

**Minutes East Grand Fire Protection District
Board of Directors Meeting
August 27th, 2025**

Board Directors Present: President Garth Hein, Vice President Don Maurais, Treasurer Rachel Hoyhtya, Secretary Richard Kramer, Director Ryan Barwick.

Staff Present: Fire Chief Todd Holzwarth, Fire Marshal Ryan Mowrey, Office Manager Kristen Rybij, Asst. Fire Marshal Jordan Ennis, Training Coordinator Steve Waldorf, Volunteer Coordinator Jed Henry, Prevention Technician Eng. Christopher Cheevers, Fire Prevention Admin Asst. Andrea Jovanovski.

Volunteer Liaison Committee Present: FF & Eng. Mark Spiewak.

Public Present: Mayor Nick Kutrumbos and Scott Ledin.

President Garth Hein opened the Board of Directors meeting at 18:08. There was a quorum of Directors present.

Mayor Nick Kutrumbos and Scott Ledin of the Winter Park Urban Renewal Authority presented information to the Board and Staff regarding the potential impact of Tax Increment Financing (TIF) on the fire district. The discussion centered around a major \$2.5 billion development project that combines the expansion of Winter Park Resort with the Cooper Creek Village redevelopment. This project poses a significant revenue concern for the fire district due to the structure of the proposed TIF agreement. Currently, the fire district receives \$63,960 annually in revenue from the TIF-designated areas, but under the proposed plan, that amount would be frozen as the baseline for the next 25 years. The new TIF structure would allocate only 25% of any future property tax growth to the fire district, with the remaining 75% going to the Urban Renewal Authority (URA) to fund public infrastructure. While the fire district could eventually receive an estimated \$1.9 million annually at full project buildout, it would forfeit 75% of that growth. A major component of the proposed infrastructure is a \$100 million gondola system that would connect downtown Winter Park to the ski resort base. Additional development components include new parking structures, hotels, and resort expansions, all of which will demand substantial investment in public infrastructure and directly increase demand for emergency services. A 120-day negotiation window beginning on September 15th presents a critical opportunity for the fire district to advocate for a more favorable revenue-sharing arrangement. To support this effort, the district must present a comprehensive strategic plan that demonstrates the increased service demands that will result from the development. This justification should include the need for specialty teams, technical rescue capabilities, and potentially transitioning to a combination staffing model. It's important to note that while all special districts are affected by the proposed TIF, the fire district is expected to face the most significant operational impact, making a compelling case for the retention of a larger share of the new revenue. The current 75% capture rate proposed by the developer is not final and remains open to negotiation based on documented service impacts.

The Board reviewed the July 23rd, 2025 minutes.

- ❖ Director Ryan Barwick moved to approve the minutes. Director Richard Kramer seconded. The motion passed unanimously.

Discussion of Financials:

The projected revenue for the next fiscal year stands at \$4.3 million, representing the baseline prior to any impacts from the proposed TIF agreement. Currently, TIF-related revenue losses are minimal, with only about \$4,000 attributed to Fraser's existing TIF district. Impact fee collections are performing well, bolstered by significant receipts from the St. Louis Landing apartment development. Additionally, the district received \$13,000 in state reimbursements for responses to the Pearl and Elk fires, highlighting the potential for revenue generation through emergency response reimbursements.

- ❖ Director Richard Kramer moved to pay the bills. Director Ryan Barwick seconded. The motion passed unanimously.

Chief's Report:

Updates to the Towns include positive feedback from the County, which expressed appreciation for Ryan and Ricardo's recent presentation and showed particular interest in the district's dispatching operations. The Town of Winter Park's questions focused primarily on apparatus and equipment needs. A presentation with the Town of Fraser has not yet been scheduled. Progress on the South Station continues and is good. Regarding Grand County and Town District items, construction remains a dominant topic, particularly regarding road closures. There has been

significant concern over public safety, as the west end of the county experienced six fatalities in less than a week, prompting a countywide zero-tolerance enforcement approach. In response to ongoing fire risk, the area has moved to Stage 2 fire restrictions. Year to date, the fire district has responded to just over 350 calls.

Fire Prevention Bureau Report:

New staff hiring has been completed to address the increasing workload in the Fire Prevention Bureau. Andrea Jovanovski joined the team as the Fire Prevention Administrative Assistant on July 28th, and Jordan Ennis is set to begin next week as the Assistant Fire Marshal. Both positions are key in managing the growing number of projects on the horizon. Dennis Soles recently assisted by conducting several plan reviews, although inspections of existing buildings have not yet been initiated. One major upcoming initiative includes the development of a risk assessment rating system for existing buildings, modeled after the Aurora Fire Department's "Standards of Cover." The number of Short-Term Rental (STR) properties continues to rise, with 905 recorded in the system last month and 1,173 currently registered. Due to the high initial volume, the Town of Winter Park is allowing property owners to submit an affidavit in lieu of a completed inspection for this year. To meet demand, five part-time inspectors are currently in training under a revised pay structure aimed at improving both retention and competency.

Volunteer Liaison Committee:

Mark Spiewak provided an update noting that recent restructuring efforts have yielded positive results. Participation has increased, and response rates have been maintained despite higher service requirements. There are currently 32 active volunteers across all levels, with 85% meeting the new 52-shift-per-semester requirement. The program's 19.7% call response rate exceeds both the newly implemented 10% threshold and the previous 15% benchmark, reflecting strong volunteer engagement. The Volunteer Liaison Committee will begin hosting 5th Tuesday trainings to support ongoing development. Ricardo was recognized for successfully organizing pump testing, which saw high levels of participation. Considering the increased demands placed on volunteers, a proposal to increase incentives was made and is in process.

Training Coordinator Report:

The department held an "Engineer Olympics" training last night, featuring several outdoor stations focused on engineering skills. The event received great feedback from the team and was seen as a valuable and engaging training opportunity. There has also been a strong emphasis on wildland fire training and driver/operator skills. Granby launched its high school program this week. Operationally, the department responded to a large barn fire caused by a lightning strike and stood by during the Windy Gap Fire, deploying two crews of two personnel. The department was commended during these incidents, receiving compliments for bringing "calm to chaos."

Board Business:

Rachel shared an article from the Summit County Daily News highlighting the challenges that jurisdiction is facing with impact fees. A workshop meeting will be scheduled before October to develop a strategy for the upcoming TIF negotiations, following the receipt of impact reports. The discussion will include a review of the strategic plan to assess the potential implications of TIF-related revenue loss and the growing need for expanded services. Staff will conduct a deeper review of the strategic plan in preparation for the next meeting, with a long-term outlook.

❖ Director Richard Kramer moved to adjourn the meeting.

The meeting was adjourned at 20:05.

Garth Hein

Donald Maurais

Rachel Hoyhtya

Rick Kramer

Ryan Barwick