



Economic Vitality Committee
Thursday, August 17, 2023, 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

MEETING ACCESS

- a This is an in-person meeting with access via Teams.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

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Passcode: Bx3Xsm

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Phone Conference ID: 144 295 671#

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CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

- a Minutes dated July 20, 2023

ADMINISTRATIVE

- a Replacing Kari on the committee
- b Appointment of new Vice Chair

STAFF & OTHER UPDATES

- a Community Development's Town Council Report. Questions for Chad?
ReCode Eagle - Aug 8, 2023 Staff Memo ([LINK](#))
- b Staff Update
- c Chamber and DDA updates (as appropriate)

BUSINESS AND DISCUSSION ITEMS

a EPS Economic Development Plan update

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Nikki Davis
Economic Development & Housing Specialist

Economic Vitality Meeting Minutes 7/20/23

In Attendance: Mick Daly, Melissa Lally, Kevin Brubeck, Christina Hofman, Kari Schroeder, and David Gaboury; Melissa Daruna, Martha Miller, Chad Phillips, Chris & Collin Cares (RRC)

Admin

Kari Schroeder will be resigning due to relocation. We will need to replace her in August.

Staff Update from Chad Phillips - Recode Eagle updates

- Adjustments on setbacks and building heights in downtown Eagle.
- Adoption meeting will be August 8 barring final community input.
- Biggest emotional issue was “old town character” and density in ‘old Eagle’. Addressed by limiting future multi-lot construction to a 3-plex (not 8-plex).

Staff Update from Melissa Daruna

- Visited Fading West facility in Buena Vista where the 3rd St. homes are being built.
- Had a communications and marketing position filled but she is leaving for a state opportunity.
- Will have sales tax data at next meeting.

DBA Update (Bryan Woods)

- Beginning to plan for Christmas parade in September.
- Issues of vacancy and misuse of property on Broadway, reported to the Town.
- Discussion on tap fees and parking fees with the new code: is there a better way?

RRC Mobility Data – Chris and Colin, with Andrew & Sarah from EPS

Goal: To provide accurate mobility data and tools to support decision making.

- Review of the mobility data – see powerpoint slides in the packet.
- EPS will incorporate some of RRCs work and recommendations in the E/D Plan report.
- Work session with staff and EVC to further refine practical uses of the data.
- **EVC request Melissa & Nikki to draw up a timeline with EPS/RRC and position the work session for best efficiency and effect, with another worksession included.**

Grand Avenue Stakeholder Committee and Plans – Martha Miller gave us an overview (see her slides sent separately.) The federal grant application was not successful. More grants will be sought.

Meeting Adjourned at 2:45pm

Recording [HERE](#).

COMMUNITY DEVELOPMENT

July 2023

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**

- o The full draft of ReCode was shared with the community on 4/17/23 and can be accessed through this link: [ReCode-Eagle-LUDC-Update Public-Comment-Version \(townofeagle.org\)](https://www.townofeagle.org/DocumentCenter/View/18789). Staff has been collecting public comment and incorporating it into the Code.

- o On June 28th, staff released the Adoption Draft, which can be accessed here:

- <https://www.townofeagle.org/DocumentCenter/View/18789>

- o On July 27th, Staff released “Recommended Changes to the Adoption Draft” and they can be accessed through this link:

- <https://townofeagle.org/DocumentCenter/View/18892/Changes-to-ReCode>

- **Adoption schedule:**

- o Town Council Adoption hearing: 6/27/23 tabled until 8/8/2023

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town’s [Active Land Use Applications Page](#).

- **DR23.01: Stone Concepts Warehouse**

- o A Minor Development Permit to construct a new warehouse on the currently vacant lot at 85 Marmot Lane.
- o Public Hearing Schedule - TBD

- **DR23.05: 263 Sawatch Rd.**

- o A Major Development Permit to construct three buildings, each with three commercial units and three residential units accessory to a non-residential use, as approved via Resolution 37-2020. There are design variances associated with this request.
- o Public Hearing Schedule: TBD

ADDITIONAL UPDATES:

ReCode Update Social Media Post: <https://www.facebook.com/townofeagle>

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Second Street Tavern	127 W Second St.	Approval ending the completion of sidewalk improvements
Foodsmith	318 Broadway	Permit issued. Asbestos abatement complete *Noteworthy: Retail food sales & cooking class.
Eagle Fire Station	425 East Third Street	Project Complete - Certificate of Occupancy issued.
Eby Creek Apts.	435 Eby Creek	In progress with all framing complete. First phase of rough-in inspections approved. All but half of Third floor insulated and 50% of drywall complete.
Hockett Gulch Apts.	16186 Hwy 6	Trailhead restroom - Shaw resubmitted revising cost comparison. Comments sent back last week.

		Development Agreement revision with Kendra for drafting, revision will adjust deadlines for Grand Ave. entrance and irrigation system items. Back to Kendra for adjustment, need to confirm time frames for task completion.
410 Broadway Project	410 Broadway	In progress with exterior front brick wall covering just completed. Trades contractors rough-in inspections approved. Insulation approved. Drywall phase in progress for upper levels. Stucco installation in progress.
City Market Remodel	0103 Market St	Interior work completed. Parking lot improvements (re-configuration) still pending.
Eagle River Park Pavilion	200 Fairgrounds Rd	Framing complete. Gutter/drainage system remains to be installed.
Fresh Tracks	50 Chambers Avenue	Permits issued for tenant finish.
Vail Closets	50 Chambers Avenue	Permits issued for tenant finish.
Knapp Ranch	717 Sylvan Lake	Remodel complete.
Haymeadow	91 Mountain Hope Circle	Building D foundation inspections in progress. Continued work needed on Conditions of Approval / tracking of COA's
Habitat for Humanity	3 rd Street	Pending – formal submittal forthcoming.
Stone Concepts Warehouse	85 Marmot Ln	We are preparing the application for referral. The applicant is coordinating with public works on their water and sanitary sewer tap locations.
Slope and Hatch	115 East Second St	Plans for tenant finish for new restaurant submitted and in process of review.

The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2022	YTD 2023
Inspections (n/i Planning, Public Works)	1,308	1,142
Permits Processed	465	260

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

August 2023
August 1st (Planning Commission) THIS MEETING HAS BEEN CANCELLED
August 8th (Town Council) ReCode Adoption Hearing (tabled from 6/27)
August 15th (Planning Commission)
August 22nd (Town Council) ReCode Adoption Hearing + Zone Map
September 2023
September 5 th (Planning Commission)
September 12 th (Town Council)
September 19 th (Planning Commission)
September 26 th (Town Council)



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: August 8, 2023
Re: Town Manager Report

Economic Development:

In support of the State DOLA Grant application, we extended our endorsement to the proposed project led by the Northwest Colorado Council of Governments (NWCCOG) and their Executive Director, Jon Stavney. The objective of the grant project focuses on offering valuable guidance and recommendations concerning various aspects of community surveying, including identifying appropriate metrics and best practices. We are eager to leverage this opportunity to gain insights into how the residents of Eagle respond to survey questions and to compare our economic development efforts with those of other West Slope communities.

At its core, the NWCCOG aims to facilitate information-sharing among communities, and we firmly believe this study will be instrumental in achieving this objective. The data collected from this comprehensive study is expected to yield invaluable insights that can significantly enrich our work here in Eagle. By collaborating and learning from the experiences of other communities, we can further enhance our strategies for community development and growth.

We are optimistic that this collaborative effort will yield positive outcomes and contribute to Eagle's overall progress, well-being, and the broader region. With the insights and knowledge gained from this project, we can make informed decisions and implement effective measures to foster a prosperous and thriving community. We eagerly anticipate the study's results and look forward to working alongside NWCCOG to drive positive change for our region.

We are making steady strides in collaboration with EPS and RRC as we refine our draft Economic Development Plan. Central to this progress are two essential components: mobility data and an economic dashboard. These tools empower the Eagle Council, business owners, and community members to actively track and boost our economic development efforts. By integrating an Economic Development Strategy Plan and Dashboard, we enhance our ability to make informed decisions that foster economic growth and prosperity for every resident. This important work helps us to better align with one of our Major Objectives: *Stimulate Economic Vitality and development - The Town focuses on development that follows the Elevate Eagle Comprehensive Plan to ensure results that maximize the economic benefits. The economic impact of visitors and business investments results in positive benefits in terms of amenities, job creation, wage increases, infrastructure, and the overall quality of life.* Together, these approaches pave the way for a more prosperous and thriving community.

Administration & Organization update

So far, the Town has effectively filled twenty-one critical positions that play a vital role in maintaining and enhancing the quality of life in Eagle. These roles are essential for providing crucial municipal services that our residents depend on daily. We warmly welcome our newly hired individuals, firmly believing in their capabilities and expertise, which will bolster our unwavering commitment to

excellence. Gratitude goes to Lynette for her tireless efforts and dedication in successfully filling these vacancies.

The Town Department Directors and their dedicated staff members are diligently formulating our fiscal blueprint for the upcoming year, 2024. This collaborative endeavor underscores their unwavering commitment to prudent financial planning and effective resource allocation, ensuring that our community's needs and aspirations are met accurately and with foresight. Through a harmonious synergy of expertise and innovation, they are crafting a comprehensive budget that reflects our shared vision for progress while upholding the highest standards of transparency, accountability, and fiscal responsibility. Their assiduous efforts stand as a testament to their dedication to the betterment of our Town, and the forthcoming budget stands as a testament to their tireless pursuit of excellence.

The survey requesting a date to host a budget work session came back, with Council being September 26.

Outreach & Meetings – This report will provide an overview of recent participation in community outreach opportunities and regional and project-specific meetings. These events offer valuable opportunities to collaborate with stakeholders, stay informed on the latest developments, and contribute to the local community.

Eagle County's Tori Franks, Jeff Shroll, and I recently convened a productive Teams meeting to deliberate on a pivotal collaboration involving the Strong Communities grant. This collaborative endeavor centers on the West Eagle Affordable Housing project, fostering synergy between Eagle County and the Town of Eagle. Our discourse primarily revolved around a strategic alliance for the Strong Communities Infrastructure Grant to support local governments in planning for sustainable growth and development patterns and affordable housing into the future. The Strong Communities Infrastructure Grant Program provides local governments with grants to fund infrastructure projects that increase the supply of affordable housing within or adjacent to a downtown area, a core business district, or a transit-oriented development (some flexibility allowed for rural counties). A program that DOLA and the CEO facilitated.

Notably, it mirrors the grant initiative that proved instrumental for the 3rd Street Affordable Housing project, securing over \$1.1M to underwrite its infrastructural requisites. While the maximum grant allocation stands at \$5M, it is prudent to anticipate awards predominantly within the \$1M-\$3M bracket, as indicated by DOLA. An initial projection of approximately \$7M has been earmarked for West Eagle's infrastructure and site development.

As the Letters of Intent deadline looms on August 18, our scrutiny of the LOI application has unveiled a strong inclination towards collaborative ventures, particularly concerning the governing body overseeing the development. While Eagle County retains the capacity to pursue funding independently, our consensus points toward a more favorable reception if West Eagle's application is a joint endeavor, uniting Eagle County and the Town of Eagle in this pursuit.

On Thursday, July 27, we held a meeting between Congressman Neguse's representative, Julie Sutor, West Slope Regional Director, and members from Minturn, Avon, Eagle, and Gypsum. The discussion centered on the challenges and concerns facing the United States Post Office within our communities. Notably, all participants from Eagle highlighted a common set of issues, including inadequate staffing capacity, insufficient funding, suboptimal facilities, and occasional lapses in professional conduct. This dialogue underscores the pressing need for targeted interventions and collaborative efforts to address these systemic obstacles, ensuring consistently delivering reliable and high-quality postal services to our communities. Congressman Neguse remains committed to advocating for meaningful improvements in postal operations and looks forward to ongoing engagement to rectify these pressing concerns.

The convened Grand Avenue Stakeholder Committee embarked upon a consequential initiative as they convened on August 3, under the guidance of Stofus, to inaugurate a comprehensive Value Engineering Workshop. The event was held in the Council chambers, commencing at 9:00 am and extending until 4:00 pm. The deliberations were strategically centered around essential preparatory materials, underscoring the importance of a proactive approach. These primary materials encompassed the elucidating narratives in the Guiding Principles/Goals write-ups. Furthermore, the assembly was tasked with an incisive review of the prevailing corridor plan map inherited from antecedent design endeavors, synergized seamlessly with an in-depth analysis of the accompanying cross-section. Integral to the discourse was the assimilation and appraisal of the succinct yet comprehensive "Approach to Project Costs" one-pager derived from antecedent design undertakings. The Committee did an excellent job looking at ways to meet the spirit of the Guiding Principles/Goals and looking for ways to value engineer potential cost-saving ideas.

WORK SESSIONS:

To help the Town Council keep track of upcoming work sessions, below is a table of topics to discuss over the next several months. Preparing in advance is helpful since it takes planning to execute a work session. Staff will keep this table in this report and make changes as needed. The topics are subject to change:

Date	Topic
<i>July 4, 2023</i>	<i>(Meeting Cancelled)</i>
<i>August 1, 2023 (COMPLETED)</i>	<i>Affordable Housing items to discuss on guidelines for LERP</i>
September 5, 2023	2023 – 2027 Capital Improvement Plan – Work Session
October 3, 2023	2023 – 2024 Operating Budget – Work Session
November 7, 2023	
December 5, 2023	
Request for Additional Work Sessions	Topic
September 26, 2023	Budget Work Session



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: August 8, 2023
Re: Department Updates for July 2023

ASSISTANT TOWN MANAGER

July 2023

Economic Development

- Coordinated with RRC on mobility data being used to develop the Economic Development Plan. RRC presented the data and information to staff and the EVC.
- Coordinated regular monthly EVC meeting and provided meeting support.
- Continued coordinating DDA meetings with DDA board members and DCI. Pulled YTD financial information for DDA and began discussing the budget cycle.
- Coordinated communications with downtown businesses about impacts from Block Party.
- Nikki Davis attended the Senior Executive Institute at the Virginia Institute of Government. This 2-week local government executive training is designed to enhance leadership skills, local government management practices and explore innovative approaches to community service.

Housing

- Staff met with the Valley HomeStore to learn more about the process of approving applicants for a home, monitoring deed restrictions and engaging with homeowners. Staff left the meeting with a deeper understanding of HomeStores's approach and an open invitation to collaboratively fine-tune the process for Eagle, especially after ReCode and new LERP Guidelines are adopted.
- Staff continued to work on updates to the LERP Guidelines and prepared materials for the August work session with Town Council.
- Staff attended a training on Prop. 123 funding hosted by Housing Colorado, DOLA, DOH, OEDIT and CHFA. Staff are working on the most viable funding options for the Town and the most effective approach for the Town to opt into the program.
- Scheduled a meeting with the Eagle Villas property owner to discuss future opportunities with the property.
- Staff joined Habitat for Humanity in a visit to the Fading West facility in Buena Vista. Staff were able to tour homes in progress and learn more about the 3rd St. Housing project.

Sustainability

- Staff conducted interviews and hired a Sustainability Specialist. The new team member will start on September 5th.

- Staff continued to engage with Walking Mountains and the CAC on the County EV charging infrastructure plan.
- Staff worked with Vail Honeywagon, Walking Mountains and the Adam Palmer Fund to create educational and information resources on the new trash, recycling and curbside composting services. Services are scheduled to begin in late August.
- Staff in multiple departments participated in meetings with Eagle County Conservation District and Beyond Lawn to provide feedback on water usage in Eagle and learn more about lawn conversion rebate opportunities for the community.

Communications & Marketing

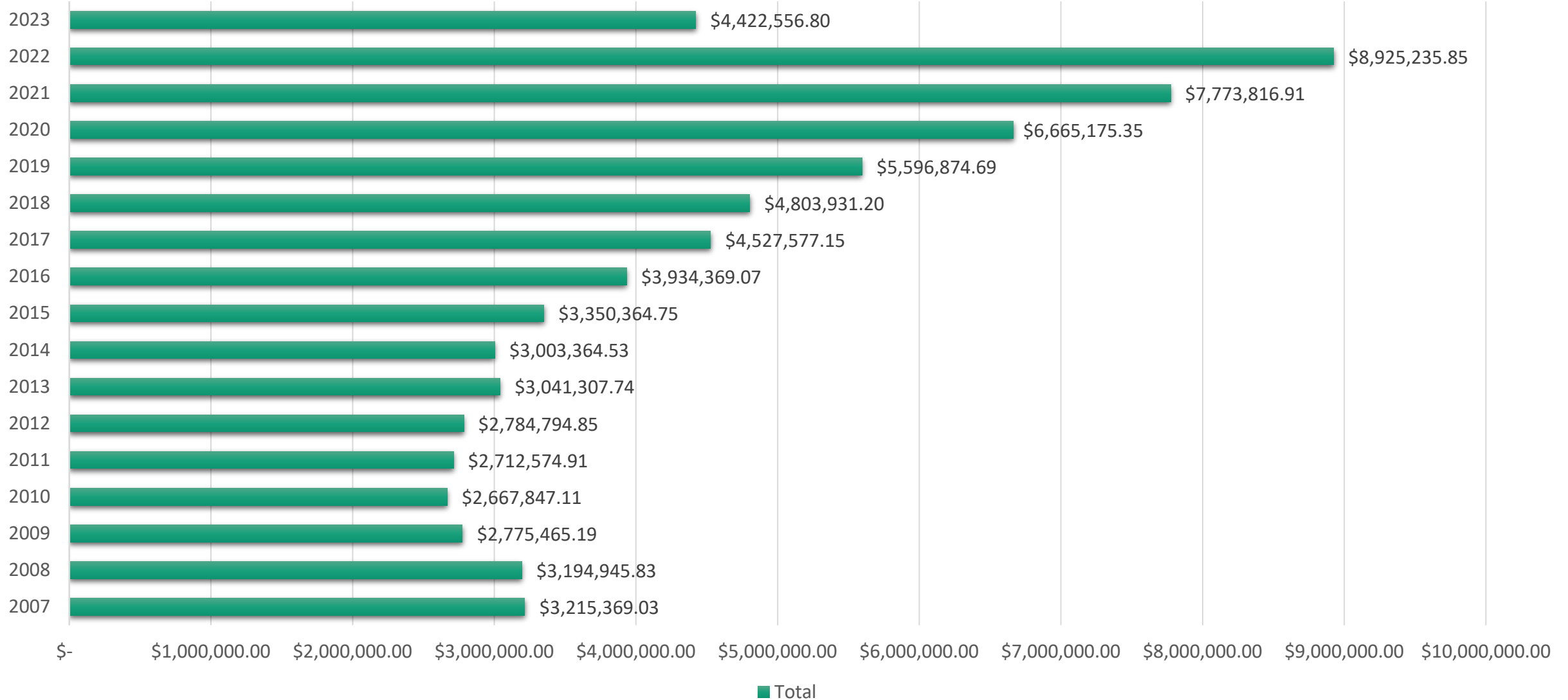
- Staff were sad to say goodbye to Carly West but very happy for her as she pursues another opportunity with the State.
- Staff worked to prepare for Carly's transition and coordinate various communications to the community including:
 - Information about Block Party and community impacts.
 - New compost and enhanced trash and recycling services.
 - E-bike safety.
 - Local wildfire information.

Pool Replacement Project

- Town staff reviewed 8 submissions for owner's representative services and conducted interviews with 3 firms. Staff recommended and Town Council approved a contract with Dynamic Program Management (DPM), a locally based firm.
- Staff and DPM immediately began coordinating the next meetings and steps. Next, DPM will assist the Town and Mountain Rec staff in a procurement process for the design and construction teams. DPM will also coordinate a community engagement strategy to involve community members and stakeholder groups in the next phases of design.

ANNUAL TOTAL SALES TAX 2007-2023 REVENUE PERIOD TOTALS

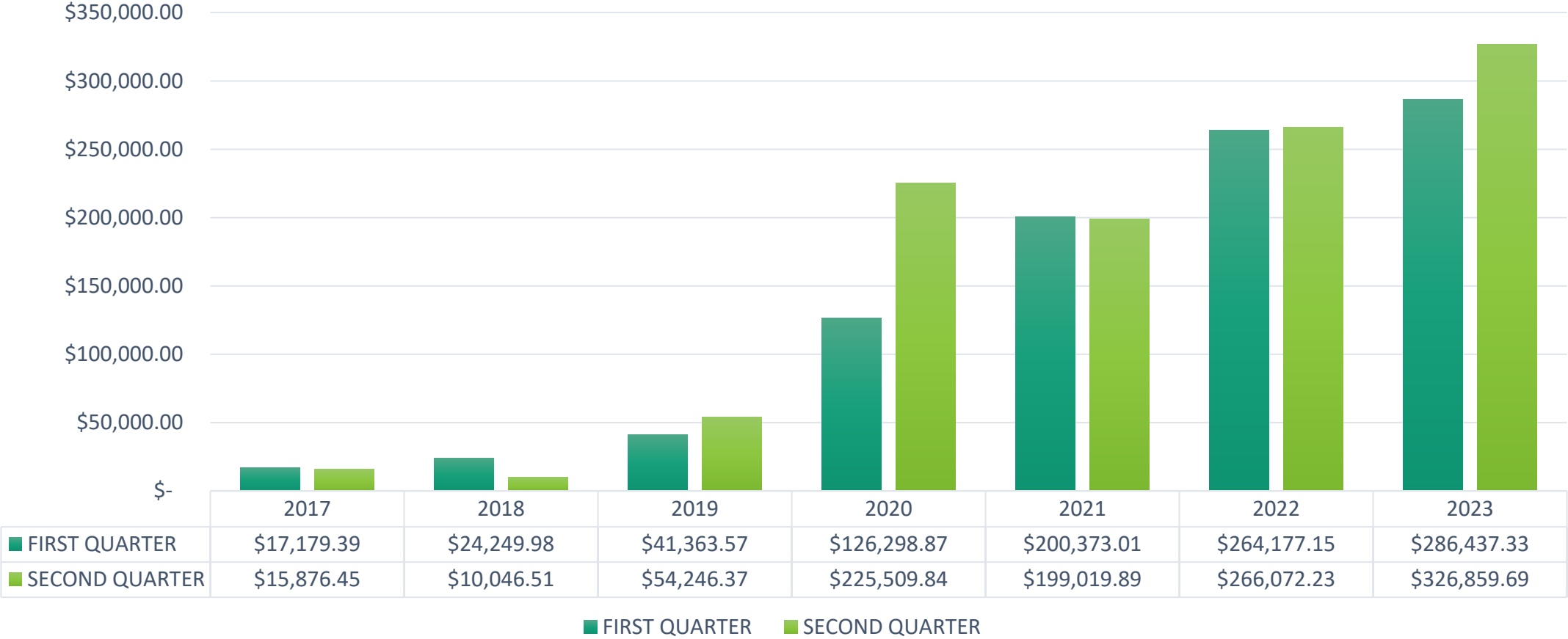
**2016 - PRESENT INCLUDE .5% SALES TAX INCREASE*



TOTAL SALES TAX BY QUARTER
2016-2023
REVENUE PERIOD TOTALS



ONLINE SALES TAX BY QUARTER 2017-2023 REVENUE PERIOD TOTALS

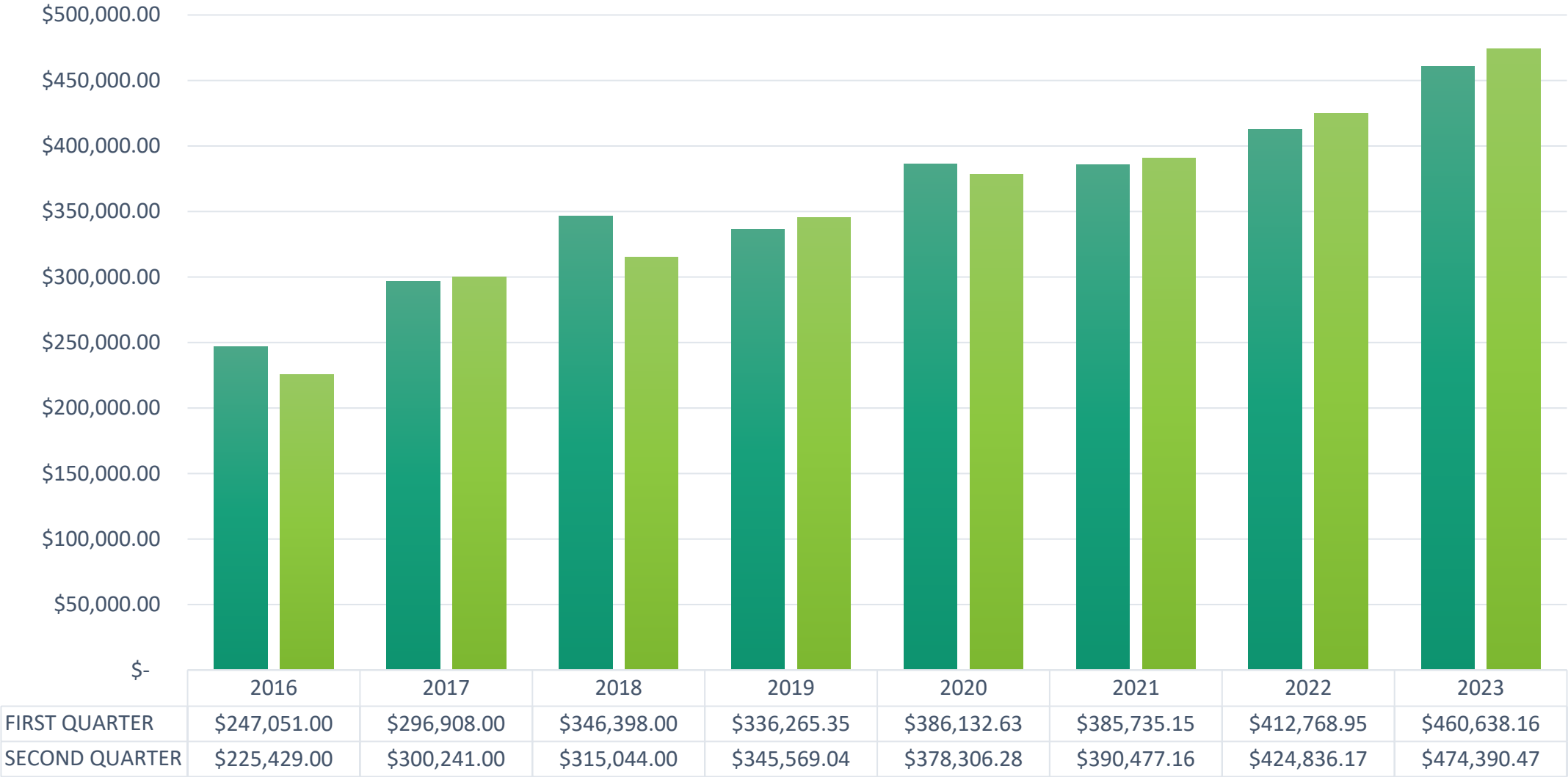


Online sales are included in the retail and out of area sectors.

RETAIL QUARTERLY COLLECTIONS
2016-2023

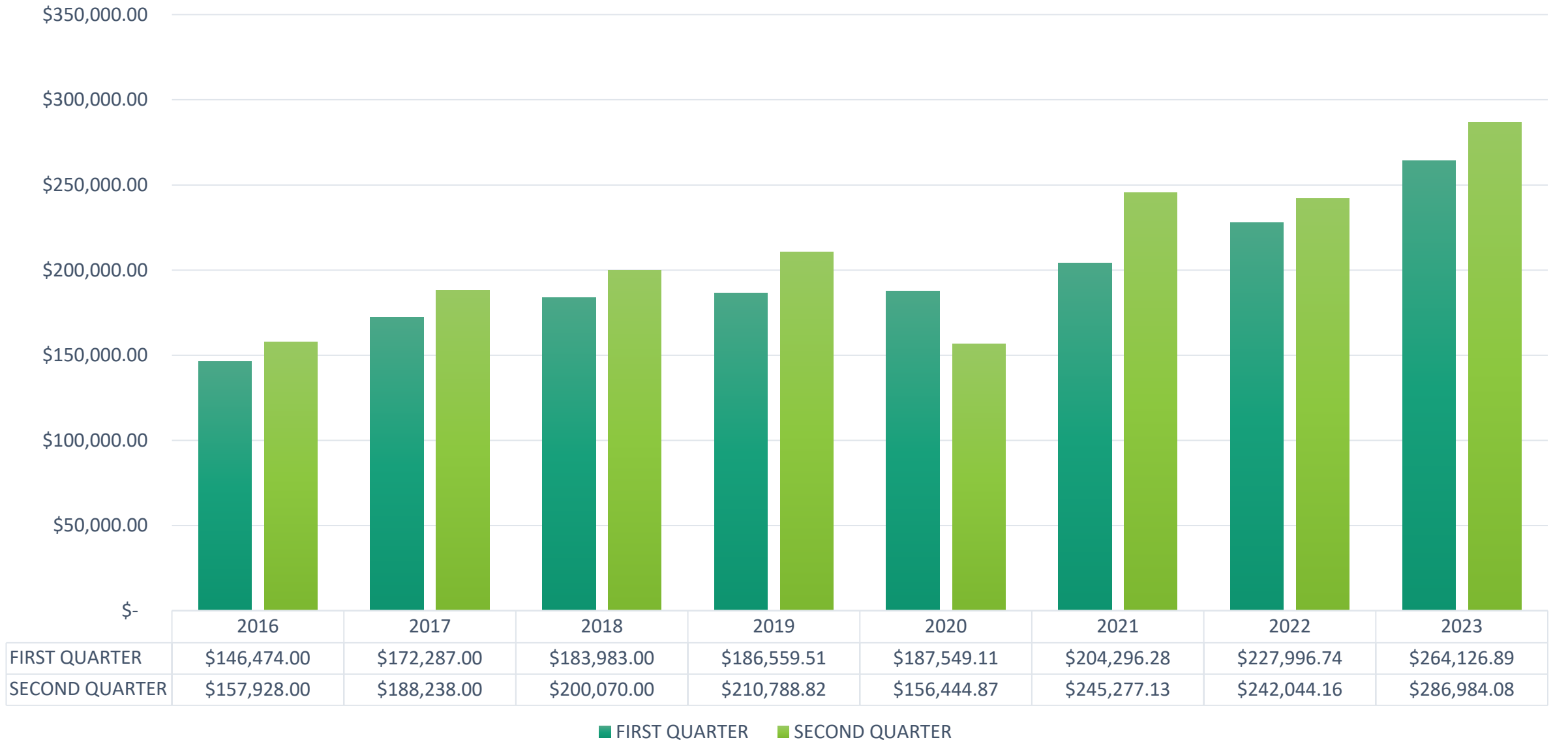


FOOD QUARTERLY COLLECTIONS
2016-2023



RESTAURANTS & BARS QUARTERLY COLLECTIONS

2016-2023



LIQUOR STORES QUARTERLY COLLECTIONS
2016-2023

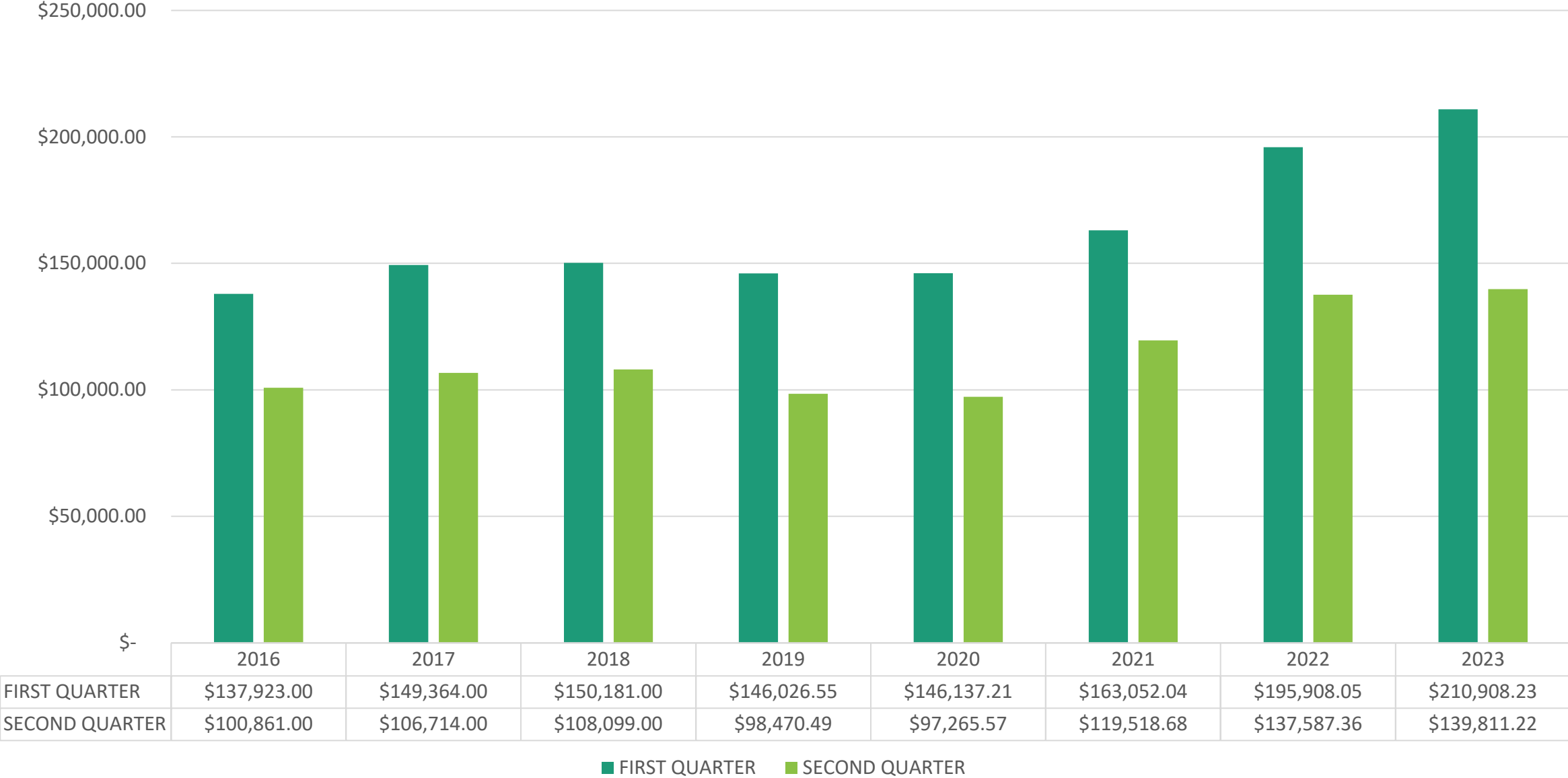


■ FIRST QUARTER ■ SECOND QUARTER

LODGING QUARTERLY COLLECTIONS 2016-2023



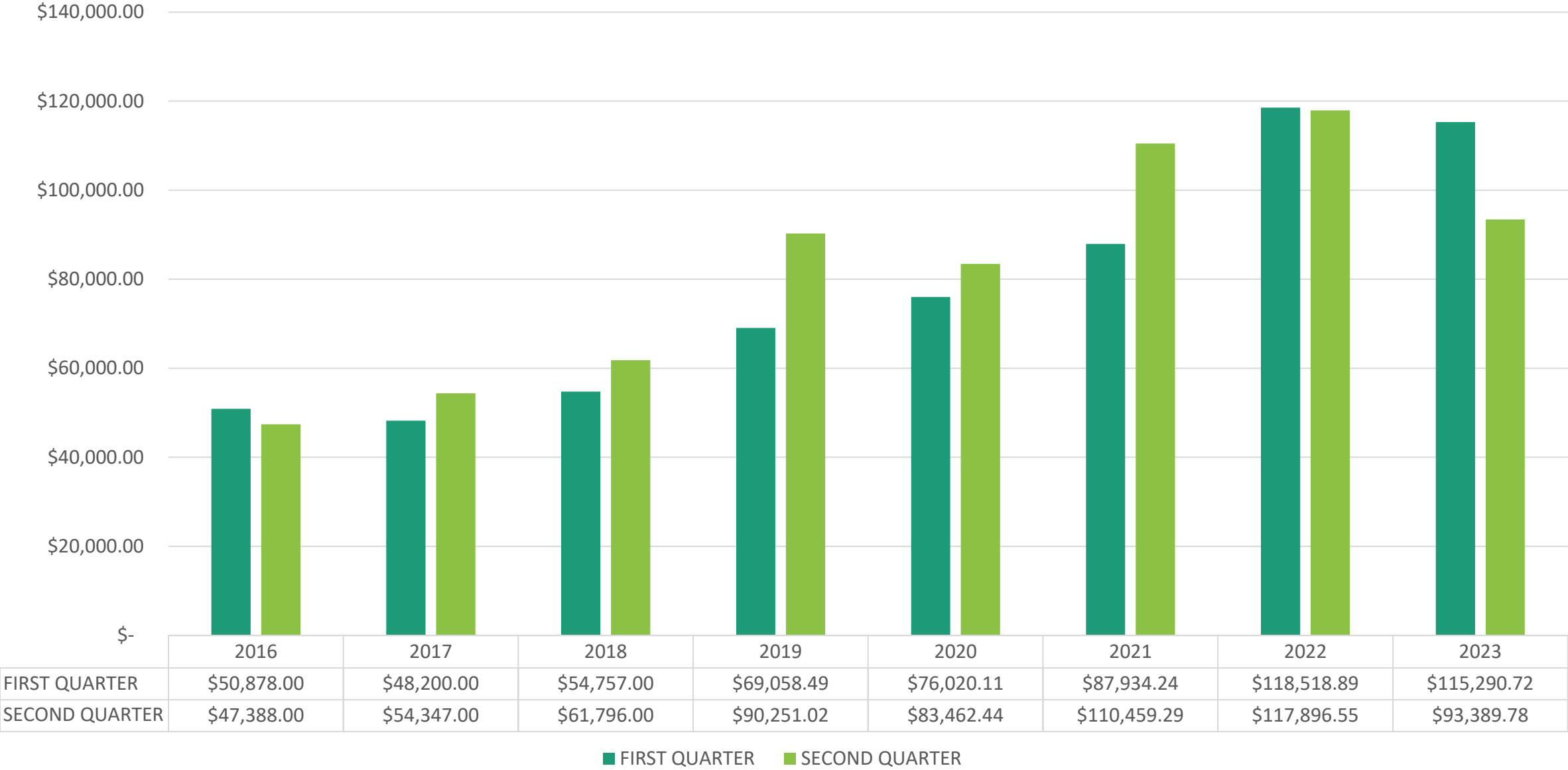
UTILITIES QUARTERLY COLLECTIONS
2016-2023



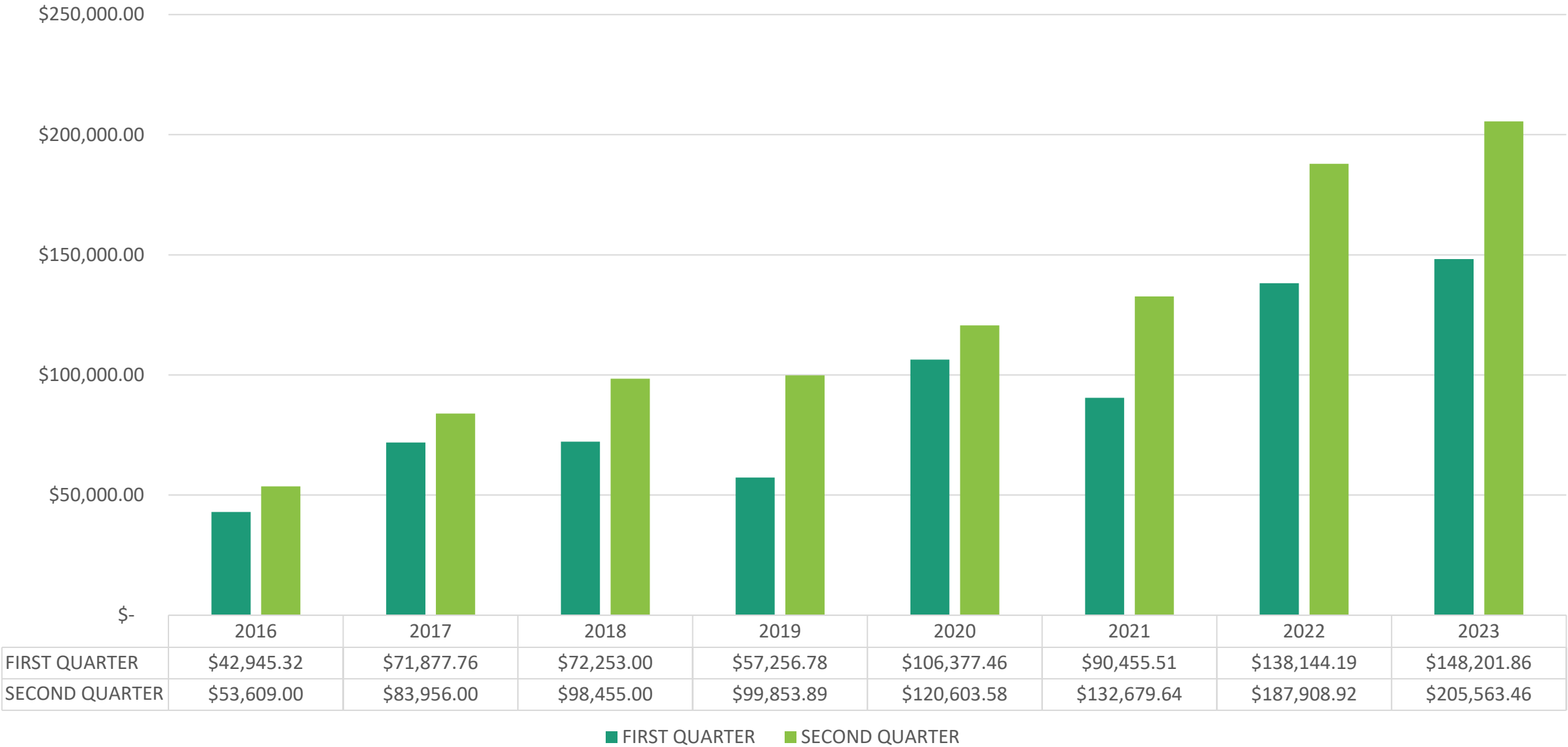
AUTOMOTIVE QUARTERLY COLLECTIONS
2016-2023



MISCELLANEOUS QUARTERLY COLLECTIONS
2016-2023



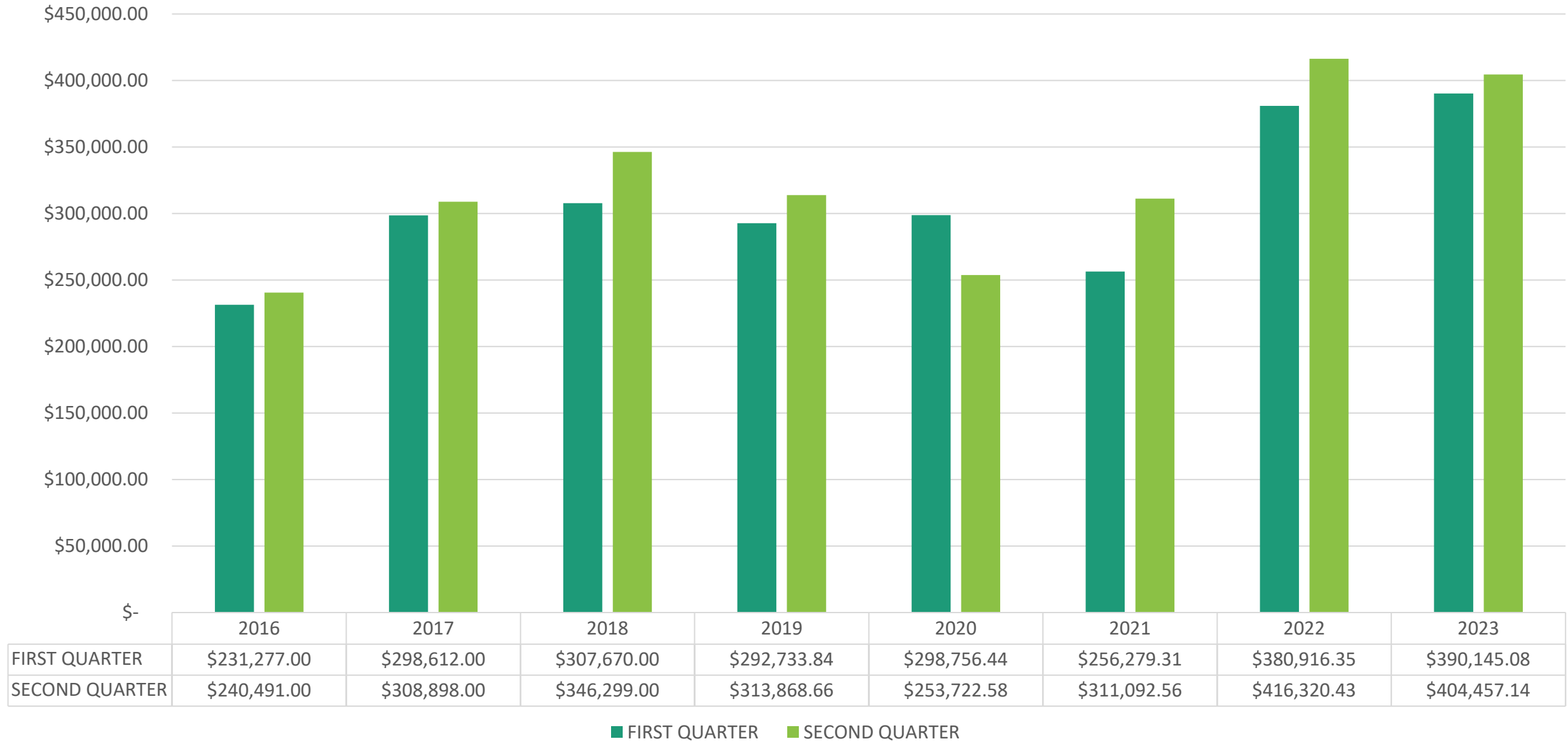
BUILDING/CONSTRUCTION QUARTERLY COLLECTIONS
2016-2023



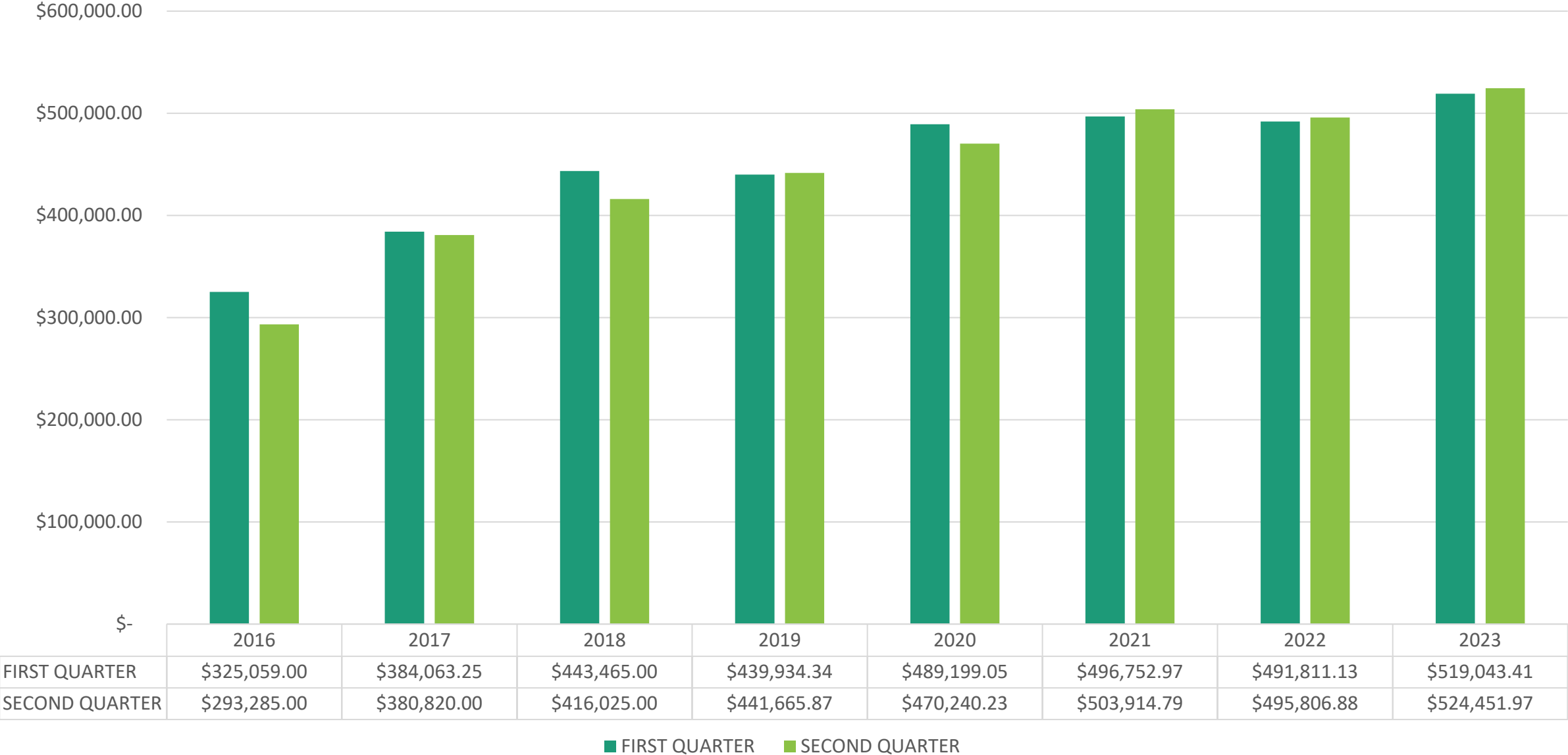
DOWNTOWN DISTRICT QUARTERLY
2016-2023



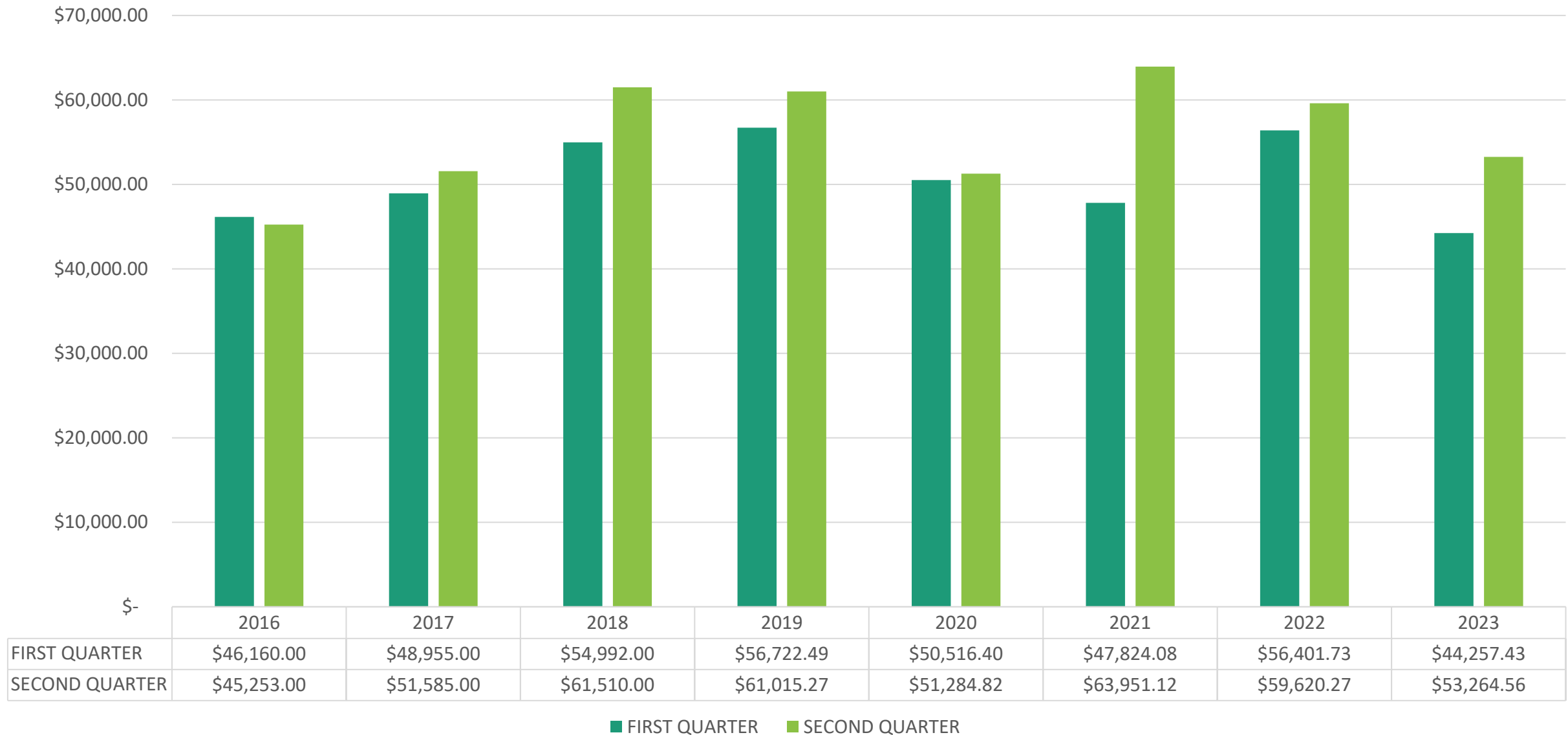
CHAMBERS AVENUE QUARTERLY 2016-2023



MARKET STREET QUARTERLY
2016-2023



HIGHWAY 6/GRAND AVE. QUARTERLY 2016-2023



EAGLE RANCH QUARTERLY
2016-2023



OTHER AREAS QUARTERLY 2016-2023

