



Official Minutes
Downtown Development Authority Board Regular Meeting | 10:00 AM
Wednesday, February 25, 2026
Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/89042321617>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Meeting ID:** 890 4232 1617

Please note: All Non-board member virtual participants will be held in the Waiting Room until admitted. Full name must be provided. Non-board participants will be muted until called upon, and should use the Chat feature to submit any questions or comments that they wish to discuss. Any inappropriate comments will result in participant being removed from the meeting.

1. Call to Order

The meeting was called to order at 10:02am.

Board Members Present: Spence Neubauer, Tom Warren, Joe Delude, Morgen McLaughlin, Tom Priest

Staff Members Present: Cindy Krieg

2. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

No edits. Agenda approved 5-0.

3. Staff Reports

Staff Updates:

A. DDA Opt-in Petition (for additional properties wanting to opt in to the district)

- In progress with legal. Hope to have a resolution for adoption at next meeting.

B. Upcoming Work Session with Ayres Associates

- Planning a Q2 work session to hash out an investment policy

The board formally adopted the development plan and discussed creating an investment policy to guide future projects and strategy, with Ayes Associates offering to assist with a work session.

The recent Plan of Development workshop presented several key initiatives including the development of an investment policy, creation of a property acquisition sub-policy, and establishment of an infrastructure inventory. The board discussed a \$10,000 proposal for a work session with Ayes Associates, and Cindy mentioned additional consulting funds of up to \$10,000 might be available through the Town's economic development budget. The proposal was shared with the board for consideration. Direction was given to proceed with signing an agreement and scheduling the work session.

However, to save on costs it was recommended to get an estimate to do the work session virtually as opposed to in person. Cindy K. will get an estimate for both options, so the board can decide. The session could also be offered as a hybrid session.

C. Additional Staff Updates:

- Bellm Bridge Project – Bellm Bridge replacement will take place in 2027 / 2028. The Town received a \$4M grant, covering most of the project cost. The Town will also be exploring ways to improve pedestrian access to Eagle River St.
- Mobile Business Pilot Program – Town Council recently approved a Mobile Business Pilot Program, which will undergo a test run this summer. Town Manager Rob Gutierrez is still hashing out the details of how the program will work, but so far the Town has been approached by 2 mobile businesses interested. Once more details are finalized, Cindy / Rob will share those details with the DDA board.

4. Business Items

Resolution No. 01 – 2026, A Resolution Adopting the Minturn DDA Plan of Development.

Motion by Tom P, second by Joe D, to approve Resolution No. 01 – 2026, Formally Adopting the Minturn DDA Plan of Development. Motion Passed 5-0.

5. Discussion / Direction Items

Ideas for Near-Term Projects

Prior to discussing ideas, the board spoke briefly regarding TIF revenue. Since the DDA was established at the end of 2024, and the Plan of Development at the end of 2025, the DDA was not eligible to receive TIF revenue until this year. So projects that occurred prior (such as the Eagle River Inn and Minturn Saloon improvements), were not eligible to create TIF revenue for the district. Expected TIF for 2026 is very minimal, but this should start increasing in 2027.

Spence N:

Spence noted the importance of establishing the investment policy before the DDA tries to take on any projects. So that should be the priority. Once that is in place, the DDA can look at options like a tax rebate program to incentivize property owners to do improvements (and thereby bring in TIF revenue).

Long term we can consider developing more of a grant style program (when we have enough funding to directly fund a project / public-private partnership).

The board discussed other ideas such as a more welcoming entrance to Town, and ways to get travelers to stop in Minturn. Cindy K. brought up the highway signage program, and recapped how the Town funded getting all of the restaurants and lodging partners on the

highway exit signs during Covid. Some businesses have stayed in that program, but many have discontinued participation due to the cost. Perhaps the DDA could propose some sort of cost-share program with that?

It was also suggested to look into possible grant opportunities.

The board also discussed more general highway signage to promote Minturn. Ideas mentioned included possible brown signs like the ones for the Forest Service and the ones promoting the Leadville Mining Museum. Messaging ideas included:

- Visit Historic Downtown Minturn
- Minturn Downtown Historic District
- Downtown Entertainment & Dining District
- Promote / capitalize on Minturn being a training ground for Olympians (“Path of Champions”)

Cindy will research options and regulations and report back.

6. Future Agenda Items

Cindy to follow up shortly regarding scheduling the spring work session, which will serve as the Q2 board meeting.

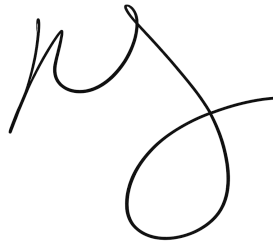
7. Adjourn

Motion by Morgen M, second by Joe D, to adjourn the meeting at 10:49am.



Spence Neubauer, Chair

ATTEST:



Morgen McLaughlin, Secretary