

Fraser Business Enhancement Grant Application

Fraser Business Enhancement Grants are intended to support current businesses and improve the economic vitality of Fraser by encouraging enhancements to the physical appearance of business properties, improvement of public infrastructure, amenities and gathering places, and increased ADA accessibility. Grant requests of up to \$25,000 per business space will be considered. 50% project match is generally required; lower project matches may be considered for projects providing a maximum public benefit. For priority consideration, applications must be submitted by February 1, 2026. If funding for projects remain after consideration of initial applications that meet the deadline, rolling application will be considered until grant program funding for the year is exhausted.

See <https://www.frasercolorado.com/467/Fraser-Business-Incentives-and-Grant-Pro> for complete program and application details.

Business/Organization Name	Zerex40 LLC
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Business License Number	39-2687770
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Contact Person	Deb Culig
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Mailing Address	PO Box 1183
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City	Tabernash
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State	CO
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Zip Code	80478
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Phone Number	<div></div>
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Email Address



Project Name

Fraser Post Office Building

Description of Project

Renovate and upgrade exterior facade. Subject to grant specifications and monies available, project will include siding, but enhancements to doors, windows, building of a northside retaining wall, etc. could also be included. Each of the 3 itemized estimates attached show options being considered.

Describe the benefits this project will provide to your business, the public, and the Town of Fraser?

This building was purchased in June 2025. Previous owner had allowed the property to fall into a "less than desirable" state (see attached photos). Currently this location has three long-term tenants - the US Postal Service, Verizon and Winter Park-Fraser Tire and Auto. The property is highly visible and has high use. The location is directly off of Highway 40 and adjacent to the town's new Saint Louis Landing development. Exterior enhancements will benefit the Town of Fraser's Comprehensive Plan - the Clayton Court redevelopment, the Fraser Valley Arts proposed location, and the goal to enhance and beautify the Highway 40 corridor through Fraser, etc. Additionally, Zerex40 LLC is working diligently to give Grand County GC/contractors priority on this project to provide further benefit to the valley and its residents.

What benefits will this project provide to your business and to the community/ Town of Fraser?

same as above

Time Frame of Implementation	Early 2026 - this will be dependent on grant award timing. Three entities have been contacted and all have given 4-6 month timelines, dependent on weather and scope of work selected
Total Estimated Cost of Project	\$150,000- \$250,000
Upload Itemized Project Budget	<i>Field not completed.</i>
Requested Grant Amount	\$75,000 - \$25,000 for each of 3 tenants
Matching Funds Amount	\$75,000-\$125,000
Source of Funding in Addition to Business Enhancement Grant	self funded
Would you like your project to be considered for a reduced grant match award (less than 50%)?	No
If you selected yes above, please explain.	<i>Field not completed.</i>
Supporting Documents	Fraser PO Support Docs.pdf

Electronic Signature I agree.
Agreement

Electronic Signature Deborah A Culig
