lochbuie Claim

5.2 C.R.S. § 24-6-402(4) (b) Receiving legal advice on specific legal questions from an attorney – Granado claim

**MOTION** to adjourn from Regular Session and enter into Executive Session under C.R.S. § 24-6-402(4) – Pursuant to section C.R.S. § 24-6-402(4) (b), Receiving legal advice on specific legal questions from an attorney – Lochbuie Claim, and Granado Claim: Trustee Lisa Taylor

**SECOND:** Trustee Gerri Holton

**DISCUSSION:** None

**VOTE:** 4:0

At 7:19pm on October 13, 2025, an executive session meeting of the Board of Trustees of the High Plains Library District was convened for the sole purpose of receiving legal advice on specific legal questions from an attorney on the Lochbuie Claim. The discussion ended at 7:49pm.

At 7:49pm, the executive session continued for the sole purpose of receiving legal advice on specific legal questions from an attorney on the Granado Claim.

Attending the entire session of both topics were Vice-Chair Joyce Smock; Trustees Jenna Evans, Gerri Holton, Michael Wailes, and Lisa Taylor; Dr. Matthew Hortt; and Legal Counsel William Garcia. The discussion ended at 8:05pm.

During the executive session, the Board discussed or received advice regarding the Lochbuie Claim and Granado Claim, and did not engage in substantive discussion of any matter not enumerated in C.R.S. § 24-6-402(4) (b). The Board did not adopt any policy, position, resolution, rule, regulation, or take any formal action.

## **6.0 RECONVENING OF REGULAR SESSION AT 8:06PM**

6.1 Roll Call

All Trustees were Present unless noted:

Chair Nick Nakamura was excused

Vice-Chair Joyce Smock

Secretary/Treasurer Deana Lemos-Garcia was excused

Trustee Jenna Evans

Trustee Gerri Holton

Trustee Michael Wailes was excused

Trustee Lisa Taylor

Quorum was established.

Also Attending were:

Legal Counsel Bill Garcia

HPLD Staff: Dr. Matthew Hortt and Kim Parker

## **7.0 ADJOURNMENT AT 8:07PM:**

There being no further business,

**MOTION** to adjourn the meeting: Trustee Gerri Holton  
**SECOND:** Trustee Jenna Evans  
**DISCUSSION:** None  
**VOTE:** 4:0

*Upcoming meetings:*

November 17, 2025 at 5:00p.m.: HPLD Board of Directors Meeting - Regular Session  
Farr Regional Library, 1939 61<sup>st</sup> Avenue, Greeley, CO 80634

# HIGH PLAINS LIBRARY DISTRICT

## BOARD OF TRUSTEES COMMUNICATION

---

Meeting date: November 17 <sup>th</sup> , 2025
Type of item: Action
Subject: Proposed 2026 Holiday Schedule
Presented by: Dr. Matthew Hорт, HPLD Executive Director
Recommendation: Staff recommend that the board approve the proposed holiday schedule for 2026

### ***Background***

Each year the Board of Trustees approves the holidays for the forthcoming year, which results in the Branch Libraries and the DSS & Administration offices being closed.

In lieu of closing, the Branch Libraries and DSS & Administration offices remain open in honor of Presidents' Day. The Branch Libraries and DSS & Administration offices also remain open on Juneteenth Day. Staff are provided a "floating holiday" for these two holidays.

### ***Recommendation***

Staff recommend that the board approve the proposed holiday schedule for 2026



## **2026 Holiday Schedule**

**The libraries will be closed on the following dates:**

### **Paid Holidays**

Full-time employees and part-time employees who work at least 20 hours per week will receive holiday pay or another day off if scheduled to work that day. Holidays should be used in the same pay period they are earned.

- **Thursday, January 1 – New Year's Day**
- **Monday, January 19 – Martin Luther King Jr. Day**
- **Monday, May 25 – Memorial Day**
- **Saturday, July 4 – Independence Day**
- **Monday, September 7 – Labor Day**
- **Wednesday, November 11 – Veteran's Day**
- **Thursday, November 26 – Thanksgiving**
- **Thursday, December 24 – Christmas Eve Day**
- **Friday, December 25 – Christmas Day**

### **Unpaid Holidays**

The libraries will also be closed or closing early, but employees will not receive holiday pay:

- **Sunday, April 5 (Easter)**
- **Wednesday, November 25, at 5:00 pm (Thanksgiving Eve)**
- **Thursday, December 31, at 5:00 pm (New Year's Eve)**

### **Floating Holidays:**

Full-time employees and part-time employees who work at least 20 hours per week employees will receive two (2) floating holidays in lieu of Presidents' Day and Juneteenth Day, to be taken any time during the calendar year.

# HIGH PLAINS LIBRARY DISTRICT

## BOARD OF TRUSTEES COMMUNICATION

---

Meeting date: November 17 <sup>th</sup> , 2025
Type of item: Action
Subject: Board Meeting Calendar
Presented by: Dr. Matthew Horts, Executive Director
Recommendation: Staff recommend that the board consider and approve the 2026 Board Calendar as presented and direct staff to notice accordingly

### ***Background***

The High Plains Library Board is a Special District and as such is required to adopt a Board Calendar by January 15th and no more than 60 days prior in accordance with Colorado Revised Statute § 32-1-809 (1)(d).

### ***Considerations***

Colorado Revised Statute §24-6-402 (1)(d) states; Each District must Notice and include (d) The times and places designated for regularly scheduled meetings of the board during the year and the place where notice of board meetings is posted pursuant to Colorado Revised Statute § 24-6-402(2)(c), C.R.S

The Board Meeting Calendar is contingent upon the Holiday/Closure Schedule that the Board also reviewed at this meeting.

### ***Recommendation***

Staff recommend that the board consider and approve the 2026 Board Calendar as presented and direct staff to notice accordingly



## Notice of High Plains Library District Board Meeting Schedule for 2026

Notice is hereby given that meetings of the High Plains Library District Board of Trustees for the calendar year 2026 will be held on the following dates, times, and locations.

<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>Address</u>
<b>Regular Session</b> Monday, January 12	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
<b>Regular Session</b> Monday, February 16	5:00 p.m.	Centennial Park Library	2227 23rd Ave. Greeley, CO 80631
<b>Regular Session</b> Monday, March 16	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
<b>Regular Session</b> Monday, April 20	5:00 p.m.	Farr Regional Library	1939 61st Ave, Greeley, CO 80634
<b>Regular Session</b> Monday May 18	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
<b>Regular Session</b> Monday, June 15	5:00 p.m.	Erie Community Library	400 Powers Street Erie, CO 80516
<b>Regular Session</b> Monday, July 20	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
<b>Regular Session</b> Monday, August 17	5:00 p.m.	Milliken Public Library	266B S. Irene Ave. Milliken, CO 80543
<b>Regular Session</b> Monday, September 21	5:00 p.m.	HPLD Library and Archives	2650 W. 29th St. Greeley, CO 80631
<b>Regular Session</b> Monday, October 12	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
<b>Regular Session</b> Monday, November 16	5:00 p.m.	Mead Library	13815 Chaparral Rd Mead, CO 80542
<b>Regular Session</b> Monday, December 14	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631

The Board of Trustees may change dates, locations and times at its discretion, or may add special sessions as necessary. Public notices regarding these public meetings will be posted at <https://mylibrary.us/board/>.

Complete board meeting packets are available at <https://www.mylibrary.us/board/>. Persons desiring notification of special meetings of the Board of Trustees should advise the Executive Assistant for the Board of Trustees of their desire.

# HIGH PLAINS LIBRARY DISTRICT

## BOARD OF TRUSTEES COMMUNICATION

---

Meeting date: November 17 <sup>th</sup> , 2025
Type of item: Action
Subject: Guidelines for URA and TIF Proposals
Presented by: Dr. Matthew Horts, HPLD Executive Director
Recommendation: Staff recommend the Board approve and adopt the Guidelines for URA and TIF Proposals

### ***Background***

Per Board Direction at the October 2025 HPLD Board Meeting, staff worked with our legal counsel to develop HPLD Guidelines for URA and TIF Proposals. Staff have reviewed the existing URA and TIF Agreements that the District is currently a party to and developed the recommendations. The attorney has reviewed the guidelines and found them acceptable.

### ***Considerations***

#### **Proposed HPLD URA and TIF Guidelines**

- Each URA / TIF agreement will establish a cap / maximum dollar amount of tax increment that HPLD will contribute
- The HPLD tax increment will not exceed 50% of the HPLD mill levy
- The URA / TIF amount HPLD will contribute will be no more than 5% of the total tax increment from all taxing jurisdictions for any project (if the total tax increment from all taxing jurisdictions is \$30,000,000, HPLD will contribute no more than \$1,500,000)
- The distance of the project to the nearest library will be considered in establishing the amount of tax increment that HPLD will contribute
- HPLD will have no more than 3 TIF agreements outstanding with a URA or municipality at any one time
- In new proposals, the URA will be required to present a summary of TIF agreements that HPLD already has in place with that URA. The summary will include the name of the project, remaining term (when the agreement expires), amount of tax increment HPLD has contributed to date for each agreement, and the cap / maximum dollar amount of the HPLD contribution if there is a cap on the agreement.

### ***Recommendation***

Staff recommend the Board approve and adopt the Guidelines for URA and TIF Proposals



# HIGH PLAINS LIBRARY DISTRICT

## BOARD OF TRUSTEES COMMUNICATION

---

Meeting date: November 17 <sup>th</sup> , 2025
Type of item: Action
Subject: Town of Frederick – Miner's Park URA
Presented by: Dr. Matthew Hortt, HPLD Executive Director & Ryan Johnson, Assistant Town Manager, Town of Frederick
Recommendation: Staff recommend the Board approve the Miner’s Park Urban Renewal Area Proposal and direct the Executive Director and Legal Counsel to edit and sign TIF Agreement

### ***Background***

In March 2023, HPLD was contacted by the Town of Frederick regarding the proposed Miner’s Park Urban Renewal Area (URA). Staff meet with Town Officials in April 2023 to discuss the URA with the promise of a later follow up to formally present to the HPLD Board of Trustees. In December 2023, the Town of Frederick reached out again. Staff met with Town Officials to discuss the URA again in January 2024, and staff presented the proposal to the HPLD Board of Trustees in March, 2024. HPLD responded with a counter proposal on terms in March, 2024. The Town of Frederick reached out again in May 2025 and is making the proposal. In October of this year, the Town of Frederick presented the URA Proposal to the Board. The HPLD Board asked that staff develop URA Guidelines for the District and will consider the proposal at the November 2025 meeting.

### ***Considerations***

- Proposed URA is located off County Road 14, between Colorado Blvd and Maple St.
- Once approved the Miner’s Park Urban Renewal Area and defined Tax Incremental Financing will be in place for 25 years.
- The URA contains approximately 121.11 acres of area classified by the Weld County Assessor as Agricultural Land
- Based on an independent consultant, the land in the URA meets the statutory definition of “blighted area” as defined in the Urban Renewal Law & Act
- The URA includes an Urban Renewal Plan with identified goal categories for development of the area:
  - Growth & Development
  - Residential Neighborhoods
  - Commercial & Industrial Areas
  - Transportation & Mobility
  - Urban Design, Beautification & Tourism
- The ask from the Town of Frederick is that the District enter into a revenue sharing agreement with the Town for the defined Urban Renewal Area. As proposed the District would share 75% of the tax revenue in the URA for the 25-year term. The shared revenue would be used for Tax Incremental Financing (TIF) to help develop the URA area. Increasing the taxable value of the property over time and resulting in an increased tax value for the District after the 25-year term.
- Based on the URA TIF projections the estimated 25-year property taxes for the URA, the District would be sharing \$3,063,749 in tax revenue
- The HPLD counter proposal from March 2024 identified the following terms:
  - A 50/50% tax revenue share of the TIF funds generated by the HPLD Mil levy

- A 10-year agreement period with the option for three 5 year renews
- HPLD also asked for a cap of the total revenue that was to be captured.

### ***Recommendation***

Staff recommend the Board approve the Miner's Park Urban Renewal Area Proposal and direct the Executive Director and Legal Counsel to edit and sign TIF Agreement



401 Locust Street • P.O. Box 435 • Frederick, CO 80530-0435

Phone: (720) 382-5500

frederickco.gov

High Plains Library District  
Dr. Matthew Hott  
Executive Director  
2650 W. 29<sup>th</sup> Street  
Greeley, Colorado 80631

March 20, 2023

Re: Proposed Miner's Park Urban Renewal Area

Dr. Hott:

The Town of Frederick and the Frederick Urban Renewal Authority are considering approval of the Miner's Park Urban Renewal Plan. The area involved is depicted on the attached map ("Area"). It is expected that property tax increment financing will be a component on the Plan if approved by the Board of Trustees. As you may know, Frederick officials are required by Sections 31-25-107 (3.5) and (9.5) of the Colorado Revised Statutes to determine if the implementation of tax increment financing in this urban renewal project will adversely affect the revenues or services of each taxing entity that levies property taxes in the Area, including the High Plains Library District.

Ryan Johnson, Assistant Town Manager (acting as the Deputy Executive Director for the Frederick Urban Renewal Authority) would like to meet with you to begin discussion and negotiation of any potential impacts. Attached, you will find a draft of the proposed Miner's Park Urban Renewal Plan and an impact report showing the expected tax increment revenues and any impacts and benefits expected to accrue for the duration of the project.

Please contact Amanda DeBord at [AdeBord@frederickco.gov](mailto:AdeBord@frederickco.gov) or 720-382-5536 to arrange a convenient time to meet.

Regards,

Ryan Johnson  
Assistant Town Manager, Town of Frederick  
Deputy Executive Director, Frederick Urban Renewal Authority

**Built on What Matters.**

# **URBAN RENEWAL PLAN FOR THE MINER'S PARK TOWN CENTER URBAN RENEWAL PROJECT**



OCTOBER 2022

## TABLE OF CONTENTS

	<b>Section</b>	<b>Page</b>
I.	Introduction	3
II.	Agricultural Land	3
III.	Definitions	3
IV.	Urban Renewal Boundaries	4
V.	Qualifying Conditions	4
VI.	Conformance with Comprehensive Plan	5
VII.	Goals and Objectives of the Urban Renewal Plan	5
VIII.	Land Use Regulations and Building Regulations	7
IX.	Project Activities	7
X.	Project Financing; Tax Increment Financing	9
XI.	Changes in Approved Plan	12
XII.	Minor Variations	12
XIII.	Exhibits	12

## I. INTRODUCTION

The Urban Renewal Plan for the Miners Park Town Center Urban Renewal Project has been prepared pursuant to the provisions of the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "Act") as in effect in all respects on the date this Urban Renewal Plan is approved by the Town of Frederick Board of Trustees. In accordance with the Act, the Urban Renewal Plan is effective upon approval by the Town of Frederick Board of Trustees. The Urban Renewal Plan (sometimes referred to herein alternatively as the "Plan"), including the preparation and execution of any documents implementing it, shall be performed by the Frederick Urban Renewal Authority.

## II. AGRICULTURAL LAND

The Urban Renewal Area largely consists of land that has been classified by the Weld County Assessor as agricultural land for the purposes of levying and collecting property taxes during the five-year period prior to the date of adoption of this Urban Renewal Plan. It is the intention of the Board of Trustees that the Frederick Urban Renewal Authority will enter into agreements where required by the Act and appropriate to assist in financing additional services or infrastructure to serve new improvements in the Urban Renewal Area.

## III. DEFINITIONS

Any terms used in this Urban Renewal Plan that are not defined herein are governed by definitions in the Act or, where applicable, definitions in the Town of Frederick Land Use Code, as applicable. Unless a different meaning is clearly stated, the terms used in this Urban Renewal Plan shall have the following meanings:

"Act" means the Colorado Urban Renewal Law cited in Section I, above, as in effect in all respects on the date this Plan is approved by the Town Board.

"Agricultural Land" shall have the same meaning as in Section 31-25-103(1) of the Act.

"Area" and "Urban Renewal Area" means the Area depicted on Exhibit A, attached to and made a part hereof.

"Authority" means the Frederick Urban Renewal Authority, a body corporate and politic of the State of Colorado.

"Bonds" shall have the same meaning as in Sections 31-25-103(3) and 109 of the Act, and, without limitation, specifically includes reimbursement agreements with owners and developers.

"Comprehensive Plan" means the Town of Frederick Comprehensive Plan – 2016 or as subsequently adopted or readopted. The Comprehensive Plan is being revised and updated.

Any new revisions are not expected to materially affect the provisions of this Urban Renewal Plan.

“Plan” and “Urban Renewal Plan” means this urban renewal plan as adopted and approved by the Town Board. The Plan may only be modified by a resolution adopted by the Town Board and compliance with the Act.

“Tax Increment Financing” or “TIF” means tax allocation financing described in Section 31-25-107(9) of the Act, as in effect on the date this Plan is approved by the Town Board. Unless this Plan is formally amended by the Town Board to provide otherwise, Tax Increment Financing shall be required for the full twenty-five year period, calculated and administrated in accordance with the Act and the lawful regulations of the Property Tax Administrator of the State of Colorado, and required to carry out all activities and undertakings necessary to complete the Urban Renewal Project in accordance with the Act and the Plan.

“Town” means the Town of Frederick, Colorado.

“Town Board” means the Board of Trustees of the Town of Frederick, Colorado.

“Town Land Use and Building Requirements” means the requirements listed in Section VII of this Plan.

“Urban Renewal Project” means, pursuant to the Act, all of the activities and undertakings required for the complete development of the Urban Renewal Area described in the Plan, including, without limitation financing and construction of all public and private improvements and payment of all financing obligations included in the definition of “Bonds” in the Act.

#### **IV. URBAN RENEWAL BOUNDARIES**

The Urban Renewal Area is entirely within the municipal boundaries of the Town and contains approximately 121.11 acres. The Area is depicted on Exhibit A. The Area largely consists of land that is or has been classified by the Weld County Assessor as Agricultural Land as defined in the Act.

#### **V. QUALIFYING CONDITIONS**

An independent consultant, Andy Arnold with the planning Firm SEH, experienced in conducting conditions surveys, conducted a field investigation survey to determine if conditions constituting the definition of “blighted area” contained in Section 103(2) of the Act exist in the Area. The results of this survey are contained in a report entitled “Miners Park Town Center Conditions Survey” dated April 29, 2022, attached to and made a part hereof as Exhibit B, that identifies and documents the following statutory conditions as existing in the Urban Renewal Area:

- A. Factor 2(b) – Predominance of Defective or Inadequate Street Layout
- B. Factor 3(c) – Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
- C. Factor 4(d) – Unsanitary or Unsafe Conditions
- D. Factor 6(f) – Unusual Topography or Inadequate Public Improvements or Utilities
- E. Factor 10(j) – Environmental Contamination of Buildings or Property
- F. Factor 11(k.5) – The existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or substantial Physical Underutilization or Vacancy of Sites, Buildings, or other Improvements

## **VI. CONFORMANCE WITH COMPREHENSIVE PLAN**

As required by the Act, this Plan conforms with the Comprehensive Plan, which is a general plan of the Town as a whole. The Comprehensive Plan will govern the execution of this Urban Renewal Project by the Authority in a manner consistent with the following goals and objectives.

## **VII. GOALS AND OBJECTIVES OF THE URBAN RENEWAL PLAN**

A major objective of the Comprehensive Plan is to create safe and attractive places to live, work, and shop in accordance with community goals, policies, and strategies articulated for each land use category. The activities and undertakings necessary to carry out this Urban Renewal Plan are intended to implement the following specific goals, policies, and strategies of the Comprehensive Plan.

### **Growth & Development**

**Goal:** Manage growth to accommodate future population expansion while supporting the preservation of the Town's rural and natural areas.

**Objective 1:** Limit sprawl through targeted growth and conservation design measures.

**Objective 2:** Provide incentives for the creation of affordable and workforce housing development within the Town's Growth Boundary.

### **Residential Neighborhoods**

**Goal:** Promote a diverse housing inventory to accommodate Frederick's growing population while maintaining its existing rural character.

**Objective 2:** Encourage development within the Primary Growth Area to leverage existing community facilities and infrastructure.

**Objective 3:** Promote a mix of housing types to accommodate a range of incomes, ages, and families.

**Objective 4:** Ensure residential developments demonstrate multi-modal connectivity.

**Objective 7:** Promote the use of conservation design to preserve Frederick's open space areas.

**Objective 8:** Support Traditional Neighborhood Design in Downtown, Miner's Village, and Miner's Park Town Center.

#### **Commercial & Industrial Areas**

**Goal:** Leverage Frederick's strategic location and developable areas to promote employment growth and achieve a jobs-housing balance.

**Objective 1:** Maximize prominent intersections as commercial nodes for retail, restaurant, and service businesses, leaving less accessible portions of I-25 frontage available for employment centers and light industrial users.

**Objective 2:** Cluster like commercial and industrial uses to create distinct districts such as Auto Row and Miner's Village.

**Objective 3:** Pursue strategic, targeted development opportunities on key sites, with an emphasis on the intersection of I-25 and SH 52, Downtown, and the north-east corner of SH 52 and Colorado Blvd.

**Objective 4:** Ensure the desired character of the community design is supported within the Community Design Principles and Development Standards.

**Objective 5:** Work with property owners, Weld County, and CDOT to develop coordinated streetscape improvements.

#### **Transportation & Mobility**

**Goal:** Support a transportation system that accommodates the Town's growing population while ensuring safety and mobility for all modes of travel.

**Objective 5:** Ensure new neighborhoods are well-connected to older neighborhoods through both motorized and non-motorized transportation.

**Objective 7:** Create regional trail connections that connect to the Colorado Front Range Trail system and St. Vrain Greenway.

**Objective 8:** Require developers to include internal trails that link cul-de-sacs and neighborhood streets.

#### **Parks, Recreation & Open Space**

**Goal:** Support a park and open space system that accommodates a range of recreational activities and meets the needs of the Frederick population.

**Objective 5:** Ensure all parks are safely accessible by both vehicular and non-motorized transportation modes.

**Objective 6:** Link all parks and open space facilities via the Town's trail system.

#### **Urban Design, Beautification & Tourism**

**Goal:** Establish a coordinated program of urban design initiatives, infrastructure improvements, community services, and development standards that celebrate and promote the agricultural and mining heritage of Frederick, distinguishing it from other communities within the region.

**Objective 1:** Continue to implement its streetscape design guidelines as detailed in the Town's Design Specifications to ensure public rights-of-way reflect the desired character of the Frederick community.

**Objective 2:** Install gateway and wayfinding signs to establish the identity and boundaries of Frederick and highlight key destinations within the community.

**Objectives 3:** Ensure the Community Design Principles and Development Standards produce developments and structures that reflect desired community and quality.

### **VIII. LAND USE REGULATIONS AND BUILDING REQUIREMENTS**

All development and redevelopment in the Area will be governed by the Comprehensive Plan, the Town Land Use Code, the Town Design Standards and Construction Specifications, and the International Building Code as adopted by the Town with minor modifications (collectively, the "Town Land Use and Building Requirements"). The Plan will implement the provisions of Section 31-25-107(8) of the Act, which provides that, upon approval of the Plan, the provisions of the Plan shall be controlling with respect to land area, land use, design, building requirements, maximum densities, timing or procedure applicable to the property covered by the Plan. It is the intention of this Plan, that the requirements for development and redevelopment in the Area shall be applied in accordance with all legally applicable Town Land Use and Building Requirements in effect as of the time that proper application for relevant permits and approvals are submitted.

### **IX. PROJECT ACTIVITIES**

The Authority is authorized to use any and all powers available to it under the Act and other applicable laws in order to carry out the activities and undertakings it determines are necessary for the successful execution of this Plan, including, without limitation, those listed below.

**A. Owner Participation and Cooperation with Special Districts**

The Authority may enter into ownership participation agreements and cooperation agreements with property owners, developers, and special districts, including metropolitan districts, in the Area for the development, redevelopment or rehabilitation of their property or provision and improvement of public improvements.

Owner participation and other agreements of this nature shall contain, at a minimum, provisions requiring:

1. Compliance with the Plan and all applicable ordinances and regulations.
2. Covenants to begin and complete development, construction or rehabilitation of both public and private improvements within a period of time considered to be appropriate by the Authority.
3. The financial commitment of each party.
4. The financial and legal ability to carry out development and redevelopment proposals.

**B. Property Acquisition**

If the Authority determines it is necessary to acquire any real property to implement this Plan, the Authority may do so by any means available by law, except that, unless the owner of such property agrees, the Authority is not authorized to acquire any property by exercise of the power of eminent domain.

**C. Property Management**

During such time as required property is owned by the Authority, such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

**D. Relocation Assistance and Payments**

It is not expected that the implementation of this Plan will require the displacement of any person, family, or business. However, if acquisition of property displaces any person, family, or business, the Authority may assist such party in finding another location, and may, but is not obligated to make relocation payments and provide relocation benefits authorized by the Act (except to the extent required by law in the event the use of eminent domain is properly authorized and causes such displacement) to eligible residents and businesses in such amounts and under such terms and conditions as required by law.

#### **E. Demolition, Clearance, and Site Preparation**

The Authority may demolish and clear, or contract to demolish and clear, buildings, structures, and other improvements from any property it acquires in accordance with the Plan. The Authority may provide rough and finished site grading and other site preparation services as part of a specific redevelopment program.

#### **F. Public Improvements and Facilities**

In carrying out this Plan, the Authority may cooperate with other public bodies and with private enterprise to provide public improvements and facilities as may be necessary to serve the needs of the Area and respond to community needs as set forth in the Comprehensive Plan and the Town Land Use and Building Requirements. The Authority may make provision and provide funding for such public improvements and facilities in accordance with the goals and objectives of this Plan.

#### **G. Property Disposition**

If the Authority acquires any real property in the Area, the Authority shall dispose of such property it acquires by any legal means, including establishment of a reasonable competitive bidding procedure as required by the Act. Such requirements may include compliance with the Plan, covenants to begin and complete construction of improvements within a time deemed reasonable by the Authority. The Authority shall also determine the financial and legal ability of any private developer to carry out any redevelopment agreement with the Authority.

#### **H. Cooperation Agreements**

For the purposes of planning and carrying out this Plan, the Authority may enter into one or more cooperation agreements with the Town or other public entities. Without limitation, such agreements may include project financing and implementation; design, location, and construction of public improvements and any other matters required to carry out this Plan, including, without limitation, payment or reserving of funds required to provide for administration, financing, or impacts as a result of the proposed development and redevelopment of the Area.

#### **I. Other Plan Undertakings and Activities**

Other Plan undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other public or private entities in accordance with the provisions of the Act and any other applicable law.

### **X. PROJECT FINANCING; TAX INCREMENT FINANCING**

The Authority is authorized to finance implementation of the Plan and the Urban Renewal Project by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans, grants, or advances from any source, including, without limitation, the Town; federal loans and grants; state loans and grants; interest income; agreements with public and private parties or entities; sale of securities and other assets;

property and sales tax increments (if approved by the Town Board by agreement with the Authority); and loans, advances and grants from any other available source. The following methods of financing redevelopment projects are illustrative only and not necessarily inclusive or complete. All financing methods legally available to the Town and/or the Authority, including other public and private entities or agencies, and/or developers may be used to finance the public or private improvements or any other costs described or anticipated in this Plan, or related in any manner to the development and redevelopment of the Area. These methods include, without limitation: Property tax increment financing; sales tax increment financing (if approved by the Town Board by agreement with the Authority); general obligation bond financing; special obligation bond financing; municipal revenue bond financing; general and metropolitan improvement district financing; local improvement district and special assessment financing; tax anticipation notes and warrants; installment purchasing; short-term notes and loans; tax exempt financing; industrial development revenue bond financing; conventional financing; and any other method of financing acquisition, improvements, or redevelopment as authorized by law, including, without limitation, reimbursement agreements with the private sector.

Such financing methods can be combined to finance individual developments in the Area as well as all activities and undertakings by the Authority to carry out the Plan and the Urban Renewal Project. These methods can also be used insofar as legally allowable to pay the principal of interest on and to establish reserves for indebtedness (whether funded, refunding, assumed or otherwise) incurred by the Town or the Authority to finance, refinance, or refund in whole or in part, the Urban Renewal Project as defined in the Act and the Plan. It is the policy of the Authority to consider any and all methods of financing by any legal method, or any combination of methods of financing.

The Authority is authorized to issue notes, bonds, or any other financing instruments or documents in amounts sufficient to finance all or part of the Urban Renewal Project as defined in the Act and the Plan. The Authority is authorized to borrow funds and to otherwise create indebtedness through incurring obligations for in-kind contributions from the Town or any other entity in carrying out this Plan. The principal, interest and any premiums due on or in connection with such indebtedness may be paid from tax increments or any other funds available to the Authority.

Activities and undertakings pursuant to the Plan may be financed by the Authority under the Tax Increment Financing provisions of the Act in existence at the time this Plan is approved by the Town Board. Unless this Plan is formally amended by the Town Board to provide otherwise, Tax Increment Financing shall be in effect for the full twenty-five year period calculated in accordance with the Act, the Plan, and the lawful provisions of the regulations of the Property Tax Administrator of the State of Colorado required to carry out all the activities and undertakings necessary to complete the Urban Renewal Project.

The Authority shall be entitled to impose and collect an administrative fee as a means to cover the costs associated with the administration of the Plan. By way of example and not exclusion, administrative fees collected may be used to cover legal costs, consultant fees, staff costs or any other expense authorized under the Urban Renewal Law. Said fee shall be

not less than 5% of the tax increment revenue received and collected by the Authority annually and shall be imposed on each development within the Area. Administrative fees shall be collected before reimbursement to any other entity, private or public.

**A. Establishment of Special Fund**

Upon approval of this Plan by the Town Board, the Authority shall establish a tax increment revenue fund in accordance with the Act (the "Special Fund") for the deposit of all funds, if any, received by the Authority from property taxes levied by public bodies in the Urban Renewal Area and, subject to approval by the Town Board, municipal sales taxes collected in the Urban Renewal Area for the twenty-five year period calculated in accordance with the Act, the Plan, and the lawful provisions of the regulations of the Property Tax Administrator of the State of Colorado, as follows.

**B. Base Amount**

That portion of the taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the Urban Renewal Area last certified prior to the effective date of approval of the Plan, and, if authorized by the Town Board in an agreement with the Authority, that portion of the municipal sales taxes collected within the boundaries of the Urban Renewal Area in the twelve-month period ending in that last day of the month prior to the effective date of the approval of the Plan, or both such portions, shall be paid into the funds of each such public body as all other taxes collected by or for said public body.

**C. Increment Amount**

That portion of said property taxes in excess of such base amount or that portion of such municipal sales taxes in excess of such base amount, or both, shall be allocated to and, when collected paid into the Special Fund to pay the principal of, the interest on, and any other premiums due in connection with the Bonds of, loans or advances to or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, the Urban Renewal Project. Unless and until the total valuation for assessment of the taxable property in the Urban Renewal Area, all of the taxes levied upon taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies. If sales tax increment financing is authorized by the Town Board, unless and until all or the relevant part of the municipal sales tax collections in the Urban Renewal Area exceed the base year municipal sales tax collections in the Urban Renewal Area, all such sales tax collections shall be paid into the funds of the Town. When such Bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this Subsection C, may be irrevocable pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such Bonds, loans, advances and indebtedness incurred by the Authority to finance the Urban Renewal Project, but excluding any offsets collected

by the County Treasurer for return of overpayments or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S., and also excluding a reasonable amount each year as determined by the Authority for payment of maintenance and operating expenses associated with administering the Plan, carrying out the Urban Renewal Project, and maintaining the existence of the Authority.

**XI. CHANGES IN APPROVED PLAN**

This Plan may be modified by formal resolution of the Town Board pursuant to and in accordance with the requirements of the Act, including, without limitation, all protections afforded by law to owners, lessees, and holders of Bonds and rights to reimbursement payments.

**XII. MINOR VARIATIONS**

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation or restriction beyond the intent and purpose of the Plan.

**XIII. EXHIBITS**

Exhibit A: Map of Urban Renewal Area

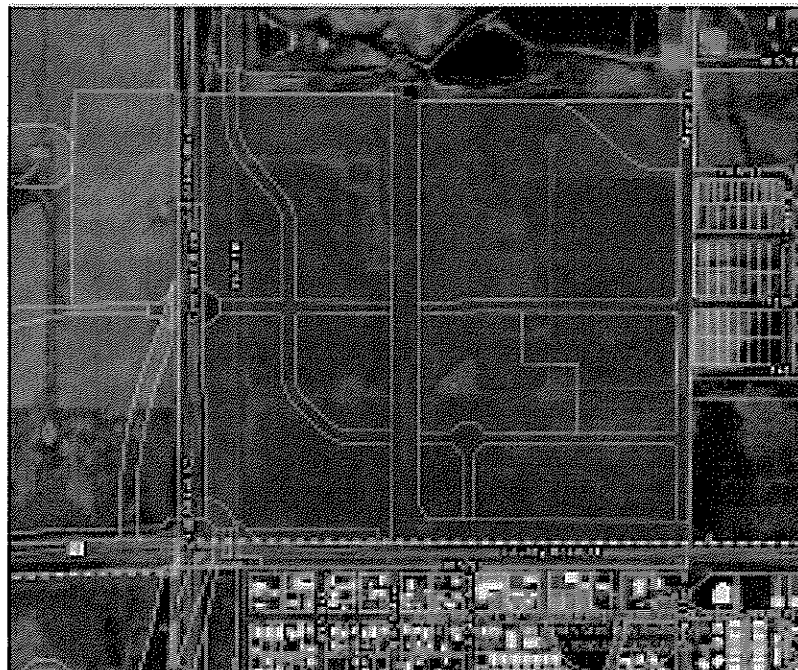
Exhibit B: Conditions Survey

## EXHIBIT A

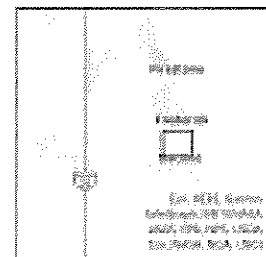
### Survey Boundary Statistics

Miner's Park URA Survey Boundary	Totals
Number of Total Acres	121.13
Parcel Acreage	93.78
Number of Parcels	13

### Miner's Park Urban Renewal Plan Conditions Survey Map



- Town Boundary
- Weld County Parcels
- Miner's Park URA Plan Area
- Building Footprints



0 0.12 0.25 0.5 Miles





# Miner's Park Urban Renewal Plan

## Impact Report

Frederick Urban Renewal Authority

165646 | September 6, 2022



Building a Better World  
for All of Us®

Engineers | Architects | Planners | Scientists



Building a Better World  
for All of Us®

September 6, 2022

Miner's Park Urban Renewal Plan  
Frederick Urban Renewal Authority

Dear FURA Board of Commissioners,

This Impact Report is intended to satisfy the requirements outlined in Colorado's Urban Renewal Law, C.R.S. 31-25-107(3.5)I-V. According to Statute, the Urban Renewal Impact Report is a supplementary document to the Urban Renewal Plan that is required if property and/or sales taxes will be utilized in the project area for renewal activities. The Miner's Park Urban Renewal Plan area intends to utilize tax increment financing (TIF) within its project area and therefore requires an impact report to be completed.

This Impact Report meets the minimum requirements defined by C.R.S. 31-25-107(3.5)I-V, and has been designed to provide the Frederick Urban Renewal Authority with a realistic forecast of property and sales tax TIF that will be generated via the remediation of blight and the renewal project's redevelopment. The forecast utilized in this report has been informed by an evaluation of proposed development within the project area, as well as interviews with the developers, meeting with the bonding entity, and FURA staff. The forecasts are intentionally designed to be conservative estimates and reflect community development needs that have been highlighted by this Board and the public.

The goal of this report is to provide the Frederick Urban Renewal Authority with a realistic forecast of impacts to better inform negotiations with impacted taxing entities and ensure that the Miner's Park Urban Renewal Plan succeeds in bringing about the renewal hoped for by the Frederick community.

Sincerely,

Andrew Arnold

CC: Ryan Johnson

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 934 Main Avenue Unit C, Durango, CO 81301  
SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 970.459.9004 | 855.625.6564

# Executive Summary

## The Frederick Miner's Park Urban Renewal Plan Impact Report:

The Frederick Urban Renewal Authority has begun the process of establishing a new Urban Renewal Plan area. This area is described by this report as the Miner's Park Urban Renewal Plan. The previously completed Conditions Survey found that this plan area meets the statutory threshold of conditions outlined in C.R.S. 31-25-103. The urban renewal area exhibits **six of the eleven** statutorily defined blighting conditions, meaning that the project area is eligible for renewal activities.

One type of renewal activity is the utilization of property and sales taxes to help remediate blight, incentivize redevelopment, and fund public improvements throughout the project area. This mechanism is known as Tax Increment Financing (TIF), and Colorado's Urban Renewal Law requires that an Impact Report be submitted with any Urban Renewal Plan that intends to utilize property and/or sales taxes for renewal activities in its project area (C.R.S. 31-25-107(3.5)I-V). The Miner's Park Urban Renewal Plan proposes the use of TIF, which triggered the need for this Impact Report.

The minimum requirements for an Impact Report are outlined in Colorado's Urban Renewal Law. Those requirements include,

- A) the estimated time to complete the Urban Renewal Project,
- B) The estimated annual property tax increment to be generated by the Urban Renewal Project and the portion of such increment to be allocated during this period to fund the urban renewal project,
- C) an estimate on the county revenue impact, and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure,
- D) a statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional County infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (II) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority,
- E) Any other estimated impacts of the urban renewal project on county services and revenues.

This Impact Report addresses each of the statutory requirements outlined above, but also examines impacts beyond the scope required by statute. Specifically, this Impact Report forecasts future tax incremental revenue by projecting a probable development scenario throughout the 121.13-acre Plan area over the next 25 years. This report assumes that the Miner's Park Urban Renewal Plan will be successful in remediating blighting conditions present within this area, which will help facilitate new development. The report also assumes that this new development will be incentivized by the Frederick Urban Renewal Authority to address community needs, such as attracting commercial development and investment. All TIF forecasts assume a 100% mill levy commitment from each participating taxing entity. This is to forecast the maximum potential impact of the proposed plan area.

With the assistance of FURA Staff, the developer and Piper Sandler (the lender), this report projected a redevelopment scenario that, when supported by the Miner's Park Urban Renewal Plan, exhibits a high propensity to attract future investment and redevelopment. The report forecasted development type, density and value within the plan area using market benchmarks and the Weld County Assessor's database. These development scenarios were then phased over the Plan area's lifetime, according to the type of development and estimated market absorption rates. The resulting assessed value from these development scenarios was then contrasted with the base assessment of the Miner's Park Urban Renewal Plan area to determine the annual tax increment generated by the project. New retail space was also estimated, which was used to determine new sales tax production within the Plan area.

This redevelopment's total tax revenue and increment has been estimated by the impact report to determine the revenue impacts on effected taxing entities. The report also addresses population and student generation within the Plan area, and its potential impact to taxing entities such as Weld County and the St. Vrain Valley School District (RE-1J).

## Executive Summary (continued)

This report found that the Miner's Park Urban Renewal Plan will not generate significant impacts to Weld County or the St. Vrain Valley School District. The projected incremental revenue will not adversely impact the County's finances. The Plan will not require new County infrastructure to serve its potential development. The Plan will have a negligible impact on the St. Vrain Valley School District's revenues also. Although the Plan is forecasted to generate 327 new students, this total equates to approximately 1% of the current school district's pupil membership. The School District's growth forest exceeds the Plan's expected student generation and has budgeted accordingly.

This report did not identify negative impacts on the Carbon Valley Recreation District, the High Plains Library District, the Northern Colorado Water Conservancy (NCW), or the St. Vrain Sanitation District.

This report did identify significant impacts on the Town of Frederick and the Frederick-Firestone Fire District. This report recommends that FURA carefully evaluate these impacts and the report's recommendation before drafting TIF sharing agreements with these districts. The report specifically recommends strategies that will mitigate these impacts without jeopardizing the Miner's Park Urban Renewal Plan.

This report concludes that effected taxing entities should support the Miner's Park Urban Renewal Plan, as its benefits to the community outweigh its fiscal costs.

The Miner's Park Urban Renewal Plan represents FURA's, the Town of Frederick's and Weld County's commitment to achieving public private partnerships that will facilitate community-minded development where it is needed most. This Impact Report was designed not only to evaluate the potential impacts of this development, but to also provide a roadmap for achieving these redevelopment goals. Projected Property and Sales Tax Increment generated within this Urban Renewal Plan are described in the table below:

Miner's Park Urban Renewal Plan Fiscal Projections		
Base Assessed Value of Plan Area	\$	1,051,059
Total New Improvement Assessed Value	\$	36,260,335
Total Estimated Property Tax TIF Revenue (25-Years)	\$	94,095,825
Total Estimated Sales Tax TIF Revenue (25-Years)	\$	5,630,345
Annual Property Tax TIF Revenue (25-Year Average)	\$	3,619,070
Annual Sales Tax TIF Revenue (25-Year Average)	\$	216,552

# Contents

Letter of Transmittal  
Executive Summary  
Contents

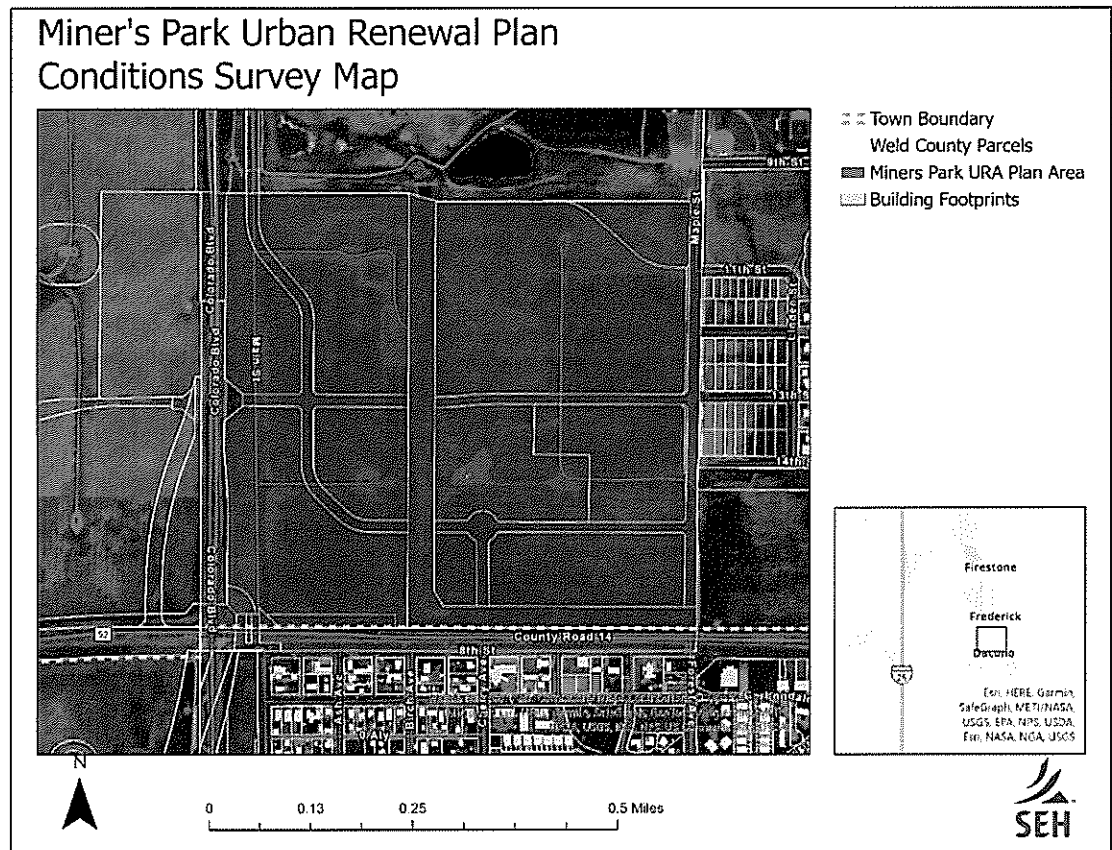
1	Plan Area Summary .....	1
	Miner's Park Urban Renewal Plan Area Description .....	2
	Zoning Districts .....	2
	Current Assessment of Plan Area .....	3
2	Impact Report Methodology .....	4
	Forecasting Future Growth.....	4
	Development Feasibility and Assumptions.....	5
	Tax Increment Financing Assumptions .....	6
	Sales Tax Assumptions.....	7
	The But-For Assumption .....	8
3	Tax Increment Financing Summary .....	9
	Projected Assessment and Phasing.....	9
	Property Tax TIF Projections.....	9
	Sales Tax TIF Projections .....	11
4	Taxing Entity Impacts.....	12
	Assessed Value Comparison .....	12
	Weld County.....	13
	St. Vrain Valley School District (School District RE1J-Longmont).....	15
	Town of Frederick.....	16
	Frederick-Firestone Fire District.....	18
	Impact Summary on Taxing Entities.....	20
	Miner's Park Urban Renewal Plan - TIF Summary Table.....	21
	Impact Report Appendix.....	23
	Appendix A.....	A-1
	Appendix B.....	B-1
	Appendix C.....	C-1

# Miner's Park Urban Renewal Plan

## Impact Report

Prepared for the Frederick Urban Renewal Authority

### 1 Plan Area Summary



### Project Area Existing Conditions

The Miner's Park Urban Renewal Plan area encompasses 121.13-acres<sup>1</sup> within the Town of Frederick. This area includes 13<sup>2</sup> parcels. This survey area has been strategically drawn to

<sup>1</sup> Acreage estimate includes Public Right of Way e.g. Roads and Alleys

<sup>2</sup> Includes 1 partial parcel, PARCEL NO: 131131300026, the Town-owned Park and Drainage Ditch bisecting the area.

include parcels that need or will attract new investment or reinvestment. The area also includes public right-of-way that may benefit from urban renewal treatment.

## Miner's Park Urban Renewal Plan Area Description

The proposed Urban Renewal Plan targets an area within the Town of Frederick that historically was used for oil and gas extraction and agriculture. The parcels are largely vacant, despite their close proximity to major transportation corridors and Town amenities. The Town examined this area in 2014 to determine its eligibility for Urban Renewal treatment. A preliminary conditions survey was completed that identified there were enough blighting factors present within the Plan area to meet statutory thresholds. However, the Frederick Urban Renewal did not move forward with creating the Urban Renewal Plan. Over the past seven years, renewed interests in this area caused FURA to re-examine its potential as an Urban Renewal Project. SEH completed a Conditions Survey in 2022 that confirmed the area exhibits six blighting factors, making it eligible for Urban Renewal treatment.

The Plan's boundary is within the Town of Frederick's City Limits and encompasses segments of County Road 14 and Colorado Boulevard. These two arterials represent the Plan area's major transportation corridors, as well as its western and southern boundaries. The Plan area's northern boundary is demarcated by Centennial Park. The eastern boundary is bordered by the future location of Maple Street, which will help connect the area to surrounding neighborhoods.

The Plan boundary also includes four (4) oil and gas wells, an irrigation ditch, and platted public ROW. The Town's GIS database indicates plans to extend Main Street throughout this project area, with the location of the ROW illustrated.

The Plan Area's statistics are described in the table below:

Miner's Park URA Plan Area	Totals
Number of Total Acres	121.13
Parcel Acreage	93.78
Number of Parcels	13

## Zoning Districts

The Miner's Park Urban Renewal Plan area includes four Town of Frederick zoning districts. Each zoning district regulates the land uses on their respective parcels according to the Town of Frederick's 2016 Comprehensive Plan and municipal code. These zoning districts will regulate the redevelopment that will be permitted throughout the Urban Renewal project. The zoning districts also inform the forecasts made by this Impact Report.

A summary of each zoning district's acreage, number of parcels, and assessed value has been included in the table below. The location of these zoning districts throughout the Plan area is illustrated in the map below.

## Zoning Districts Statistics

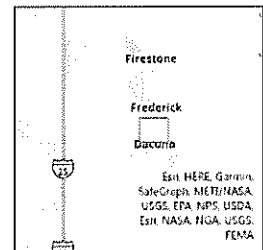
Zoning	Number of Parcels	Number of Acres	% of Parcel Acreage	Assessed Value
N/A	1	0.91	1%	\$ 10
C-H52	6	38.27	41%	\$ 10,200
C-C	2	19.30	21%	\$ 840
R-2	2	27.37	29%	\$ 1,400
R-3	1	7.93	8%	\$ 430

Source - Weld County GIS and Assessor

### Town of Frederick Zoning Districts Map



Minor's Park Zoning Districts  
ZONING  
 ■ COMMUNITY COMMERCIAL DISTRICT  
 ■ MIXED USE HIGHWAY 52 DISTRICT  
 ■ RESIDENTIAL MEDIUM DENSITY DISTRICT  
 ■ RESIDENTIAL HIGH DENSITY DISTRICT



### Current Assessment of Plan Area

The Plan area includes 13 parcels. The total equalized assessed value of these parcels, according to the Weld County Assessor's database, is \$12,880. The reason for this low taxable value is because the Plan area's parcels are assessed as agricultural or exempt. An exempt assessment will cause a properties taxable value to equal zero. An agricultural assessment determines property value based on a state formula for agricultural yield. Since the Plan area has historically exhibited blighting factors and vacancy, parcels assessed as Ag have failed to produce high yields, meaning their taxable value is low.

Agriculturally assessed property can be included in an Urban Renewal project under C.R.S. 31-25-112.5. However, tax increment financing cannot utilize the agricultural assessment when

determining the area's base value. A new base value, one that assumes the properties were assessed as "vacant" is required to project future incremental tax revenues.

SEH worked with the Weld County assessor to determine this plan area's "new" base value, assuming all agriculturally assessed property was instead assessed as "vacant". \$1,051,059 was the new base value assigned by the assessor for tax increment financing purposes. This report uses this value for all projections.

Using the 2022 Weld County Certification of Levies and Revenue, the existing taxable value of the Miner's Park Urban Renewal Plan area is 0.28% of the Town's total taxable value and 0.0085% of Weld County's taxable value.

The Plan boundary encompasses properties that are taxed according to one Weld County taxing area, 1459. The 1459 Tax Area levies a **millage rate of 102.417**.

## 2 Impact Report Methodology

### Forecasting Future Growth

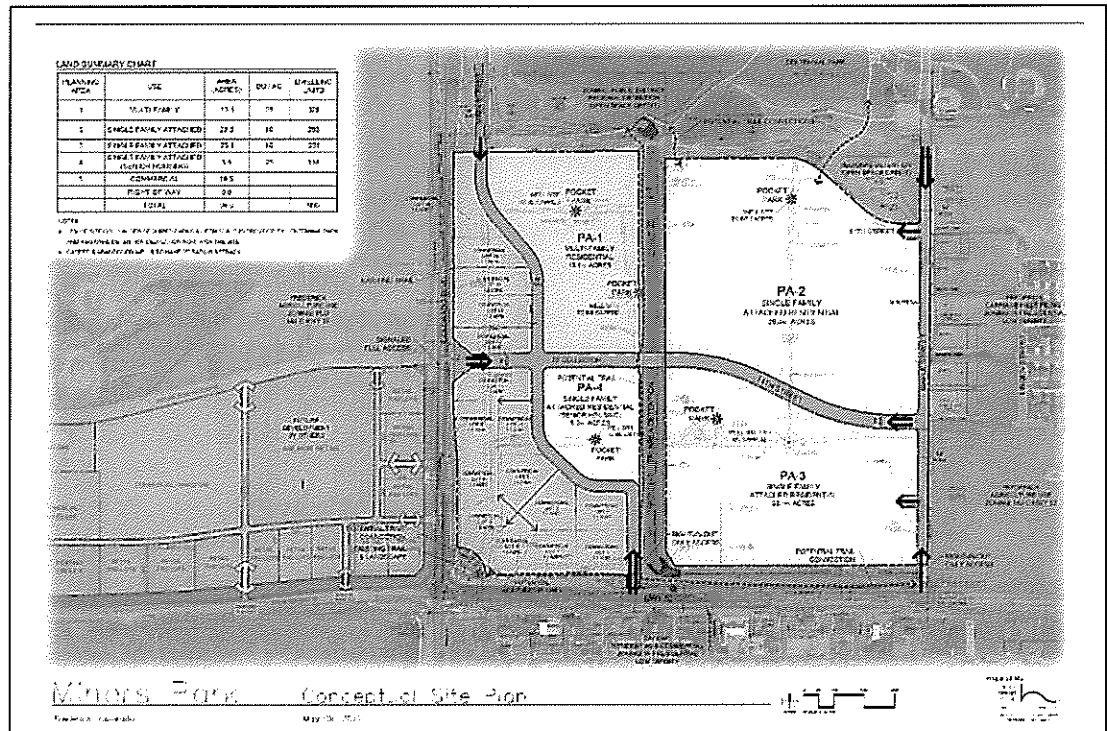
The goal of the Miner's Park Urban Renewal Plan is to incentivize redevelopment by remediating blighting conditions and spurring new investments in public infrastructure, commercial development, housing, amenities, and community development needs.

One of the tools urban renewal authorities can use to bring about these changes is known as Tax Increment Financing (TIF). TIF is a redevelopment strategy that leverages future tax revenues to incentivize redevelopment for urban renewal activities. Colorado's Urban Renewal Law mandates that urban renewal projects that intend to use TIF for renewal activities submit a supplementary Impact Report to help forecast growth within a renewal area and estimate the impacts this growth will have on taxing entities that operate within that area. The impact report's purpose is to ensure that taxing entities that rely on property tax revenues will not be adversely impacted by the urban renewal project.

Quantifying these impacts requires a forecast of probable growth throughout the project area over the project's lifetime. **The TIF provisions of the Miner's Park Urban Renewal Plan are expected to last 25 years**, the maximum amount of time allotted by Colorado's Urban Renewal Law.

This report estimated where and when redevelopment will take place in the Miner's Park Urban Renewal Plan area by reviewing a proposed development proposal and working closely with an investment bank expected to finance the development. Completing this proposed development will require the creation of a Metropolitan District to help financing the necessary land development costs. FURA is expected to be a key partner, and TIF is vital for making the project feasible. SEH was allowed to review the developer's pro-forma and Piper Sandler's financial plan when analyzing this project. The projections made by this impact report have been informed by the Miner's Park development's financial plan.

## Proposed Miner's Park Development



The proposed development concept would have four areas of residential development, and 16 commercial lots. This mixed-use concept was intended to match the Town's comprehensive plans and help boost TIF generation to make the project more feasible.

## Development Feasibility and Assumptions

The properties which required a development forecast used certain assumptions to predict the type, size, time, and value for each development phase. The assumptions are informed by local market studies, urban renewal best practices and community desires. The goal is to anticipate development that will be both financially and politically feasible, meaning that future development in the project area matches the Town of Frederick's market demands but also the community's expressed desires for the Miner's Park Urban Renewal Plan. Market realities and community expectations are often in tension with one another, which is why these assumptions seek to strike a compromise between the two viewpoints. The analysis also assumes that future development will be incentivized by the Frederick Urban Renewal Authority, meaning that new development will be geared towards specific strategic purposes, such as additional commercial development, affordable/attainable housing or increased tax increment. Redevelopment that can cater to these strategies has a higher probability of success (and approval by the URA). These assumptions are cataloged below:

- **Type of Development** – The Town of Frederick's 2016 Comprehensive Plan indicated that this area is to be developed as a "Downtown/Mixed-Use" project. The conceptual development plan aligns with this goal. Plan area parcels that access major transportation corridors are expected to develop as commercial uses, while parcels bordering the parks and adjacent neighborhoods are intended for residential

development. Commercial uses are expected to range from retail producing to service oriented uses. Residential uses are expected to range from multi-family, higher density to townhomes and duplexes.

- **Size of Development** – The scale of future development is limited by market demands, such as local absorption rates. According to the State Demographer's office, the Town of Frederick has averaged a 5.3% annual increase in housing units over the past 5-years. That amounts to 229 units per year. Because forecasts indicate that this average annual absorption is likely to increase, this report assumes that 229 units is a baseline absorption rate for the development. Commercial development for the development amounts to a projected 65,124 SF within the Plan area, which is considered a conservative estimate given these pads proximity to major arterials. The proposed development is expected to be sized conservatively and phased conservatively over the first eight years of the Plan area.
- **Time of Development** – As mentioned in the Size of Development section, market absorption rates were used to ensure that forecasted development was appropriately phased to meet local market demands. This report assumes a two-year land development phase, followed by a single year vertical construction phase. This means that development will not begin generating increment until 2025.
- **Value of Development** – This report estimated the future value of development by comparing the projected new development to market benchmarks and existing comparable properties. Commercial development averaged an assessed market value of \$321.56 per square foot. New residential development averaged an assessed market value of \$425,000 per unit. Both estimates are considered conservative to avoid over-projecting tax increment within the Plan area.

These assumptions guided this report's forecast of future development throughout the Miner's Park Urban Renewal Plan

## Tax Increment Financing Assumptions

As part of Statutory Requirements, this report projected the estimated property and sales tax generation for future development within the Miner's Park Urban Renewal Plan area. These projections are based on Weld County's 2022 certified assessments of property and the mill levies associated with the taxing entities present in the project area. The full list of taxing entities and their associated millage rates are tabulated below:

Miner's Park Mill Levies			
<b>Note:</b>	TIF Percentages are assumed to be 100% for the Impact Report		
<b>Tax Area: 1459</b>			
<b>Tax Entity</b>	<b>2022 Mill Levy</b>	<b>TIF Agreement %</b>	<b>TIF Eligible Mill Levy</b>
Carbon Valley Recreation District	4.427	100%	4.427
Town of Frederick	6.555	100%	6.555
Frederick-Firestone Fire District	13.9	100%	13.9
Frederick-Firestone Fire District (Bond 2022)	0.469	100%	0.469
High Plains Library	3.197	100%	3.197
Northern Colorado Water (NCW)	1.00	100%	1.00
School District RE1J-Longmont	57.358	100%	57.358
St. Vrain Sanitation	0.473	100%	0.473
Weld County	15.038	100%	15.038
	<b>102.417</b>	<b>100%</b>	<b>102.417</b>

This report assumes that all impacted taxing entities will pledge 100% of their millage rate to the Miner's Park Urban Renewal Project area. This assumption is intended to help forecast the maximum impact this plan area will have on the Town and partnering entities. Property tax projections made by this report assume that the number of taxing entities, as well as their millage rates, will remain unchanged over the project's lifetime.

Tax Increment assumptions are also based on the above mill levies and assumes that the project area's starting **base value is \$1,051,059**. This report projects that both the project base and all future development will appreciate at a rate pegged to inflation. This report assumes that the **inflation rate will average 3%** over the project's lifetime<sup>3</sup>. This report adjusts the Plan area's base biennially for TIF projections.

## Sales Tax Assumptions

Colorado's Urban Renewal Law permits sales tax to be collected within urban renewal project areas to be leveraged for tax increment financing<sup>4</sup>. This report assumes that the City's sales tax rate is the only eligible sale tax for tax increment financing. The amount of sales tax that can be allocated to an urban renewal project is determined by calculating the amount of sales tax collected within the project area's boundary over the past 12 months. This is known as the sales tax base. Any increase over this base associated with new improvements within the project area is subject to negotiations between the municipality and the urban renewal authority over what portion of this increase can be paid out to fund urban renewal activities within the project area.

This report assumes that 57.1% of the Town of Frederick's sales tax generated by new improvements within the Miner's Park Urban Renewal Plan area will be allocated to the Frederick Urban Renewal Authority. This assumption is based on the fact that only 2% of the Town's 3.5%

<sup>3</sup> Colorado's Urban Renewal Law requires that the base assessment be reevaluated every two years within an urban renewal project area.

<sup>4</sup> C.R.S. 31-25-107(9)(e)

sales tax rate is eligible for tax increment financing. The remaining 1.5% is already pledged. All sales tax calculations are estimates that have been isolated to only include new retail space forecasted to develop within the Plan area.

## The But-For Assumption

The final assumption made in this report is that all new development would not occur but for the Miner's Park Urban Renewal Plan and the Frederick Urban Renewal Authority (FURA). The goal of this urban renewal plan is to incentivize development through a variety of tools, TIF being just one example, where new investments manifest throughout the Plan area because of the FURA's efforts. All tax increment estimates must therefore be considered revenue that is generated because of FURA's efforts to attract and facilitate redevelopment to the Plan area. The Miner's Park Conditions Survey identified six statutorily defined blighting factors within the Plan area that impair and arrest sound development. The renewal project will remediate these conditions and bring about development that is desired by the Frederick community. Because of this, future incremental revenues should not be considered property tax or sales tax that is abdicated by the area's taxing entities. Instead, these incremental revenues should be perceived as a future tax base that would not exist but for the creation of the Miner's Park Urban Renewal Plan.

### 3 Tax Increment Financing Summary

This Impact Report forecasted potential development throughout the Miner's Park Urban Renewal Plan area over the next 25 years and projected its assessed value and taxable revenue. These projections were used to estimate the amount of property tax increment and sales tax increment that will be generated within the Plan area if the urban renewal project is successful. Development projections are based on the methodology outlined in Section 2 of this report.

#### Projected Assessment and Phasing

The assessed valuation for the projected development is estimated by this report. The following table describes the estimated number of years it will take to absorb the development, its first assessment year, its total developable acreage, total unit count/square footage of the development, and its total taxable value (Equalized Assessed Valuation).

Commercial Development					
<u>Type of Development</u>	<u>Acreage</u>	<u>Bldg. Imp. SF</u>	<u>Taxable Value</u>	<u>Absorption Years</u>	<u>First Year of Assessment</u>
Service-Oriented	5	28,355	\$ 2,726,653	3	2025
Retail-Oriented	14.5	36,769	\$ 3,346,383	3	2025
Residential Development					
<u>Type of Development</u>	<u>Acreage</u>	<u>Unit Count</u>	<u>Taxable Value</u>	<u>Absorption Years</u>	<u>First Year of Assessment</u>
Multifamily	13.1	328	\$ 9,380,800	4	2024
Townhomes	29.3	293	\$ 9,427,275	4	2024
Duplexes	23.1	231	\$ 7,432,425	4	2025
Senior Housing	5.5	138	\$ 3,946,800	3	2025

#### Property Tax TIF Projections

This Impact Report estimated the Miner's Park Urban Renewal Plan's future TIF revenue over the next 25 years in accordance with C.R.S. 31-25-107(3.5)I-V. These estimates are used to determine the property tax revenue that is likely to be generated by new developments within the Plan area. This tax revenue is assumed to be the result of the Frederick Urban Renewal Authority's efforts to remediate blight and attract new investments within the Plan area.

Property tax TIF is estimated by comparing the Plan area's base value against its projected new improvement value. These assessed values each generate tax revenue based on the current millage rate of taxing entities within the Plan area. The base value's property tax revenue is not impacted by urban renewal projects. The new improvement's tax revenue, however, is the result of the urban renewal plan. That revenue is labeled as "increment". The property within the Miner's Park Urban Renewal Plan has a current assessed value of \$1,051,059<sup>5</sup>. This assessed value includes both building improvement values and land values. This assessed value includes all parcels within the Plan area. This current assessed value is known as the **Base Value** in tax increment financing.

<sup>5</sup> Per Weld County Assessor

This report estimates that new improvements within the Miner's Park Urban Renewal Plan area will amount to an additional \$36,260,335 in assessed value. This value is not generated at once but is instead phased in over the duration of the TIF financing provisions in the Plan, commencing in 2022 and ending with the division of the assessment roll in 2047 and the payment of TIF revenue to FURA in 2048. This is in accordance with the Urban Renewal Law and the regulations of the property tax administrator of Colorado.

This report models new development according to its first assessment year, taxable value, and absorption schedule. It then applies the tax district's millage rates to both existing and new improvements within the plan area. Tax revenue generated by new improvements is incremental revenue. These revenues can be utilized by the Frederick Urban Renewal Authority for urban renewal activities within the Plan area.

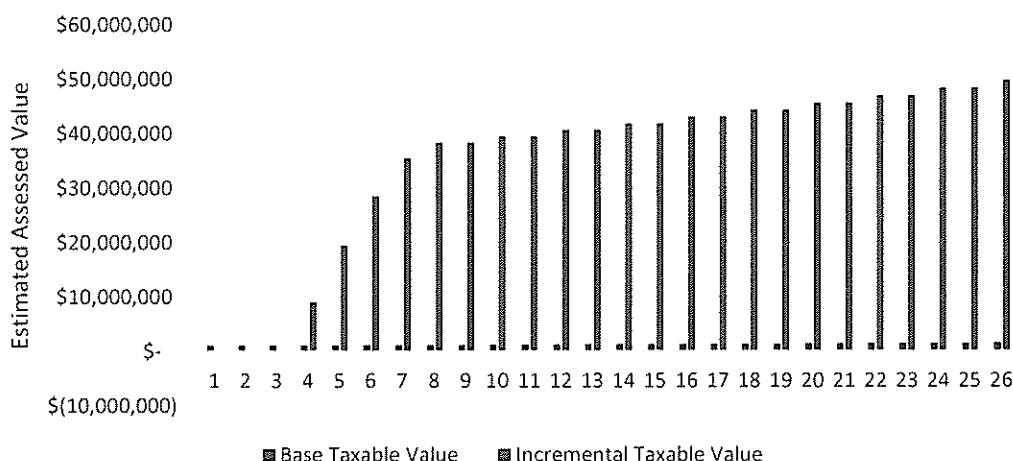
Incremental revenue is also determined by TIF-sharing agreements signed between the Frederick Urban Renewal Authority and the impacted entities that levy taxes within the Miner's Park Urban Renewal Plan area. This report assumes that all taxing entities have pledged 100% of their millage rates to support the Miner's Park Urban Renewal Plan.

The following charts and tables illustrate the Miner's Park Urban Renewal Plan's 25-Year TIF Projections:

## Miner's Park Urban Renewal Plan TIF Projections

Property TIF Estimates			
Base Value of Plan Area		\$	1,051,059
Total New Improvement AV		\$	36,260,335
Total TIF Revenue		\$	94,095,825
Annual TIF Revenue (25-Year Average)		\$	3,619,070
		Estimated Real Property Taxes	
		Estimated Tax Increment	
Taxing District	25 Years	25 Years	
Carbon Valley Rec.	\$ 4,241,098	\$ 4,067,315	
Town of Frederick	\$ 6,279,737	\$ 6,022,419	
Frederick-Firestone Fire	\$ 13,316,300	\$ 12,770,653	
Frederick-Firestone Fire (Bond 2022)	\$ 449,305	\$ 430,895	
High Plains Library	\$ 3,062,749	\$ 2,937,250	
Northern Colorado Water (NCW)	\$ 958,007	\$ 918,752	
School District RE1J-Longmont	\$ 54,949,377	\$ 52,697,778	
St. Vrain Sanitation	\$ 453,137	\$ 434,570	
Weld County	\$ 14,406,512	\$ 13,816,193	
<b>TOTAL</b>	<b>\$ 98,116,224</b>	<b>\$ 94,095,825</b>	

## Miner's Park Urban Renewal Plan Assessed Value Projection



## Sales Tax TIF Projections

Colorado's Urban Renewal Law permits Urban Renewal Authorities to collect sales tax as a source of incremental taxable revenue. This report assumes that the Miner's Park Urban Renewal Plan will utilize sales tax revenue as a potential source of TIF revenue.

This analysis estimated potential sales tax generation by first estimating the amount new commercial-retail square footage within the Plan area. SEH worked with the Town of Frederick to evaluate existing commercial square footage around the Plan area and its annual sales tax collections. This helped determine an average sales per square foot multiplier.

The analysis conservatively estimates that retail space will generate approximately \$350 per SF per year. The summary of these inputs and their estimated sales tax generation are listed in the table below.

<b>New Retail Space (25-Years)</b>	<b>36,769 SF</b>
<b>TIF Eligible Sales Tax Rate</b>	<b>2%</b>
<b>Estimated Sales Per SF</b>	<b>\$ 350.00</b>
<b>Estimated Sales Tax Increment (Gross)</b>	<b>\$5,630,345</b>
<b>Estimated Sales Tax Increment (Annual Average)</b>	<b>\$216,552</b>
<b>Percent of Annual Sales Tax Collections (City)</b>	<b>3%</b>

This report estimates that the Frederick Urban Renewal Plan will generate an additional 36,769 square feet of retail space over the next 25-years. Using an estimated sales per square of \$350 PSF, this amount space of equates to \$5,630,345 in sales tax increment over the next 25 years. Annually, this equates to an average of \$216,552 in sales tax TIF collected. For comparison, the Town of Frederick has budgeted for \$6,493,450 in general sales tax in 2022. This means that projected retail development in the Miner's Park Urban Renewal Plan area should increase the City's sales tax collections by 3% annually. This estimate does not include State Sales Tax collections.

## 4 Taxing Entity Impacts

Assessing an Urban Renewal Plan's impacts on partnering taxing entities requires a careful consideration of the revenue, services and infrastructure required to achieve that plan's goals. These impacts also need to consider the purpose of the Urban Renewal Plan. In addition to remediating blighting conditions, an Urban Renewal Plan typically is designed to bring about a public good, either in the form of a public amenity or infrastructure, or a specific type of development.

The Miner's Park Urban Renewal Plan area is designed to target new investment and development within an area of Town that is underutilized. This area was subdivided with the intention of extending the Town's Main Street, thereby facilitating new commercial and residential development. The area exhibits blighting factors (found both in 2016 and SEH's recent 2022 Conditions Survey), and these factors have contributed to the properties inability to generate new investment. Also, a development has been proposed on the site that will align with the Town's Comprehensive Land Use plan for this area, bringing a mixed-use development to the Town of Frederick. The development requires the support of FURA to become feasible, and this partnership has led to renewed interest in creating the Miner's Park Urban Renewal Plan.

This partnership needs to be weighed against the possible fiscal impacts caused by the Urban Renewal Plan on partnering taxing entities. Conversely, partnering taxing entities need to demonstrate an undue impact caused by the Urban Renewal Plan to justify withholding tax revenue that the FURA generated through its renewal efforts.

Colorado's Urban Renewal Law is explicit in C.R.S. 31-25-107(3.5)I-V), when it lists requirements for Urban Renewal Impact Reports to evaluate potential impacts on effected taxing entities. The statute requires that the report examine County impacts in particular, stating the following:

- An estimate on the county revenue impact, and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure,
- A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional County infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (II) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority,
- Any other estimated impacts of the urban renewal project on county services and revenues.

This section will answer these requirements directly about the Miner Urban Renewal Plan's impacts to Weld County. This report will also address the impacts to the School District RE1J-Longmont, the Town of Frederick, and the other entities that levy a tax within the Plan area.

### Assessed Value Comparison

The Miner's Park Urban Renewal Plan is located within one tax area. Tax area 1459's millage rate is 102.417. This mill levy is the sum of the following taxing district millage rates: Weld County, School District RE1J-Longmont, the Town of Frederick, the Frederick-Firestone Fire District, St. Vrain Sanitation District, Northern Colorado Water Conservancy (NCW), the High Plains Library, and the Carbon Valley Recreation District.

The table below illustrates the total taxable value (AV) of property currently within each taxing entity the collects property tax within the Plan area. The Plan area's estimated incremental taxable value is also included, and is compared as a percentage to each tax districts AV.

Total Assessed Value									
Miner's Park Incremental AV	CARBON VALLEY REC	FREDERICK TOWN	FREDERICK-FIRESTONE FIRE	FREDERICK-FIRESTONE FIRE (BOND 2022)	HIGH PLAINS LIBRARY	NORTHERN COLORADO WATER (NCW)	SCHOOL DIST RE1J-LONGMONT	ST VRAIN SANITATION	WELD COUNTY
\$35,209,276	\$936,105,940	\$370,362,940	\$747,400,830	\$747,479,850	\$10,793,345,450	\$8,464,005,270	\$1,904,951,490	\$1,055,646,420	\$12,438,200,600
Percent of Taxing District	3.8%	9.5%	4.7%	4.7%	0.3%	0.4%	1.8%	3.2%	0.3%
Vacant/Commercial/Industrial Assessed Value									
Miner's Park Incremental AV	CARBON VALLEY REC	FREDERICK TOWN	FREDERICK-FIRESTONE FIRE	FREDERICK-FIRESTONE FIRE (BOND 2022)	HIGH PLAINS LIBRARY	NORTHERN COLORADO WATER (NCW)	SCHOOL DIST RE1J-LONGMONT	ST VRAIN SANITATION	WELD COUNTY
\$5,021,976	\$237,846,600	\$151,856,120	\$235,184,910	\$235,184,910	\$2,354,141,550	\$2,189,299,800	\$548,256,350	\$407,882,980	\$2,799,321,890
Percent of Taxing District	2.1%	3.3%	2.1%	2.1%	0.2%	0.2%	0.9%	1.2%	0.2%
Residential Assessed Value									
Miner's Park Incremental AV	CARBON VALLEY REC	FREDERICK TOWN	FREDERICK-FIRESTONE FIRE	FREDERICK-FIRESTONE FIRE (BOND 2022)	HIGH PLAINS LIBRARY	NORTHERN COLORADO WATER (NCW)	SCHOOL DIST RE1J-LONGMONT	ST VRAIN SANITATION	WELD COUNTY
\$30,187,300	\$342,979,170	\$152,171,150	\$311,571,060	\$311,623,890	\$2,090,030,440	\$2,542,532,100	\$719,487,830	\$391,094,080	\$2,719,198,300
Percent of Taxing District	8.8%	19.8%	9.7%	9.7%	1.4%	1.2%	4.2%	7.7%	1.1%

Comparing the renewal project's total taxable property value to the total AV of each taxing district can help identify potential fiscal impacts. The Town of Frederick appears to be the only taxing district where the Miner's Park Urban Renewal Plan area represents a significant portion of assessed value. The incremental taxable value of the renewal project is approximately 9.5% of the Town's total AV. The renewal project is less than 5% AV in all the other taxing districts, a less significant impact based on assessed valuation.

Impacts on specific taxing districts are explored in the following sections.

## Weld County

### Revenue Impacts

Weld County issues a mill levy of 15.038 within the Miner's Park Urban Renewal Plan area. This mill levy is a significant revenue source for the County's operations and funds. According to the Weld County 2022 Budget, net property taxes account for 22% of its total revenue collected. Last year these taxes amounted to ~\$180 million in revenue.

According to Weld County's 2022 Budget, the County will begin 2022 will a surplus of \$423,450,500. According to the adopted budget, "[Weld] County is in excellent financial condition with no debt, no sales tax, one of the lowest mill levies among all Colorado Counties, a significant cash reserve, and a fully funded pension plan"<sup>6</sup>. It is against this positive financial backdrop that the Miner's Park Urban Renewal Plan should be evaluated.

<sup>6</sup> Weld County Budget 2022, page 10.

To quantify potential revenue impacts to the County, this report compared the projected annual property tax revenue within the renewal project to the County's property tax revenue. Projected property tax revenue is derived from new improvements in the Plan area, meaning that the Plan area's base assessed value was not included in this comparison.

This Report projected the Miner's Park Urban Renewal Plan area's annual property tax TIF per the County's millage rate and compared it as a percentage to total property tax revenue collections. This report estimates that the Miner's Urban Renewal Plan area's property tax increment generated at the County's 15.038 millage rate will account for 0.3% of Weld County's annual property tax revenue collections.

Weld County	2022 Property Tax Revenue (Budgeted)	Plan Area Estimated Property Tax TIF (25-Year Annual Average)	Percent of Total
General Fund	\$ 179,977,118	\$ 531,392	0.3%

The Miner's Park Urban Renewal Plan is expected to last 25-years. Over that time, the new improvements incentivized by this Plan through FURA will begin to accumulate incremental property tax revenue. These incremental property tax revenues represent a revenue stream that can be remitted to the FURA via TIF agreement in support of its remediation and redevelopment efforts in the Plan area. This report estimates that new improvements within the Plan area account for \$13,816,193 over 25-years.

Weld County does not levy a sales tax, meaning that the Miner's Park Urban Renewal Plan's projected sales tax revenue will not serve as an additional revenue source. Despite the lack of sales tax revenue, the Miner's Park Urban Renewal Plan is expected to generate minimal revenue impacts on Weld County's General Fund. The County's General Fund has surplus revenue that is 12-times the renewal project's total assessed value, and 30-times greater than the gross property tax revenue it will generate over the next 25 years.

Also, the Plan area's projected development accounts for only 0.3% of the County's annual property tax revenue collections. This means that over the next 25-years, the Miner's Park Urban Renewal Plan will alleviate blight, attract new commercial investment, and fulfill the Town of Frederick's Comprehensive Plan land use goals for this area, without significantly detracting from the County's expected revenues. This report does not find a negative revenue on Weld County impact caused by the Miner's Park Urban Renewal Plan.

### Infrastructure and Service Impacts

The Miner's Park Urban Renewal Project is within the Town of Frederick's municipal limits. It will not require new County infrastructure to serve the renewal projects development. The public right-of-way, including ingress and egress points accessing Colorado Boulevard, will be designed, and developed as part of the Urban Renewal Plan area. The financing of these improvements will be accomplished through Metro Districts and a partnership with FURA. There are no major infrastructure projects required to serve this project that will be developed or maintained by Weld County.

New development within the Plan area is projected to generate 990 additional households over 25-years. These residences will be within the Town of Frederick's municipal limits and be served

by the Town services. Using Colorado State demographer data, this number of households equates to 2,989 new residents. Weld County's total population in 2020 was estimated at 328,981 persons. New residents generated because of the Miner's Park Urban Renewal Plan will account for less than 1% of the County's population. This increase is not likely to generate significant impacts on the County's health or human services.

### County Impact Conclusion

This report concludes that the Miner's Park Urban Renewal Plan will not generate adverse fiscal impacts on Weld County revenue, infrastructure or services.

## St. Vrain Valley School District (School District RE1J-Longmont)

### Revenue Impacts

The St. Vrain Valley School District is the taxing entity that levies the largest millage rate within the Miner's Park Urban Renewal Plan area. The School District's millage rate is 57.358, or approximately 56% of the total tax rate within the Plan area. The School District is therefore an important partner to FURA and vulnerable to the Plan's tax increment financing impacts.

According to the FY 2023 adopted budget, the St. Vrain Valley School District general fund's budgeted revenues equal \$377,366,233. Property tax revenue accounted for 45.4%, or \$171.2 million of that total. The following table compares these annual tax revenues with the estimated annual incremental property tax revenue generated by the Miner's Park Urban Renewal Plan.

Miner's Park Urban Renewal Plan Impacts			
School District Fund	2023 Property Tax Revenue	Estimated Property Tax TIF (Annual Average)	Percent of Total
Total	\$ 377,366,233	\$ 2,026,838	1.2%

The Miner's Park Urban Renewal Plan is not expected to generate a significant impact to the school district's annual property tax revenue. This report estimates that future incremental tax revenue amounts to only 1.2% of the School District's total property tax revenue. Property tax revenue is only 45.4% of the School District's total revenue, meaning that the Miner's Park Urban Renewal Plan's incremental property tax TIF represents 0.5% of all revenue.

### Student Population Generation

The Miner's Park Urban Renewal Plan is projected to generate residential and commercial development over the next 25-years. The commercial development will create a negligible impact on the school district. However, residential development leads to additional households and students. This report forecasted potential student generation to quantify that impact.

The St. Vrain Valley School District encompasses multiple counties and portions of municipalities. To forecast student generation, this report utilized a multiplier based on state-wide averages. The assumption is every new household generates 0.33 new pupils for the school district. The table below summarizes the St. Vrain Valley School District Pupil Membership data<sup>7</sup>. These estimates, including household size and students per household, were used to estimate the number of students the Miner's Park Urban Renewal Plan could generate over the next 25 years.

<sup>7</sup> Colorado State Demographer and Colorado Department of Education 2022 County Population and Pupil Counts.

Estimated Population and Pupil Generation	
Projected Residential Units	990
Town of Frederick Persons Per Household	3.02
Projected Population	2,990
Pupils Per Household	0.33
Projected Pupils	327
School District Pupil Membership (2022)	32,406
Percentage of School District	1%

This report estimates that the renewal project will generate 327 students over the next 25 years. This increase represents ~1% of the current St. Vrain Valley School District pupil membership. This amount represents less than 1% of the current student population.

The St. Vrain School District's adopted budget forecasted enrollment trends through 2026<sup>8</sup>. According to this forecast, enrollment is projected to increase by 552 students in 2024, 576 students in 2025, and 555 students in 2026. This implies that the school district is budgeting for growth over the next four years. The Miner's Park Urban Renewal Plan's estimated student generation represents 21% of the school districts growth forecast. This means that the school district has budgeted for this type of development and anticipates this level of student generation.

### School District Impact Conclusion

The Miner's Park Urban Renewal Plan is not likely to generate significant adverse impacts on the St. Vrain Valley School District (School District RE1J-Longmont). The school district has budgeted and anticipated for an increase in pupil membership that exceeds the student generation expected by this renewal project. The Miner's Park Urban Renewal Plan's projected property tax TIF represents only 1.2% of the district's annual property tax revenue.

Although SEH finds the impacts of the Miner's Park Urban Renewal Plan to be minimal on the school district, this report does not recommend allocating any debt service mill levy to the plan area. Instead, this report recommends that the school district pledge its general fund levy in support of the Miner's Park Urban Renewal Plan.

## Town of Frederick

### Revenue Impacts

Although the majority of FURA's board is composed of Town Board members, and the Town is in support of this Urban Renewal project, it is important to evaluate the impacts the project could have on the Town's finances and services.

The Town of Frederick issues a mill levy of 6.555 within the Miner's Park Urban Renewal Plan area. This mill levy is a significant revenue source to the Town's general fund. According to the Town's adopted FY2022 budget, General Fund revenues are estimated to be \$12,095,410. Property tax revenue represents 19% of this total, or \$2,263,149.

<sup>8</sup> St. Vrain Valley School District FY2023 Adopted Budget, page 17, mid-level growth forecast.

To quantify potential revenue impacts to the Town, this report compared the projected annual property tax revenue within the renewal project to the Town's property tax revenue. Projected property tax revenue is derived from new improvements in the Plan area, meaning that the Plan area's base assessed value was not included in this comparison.

This Report projected the Miner's Park Urban Renewal Plan area's annual property tax TIF per the Town's millage rate and compared it as a percentage to total property tax revenue collections. This report estimates that the Miner's Urban Renewal Plan area's property tax increment generated at the Town's 6.555 millage rate will account for 10% of the Town of Frederick's annual property tax revenue collections.

Town of Frederick	2022 Property Tax Revenue (Budgeted)	Property Tax TIF (25-Year Annual Average)	Percent of Total
General Fund	\$ 2,263,149	\$ 231,632	10%

This report also evaluated sales tax revenue that may be generated by the Miner's Park Urban Renewal Plan. The proposed development is expected to generate 36,769 square feet of retail commercial space. Using assumptions outlined in Section 3, the renewal project should generate an average of \$216,552 sales tax annually<sup>9</sup>. This sales tax TIF represents 3% of the Town's annual sales tax revenues.

Town of Frederick	2022 Sales Tax Revenue (Budgeted)	Sales Tax TIF (25-Year Annual Average)	Percent of Total
General Fund	\$ 7,313,450	\$ 216,552	3%

To properly compare the renewal project's incremental property tax and sales tax (TIF revenues), both were taken as a percentage of the Town's General Fund revenues. The following table illustrates how each incremental revenue stream represents a similar percentage of the town's General Fund revenue:

Town of Frederick	2022 General Fund Revenue (Budgeted)	Annual Property Tax TIF	% Total	Annual Sales Tax TIF	% Total
General Fund	\$ 12,095,410	\$ 231,632	1.9%	\$ 216,552	1.8%

### Infrastructure and Service Impacts

The Miner's Park Urban Renewal Plan will help facilitate new commercial and residential development throughout a blighted area of the Town. The proposed development is projected to create 990 new residential housing units within Frederick. This will cause a significant impact on the Town's demographics. According to the State Demographer, the average number of persons per household in Frederick equaled 3.02 in 2020. This report estimates that the Miner's Park Urban Renewal Plan will generate an additional 2,990 residents over the next 25 years. This represents ~20% of the Town's total population<sup>10</sup>.

<sup>9</sup> This assumes sales will equal \$350 PSF at the Town's 2% sales tax rate. See Section 3 for details.

<sup>10</sup> Town of Frederick Population, US Census 2020 estimates.

Demographic Impacts				
Town Pop. 2020	Persons Per Household	Total New Residential Units	New Residents	% of Town
14,695	3.02	990	2,990	20.3%

The Miner's Park Urban Renewal Plan will generate a significant increase in population for the Town of Frederick. This in turn is likely to trigger infrastructure impacts. The Plan area is within Town limits, and roads within the project will be owned and maintained by the Town. This report finds these demographic projections and their infrastructure demands to constitute a significant impact on the Town.

### Town of Frederick Impact Conclusion

This report finds that the Miner's Park Urban Renewal Plan will create significant impacts to the Town of Frederick's finances and services. At full build-out, the renewal project will generate an additional 990 housing units. This equates to 2,990 new residents, or a 20% increase in the Town's population. Also, property tax TIF annual estimates are approximately 10% of the Town's total annual property tax collections.

The renewal project's significant increase in population and property tax increment is likely to create some financial strains on the Town. That is why this report recommends the Town retain the sales tax TIF generated by the Miner's Park Urban Renewal area. This report estimates that sales tax TIF will mirror the estimated property tax TIF generated by the Miner's Park Urban Renewal Plan. By retaining the sales tax, the Town can effectively offset the incremental property tax revenue. This additional revenue will help the Town of Frederick deal with impacts created by the significant increase in population, traffic and services, all the while ensuring that this renewal project's public private partnership is successful.

## Frederick-Firestone Fire District

### Revenue Impacts

The Frederick-Firestone Fire District issues two millage rates within the Miner's Park Urban Renewal Plan area. The Fire District's 13.90 property tax millage rate supports its general fund. The fire district's 2022 bond millage rate is 0.469 and helps to pay the district's debt-service on bonds. According to the Frederick-Firestone Fire District's adopted 2022 Budget, its budgeted property tax collections for the general fund are \$9,227,395, and its budgeted property tax collections for the Bond debt-service are \$310,013.

The Miner's Park Urban Renewal Plan is estimated to generate \$491,179 annually in incremental property tax revenue at the General Fund millage rate and \$16,573 annually in incremental revenue at the Bond millage rate.

These TIF estimates account for 5.3% of both the General Fund and Bond's annual property tax revenue. The report finds 5.3% to be a low revenue impact to the Fire District.

Miner's Park Urban Renewal Plan Impacts			
Fire District	2022 Property Tax Revenue	Estimated Property Tax TIF (Annual Average)	Percent of Total
General Fund Mill Levy	\$ 9,227,395	\$ 491,179	5.3%
Bond Mill Levy	\$310,013	\$16,573	5.3%

### Infrastructure and Service Impacts

SEH consulted with the Town of Frederick in regards to potential capital improvements that may be required if the Miner's Park Urban Renewal Plan is successful. The Town assumed that the projected population increase could trigger the need for an additional Fire Station near the Plan area. The potential need for a new facility is a capital improvement that constitutes a significant impact on the Frederick-Firestone Fire District.

This report evaluated the potential cost for a new station and performed a sensitivity analysis to determine the TIF sharing agreement that would leave the Fire district with the revenue necessary to bond for the cost.

According to the Frederick-Firestone 2022 adopted budget, \$2,825,000 had been budgeted for "Station Construction (Station 5 Design)" in 2022. This report used this cost estimate as baseline cost for designing and putting up capital to issue bonds for developing a new Fire Station<sup>11</sup>.

The sensitivity analysis revealed that the optimal TIF agreement for FURA and the Frederick-Firestone Fire District is 50% of the general fund mill levy, and 0% of the bond mill levy. Assuming that the Miner's Park Urban Renewal Plan is successful at remediating blight and attracting investment to the area, the present value of the incremental tax revenue that "passes-through" to the Fire District will equate to \$2,820,000. This is the same cost the Fire District recently budgeted for the construction of a new station.

### Fire District Impact Conclusion

The Miner's Park Urban Renewal Plan will likely trigger the need for a new Fire Station. This impact is significant and requires careful consideration by both FURA and the Fire District when drafting their TIF agreement. SEH ran a sensitivity analysis to determine the appropriate "pass-through" that could effectively offset this impact. The report concludes that a 50% pass-through of the Fire District's general millage rate, and a 100% pass-through of the Bond mill levy, will generate the revenue needed to begin the process of designing and constructing a new facility.

<sup>11</sup> This cost was taken from page 4 of the Frederick-Firestone Fire District 2022 adopted budget. It is understood that the actual cost to construct the station is larger than this amount.

## Impact Summary on Taxing Entities

This report only found significant impacts to the Town of Frederick and the Frederick-Firestone Fire District. The report did not find any substantial fiscal impacts to the remaining taxing entities effected by the Miner's Park Urban Renewal Plan. The Plan is designed to remove blighting factors, attract investment, and promote development that is in alignment with the Town's Comprehensive Plan. The partnering taxing entities not impacted should support this renewal project as it will generate a positive impact for Frederick community.

This report recommends that FURA carefully negotiate their TIF sharing agreements with the Town of Frederick and the Frederick-Firestone Fire District to ensure that the impacts identified are properly mitigated. The report did not identify any major impacts to Weld County, the St. Vrain Valley School District, or the remaining taxing districts. In all cases, the Plan area is projected to generate incremental revenues that only represent a small percentage of each taxing districts overall assessed value.

The following table outlines the estimated property tax revenue that will be generated within the plan area for each taxing entity. Generating significant tax increment may prove more troublesome than ensuring that taxing entities receive adequate base revenues, which is why this report recommends that the taxing districts not impacted agree to allocate 100% of their potential tax increment revenue to the Frederick Urban Renewal Authority in support of the Miner's Park Urban Renewal Plan.

## Miner's Park Urban Renewal Plan - TIF Summary Table

<b>Tax Increment Financing Analysis</b>	
<b>Estimated Real Property Taxes Due</b>	
<b>Tax Entity</b>	<b>25-Years</b>
Carbon Valley Recreation District	\$ 4,241,098
Town of Frederick	\$ 6,279,737
Frederick-Firestone Fire District	\$ 13,316,300
Frederick-Firestone Fire District (Bond 2022)	\$ 449,305
High Plains Library	\$ 3,062,749
Northern Colorado Water Conservancy (NCW)	\$ 958,007
School District RE1J-Longmont (St. Vrain Valley)	\$ 54,949,377
St. Vrain Sanitation	\$ 453,137
Weld County	\$ 14,406,512
<b>Total</b>	<b>\$ 98,116,224</b>
<b>Estimated Property Tax Increment</b>	
<b>Base Assessed Value:</b>	<b>\$ 1,051,059</b>
<b>Tax Entity</b>	<b>25-Years</b>
Carbon Valley Recreation District	\$ 4,067,315
Town of Frederick	\$ 6,022,419
Frederick-Firestone Fire District	\$ 12,770,653
Frederick-Firestone Fire District (Bond 2022)	\$ 430,895
High Plains Library	\$ 2,937,250
Northern Colorado Water Conservancy (NCW)	\$ 918,752
School District RE1J-Longmont (St. Vrain Valley)	\$ 52,697,778
St. Vrain Sanitation	\$ 434,570
Weld County	\$ 13,816,193
<b>Total</b>	<b>\$ 94,095,825</b>

## Impact Report Appendix

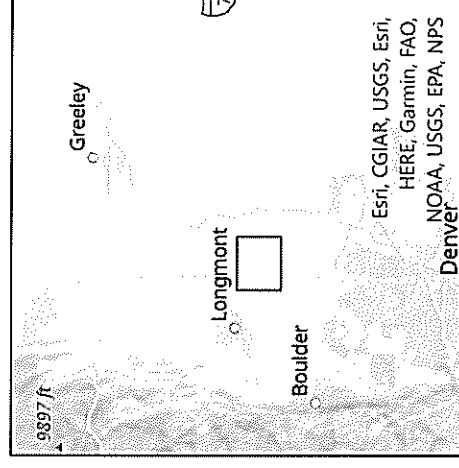
# Appendix A

## Maps

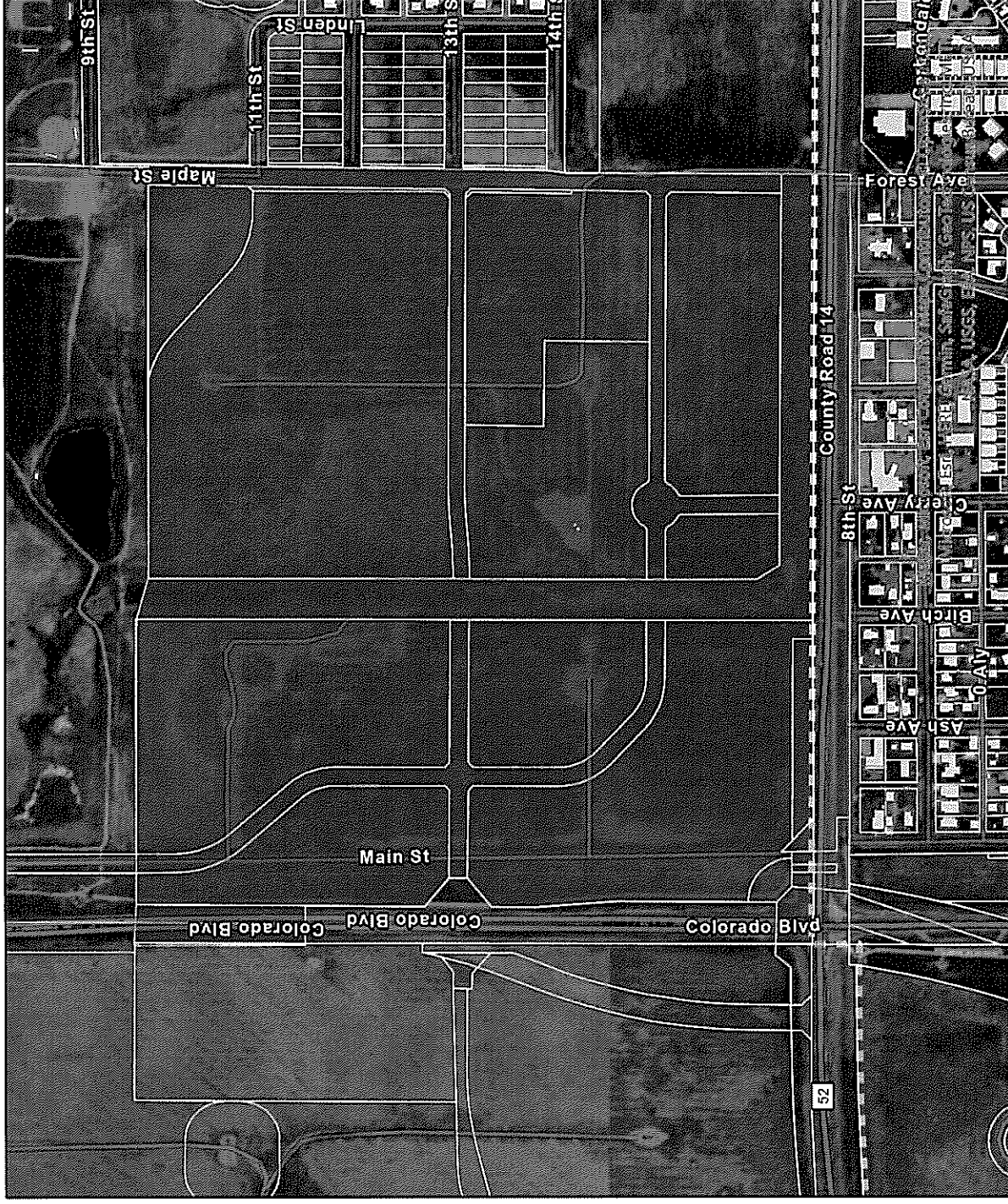
# Frederick Existing and Proposed URA Plans



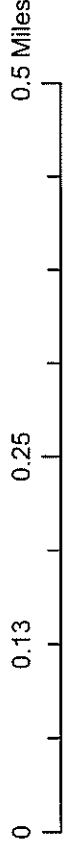
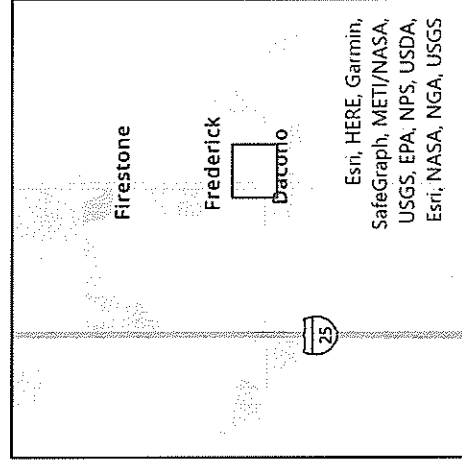
- Town Boundary
- Miners Park URA Plan Area
- Eagle Business Park
- Former Public Works Site
- Meadowlark Business Park
- Miner's Village
- Schillinger
- Talbert Building
- Wyndham Hill



# Miner's Park Urban Renewal Plan Conditions Survey Map



- Town Boundary
- Weld County Parcels
- Miners Park URA Plan Area
- Building Footprints

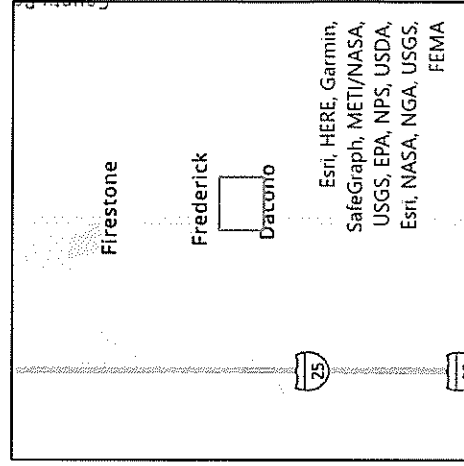


Esri, HERE, Garmin,  
SafeGraph, METI/NASA,  
USGS, EPA, NPS, USDA,  
Esri, NASA, NGA, USGS

# Town of Frederick Zoning Districts Map



- Miner's Park Zoning Districts  
ZONING
- COMMUNITY COMMERCIAL DISTRICT
  - MIXED USE HIGHWAY 52 DISTRICT
  - RESIDENTIAL MEDIUM DENSITY DISTRICT
  - RESIDENTIAL HIGH DENSITY DISTRICT



## Appendix B

Tax Increment Financing Pro Forma



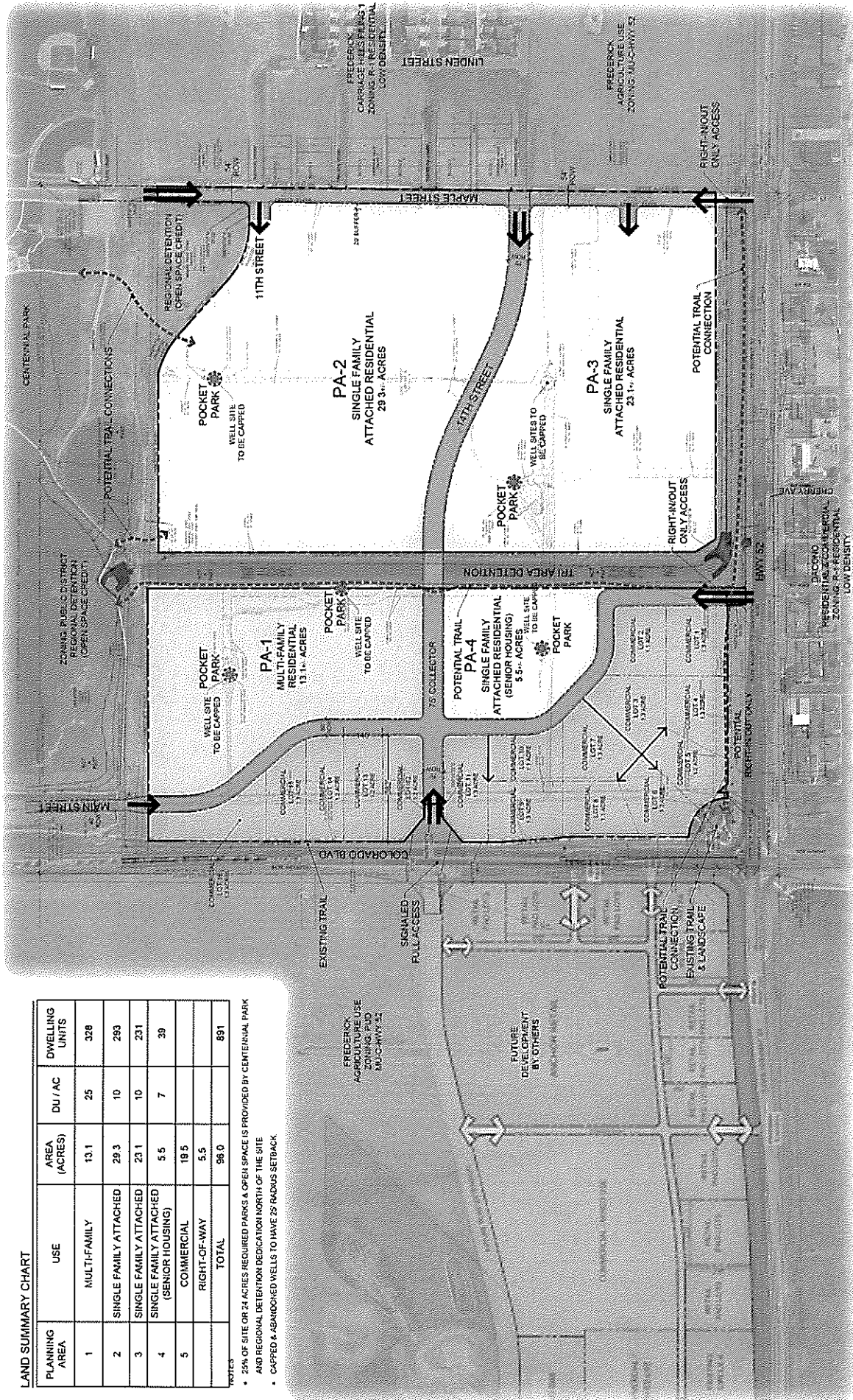
# Appendix C

Conceptual Development Plan

# LAND SUMMARY CHART

PLANNING AREA	USE	AREA (ACRES)	DU / AC	DWELLING UNITS
1	MULTI-FAMILY	13.1	25	328
2	SINGLE FAMILY ATTACHED	29.3	10	293
3	SINGLE FAMILY ATTACHED	23.1	10	231
4	SINGLE FAMILY ATTACHED (SENIOR HOUSING)	5.5	7	39
5	COMMERCIAL	19.5		
	RIGHT-OF-WAY	5.5		
	TOTAL	96.0		891

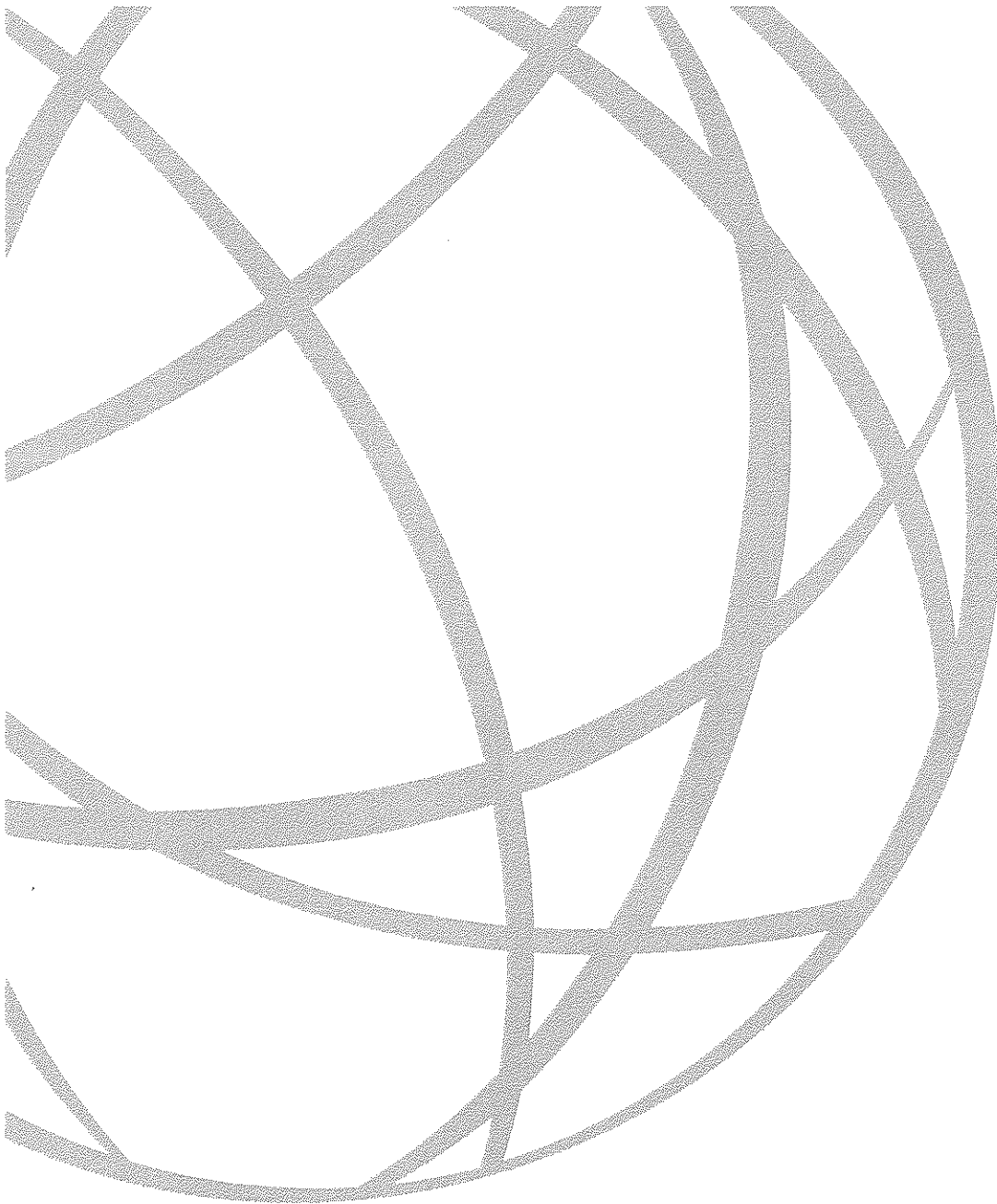
- NOTES
- 25% OF SITE OR 24 ACRES REQUIRED PARKS & OPEN SPACE IS PROVIDED BY CENTENNIAL PARK AND REGIONAL DETENTION DEDICATION NORTH OF THE SITE
  - CAPPED & ABANDONED WELLS TO HAVE 25' RADIOUS SETBACK



## Miners Park Conceptual Site Plan

Frederick, Colorado

May 05, 2022



# Building a Better World for All of Us<sup>®</sup>

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

Join Our Social Communities



# HIGH PLAINS LIBRARY DISTRICT

## BOARD OF TRUSTEES COMMUNICATION

---

Meeting date: November 17 <sup>th</sup> , 2025
Type of item: Action
Subject: Safety Improvement Fund Guidelines
Presented by: Dr. Matthew Hortt, Executive Director
Recommendation: Staff recommend the Board approve the Safety Improvement Fund Guidelines

### ***Background***

As part of the Inter-Governmental Agreements between the District and each of the Member Libraries, the Board approved the 2026 List of Services that HPLD would provide for the Member Libraries as well as a Safety Improvement Fund. The approval for this occurred at the October 2025 HPLD Board Meeting. Following the approval, the Board tasked staff with creating a Safety Improvement Fund Guidelines.

### ***Considerations***

#### ***Proposed Safety Improvement Funding Guidelines***

- Up to \$20,000 per project
- HPLD will provide the funding, Member Libraries will oversee improvements and manage service
- Limit of 1 project per 2-year cycle, per service area
- Multiple small projects can be bundled into 1 project for the cycle
  - For example, security camera upgrade and ballistic film for windows
- All devices added as part of the security improvements need to be added to and maintained on the Member Library's own network. Network costs will not be covered in the funding for the project
- Funds are limited to safety improvements and are not to be expanded to other services in the List of Services
- Funds to be used for Safety Improvement Projects: Security Cameras, bullet resistant window film, secured access. Other safety projects will be discussed and mutually agreed upon by the Member Library & District
- After the initial year, requests for the Safety Improvement Fund must be done in time for budget process for the year that the fees are expected to be paid. This means the request must be submitted to the HPLD Board for consideration by mid-August the year prior to when the fees will be paid.
- Paid on reimbursement basis, similar to training and owner's rep fees

#### ***Additional Requested guidelines from Member Libraries***

- Funds can be split up over 2 years – example \$5,000 year 1, \$15,000 year 2

### ***Recommendation***

Staff recommend the Board approve the Safety Improvement Fund Guidelines



# HIGH PLAINS LIBRARY DISTRICT

## BOARD OF TRUSTEES COMMUNICATION

---

Meeting date: November 17 <sup>th</sup> , 2025
Type of item: Information
Subject: Trustee Appointments
Presented by: Dr. Matthew Hott, Executive Director
Recommendation: Item for information only, no action to be taken

### ***Background***

Our Region 6 Trustee, Joyce Smock's, Board Term is set to end on December 31<sup>st</sup>, 2025. The recruitment/selection process was conducted per the Board bylaws earlier this year and requests for ratifications have been sent to our Establishing Bodies.

### ***Considerations***

- Patty Bodwell was the only applicant to apply for the position. The Selection Committee recommended that Bodwell be appointed to the HPLD Board to serve as the Region 6
- The ratification process is complete
- Patty Bodwell will be attending our December 2025 HPLD Board Meeting

### ***Recommendation***

Item for information only, no action to be taken



# HIGH PLAINS LIBRARY DISTRICT

## BOARD OF TRUSTEES COMMUNICATION

---

Meeting date: November 17 <sup>th</sup> , 2025
Type of item: Information
Subject: Strategic Plan Updates
Presented by: Dr. Matthew Horts, Executive Director
Recommendation: Information only, no action to be taken

### ***Background***

The High Plains Library District is focused on three strategic initiatives. Staff will be providing regular updates to the Board of Trustees on each of the initiatives.

### ***Construction Updates***

- DSS Archive and Expansion
  - Staff have returned to DSS
  - We have moved out of the US Bank building and Carson Ave storage
  - The new building will continue construction into next year
  - Project is on budget & schedule
- Mead Library
  - Construction is underway on both the library site and overall site plan
  - Foundations have been poured
  - Paving of the road has been pushed back until spring 2026

### ***Workforce Development***

- Mobile Workforce Development Unit
  - The Mobile Workforce Development Unit design is underway
  - We are currently conducting a survey on the vehicle and gathering input from the community

### ***Literacy***

- Efforts on all phases of literacy continue

### ***Recommendation***

Information only, no action to be taken





**BOARD OF TRUSTEES**  
**Regular and Executive Sessions Agenda**  
**Monday, December 8, 2025**  
**5:00 p.m.**  
**LINC Library Innovation Center**  
**501 8<sup>th</sup> Avenue, Greeley, CO 80631**

**This is also streamed virtually by GoToMeeting.**

**The meeting can be viewed from your computer, tablet, or smartphone.**

<https://www.mylibrary.us/hpldboardmeetings>. To view the Board meeting online, use this link and select the date of the meeting you want to join. If you have public comments, you may submit questions at the time of signing up for the meeting. All participants will be muted.

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/399313765>

**If you wish to address the Board via Public Comment, please attend the meeting in person. If you are unable to attend in person, you can submit public comments to the Board prior to the Board meeting via Formstack: [https://hpld.formstack.com/forms/board\\_questions](https://hpld.formstack.com/forms/board_questions)**

*The High Plains Library District Board may take action on any of the following agenda items as presented or modified prior to or during the meeting, and items necessary or convenient to effectuate the agenda items.*

**1.0 OPENING OF MEETING**

- 1.1 Roll Call and Pledge of Allegiance
- 1.2 Approval of Agenda
- 1.3 Approval of Consent Agenda
  - a. November 17, 2025, Regular and Executive Sessions Meeting Minutes
- 1.4 The Good We Do
- 1.5 Public Comment

**2.0 ITEMS FOR INFORMATION/ACTION**

- 2.1 Introduction of new Trustees (Information) - Dr. Matthew Horts, HPLD Executive Director
- 2.2 Final Budget Overview (Action) – Natalie Wertz, HPLD Finance Manager
  - a. Resolution 25-1, Adopt Budget
  - b. Resolution 25-2, Appropriate Sums of Money
  - c. Resolution 25-3, Set Mill Levy, Weld County
  - d. Resolution 25-4, Set Mill Levy, Boulder County

- 2.3 Policy Updates (Action) - Dr. Matthew Hortt, HPLD Executive Director
  - a. Criteria for Collection policy
  - b. Genealogy Collection policy
  - c. Self-published Works policy
- 2.4 Strategic Plan Updates (Information) - Dr. Matthew Hortt, HPLD Executive Director
  - a. Construction Updates
  - b. Workforce Development
  - c. Literacy
- 2.5 Outgoing Trustee Recognition (Information) - Dr. Matthew Hortt, HPLD Executive Director

### **3.0 DIRECTORS REPORT**

- 3.1 Review Draft Agenda – Dr. Matthew Hortt, HPLD Executive Director
  - a. January 12, 2026 RS
- 3.2 District Updates – Dr. Matthew Hortt, HPLD Executive Director

### **4.0 BOARD COMMENTS**

- 4.1 Chair Report
- 4.2 Vice-Chair
- 4.3 Secretary/Treasurer
- 4.4 Committees
- 4.5 Other Board Members

### **5.0 EXECUTIVE SESSION**

- 5.1 C.R.S. § 24-6-402(4) (f) Personnel Matters – Matthew Hortt’s Performance Appraisal

### **6.0 ADJOURNMENT**

#### Upcoming meetings:

January 12, 2026, 5:00p.m.: HPLD Board of Directors Meeting - Regular Session  
LINC Library Innovation Center, 501 8<sup>th</sup> Avenue, Greeley, CO 80631

1  
GOALS

GOAL

Goal	Board only updates
*Provide updates to the Board	<div><div>NEW</div><div>Eric Ewing:</div><div>Location\Department: Human Resources</div><div>What's Happened in the last 30 days?:</div><div>Total Employees- 296*</div><div>Open Positions - 3</div><div>Job Applications Received - 32</div><div>New Hires - 3</div><div>Resignations - 4</div><div>Training Requests - 28</div><div>* ADP Employee Count report produced at time of submitting the Board report.</div><div>What's Coming Up in the next 30 days?:</div><div>-Benefits Open Enrollment</div><div>-Performance Reviews</div><div>11/03/2025</div><div><div>NEW</div><div>Susan Staples:</div><div>Location\Department: Information Technology &amp; Innovation</div><div>What's Happened in the last 30 days?: Hudson</div><div><ul style="list-style-type: none"><li>new installations: meeting room, collaboration, children's, room scheduler installations</li><li>additional security cameras to align with standards</li><li>print release station</li></ul></div><div>Fort Lupton - meeting room upgrade</div></div></div>

Riverside - Smartbadge turnover

Johnstown - internet upgrade

Admin building - move back into the building , install AV, support new door system, client tech refresh and upgrade to Win 11

Raymer - delivered remaining equipment

ERATE - 2024/2025 funding processed

Support of all strategic plan work - Milliken, Mead, Admin C

Project Connect support

**What's Coming Up in the next 30 days?:** Raymer - turnover to Outreach

Erie - meeting room upgrade to align with current standards, new study room AV installation, new maker room AV installation

CP - meeting room upgrade to align with current standards

Hudson - client technology refresh

Mobile app testing, Vega continued work

Support of all strategic plan work - Milliken, Mead, Admin C

Johnstown copier addition

11/02/2025

**NEW Marjorie Elwood:**

Location\Department: Executive

**What's Happened in the last 30 days?:** -Matt and Marjorie started leading discussions throughout the organization to talk about Building a Better Organization (BBO).

-Admin staff moved back to DSS -Building A (the current building) and are settling in.

-Person-in-Charge (PIC) training at Carbon Valley Regional Library

-Made decisions about the finishes for the Mobile Workforce Unit

-Writing Performance Appraisals

**What's Coming Up in the next 30 days?:** -Continuing Building a Better Organization (BBO) Tours.

-DSS-Building C (the new building) is rapidly going up – it will be closed in from the elements shortly. The exterior brick will be in place soon.

-Writing Performance Appraisals

11/02/2025

**NEW Melanie Goldman:**

Location\Department: Carbon Valley

**What's Happened in the last 30 days?:**

- The *Halloween Dancy Party* on October 31st had 141 participants.
- Children's Librarians Amanda Pittman and Bridget Parker hosted a booth at the Firestone Halloween Safe Night on Friday, October 24th and had 498 visitors.
- The October 30th session of Tales for Tots had 62 participants.

**What's Coming Up in the next 30 days?:**

- The Frederick-Firestone firefighters are coming on Thursday, November 20th to cook for the community and talk about safety and careers.
- Career and Workforce Development Librarian Cassandra Bland will serve as a judge at a DECA competition hosted at the University of Northern Colorado on November 10. DECA is a student organization focused on preparing students for careers in marketing, management and entrepreneurship.

10/31/2025

**NEW Rita Kadavy:**

Location\Department: Riverside

**What's Happened in the last 30 days?:**

Hosted the Outreach staff here at Riverside during the renovation of their office space. It was great having them in the building and getting to know them a little better.

Sent out the monthly Policy/Procedure for staff - Posting and Distribution policy

School snack program has been very successful - providing snacks to approximately 35 kids each day. We have seen an increase of families coming in to take advantage of this program.

Staff attended the Evans PD Trick or Treat event on 10/26/25

Performance Appraisal work for all staff

Put in Request for Funding for ReadCon – working to secure Authors for 2026 Event.

**What's Coming Up in the next 30 days?:**

Meeting with City of Evans Maintenance and Chamber staff

Attend the Evans Holiday Lighting Ceremony

ReadCon Presentation to Foundation Board on 11/3/25

10/28/2025

**NEW Natalie Wertz:**

Location\Department: Finance

**What's Happened in the last 30 days?:**

- HPLDF&F finance committee meeting - October 14
- HPLDF&F board meeting - November 3
- GFOA WPFN mentoring program
- CPE - ColoTrust Public Funds Investment Seminar October 28 and October 30
- Strategic planning meeting with SLT
- work on TIF / URA policy

**What's Coming Up in the next 30 days?:**

- GFOA WPFN mentoring program
- CPE
- prep for year-end
- final 2026 budget prep

10/27/2025

**NEW Ian Holmes:**

Location\Department: Erie

**What's Happened in the last 30 days?:**

- LAs Tessa and Ashley hosted a Spooky Storytime Jam on October 15th for families during our storytime break. 142 people rocked out to live ukulele and guitar.
- Sixteen people attended the October 25th Bee Harvest Workshop, the second in a series aimed at educating people about local bee populations.
- The library hosted 28 community organizations and non-profits to share information with each other and make connections.

**What's Coming Up in the next 30 days?:**

- There will be a little commotion at the library in November as Erie's three grey built-in benches will be refurbished to have more resilient laminant and softer corners.
- The makerspace will receive a facelift during the first few weeks of November with a new paint scheme and improved airflow throughout the space. Combined with new furniture in 2026, we look forward to the upgrades.

10/26/2025

**NEW Niamh Mercer:**

**Location\Department:** Friends & Foundation

**What's Happened in the last 30 days?:**

- Innovation Luncheon Solicitations <https://www.hpldfriendsandfoundation.org/luncheon>
  - Sponsorship Goal: \$17,000
    - Total raised: \$18,000
  - Seat Goal: 75
    - Signed Up: 62 (sponsors and individual ticket holders)
    - Attended: 56
- Volunteer Software
  - continued work for current volunteers including background check policy research

**What's Coming Up in the next 30 days?:**

- Friends & Foundation Q4 Board Meeting-11/3/25, 4pm, LINC
- Board Designated Fund distributions to be approved during Q4 meeting
- End of Year Giving and Colorado Gives Day

10/24/2025

**NEW Elena Rosenfeld:**

**Location\Department:** Community Engagement and Strategies

**What's Happened in the last 30 days?:** Conference Presentation: Aims, HPLD, and UNC libraries presented at the Tri-Conference in Grand Forks, ND. The conference was hosted by the North Dakota, South Dakota, and Mountain Plains library associations. The presentation, which focused on sharing challenges and collaboratively identifying possible solutions was well received with a number of people saying that they found it energizing and helpful.

**COSolve:** Dixon Dicks met with Dr. Hortt and Elena Rosenfeld to share the status of the app he and his team are developing. The focus of his work seems to be moving into using locally managed AI to run reports to minimize staff time on tracking their efforts rather than directly connecting end-users with organizations.

**Generation Wild of Greeley:** The Great Outdoors Colorado (GOCO) Board funded Greeley's project proposal. The Coalition is starting to host community meetings with residents on the east side of Greeley to identify what projects and programs meet needs and interests. HPLD is remaining a supportive partner in the effort and, at this time, is not planning to participate as a project lead.

**What's Coming Up in the next 30 days?: Collective Impact Work:** United Way of Weld County has restructured the Collective Impact initiatives from what was four areas of focus to two areas. The first is *From Cradle to Career* and the second is *Household Stability*. There will be meetings for both in November. During the meetings, attendees will assess feedback gathered at listening sessions in order to identify a goal and aligned objectives for moving forward.

**Library Confidence Indicator (LCI):** The LCI will be going out through various venues in late October/early November. The LCI is a very brief survey that takes less than 2-minutes to complete. The survey asks respondents to share their current thoughts about the library's value to them personally, their family, and the community. While responses do not result in specific actions, the survey serves as a thermometer to track changes in community perceptions.

**State Demography Summit:** The State's Demography Office will be hosting their annual summit on Friday, November 7th at the Arvada Center for the Arts and Humanities. The summit will look at population and economic trends. It is likely there will be discussion of the impact of the current Federal Shutdown on the accuracy of Census data.

10/23/2025

**NEW Bobby Arellano:**

**Location\Department:** Facilities

**What's Happened in the last 30 days?:**

- Completed cleaning, disinfecting, supply orders at all locations.
- Completed maintenance work orders for all locations.
- Attended construction meetings, safety meeting and subcontractor meetings.
- Assisted staff with moving out at US bank building to DSS building.
- Assisted moving MOVE vehicles from storage unit back to DSS garage including removing electrical shore lines from rented unit and moving shorelines at DSS garage, wheel stops and parking stripes on floor.
- Completed asphalt paving at Grover library parking lot including completing 11 month warranty repair list.
- Completed storm drainage issues at LINC.
- Completed HVAC, generator, solar panels, security, fire systems PM's and inspections all locations.
- Completed fall winterizations all locations.
- Completed annual performance appraisals for facilities staff including monthly trainings.
- Awaiting GH Phipps engineer final approval to widen LINC drive up book drop lane.
- Awaiting Doug's (town of Grover) wind break recommendations for Grover library.
- Delivered table to New Raymer from DSS, ski ball machine to Loveland from LINC and picked up chair rails at Home Depot and delivered to Carbon Valley.
- Inspected odor complaint at Grover that created library closing for the day, nothing found except skunk odor from a few blocks away, building was cleared to reopen.
- Repaired all window seals at DSS following renovations.
- Inspected Kersey library for leaks following rain storms, none found.
- Completed roof repairs and PM's all locations.
- Attend managers meeting (active shooter).
- Completed bed bugs removal and prevention at LINC.

**What's Coming Up in the next 30 days?:**

- Complete cleaning for all locations.
- Complete maintenance work orders all locations.
- Complete MOVE vehicle inspections, maintenance and record keeping.
- Complete quarterly safety inspections.
- Attend construction meetings and subcontractor meetings.
- Winter prep for all locations.

10/23/2025

**NEW** James Melena:

Location\Department: Community Relations and Marketing

What's Happened in the last 30 days?:

- Performance Appraisals
- DSS Move planning
- External printer communication for move
- NoCo Style LINC Interview

What's Coming Up in the next 30 days?:

- Diaper Drive promo
- Marketing Technician full time work
- DSS move in storage, printing and computer setup

10/22/2025