

**Minutes East Grand Fire Protection District
Board of Directors Meeting
July 23rd, 2025**

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

Staff Present: Fire Chief Todd Holzwarth, Fire Marshal Ryan Mowrey, Office Manager Kristen Rybij, Volunteer Coordinator Jed Henry, Fire Inspector Act. Lt. Ricardo Loza, Prevention Technician Eng. Christopher Cheevers.

Volunteer Liaison Committee Present: Chairman Lt. Banning Starr, Lt. Brendan McGrath, FF Jon Pearce, and FF Bayard McCue-Frazier.

Public Present: Micheal Brack, Nick Mohr (remote), Todd Mohr (remote), and Brandon (remote), and a member of our local law enforcement, name unknown.

Director Garth Hein opened the Board of Directors meeting at 18:02 p.m. There was a quorum of Directors present. Garth requested that we add Michael Brack and his presentation regarding the St. Louis Landing project / grant request for the children's center from Board Business to right after public comments.

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

There were no public comments.

Michael Brack, the Town Manager of Fraser presented information to our Board and Staff in support of their recent request for a grant to help defray the operational costs of a new childcare center in Bldg. E of the St. Louis Landing project. This came after a request for the waiver of Impact Fees for this project was denied. It is our policy that all Impact Fees will be paid for all new construction regardless of its intended use (i.e., affordable housing projects such as this) and a rebate of Impact Fees can be applied for if eligible. This was previously communicated to the TOF. Under our new fee structure enacted in February of 2025 by Resolution 2025-2-26, the claim is that the Impact Fees for Phase I (Bldg. C & E) of the St. Louis Landing project, which consists of 129 affordable housing units and a childcare facility, increased 177%, from \$65,367 to \$181,640, although the amount recently billed to the TOF by the District was only \$139,921 in Impact Fees for Phase I. It should be noted that the footprint of the childcare facility amounts to \$15,987 of these Impact Fees. The grant requested is for the amount of \$112,998 which is equal to half of the Impact Fees they calculated plus an additional \$22,178 to cover the cost of a fire hydrant install along Park Avenue and is the same as the waiver originally requested. It should also be noted that the request by our FPB to add a hydrant along Park Ave was only a request, not a requirement for this project. It was thought a good opportunity to add water infrastructure to northern Fraser while they had this line extended. Michael explained that rent for the 129 units of Phase I will be restricted to 30 – 120% Area Median Income (AMI) and that Bldg. E will have a space for an early childcare facility with a maximum capacity for 75 children. He noted that they are working with Grand Kids to provide them with a zero-dollar lease and a \$6,000 annual subsidy per kid. This creates a large funding gap for the TOF, especially as maximum capacity is reached at 75 children. The funding gap at maximum capacity is estimated to be ~ \$500 K a year. He noted that the town has committed to subsidize the childcare center at least at \$250 K for 15 years and are looking into revenue streams to offset this cost such as becoming a Home Rule Municipality which would give them lodging tax collection options to be used for affordable housing, childcare, and transportation efforts. Kristen asked what it costs for a taxpayer to have a child in daycare. This was estimated at \$1200 a month per kid. Even with this income stream, Michael explains the subsidies are still necessary. Michael also confirmed that this is deed restricted, affordable housing, but different than Section 8 housing as the government limits their rent to ~ 60-80% AMI and subsidize rent that is missed. Director Hein asked what the rent will be for tenants at St. Louis Landing and although no clear answer was given, it was noted that the TOF promises to cap AMI increases to between 3-5% annually. He added that deed restrictions require 50% of all units to be rented at 120% AMI or below and that no units can exceed 120% AMI for rentals in Phase I. The goal of the TOF's Board is to have them average 90% AMI. Director Hein noted that the daycare square footage was only 10,518 sq. ft. of the project with Impact Fees totaling only \$15,987 of the total \$139,920 invoiced. He also noted that we requested that the Towns and County review our newly proposed Impact Fee structure and provide comments almost two months before it was adopted. No comments were provided to us by the TOF at that time. Director Hein asked why then this the first time is we are hearing of issues with our Impact Fees. Michael explained that his schedule did not allow him the chance to be a part of those conversations. Director Hein then confirmed that we will not realize any property tax revenues taxes from this project as it is owned by the TOF and the only funding we

will receive for St. Louis Landing is this one-time collection of Impact Fees, which he reminded Michael, were a one-time fee imposed on new development which quantify the reasonable impacts of new development on facilities, and are reasonably related to the cost of new capital needed to serve growth while maintaining our current level of service. Michael noted that Phase II, the townhomes, will generate tax revenue for us and that they have budgeted them at the current fees. Kristen highlighted the stagnancy of our Impact Fees over the last 20 years, and although the fee increase may seem substantial, they are calculated by an in-depth study, and she noted that in the last 5 years our equipment costs have increased by 82%. Director Hein added that although he is sympathetic to our increase in fees, we have adopted an Impact Fee Rebate program that the Board felt was fair and equitable for our full-time permanent residents trying to purchase or build a home in our District. He noted that the Phase II townhomes will be eligible for this rebate as individually owned units. Todd Mohr with Mtn Affordable Housing Development chimed in to clarify that the Impact Fees for St. Louis Landing were budgeted for since January of 2023. He added that the financial gap for this project is actually more to the tune of \$3 - \$3.5 million even after funding from the TOF has been slated for it. He explained that because they are affordable housing units the financing pools and grants available through State and Federal funding, as well as the ability to raise municipal bonds fixes the amount of capital that can be obtained to finance these types of projects. Funding the \$3.5 million gap is not as easy as just getting a bigger loan. Director Hein asked what the budget was for the whole project. It is projected at \$67 million. Director Barwick asked Michael what they have requested from the school district regarding their Impact Fees. They have asked to be charged now, under their new structure, which will not be officially in place until January 1st, 2026. It will equate to a 25% reduction in fees for the TOF. Director Barwick asked for details of the current agreements in place between the TOF and Grand Kids for the proposed childcare center. Michael explained that Grand Kids cannot afford a lease and require annually expensive and increasing subsidies to operate. He noted that the TOF cannot and will not budget for an unknown annual subsidy. As it is, the currently budgeted \$200 K a year subsidy will need to be used to cover the current funding gap if there are no other options. As of right now there is no official lease agreement in place, just a signed letter of intent and it is still unclear what the requirements will be for children allowed to attend, although the TOF is pushing for only kids from Fraser as it is their tax dollars helping to fund this project. There was then a lengthy discussion over the TOF's DDA and its effect on unrealized revenues for our District. Michael explained that although there are unrealized revenues, they anticipate that they will be quickly offset by tax income from the infrastructure slated to replace Clayton's Court and the expediency the TIF fees give to the resolution of these projects, which without this financial backing would take much longer. Director Barwick noted that he felt like asking for a concession from us to help defray costs for a childcare center whose certainty is currently unknown is putting the cart before the horse and reiterated hesitancy with the absence of an official agreement in place, the massive funding gap, and unknown child attendance restrictions. Director Hein added that we have given grants for fire prevention related projects such as hood replacements, fire panel upgrades, and water infrastructure in the past and was having a challenging time trying to fit this project - affordable housing and childcare - into our business of emergency response and fire suppression. He also noted that in order for the BOD to have any further meaningful discussion regarding this request, we would need a formal, itemized grant request once unknowns are concreted with the childcare center. He added that we would not entertain negotiations. Director Hein highlighted that although the Board was happy to entertain a formal grant request from the TOF, the Impact Fee total for this project is roughly a quarter of one percent of the project budget of \$67 million. Michael noted that childcare is a total necessity alongside being a complete market failure and that the TOF is exploring multiple funding avenues and have been meeting with elected officials, mayors, managers, and Commissioners so that it is acknowledged what a great need childcare is for our community. Michael noted that they have been attending workshops with Grand Kid's and their consultants in order to solidify their financial needs. He closed with reiterating that they were just exploring all avenues where they may make cuts to help defray the financial impacts of this project and that the TOF is simply asking to pay only \$3000 more in Impact Fees than what was originally budgeted for under the old fee structure.

The Board reviewed the June 25th, 2025 minutes. It was requested Kristen add Act. Before Lt. Loza in the attendance list.

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

Discussion of Financials: The first lease installment payment was made, and funds were taken entirely out of our Impact Fund. The Lease Purchase Installment / Payment line items will remain vacant this year on income tracking sheets. Director Barwick asked for clarification regarding line items over budget. We increased the value of our buildings this year, which increased our General Insurance and was not budgeted for. Equipment Testing & Certifications includes payments to WSFP which belong under Building & Grounds Maintenance. These will

be reclassified. Kristen budgeted conservatively on meals as this has been underutilized in the past.

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

Chief's Report: This month brought a structure fire, wildland fire and a car fire. The replacement doors for Lonetree have been shipped. The warranty period for Old Towne Dr. asphalt expires July 18th. Grand County went into Stage One Fire Restrictions Thursday morning. Director Hein asked if Todd had thought about making a double payment on our lease purchase with the rate Impact Fees are coming in. Todd would like to hold off, interest rates are low, Impact Fees are uncertain, and there may be other equipment we need to purchase. Calls are over 300 - up about 70 from this time last year. There was a brief discussion over the wildfire spoofing calls coming from iPhones.

Fire Prevention Bureau Report: Ryan has taken over as Fire Marshal and it has been a remarkably busy month. There was much participation from our crew to help with Chipping Days and Hose Testing. The events went very smoothly and there is much appreciation for the hard work of our Volunteers. 122 STR review have come in just since the last board meeting. There has been a total of 905 STR Inspections since the program started. We have started training a few folks for the part-time STR Inspection Reviewer positions.

Training Coordinator Report: Jed gave the report in Steve's absence. Engineer training was successful at multiple draft sites. Low angle rescue training held at WP Resort was also a great success. The new Probies are excellent group of hard workers, and we have a reemerging core group of FF dedicated to working with them. We are dealing with a lot of broken equipment including 4 gas sensors, batteries, regulators, pagers, radio chargers, and bay doors. Jed handed out our Social Media Policy at the request of Director Hein and a new supplement to our Harassment Policy, an Acknowledgement of Understanding. Director Hein asked the Board members to read the Social Media policy and adhere to it.

VLC Update: Lt. Starr gave the update. The new requirements started on July 1st, and they are seeing good night and weekend coverage. They have reduced the number of available shifts, and some have explained that it is harder to pick up shifts. The solution given is that they need to plan farther ahead. Next week will be the first 5th Tuesday of the month and the VLC will be running an advanced tender shuttle training operation using a property outside of Tabernash, with a full site set up. They may invite a crew from Grand Fire to join. Director Hein suggested the VLC give a short written report to include with future Board packets. He noted that it could be quarterly or semesterly as well.

Public Comments: Brandon, a representative from Mill Ave Apt asked us to address the Mill Ave Apts. request for adjustment of our Impact Fees, and more specifically to explain our Impact Fee Rebate program for which he noted, does not apply to residents who rent an apartment. He also noted that Grand Park brings in an ample amount of property tax revenue for us. Director Hein explained that the Impact Fee Rebate program is intended for full-time residents who own their first home in our District. The program is still in draft process as we have not had an applicant yet as a CO is required to apply for the rebate. Brandon explained that he doesn't understand why people who rent do not apply for this rebate, as they are also residents supporting our community and he would like to work together to find a resolution for cheaper housing incentives, for apartments in particular. Director Hein explained that we have seen the request from Mr. Lipscomb and have already denied his request for Impact Fee waiver. Our Impact Fee Rebate program does not apply to rental units. He gave our sympathies over the issue of affordable housing in our community and our increase in Impact Fees. We are a Special District, and our cause is emergency response and fire suppression. We have addressed our part of the affordable housing crisis by offering the Impact Fee Rebate program, as well as offering housing for our Volunteers across our three fire stations. It is the consensus of the Board that we have done what we can to offset the cost to full-time permanent homeowners in our district with our Impact Fee Rebate Program.

Board Business: The board approved submitting our annual pension contribution to FPPA. Director Kramer, Hein, and Barwick will be at the August meeting. Director Hoyhtya was unsure of attendance. Dennis's severance policy was presented to the Board for review. Kisten confirmed that it was budgeted for.

- ❖ Director Richard Kramer moved to adjourn the meeting. Director Garth Hein seconded. The motion passed unanimously.

The meeting was adjourned at 20:26 p.m.

Garth Hein

Donald Maurais

Rachel Hoyhtya

Rick Kramer

Ryan Barwick