

From: [Jan Baer](#)
To: [Lewis Gregory](#); [Kaydee Fisher](#); [Philip Vandernail](#); [Eileen Waldow](#); [Brian Cerkvenik](#); [Parnell Quinn](#); [Katie Soles](#); [Ed Cannon](#); [Antoinette McVeigh](#); [Leslie Crittenden](#)
Cc: [Jan Baer](#); [Jan Baer](#)
Subject: Grand Park Developer wants Taxation limit and timeline increases _ Cozens Pointe Homeowner response
Date: Tuesday, September 13, 2022 8:05:36 PM

Dear Town of Fraser Board, Town Manager and Clerks,

We have lived in Grand County, (Winter Park and Fraser specifically), on and off since 1985 to present.

In 2009 we purchased a condo in Cozens Pointe Fraser. We LOVE the heritage and history of Cozens Meadow, Park and the entire area expanding to the base of Byers Peak.

We have also PAID TAXES in Cozens Pointe/Fraser Grand County for 13 years and continue to do so, as Owners..

We have also PAID Grand County Taxes for our Winterpark home from March 2008 - July 2019 (Sold July 28th 2019)

After reading the Sky-Hi News article dated August 26th 2022

[Grand Park developer wants taxation-limit and timeline increases | SkyHiNews.com](#)

We have great concern.

We also do not want to be asked in future years to approve potential County and Town wide tax increases that could have been avoided if our Town Trustees upheld their duty to the Community today.

There are Two essential parts needing to be addressed:

1. The Community's need for a Capital Impact Report; and
2. The Developer's Requests for Taxpayer Funding.

Part 1: Commission a Capital Impact Report

- A National Economics firm should be engaged to complete a comprehensive and robust Capital Impact Report so that the Community can understand **the capital burden development places on our Community's public services** that include (1) Schools, (2) Roads, (3) Water, (4) Sanitation, (5) Fire & EMS, (6) Police, and (7) Public Transportation.
- If the Developer's costs have increased, so has the Community's costs—and the public deserves to know the quantification of these costs.
- This is **an absolutely standard process of communities across the country** that are undergoing growth and major development.
- The Town Manager informed us that this type of report has NOT been commissioned by the Town. So it appears the Board could be asked to make **MAJOR UNIFORMED DECISIONS** at the meeting on September 21st.
- **A Capital Impact Report should be finalized before the Board considers whether it is appropriate to extend the Developer's development rights beyond the current October 2028 termination date.**

Part 2: Response to Developer's Requests

1. No Back Door Tax Increase

- o Existing Residents and Third-Party Landowners of Grand Park should remain under the terms of the original Metropolitan District—with the existing termination date of December 2050. And absolutely no other changes.

2. Provide the Full Conservation Easement and Open Space

- o The City of Denver required 1,300 of the 4,000 acres in the Central Park Neighborhood (formerly Stapleton) to be dedicated as parks and open space—i.e. 32.5% of the total land area.
- o **FRASER: You can mandate this requirement too!**
- o Reinstate the full Conservation Easement and open-space requirements as provided for in the 2003 Annexation Agreement—which is approximately 466 of the 1,386 total acres.....
WOW.....**this coincidentally equates to 33.5%**.....or only 1% more than Central Park's preserved parks and open space requirement.

3. Affordable Housing Crisis

- o Finalize unambiguous developer requirements **COMBINED WITH** Community commitments for Affordable Housing solutions that applies to all development.
- o **This should be finalized before the Board considers whether it is appropriate to extend the Developer's development rights beyond the current October 2028 termination date.**

4. Funding for Community Capital Impacts

- o Use the above described Capital Impact Report and develop a per housing unit fee schedule that applies to all developers that is designed to cover the capital impact costs of public services.
- o **This should be finalized before the Board considers whether it is appropriate to extend the Developer's development rights beyond the current October 2028 termination date.**

5. Unfinished Buildings along Highway 40

- o Either tear them down or completely finish the exterior shells and landscaping.
- o With these buildings unsecured without any fencing etc., this could be a danger to the Community.
- o **This should be finalized before the Board considers whether it is appropriate to extend the Developer's development rights beyond the current October 2028 termination date.**

Thank you for your attention to this matter at the Public Hearing September 21st 2022 town meeting, to do what's right for our community and residents.

Many thanks

David and Jan Baer

Cheers

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