



EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Town Hall, Castle Conf Room | 200 Broadway
Wednesday, August 23, 2023 | 1:30PM – 3:30PM
IN-PERSON

Welcome + Roll Call

Approval of Minutes (5 minutes)

Administration (15 minutes)

- Change of Meeting Day – Options include:
 - 2nd Wednesday
 - 3rd Wednesday, AM only (Municipal Court at 1pm)
 - 1st or 2nd Thursday
- DDA Member Attendance
- Consider Upcoming Meetings for DCI Support
 - September – 2024 Budget Preparation

Capacity Building (25 minutes)

- Communications Contractor, Recommendation and Next Steps (contract, reimbursement)
- DCI: Funding opportunities related to sector partnerships.

DDA Advertisement in Vail Daily (10 minutes)

DDA Financials Update (Deferred)

- Troy Bernberg will provide an update in September regarding the 2023 valuation report for determination of 2024 increment revenue.

DDA Project Investment Application (15 minutes)

- Slope & Hatch at Broadway Station

EVC Update (10 minutes)

Town Business (35 minutes)

- Block Party Debrief
- North Broadway & Legal Opinion Letter, RE: Annexation into DDA
- Community Development (ReCode) and MEAC updates
- TIF collections Update. Internal projections will be available at September meeting.
- Walking Mountains & EV Infrastructure on Broadway, next steps

Public Comment (5 minutes)

Adjourn

Next Meeting: Wednesday, September 27th 1:30pm – 3:30pm, Eagle Town Hall



EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

Wednesday, ~~April 26, 2023~~ July 26, 2023 1:30-3:30 pm
IN PERSON

Welcome + Roll Call

Called to order at 1:36 pm

Board Members Present: Greg Schroeder, Marci Leith Scott Schlosser,

Town Staff present: Melissa Daruna

Other Present: Collin Hutchins, Sarah Parish, Mick Daly, Troy Bernberg (DDA Financial Advisor)

Attending on Zoom: Chris Spelke, Ryan Tobin, KKW (Guest)

DDA Chair - Greg Schroeder

DDA Vice Chair - Scott Schlosser

Treasurer- Adrienne

Secretary - Marci Leith

Minutes Approval

Marci Leith motioned to approve the ~~May~~ **June** minutes, seconded by Scott.

The motion approved 5-0

Capacity Building (25 minutes)

Communications Intern Posting – 2 applications:

Kasha Dunne & Talia Haebler - Marci and Scott to set up interviews

Grants Overview Document

DCI Scope of Work through 2023 - motion to approve by Marci, seconded by Scott Approved 5-0

DDA Financials Update (35 minutes)

Troy Bernberg

Outlook for continued Town support through funding

2024 Budget Prep – Preliminary numbers for a part-time Executive Director (est. \$50K) and remaining operating budget (\$30K), including DCI contract. See 2023 Budget Request as a model.

Review DDA Elevator Pitch (5 minutes)

“Promote and preserve the economic vitality of our downtown through grants, events, supporting improvement projects, placemaking, art and beautification of the downtown area.”

Final comments

Refine & publish on website

Motion to approve by Marci, seconded by Collin Approved 5-0

Upcoming meeting dates

Reschedule Nov. to the 15th

Reschedule December to the 13th

Consider moving the monthly meeting to the Third Wednesday of the month

DDA Letter of Support for North Broadway (15 minutes)

North Broadway is requesting a signed Letter of Support by July 31st EVC Update (10 minutes)

Consider an EVC liaison

Motion to approve letter as amended by Marci, Seconded by Sarah Approved 5-0

Town Business (20 minutes)

ReCode Eagle & Old Town Residential (OTR) Petition; staff memo from 7/11 Council meeting
Community Development and MEAC updates; (Block Party email)

Anticipated TIF collection, 2022

DDA's position on e-bike safety along Broadway

Walking Mountains & EV Infrastructure follow up discussion

Public Comment (5 minutes)**Adjourn**

Scott motioned to adjourn the meeting at 3:33pm, seconded by Marci . The motion was approved 4-0.

Next Meeting: Wednesday, August 23rd 1:30pm – 3:30pm, Eagle Town Hall

PROJECT INVESTMENT PROGRAM APPLICATION Prepared by DCI

APPLICANTS
Applicant name(s): Second and Broadway LTD - Bryan Desmond and Lachlan Thomas
Address: 115 E Second St, Eagle CO 81631
Primary Contact Phone: 970 390 5238 Email: lachie@6600feet.com
Property Address (location where project is proposed): 115 E Second St, Eagle CO 81631

Property legal description (or attach): Multi use building with 22 studio apartments and 4 commercial units

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: We have signed a lease with Slope & Hatch. A restaurant company in Glenwood Springs. They are coming into our restaurant space. We are applying for a reimbursement for the town's tap fees. The final number is not 100% finalized, but based on the current estimates these will be close to \$53,000
Estimated Timeframe: These fees are due at the time of building permit issue. Which will be in August 2023
Project Partners: _____

EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) 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:*

We are applying for the reimbursement for the tap fees as this is a significant cost. Initially the tenant was required to pay for this cost, but we could not get any tenants with this cost included. So this is an unexpected, large cost for us. We have already contributed a huge amount to the town with this project and already improved the vitality. So this is the reason we would like to be reimbursed for this fee to ensure new businesses are attracted to the town while having support from the DDA to help with these fees.

☐ 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:*

As you have probably seen we have provided a new structure that has 22 studio apartments and 3 other commercial spaces. This has created a real vitality on the corner of Broadway and Second St. with Innerlight Juice, Flower hound and an office space. As well as the residents of the units above. The addition of the Slope and Hatch restaurant will contribute to improve the downtown core and make it even more attractive for new businesses to open.

☐ 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: Having a new restaurant will improve the experience locals and tourists have downtown. I'm sure the new restaurant will be putting on community events and activities.

☐ 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:
\$ 53,000

Private Sector Investment:
\$ 53,000 (current tap fee estimate)

Requested funding from DDA:
\$ Reimbursement of the tap fee \$53,000

Proposed Construction (check all that apply):

- ☒ Building remodel area: 2,067 square feet
- ☐ Building addition area: square feet
- ☐ New building(s) area: square feet
- ☐ Other construction (specify details):

Existing Building Area: approx 17,000 square feet

Project Uses/ Tenant Information:

Commercial units: existing sq ft: 5,000 total space proposed sq ft. 2,067 improvement of restaurant space

Residential units: existing sq ft: 12,000 proposed sq ft. No new resudential

Building Floors: existing: 3 proposed 0

Parking Spaces: existing: 6 proposed 0

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

Existing Tenants: Currently have 22 studio apartments and 3 commercial areas that are all rented to long term renters

Proposed Tenants: The new tenant that is completing the buildout is the Slope & Hatch restaurant. They are in the process of obtaining building permits. This request is for reimbursement of the town's tap fees

Do any existing tenants need to be relocated? No

[Remainder of Page Intentionally Blank.]

Contact Information

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

Name: Lachlan Thomas
Phone: 970 390 5238 Email: lachie@6600feet.com

Architect(s) & Firm:
Name: Company:
Phone: Email:

Contractor(s):
Name: Company:
Phone: Email:

Reference Information

Identify one person to serve as a reference for the application during the review process. This person will be notified by the DDA regarding previous experience and expertise related to the project.

Name: Mick Daly
Phone: 970 948 5950 Email: mick@dalys.com

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 requested in the Project Investment Program document.


Applicant Signature

Lachlan Thomas, Owner

Print Name, Title

Signature

Property Owner Signature (if different than applicant)

Print Name, Title

Signature

For Staff Use:

Date application submitted: Date application completed for review:

Eagle DDA Project Investment Program

Evaluation Scoring Matrix

The Tax Increment Financing (TIF) evaluation scoring matrix is based on goals and strategies of the DDA Plan of Development and the standards and criteria of the program. Applications will be evaluated by the DDA Board using this scoring matrix.

- Projects must meet the applicable TIF Investment Program standards and criteria.
- Projects determined by the DDA Board to significantly fill an unmet need downtown and/or achieve a score of more than 50% of total applicable score, may be eligible for additional funding.

Evaluation Categories

1. Project Location within the DDA (can be combined)

Location	Points Available
Broadway Street	5
Opportunity Development Site	4
Side Streets	3
Other District Location	1
Property Location / Engagement (two streets; corner, improved alley)	1
Sub Total (5 point max)	

2. DDA Priority Area Alignment

Priority Area of Focus	Points Available
Business Community Support	3
Regulatory Environment	3
Communications	3
Experience Economy	3
Access + Mobility	3
Creative Placemaking	3
Sub Total (9 point max)	

3. Existing Conditions

Existing Conditions	Points Available
The existing property's appearance and compatibility with surrounding properties is poor or has been continuously vacant (or vacant land or surface parking)	5
The existing property's appearance and compatibility with surrounding properties is fair or has been periodically vacant	3
The existing property's appearance and compatibility with surrounding properties is good or has had low vacancy	1
Sub Total (5 point max)	

4. Community/Housing Impacts (can be combined)

Project Extent	Points Available
Project creates attainable housing (More than 3 attainable units + 5 points)	5

Project adds for sale housing to Downtown	5
Project addresses housing at all price points, including both market rate and affordable	4
Project includes public, community amenities, such as parks, plazas, outdoor seating	4
Project creates market rate housing desirable to skilled workers including the Local Employment Residency Program (LERP)	3
Project includes private external amenities for tenants or residents (roof top, workshop, dog wash station)	1
Sub Total (27 point max)	

5. Project Design (can be combined)

Design	Points Available
Project includes a creative design that is an appropriate fit for the proposed location and is consistent with the downtown design guidelines (TBD)	5
Project has a pedestrian friendly, engaging street presentation (large, transparent windows, improved, wide sidewalks, streetscape amenities, etc.)	5
Preserve original facade or recreate	5
Signage per town rules	1
Sub Total (16 point max)	

6. Project Sustainability and Resource Conservation (can be combined)

(Projects are required at a minimum to meet applicable green building and energy code standards)

Sustainability and Resource Conservation	Points Available
Project receives LEED building certification or achieves certified green building principles	4
Project substantially exceeds applicable energy code standards	4
Project substantially exceeds applicable green building standards	3
Project integrates significant CPTED principles (review from CPTED evaluators)	3
Project incorporates infiltration-based green infrastructure such as distributed rain gardens, or low impact development techniques that infiltrate stormwater runoff and disconnect impervious areas in the site design	2
Project includes on-site recycling and/or composting receptacles	2
Project incorporates water saving measures above applicable code standards, such as high efficiency fixtures and xeric landscaping	1
Provide documentation of an innovative product or strategy that increases the sustainability of the project or community	1
Sub Total (28 point max)	

7. Transportation Impacts (can be combined)

Transportation	Points Available
Project incorporates significant infrastructure and amenities to encourage alternate transportation (i.e. bike facilities and storage, pedestrian connections)	5

Project adds 5 or more additional, non-surface public parking (available to anyone) into the District (More than 10 +5 additional)	4
Project adds 3 or more, on-street public parking spaces (available to anyone) through the Town's fee in-lieu program.	4
Project includes sustainability practices such as EV charging stations, carpool or shared-use vehicle parking, low-emitting vehicles	3
Project adds 5 or more additional private parking (building use) into the District	3
Bus Passes for residents	
Sub Total (20 point max)	

8. DDA Plan of Development Alignment (can be combined)

Plan of Development	Points Available
Public Impacts	
Project contains uses that extend to 18-hour/7-day activity Hours of Operation	5
Project is a mixed use development	4
Project includes creative placemaking elements	4
Sub Total (13 point max)	
Opportunity Areas	
Provides sale-tax collecting businesses	
Live entertainment, Music, Events	
Evening Hours	5
Projects with secured tenant	
Project adds primary employment (More than 10 employees +5 additional)	5
Project adds creative industry or culinary businesses	4
Project adds an arts & culture venue	4
Project fills a gap in uses in district (grocery/market +5 additional)	3
Project will retain at least 5 FTE jobs in the downtown district	3
Sub Total (29 point max)	

Total: _____ points

If the project has not secured any commercial tenants	130 points max
If the project has secured all commercial tenants	130 points max
If project has a mix of secured and unsecured tenants	152 points max

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. The staff memo can be previewed at this link: [\(LINK\)](#)

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)

SPECIAL EVENTS & MARKETING

July 2023

Marketing & Events Advisory Committee (MEAC)

- Canceled July MEAC meeting

MARKETING

- Daily Social Media posts on Facebook and Instagram
- Communications Committee – Eagle TODAY & Eagle SPIRIT

MEETINGS

- Run of show with EagleARTS for ARTwalk Festival
- Christina from Social Oak to discuss Community Table
- Kyle Jessup to finalize Youth whitewater safety
- SpeakUp ReachOut to discuss partnership with Community Table
- Nicole Sherman from EVLD, hosting a Foam Party at town park
- Tipi Raisers RECAP and request to return for 2024 Flight Days
- ACE Security, Block Party, PD to discuss security
- Mike Mather and Kyle Jessup site location, ROS
- Matt Solomon to discuss event ideas at River Park
- National Night Out planning meeting
- Block Party Eagle planning and review meeting

JULY EVENTS

- July 4th Bike Parade
- ShowDownTown
- Farmers Market
- ARTwalk Festival
- NeverSummer
- Youth Whitewater Safety
- Fair & Rodeo

TOWN PRODUCED EVENTS - JULY

- July 4th Kids Bike Parade
 - New this year was the post bike parade Foam Party, which was very well received. Foam Party is confirmed for 2024.
- Youth Whitewater Safety

TOWN OF EAGLE HOSTS YOUTH WHITEWATER SAFETY TRAINING

Eagle River Park – July 21, 2023

Eagle, CO (July 24, 2023) – The Town of Eagle, in collaboration with Mike Mather of Mather Rescue, recently hosted its first youth whitewater safety training at Eagle River Park. Mather Rescue is renowned for its experience in swiftwater rescue, making him an ideal partner for this event.

Backed by the expertise of Mather Rescue, the experience and knowledge of Alpine Kayak's owner, Kyle Jessup, and the support of Timberline Tours' safety kayakers, the event was a huge success.

Fostering a Culture of Preparedness

The Town of Eagle recognizes the importance of preparedness in all outdoor activities, especially those involving water. By offering youth whitewater safety training, the town proactively creates a culture of safety, encouraging residents to approach river activities with a mindset of responsibility and caution.

###

About Eagle River Park

The Eagle River Park is a 4.3-acre park that includes an in-stream design of a world class whitewater park and pavilion. Located just off I-70, the whitewater park features waves, eddies, chutes, and drops that are fun to tube and float during low water times. At higher flows this otherwise tame section of the Eagle River will feature large waves, perfect for kayakers and surfers. For more information, visit www.eagleoutside.com



UPCOMING EVENTS

August	
8/1/2023	National Night Out
8/2/2023	Hat Tricks for Hanna
8/3/23	ShowDown Town Concert
8/4/23	Eagle Farmer's Market & Art Show
8/6/23	Yoga in the Park
8/10/23	ShowDown Town Concert
8/11-8/13	Block Party
8/11/23	Eagle Farmer's Market & Art Show
8/13/23	Yoga in the Park

8/18/23	Eagle Farmer's Market & Art Show
8/19/23	Sustainable Splash
8/20/2023	Community Table
8/20/23	Yoga in the Park
8/25/23	Eagle Farmer's Market & Art Show
8/27/23	Yoga in the Park