



MEETING MINUTES
Economic Vitality Committee
Monday, November 21, 2022, 1:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

APPROVAL OF MINUTES

Motion: Schroeder to change herself to 'present' in minutes. Approved. Post-meeting: Chair Daly had already corrected the previous minutes, so no further action required.

Chair Daly motioned to approve the October 17, 2022 EVC minutes. The motion was seconded and passed unanimously.

COMMUNITY DEVELOPMENT UPDATE

1. Chair Daly referred to Community Development update included in the packet.
 - a. Habitat project had some difficulty with the current Land Use Code language. This is being fixed in the ReCode Eagle update. Two members of the Eagle County Housing Task Force were involved in the application. This is an important first collaboration between Habitat for Humanity and the Eagle County School District.
 - b. Gaboury wants to show impact of the Haymeadow debt service cost to typical homeowner. Sunday updated that Council voted and approved unanimously at the last Council meeting.

DOWNTOWN DEVELOPMENT AUTHORITY (DDA) UPDATE

1. Kat Conner handed out statistics and basic info on Eagle's DDA
 - a. Chair Daly stated that EVC wants to better understand DDA's role
 - b. Conner gave history of DBA and DDA
 - c. DDA was a ballot measure, approved, is now a quasi-government agency.
 - d. Sustainable way to make sure there is funding for downtown projects.
 - e. Conner explained how DDA will use Tax Increment Financing to collect difference in property taxes from Year 2020 base value. Base was captured before 139 Broadway and Broadway Station were improved or constructed.
 - f. DDA is working on 3-5 year budgeting plan.
 - g. Schroeder asked about DDA role in future downtown development. DDA will have application process for future downtown development. Apply online in future. DDA Board reviews. Then goes to Council.
 - h. Kostick cautioned on adding an extra layer of government to development approval process. Conner wants to define clear process and checklist. Kostick wanted to have Council and Staff minimize hurdles as well.

- i. Kostick expressed encouragement that the DDA has funding and ability to be a catalyst in our community.
- j. Chair Daly commented that as every property is improved or redeveloped, additional TIF funds are collected that aid in future economic vitality in downtown Eagle.

DISCUSSION & OTHER BUSINESS

- 2. Subcommittee #1 - Grand Avenue & Eagle River Corridor Future:
 - a. No subcommittee meeting this month.
 - b. Members: Kari, Kevin, Yuri
- 3. Subcommittee #2 - Eagle Open for Business with Optimal Workforce and Diverse Housing:
 - a. No subcommittee meeting this month.
 - b. Members: Christina, Eric, Mick, David
- 4. Subcommittee #3 – Economic Data Dashboard and Community Builders’ involvement
 - a. No subcommittee meeting this month.
 - b. Members: Kari, Mick, Yuri

BUSINESS AND DISCUSSION ITEMS

- 1. Changes to EVC Officers
 - a. Chair Daly stated that Brubeck wants to play a less active role on the committee. Gaboury motioned to nominate Schroeder as Vice Chair. The motion was seconded and passed unanimously. Role change is effective at the next meeting.
 - b. Kostick motioned to nominate Hofman as Secretary. The motion was seconded and passed unanimously. Role change is effective at the next meeting.
- 2. Joint Work Session with Chamber and DDA
 - a. Pardee wants to help Council address their goals and have joint DDA, DBA, EVC, Chamber meeting to maximize our time and energy.
 - b. The intent is to collaborate on goals, plans, ideas.
 - c. Follow up: **Work with DDA and Chamber to schedule this meeting for early 2023.**
- 3. CIRSA Training
 - a. Chair Daly commented that we are all public appointed officials. Take our role and position with great responsibility.
- 4. PUC Crossings – Letter of Support to Council/Staff
 - a. Schroeder submitted the EVC support letter to the Council earlier this month.
 - b. Pardee updated that the Town is looking to expand the Grand Avenue ROW footprint. This is different than the access crossing permit.
 - c. Case property application has been officially submitted to the Town for development review.
 - d. Pardee is unsure on how to engage Ping and Johnson properties if they do not have current development applications.
 - e. Kostick stated that we are asking to undergo PUC process, not just easements or ROW acquisition. This is a policy level recommendation to Council.
 - f. Kostick asked if there was Council discussion. Pardee said it was received by Council but not discussed.
 - g. Schroeder agreed that this is a policy level recommendation for the Town. If GACP is adopted, future development would have to comply. Attorneys that deal only with this process. Why get easement or ROW if cannot cross the railroad.

- h. Sunday stated that it is 0.3 acre ROW need. Can we get Eagle County Fairgrounds to pay for part of this with bridge over the Eagle River?
- i. Eves shared that Town of Gypsum approached PUC approvals as a Town Master Plan not individual developers.
- j. Gaboury stated this is a policy decision and actual project that requires financial support. This will make the properties impacted much more valuable and landowners should have an interest in the process and approvals.
- k. Kostick questioned if it was Town policy to approach the landowners and be proactive to meet these goals. There could potentially be DDA partnership in this work.
- l. Kostick would like to also push an actual project forward as well, not just policy.
- m. Phillips said the properties were mostly annexed. One small portion is still in Eagle County.
- n. Conner wanted to ask if a governmental agency can have leverage over the Railroad approvals more than a private landowner.
- o. Chair Daly stated that Avon Town Manager, Eric Heil, had experience with PUC crossings when he was Avon Town Attorney; Pardee is in touch.
- p. Follow up: **Pardee will request that the letter is included in the Council packet and added to a future agenda.**

5. Community Survey and Economic Data Dashboard

- a. Pardee is waiting on proposal from Community Builders
- b. Follow Up: **Schroeder to follow up with Community Builders on status.**
- c. Contract for 2022 has been approved by EVC.

6. Community Survey or Business Survey

- a. Pardee is waiting on proposal from Community Builders
- b. Chair Daly discussed only having a business survey, not a community wide survey. Send out via Chamber, DDA, Eagle Ranch Merchants' Association, etc. EVC to review data.
- c. Gaboury suggested using Town Business License holders to access all businesses. Have the survey identify Eagle Ranch, DDA, etc. member/location.
- d. Kostick said historically community survey was done every two years. It was a good way to track changes and needs. Perhaps the Chamber could conduct the Business survey. The community survey is really important.
- e. Sunday said Council's draft budget includes a 2023 Community Survey.
- f. Conner said that not every business in Town has an Eagle business license. She also said that the School District is asking housing and other survey questions that we could include.
- g. Kostick, Schroeder, and Eves would like both a business and community survey.
- h. Gaboury only sees the need for a business survey this year. The community survey could be every three years.
- i. Schroeder shared info on previous survey by Community Builders and the EVC. Feedback was the survey was very long.
- j. Gaboury would like to advocate to continue surveys.
- k. Chair Daly asked that we separate out the Community Survey and the Business Survey.
- l. Sunday said there is \$10k in 2023 budget.
- m. Sunday stated that previous summary and feedback of survey to Council was good.
- n. Follow Up: **Schroeder to follow up with Pardee and Community Builders on status.**

7. EPS Economic Development Plan. \$65k for 2023 EPS study

- a. Chair Daly stated that we can add CU Boulder's previous outdoor recreation plan to EPS's analysis and work.
- b. Chair Daly proposed that we have Bill Shrum (via DCI) assist with merging CU Boulder's and EPS's work together.

- c. Chair Daly motioned to approve the EPS contract for the Economic Development Plan. The motion was seconded and passed unanimously.
 - d. Follow Up: **Pardee will relay to Council and execute EPS contract.**
8. 2023 EVC Goals/Priorities/Plans - Subcommittees
- a. Chair Daly requested that we have subcommittees meet before our next meeting.
 - b. Follow Up: **Subcommittees meet or email before our next meeting.**
 - c. Follow Up: **EVC Christmas Gathering in December to be coordinated by Chair Daly.**

ADJOURN – 2:50PM

Motion: Kostick motioned to adjourn. The motion was seconded and passed unanimously.