



EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

Wednesday, January 5, 2022

5:00-7:00pm

ONLINE

(Team Planning Internal Agenda)

Zoom link-

Join Zoom Meeting

<https://us02web.zoom.us/j/85735483848>

Meeting ID: 857 3548 3848

One tap mobile

+12532158782,,85735483848# US

Dial by your location

+1 253 215 8782 US

+1 346 248 7799 US

Meeting ID: 857 3548 3848

HOUR ONE

Welcome + Roll Call (3 min)

Minutes Approval (2 min)

Next Steps (3 mins)

Motion to approve next partnership summit at June meeting

Partnership Summit Follow Up & Communications (20 mins)

Benefits of a DDA Flyer Approval

Motion to approve flyer

Proposed Organizational Structure

Summit Summary/Work Planning

Debt Authorization Language for Plan of Development (5 mins)

Motion to approve plan of development

TIF Process Discussion (3 mins)

TIF application updates

Property Annexation Procedures/Forms

Sample Petition from Grand Junction

HOUR TWO - 6:00pm

Website RFI Update

R&R Proposal

Public Comments

Close

Next Meeting Date: February 2, 2022, 5:00PM



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Wednesday, January 5, 2022

5:00-7:00pm

VIRTUAL MEETING

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Town Business

Public Comments

Close

Next Meeting Date: February 2, 2022, 5:00PM

EAGLE DOWNTOWN

ESTD. 1905

DEVELOPMENT AUTHORITY

Benefits of a Downtown Development Authority (DDA)

For Property Owners

- ♦ Increased occupancy rates
- ♦ Rent stabilization or increase
- ♦ Increased property values
- ♦ Increases stability
- ♦ Reduced vandalism / crime
- ♦ Communication medium with other property owners
- ♦ Better image
- ♦ New uses on upper floors

For Business Owners

- ♦ Increased sales
- ♦ Improved image
- ♦ Increased value of business
- ♦ Coordinated efforts between local businesses and franchises
- ♦ Quality of business life
- ♦ Educational opportunities (seminars, workshops)
- ♦ Increased traffic
- ♦ District marketing strategies (promotion and advertising)
- ♦ Better business mix
- ♦ New market groups downtown
- ♦ Have needs / issues addressed

For Local Residents

- ♦ Community pride
- ♦ Enhanced marketplace (better shopping and the benefits of shopping locally)
- ♦ Social / cultural activities
- ♦ Opportunities to keep kids in town
- ♦ Better communication
- ♦ Political advocate
- ♦ Home values increase
- ♦ Infrastructure, i.e. parking solutions

For Service Businesses

- ♦ Image / building improvements
- ♦ New / renewed / repeated exposure
- ♦ Increased variety of services
- ♦ Healthier economy generates new / more business
- ♦ Increased competition means more aggressive business styles
- ♦ Tapping leakage
- ♦ Increased population, new customers
- ♦ Improved image creates new market

DOWNTOWN DEVELOPMENT AUTHORITIES (DDAs)

Downtown Colorado Inc. (DCI) works with Downtown Development Authorities (DDA) in Colorado to build a stronger network, advocate for strong and well managed downtown tools, share information and best practices, and provide education and professional development to professionals and communities working with the DDA tool.

WHAT IS A DDA?

The Downtown Development Authority is a flexible entity responsible for adopting and implementing a plan of development for a downtown central business district. The DDA works to facilitate economic development and redevelopment of properties and infrastructure within the downtown area.

QUICK FACTS

- 19 DDAs in Colorado
- *Average 2.9 staff/1.5 contract (based on survey respondents)*
- *Financing can be Property Tax TIF, Sales Tax TIF, or Mill Levy*
- *Most offer grant programs in their communities*

(Based on Survey Responses)

Examples of Colorado DDAs

Greeley DDA

Greeley DDA was the first community to enact an alcohol consumption district in Colorado with the Greeley "GO Cup". Greeley is made up of 3 staff positions and 1 contract position. Greeley uses Mill Levy and Property Tax TIF

Windsor DDA

Windsor DDA programs include several development projects, alley enhancements, and business assistance. Along with Facade Improvement Grants for local businesses. Windsor is made up of 1 staff position and uses Sales Tax TIF, Property Tax TIF, and Mill Levy

DDAs Can Provide Comprehensive Management of Downtown

- Clean & Safe Programs
- Events & Marketing
- Business/Property Development
- Placemaking/Design
- Downtown Parking Management
- Business/Property troubleshooting & advocacy
- Infrastructure Projects (alleys, irrigation, electric)
- Connectivity & Access Programs
- Creative District Management
- Business Attraction & Retention

Examples of DDA Grant Programs

Glenwood Springs

The DDA Façade Improvement Program awards up to one half of total costs of approved façade improvement projects. The awards range from \$500-\$5000 and are made in the form of reimbursement.

Grand Junction

The Creative District Micro Grant Program awards grants from \$250-\$1,000 to galleries, artists, makers, creators, musicians, performers, teachers, creatives, small locally owned businesses.



TAX INCREMENT FINANCE (TIF) INVESTMENT PROGRAM APPLICATION

APPLICANTS

Applicant name(s): _____
Address: _____
Primary Contact Phone: _____ Email: _____
Property Address (location where project is proposed): _____

Property legal description (or attach): _____

PROPERTY OWNER (if not same as applicant)

Name(s): _____
Address: _____
Primary Contact Phone: _____ Email: _____

PROJECT DETAILS

Please attach complete project description, pro forma (if applicable) project schedule, and permit info (if any)

How would you classify your project:

Construction

- ☐ New Projects
- ☐ Improvements

Non-Construction

- ☐ Events + Activities
- ☐ Beautification (Murals, Landscaping, etc.)

What is the estimated project cost:

- ☐ Under \$10,000
- ☐ Between \$10,000 and \$50,000
- ☐ Over \$50,000

NON CONSTRUCTION ONLY SECTION

(Construction projects only, please skip ahead to page 2: DDA Priority Areas)

Project Purpose: _____

Estimated Timeframe: _____
Project Partners: _____

EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (EDDA) PRIORITY AREAS

The following areas have been identified as priorities for Eagle Downtown, please indicate each area that your project may address and provide details as to how your project will enhance this area of work. Select all that apply.

☐ **Business Community Support**

Consider opportunities to enhance access to services and capital for business, collect data, and identify and catalyze underutilized assets. Identify and provide critical infrastructure and support to promote and develop successful business needs. *Provide Details:* _____

☐ **Regulatory Environment**

Streamlining solutions and minimizing barriers to build trust and investment from business and property owners. Aligning regulation and incentives to encourage public-private partnerships for investment in the community vision through infill, redevelopment, and re-use of existing buildings. *Provide Details:* _____

☐ **Communications**

Imparting or exchanging of information or news with an image building and informational component that includes arts, culture, and recreation. Downtown brand identity is the combined messaging transmitted via content, diverse platforms, logos, style and visuals. *Provide Details:* _____

☐ **Experience Economy**

Encourage the realization of emotion and entrepreneurial opportunity through interactive activities, events, and maker's components. Enhance a person's time spent in a place with a unique and memorable experience. *Provide Details:* _____

☐ **Access + Mobility**

Assess the experience and accessibility of getting to and around downtown as a local or visitor. Focuses on multi-modal infrastructure and access in and around the downtown including parking, gateways, walkability, rideability, wayfinding + signage, etc. *Provide Details:* _____

☐ **Creative Placemaking**

Establish a sense of place through the strategic integration of art, the environment, design, recreation, and cultural activities. Engage locals to produce authentic and distinctive planning and development programming programs directed at local love of place. Create a connection to the community's sense of identity through visible symbols, messaging, and activities. *Provide Details:* _____

CONSTRUCTION PROJECT INFORMATION (For Construction Projects Only)

Est. Total Construction Cost: Private Sector Investment: Requested funding from EDDA:
\$ _____ \$ _____ \$ _____

Project Information (check all that apply):

☐ Broadway ☐ 2 nd Street ☐ Grand Avenue ☐ _____ Street ☐ _____ Street ☐ Other EDDA Location _____	☐ Historic Rehabilitation ☐ Mixed Use Project (commercial/residential) ☐ Street-facing Façade Improvements ☐ Alley Facing Façade Improvements ☐ Property Engagement (2 streets, corner)
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Proposed Construction (check all that apply):

- ☐ Building remodel area: _____ square feet
- ☐ Building addition area: _____ square feet
- ☐ New building(s) area: _____ square feet
- ☐ Other construction (specify details): _____

Existing Building Area: _____ square feet

Project Uses/ Tenant Information:

Commercial units: existing sq ft: _____ proposed sq ft. _____

Residential units: existing sq ft: _____ proposed sq ft. _____

Building Floors: existing: _____ proposed _____

Parking Spaces: existing: _____ proposed _____

List any existing or proposed tenant(s) and square footage:

Existing Tenants: _____

Proposed Tenants: _____

Do any existing tenants need to be relocated? _____

Contact Information

Identify one person to serve as the contact for the application during the review process. This person will be notified by EDDA regarding comments and meetings and responsible for notifying other parties who may be involved in the project.

Name: _____

Phone: _____ Email: _____

Architect(s) & Firm:

Name: _____ Company: _____

Phone: _____ Email: _____

Contractor(s):

Name: _____ Company: _____

Phone: _____ Email: _____

Certification

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application, I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by the Eagle Downtown Development Authority and must be submitted prior to having this application processed.

Please also attach/include ALL REQUIRED INFORMATION request in the TIF Investment Program document.

Applicant Signature

Property Owner Signature (if different than applicant)

Print Name, Title

Print Name, Title

Signature

Signature

For Staff Use:

Date application submitted: _____ Date application completed for review: _____