

**Dillon Economic Development Advisory Committee**  
**Regular Meeting**  
**November 19, 2012 12-1pm**  
**Agenda**

**DEDAC Members Present:** Nathan Nosari-Chair, Jennifer Cassell-Secretary, Annie Holton, Bill Falcone, Bonnie Moinet, Merle Klocke, Brad Foreman, Susan Fairweather-Town Liaison, Eric Jacobson-Town Council Liaison,

**DEDAC Purpose:**

The Committee shall review, either as a full body or as members of assigned ad hoc subcommittees created by the Executive Committee, matters related to economic development which will help Dillon grow and enhance sustainable business and Town revenues, both in the short and the long term.

Nathan called the meeting to order at 12:05pm

**Open Committee Position**

- Merle Locke was unanimously appointed to the position of vice-chair

**Individual Committee Member's Goals and Objectives discussion**

- Create an environment of opportunity
- Implement programs that bring success, create bucket of incentives
- Minimize barriers to locate: zoning, planning, building
- Build upon strengths to attract customers/business
- Create focus area (ice rink, other attractions)
- Create year-round destination to act as a anchor to the town
- How to and who to market strengths of Dillon
- Another major retail on Highway 6
- Rename Lake Dillon Drive
- Map of available properties, key owners, etc.

**Dillon Obstacles and Advantage brainstorm discussion**

**Obstacles**

- Zoning and permitting
- Lack of entrance/visibility into town
- Median strip
- Repurpose LDD
- Post office on main street
- Parking
- Way finding
- Municipal building on key real estate

- Old buildings that are costly to repair
- Denver water restrictions
- Lack of winter events
- Lack of town funding

**Advantages**

- Real estate price
- Town owns 60% of core
- Room to build in front of post office
- DURA/TIF

- Political environment
- Lakefront views
- “The” summer place to be
- Central location for ski area
- Close to I-70 Denver
- Summit stage

#### Zoning Discussion

- Nathan informed the committee that the Town core does not allow wholesale businesses
  - To fix, there are two types of ‘wholesaling’
    1. ‘Right of Use’ – a wholesale gets automatic approval. The business has to sell a consumable item or have some sort of retail.
    2. “Type II Wholesale” – a business has to go in front of the Town Council to get approval for business
- Nathan will draft up a resolution for the committee’s review and approval

#### Property Improvement Grant Subcommittee Creation

- Discussion of forming a sub-committee to look at purpose and eligibility of said improvement grants. The committee will then present to Town Council in hopes of securing funding
- Members of the sub-committee include Nathan, Annie, Merle and Jennifer. Bonnie will assist.

#### Business Grant

- Conversation was tabled

#### Governor’s Blueprint for Region Update

- Jennifer announced that the meetings are progressing and moving forward. One asset that will be a great tool for Dillon is the Asset Map – which will identify and consolidate our ‘assets’.
- Susan submitted her name to be the Region 12 Representative
- Eric wants to plug into what other towns are doing

#### Outside Agency Assistance & Coordination

- Bill thinks we need to meet more. Jennifer mentioned difficulty meeting during the day. The committee is going to look at ways to use Skype or other photo-conferencing tools.  
MOTION: A motion was placed on the table to meet once a month  
VOTE: unanimous, vote passed
- Merle suggested the next meeting should be at Alpine Bank where he has a large conference room
- Next meeting set December 10<sup>th</sup> from 12-1pm

Nathan adjourned the meeting at 1:05pm