



Economic Vitality Committee
Thursday, November 16, 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 will be an in-person meeting with access via Teams.

Microsoft Teams meeting

Join on your computer, mobile app or room device

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CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

- a Minutes dated October 19, 2023

ADMIN

- a New Member Oaths
Kim Fritzler
Matt Felser
Kim Goodrich

STAFF & OTHER UPDATES

- a Community Development's report. Questions for Chad?
b Town Manager and Assistant Town Manager reports for Council
c Chamber and DDA Updates (as appropriate)

BUSINESS & DISCUSSION ITEMS

- a RRC Dashboard status and update
- b Brainstorm Economic Development Plan implementation
- c Tentative: Dec. 21 for EVC Retreat

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

EVC MEETING MINUTES 10/19/23

In Attendance: Mick Daly, Kevin Brubeck, Christina Hofman, Nick Sunday, Eric Eves, David Gaboury, Denise Cardoza, Nikki Davis, Matt Felser, Kim Fritzler, Kim Goodrich, Michelle Morgan

Minutes from 9/21 approved unanimously.

Dashboard Presentation - RRC and EPS

- Mobility Data Dashboard - available to staff and EVC to play with, so we can utilize effectively.
- Suggest a work session for Council to “be wowed” after elections in November.
- Economic Dashboard –will have 10-12 metrics. Staff taking the lead, EVC consulting.

Introduction of New Applicants

The committee thanks Kari, Yuri, and Melissa for their contributions to the committee.

New members (pending Council approval):

- Kim Fritzler
- Matt Felser
- Kim Goodrich

Kevin volunteered to be the alternate.

Mick moved to approve all 3 candidates and make Kevin the alternate. Eric seconded, passed unanimously.

Resolution will be included in the Council packet.

Nikki requested Kim, Kim & Matt to be present at Town Council meeting on October 24th to be introduced and, if necessary, to answer questions.

Staff Updates

- Denise (sitting in for Chad) - Haymeadow phase 1 well underway. Ownership change still pending.
- Hockett Gulch – First building to be delivered early 2024. Rental wait list of 90 already, awaiting details and rental fees.
- Seeking a planning and zoning commissioner.
- Recode Eagle goes live on Monday.

Chamber Update

- Looking to add a board member from each business district. To be approved by the Board.

Economic Development Plan

- Suggested removing from the list those properties not yet fully entitled (including North Broadway.)
- Identify in the document that the potential of North Broadway and East Eagle is “massive”.
- “Manage the growth of”, rather than “limit” short term rentals (owner occupied vs company purchase.)

Motion to adjourn at 2:45 - passed unanimously.

Recording [HERE](#).



OATH

I, Kim Fritzler, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of Economic Vitality Committee Member, upon which I am about to enter.

Sworn to this _____ day of _____, 2023.

Member Signature

ATTEST:

Jenny Rakow, Town Clerk



OATH

I, Matt Felser, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of Economic Vitality Committee Member, upon which I am about to enter.

Sworn to this _____ day of _____, 2023.

Member Signature

ATTEST:

Jenny Rakow, Town Clerk



OATH

I, Kimberly Goodrich, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of Economic Vitality Committee Member, upon which I am about to enter.

Sworn to this _____ day of _____, 2023.

Member Signature

ATTEST:

Jenny Rakow, Town Clerk

COMMUNITY DEVELOPMENT

October 2023

LONG RANGE PLANNING

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

- Staff is preparing application checklists, updating the fee schedule, and addressing other minor administrative tasks leading up to the effective date of ReCode.
- Municode upload to be completed in early 2024. The previous version of the Land Use and Development code will still be available to the public as an archived version.

LAND USE APPLICATIONS IN PROGRESS

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

- **DR23-05: Stone Concepts Warehouse**
 - A Minor Development Permit to construct a new warehouse on the currently vacant lot at 85 Marmot Lane.
 - Awaiting responses to the referral comments
 - Public hearing schedule: December 19, 2023 *Tentative*
- **DR23-04/ V23-02 / LLA23-02: 263 Sawatch Road**
 - A Major Development Permit, with design variances, 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. A zoning variance is requested for this project for joint use of parking spaces, pursuant to Section 4.07.140.H. of the Municipal Code.
 - Continued by P&Z – requested documents: compliance with Elevate Eagle/sustainability plan, conceptual sign plan, revised landscape plan to show recreation/open space amenities
 - Public hearing schedule (MDP/Variance): P&Z - September 19, 2023 (continued to 10/17) / TC – October 10, 2023 (Continued to 11/14)
- **AN23-01: West Eagle Housing**
 - The project consists of 9.5 acres and 113 units within 23 buildings. Applications include annexation, zoning, major development permit, special use permit and subdivision. Applicants are applying for RMF zoning with special use permit for higher density. Proposed lot area/dwelling unit is 3,278 SF, which is ~13.3units/acre
 - Application is complete and out for agency referral.
- **PUDA23-01: Haymeadow Major PUD Amendment**
 - This Project is a Major PUD Amendment within the Haymeadow development to:
 - Reverse the RMF-5 land swap;
 - Update the intended alignment of the extension of Sylvan Lake Rd
 - Update the conceptual/development plan
 - Revise the PUD Guide to align with ReCode and current best practices.

ADDITIONAL UPDATES:

Peyton Heitzman was promoted to Planner III/Sr. Planner on October 23, 2023. We are overjoyed for Peyton and so proud of her contributions to the Town of Eagle.

Sydney Dynak will be joining the Community Development team as a Planner I. Her first day will be January 8, 2024.

Chad Phillips, Community development Director, has resigned, with his last day being December 1, 2023. Chad will be greatly missed, and we wish him luck for whatever comes next.

Jessica and Peyton gave a presentation at the recent Colorado APA Conference, sharing the Town's experience with the two 1271 grant awards that funded the Comprehensive Affordable Housing Assessment ([LINK](#)), assisted with consultant expenses related to developing affordable housing regulations in ReCode, and ultimately the infrastructure costs for the 3rd Street Housing Project.

During the conference, Jessica participated in a workshop for the Department of Local Affairs' draft Model Land Use and Development Code that will serve as a resource for municipalities across the state. During this workshop she reviewed the code against several scenarios, identified issues, and provided feedback on areas for improvement.

Jackie VanEyll attended the Mountain Towns 2030 conference this past October. This annual event brings together mountain communities dedicated to achieving net zero carbon emissions. The conference covered a wide range of topics, from biochar to microgrids, but its central theme underscored hope for a sustainable future, as hope encourages better choices and an obtainable net zero future. Jackie is most looking forward to working within her building department where she hopes to establish strategies for recycling building materials, promoting the environmentally friendly deconstruction of buildings with minimal waste, and assisting applicants in rebates for electrification initiatives.

Planning staff recently met with the Department of Local Affairs and Eagle County in a pre-application meeting to discuss the potential application to the Strong Communities grant program for the West Eagle Housing Project. If invited to apply, Eagle County would be the applicant and the Town would play a supporting, partner role in the grant application. The funds would assist with infrastructure-related costs for the development.

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Second Street Tavern	127 W Second St.	Approval pending the completion of the sidewalk improvements. TCO has been issued. Improvements are still pending. The encroachment agreement is awaiting finalization.
Foodsmith	318 Broadway	Working toward building final *Noteworthy: Retail food sales & cooking class.
Eby Creek Apts.	435 Eby Creek	Nearing Completion PW has identified outstanding items to confirm TOE Easements were changed & recorded with waterline realignment. Verify TOE has Recorded easements for all as-built waterlines.
Hockett Gulch Apts.	16186 Hwy 6	Trailhead restroom - Shaw resubmitted revising cost comparison. Forwarded Community Development department's request for color rendering of restroom for TOE Packet. Development Agreement revision with Kendra for drafting, revision will adjust deadlines for Grand Ave. entrance and irrigation system items. Back to Kendra for adjustment, Town needs to confirm time frames for task completion. Drywall in Building 2 and Clubhouse complete. Building 1 has started drywall stage at upper levels.
410 Broadway Project	410 Broadway	Nearing completion.

City Market Remodel	0103 Market St	Interior work completed. Parking lot improvements (re-configuration) still pending.
Haymeadow	91 Mountain Hope Circle	Foundations for 4 buildings complete. Framing has begun on first and second building. Inspections in progress. Continued work needed on Conditions of Approval / tracking of COA's
Habitat for Humanity	3 rd Street	Grading work commenced and permits to be issued soon
Stone Concepts Warehouse	85 Marmot Ln	Awaiting responses to the referral comments. The applicant may pursue design variance for landscape, parking, and drive aisle widths. The hearing is tentatively Scheduled for 12/19.
Slope and Hatch	115 East Second St Unit 1	Permit issued. Sign Permit pending
High Country Hearth Showroom	115 East Second St Unit 4	Permit issued. Work in progress.
Desmond Builders Office	410 Broadway South Unit	Application submitted for tenant finish. Plan review completed. Permit issued. Work in progress.

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	1,683
Permits Processed	465	375

P&Z and Council Meeting Schedule

November 2023
November 7 th (Planning Commission) - CANCELLED No Hearing scheduled
November 14 th (Town Council) - DR23-04 263 Sawatch Rd continued from Oct. 10th
November 21 st (Planning Commission) - CANCELLED No hearings scheduled
November 28 th (Town Council)
December 2023
December 5 th (Planning Commission)
December 12 th (Town Council)
December 19 th (Planning Commission) - PUDA23-01 Haymeadow PUD Amendment – tentative - DR23-01 Stone Concepts Minor Development Permit - Tentative
December 26 th (Town Council) No Meeting
January 2024
January 2 nd (Planning Commission)

•
January 9 th (Town Council)
•
January 16 th (Planning Commission)
•
•
January 23 rd (Town Council)



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: November 14, 2023
Re: Town Manager Report

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.*

On October 26, I participated in the Northwest Colorado Council of Governments (NWCCOG) board meeting, where a comprehensive agenda encompassing various crucial topics was addressed. The session commenced with a thorough examination and approval of the minutes from the preceding meeting held in August 2023. Subsequently, the Board meticulously scrutinized the third-quarter financial reports, encompassing payments, balance sheets, and statements of revenues and expenditures. Delving further, the Board conducted a detailed review of documents about loan funds, risk ratings, portfolio summaries, and excerpts from the loan policy associated with their risk rating.

I hope you find this report interesting from Megan Lawson, Ph.D. from Headwaters, provides an overview of her publication Amenity Trap – How high-amenity Communities Can Avoid Being Lover to Death:
<https://www.townofeagle.org/DocumentCenter/View/19216/2023HE-Amenity-Trap-Report-R3b-LOWRES>

Josh Blanchard and Bill Schenk delivered a notable presentation on the Summit County Strong Futures – SCRAP Recycling Program, which secured funding through the ballot-approved Strong Futures initiative. This initiative facilitates the recycling of challenging materials such as hard-to-recycle items, food scraps, glass, and mattresses. Bill Schenk invited those interested in touring the Summit County facility or seeking additional information to contact him directly.

Furthermore, the Board addressed the 2024 NWCCOG Council meeting schedule, <https://www.townofeagle.org/DocumentCenter/View/19223/2024-NWCCOG-COUNCIL-MEETING-SCHEDULE> approving the proposed dates. An integral component of the meeting involved the comprehensive review and subsequent approval of the 2024 NWCCOG budget. Additionally, an expeditious update was provided on the review of NWCCOG's Mission Statement, resulting in a refined version emphasizing fostering innovative regional solutions, managing diverse programs, and providing leadership and guidance to local government members.

The meeting concluded with the Board's approval of an AAA Advocacy Letter and a second addendum letter addressed to Governor Polis, underscoring NWCCOG's commitment to advocating for the interests and needs of its members. (Links to relevant documents: AAA Advocacy Letter <https://www.townofeagle.org/DocumentCenter/View/19221/AAA-Advocacy-Letter-to-Governor-Polis>, Second Addendum Letter - <https://www.townofeagle.org/DocumentCenter/View/19222/AAA-Addendum-Letter-dated-October42023>)

On November 1, The Town hosted the Grand Avenue Open House in the Council Chambers. The open house was well attended, and the general overview was that most supported the concept, but we were wondering how we would pay for the project.

On November 2, Eagle Blaise Rastello and Craig Fitchett VPs of Development for Ulysses Development Group (UDG), and town staff met to discuss Eagle Villas's future housing status for this property. UDG is an affordable housing development group based in Denver, CO, and they are very interested in figuring out a solution to acquire and renovate this property but keep it affordable, not convert it to market rate. Also, UDG is setting up meetings with the Eagle County Housing team and Colorado Housing & Finance Authority (CHFA) to seek collaboration and support to assist them in pursuing this opportunity. The Town staff is committed to helping to support UDG in the future. Eagle Villas Offering:

<https://www.townofeagle.org/DocumentCenter/View/19219/Eagle-Villas---Offering-Memorandum>

On November 8, the Eagle Valley Transit Authority (EVTA) convened its monthly meeting. I am providing a high-level overview of the board meeting. The EVTA bylaws adopted in December of 2022 set December 1 as the date by which the EVTA must adopt a budget for the following year. Resolution 2023-21 amends the EVTA bylaws to allow for the adoption of an annual appropriation by December 31 of the preceding year, which better aligns with the required DOLA filing deadline. Amending the budget adoption date will also provide greater flexibility and allow for budget adoption at the regular December meeting.

Larry Tenenholz, Acting ECO Transit Director, delivered a comprehensive update on the third quarter of Transit operations. As part of our ongoing commitment to enhancing service quality and addressing capacity challenges, the 23/24 Winter Service has undergone a competitive bidding process. To mitigate overload issues and minimize cancellations, six additional Operators have been designated as "Extra Board" and deployed as "Loop Operators" during peak hours, ensuring swift assistance on any route.

Recent strategic measures include the appointment of two additional Road Supervisors in the past month, reinforcing operational support for both Operators and passengers throughout our service hours. Noteworthy enhancements to our Winter Schedule encompass a later trip from the Vail Transportation Center (VTC) at 1:00 AM, an extra AM and PM trip to alleviate peak-period overcrowding on Highway 6, and extended half-hour service until 11:00 PM on Highway 6.

In pursuit of our commitment to augmenting services, the concluded contract with SP Plus has yielded positive outcomes. The local painting of buses in Colorado and the satisfactory staffing levels of SP Plus operators align with our operational goals. This collaboration has enabled us to extend half-hour service on Highway 6 until 11:00 PM, marking a tangible step toward realizing the fare-free zone proposed in the EVTA ballot initiative. Additionally, it aligns with the recommendations from the Fare-Free implementation study by Fehr and Peers.

The SP Plus contract facilitates practical progress and is a valuable source of real-world data. By eliminating fares and increasing frequency on this route, we aim to gauge the impact on ridership and refine our fare-free demand model. Leveraging contract drivers and vehicles for this specific route allows us to redirect ECO Transit resources to address demand and capacity challenges elsewhere. Providing fare-free service on this route may incentivize visitors to opt for public transit, alleviating pressure on roadways and parking and contributing to overall safety. Moreover, this initiative holds the potential to alleviate crowding on Highway 6 runs, ensuring a more reliable commute for our customers.

EVTA Priority 3 within the EVTA's Interim Strategic Plan focuses on "Planning for the Region's Transportation Future," specifically to "develop an integrated driver hiring and housing strategy." As part of our commitment to this objective, we actively engage with local employers and peer transit agencies to gain insights into their experiences in formulating employee housing policies and programs.

In the initial segment of this presentation, we will provide the Board with an overview of ECO Transit's existing provisions for employee housing. Additionally, we will share critical insights gleaned from ongoing discussions with our peers, highlighting emerging themes that could inform our strategic approach.

Avon Town Manager Eric Heil will lead the subsequent portion of the presentation. Mr. Heil will present two housing-related items for the EVTA's consideration, adding valuable perspectives to our ongoing efforts in shaping an integrated driver hiring and housing strategy.

On Friday, November 3, the county communities continued to work on the Eagle County Regional Housing Action Plan RFP. The Department of Local Affairs (DOLA) approved a \$200,000 grant application for the housing needs assessment. The Request for Proposals (RFP) encompasses several municipalities, including Vail, Minturn, Red Cliff, Avon, Eagle, Gypsum, and Eagle County.

During the meeting, we engaged in a comprehensive discussion concerning the draft RFP for consulting services. This critical document must be meticulously refined and perfected, a task scheduled for our next meeting on Friday, November 2, 2023. Our commitment to keeping the proposed timeline is of utmost importance. Completing the draft review and incorporating all pertinent comments on the RFP is crucial to preparing for the following interview and selection process, set to commence in mid-December. This strategic plan allows us to officially launch the project with a selected consultant in January of the following year.

Economic Development:

On Wednesday, November 8, Mick Daily, Chair of the Economic Vitality Committee, and Town staff convened with the Regional Resource Center (RRC) to advance discussions on developing draft economic dashboard matrices. The primary focus was identifying database sources crucial for bolstering dashboard creation. This collaborative meeting yielded insights and recommendations, marking a significant step towards finalizing and completing our inaugural economic dashboard.

Administration and organization update

We completed our draft update to the Town of Eagle Hazard Mitigation Plan, which will become a part of the comprehensive county-wide plan 5-year update.

The Town started 2023 with 18 open positions, and as of November 6, we have filled 32 positions, which means our total has increased to 39 positions either filled or in need of being filled for 2023. We currently still have nine positions open to serve to be staffed entirely. Note that these positions are crucial in elevating our community's overall quality of life.

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
July 4, 2023,	(Meeting Cancelled)
August 1, 2023 (COMPLETED)	Affordable Housing items to discuss on guidelines for LERP
September 5, 2023,	2023 – 2027 Capital Improvement Plan – Work Session
October 3, 2023,	Grand Avenue Project Update
November 7, 2023,	(Meeting Cancelled)
December 5, 2023,	(Meeting Cancelled)
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: November 14, 2023
Re: Department Updates for October 2023

ASSISTANT TOWN MANAGER

October 2023

Economic Development

- Coordinated the presentation and successful acceptance of the Economic Development Plan by EPS to Town Council. A finalized copy will be available on the Town's website by late November.
- Coordinated monthly EVC meeting including administrative support. Facilitated new EVC member appointments by Town Council at the October 19th meeting.
- The October DDA meeting was cancelled; the board reconvened on November 8th.
- Hosted lunch with the director of the Glenwood Springs DDA and the Eagle DDA board members to discuss strategies.
- Continued work with RRC on economic dashboard design, specifically, data sourcing and integration.
- Assisted the Downtown Business Alliance planning for Christmas on Broadway.
- Attended the Economic Development Council of Colorado (EDCC) Drive, Lead, Succeed Conference, October 18-20, in Grand Junction.

Housing

- Ongoing research on the funding opportunities rolling out through Proposition 123. Specifically, staff is preparing to submit a Letter of Interest for DOLA's Local Planning Capacity Grant.
- Facilitated an introductory meeting with Colorado-based developers/investors interested in supporting affordable housing options in Eagle.
- Preparing content for the December Town Council Work Session aimed at strategizing 2024 goals from the Housing Assessment.
- Launched a staff-focused housing survey to better understand challenges across the organization. Findings will help inform future assistance, investment, and programming for Town staff.
- Attended the Housing Colorado Annual Conference, October 11-13, in Keystone on a scholarship.

Sustainability

- Developed and coordinated additional public information on composting and the upgraded trash service. Please note Vail Honeywagon is requesting that no yard waste is placed in the curbside bins.
- Continued Green Team meetings and developed proposed budget for 2024 initiatives and immediate action items to engage staff in the Town's sustainability initiatives.

- Drafted an outline for the net zero action plan for Town operations and the 2028 goal. Began planning content and ideas for discussion for the December Town Council Work Session.
- Worked with the Public Works team and Yearout energy on next steps with the solar array work and water meter evaluations.
- Attended the Mountain Towns 2030 Climate Solution Summit with other staff. Brainstormed ideas and strategies with Town leadership to bring the Town's sustainability goals to life.
- Researched grant opportunities to bolster sustainability budget allocations in 2024.
- Worked on the town's water-energy nexus to begin quantifying the GHG emissions associated with each gallon of water we produce and wastewater we treat, enabling the town to equate outdoor water conservation with GHG emissions savings.
- Continued researching energy management system software solutions in preparation for selecting a system early next year.

Communications & Marketing

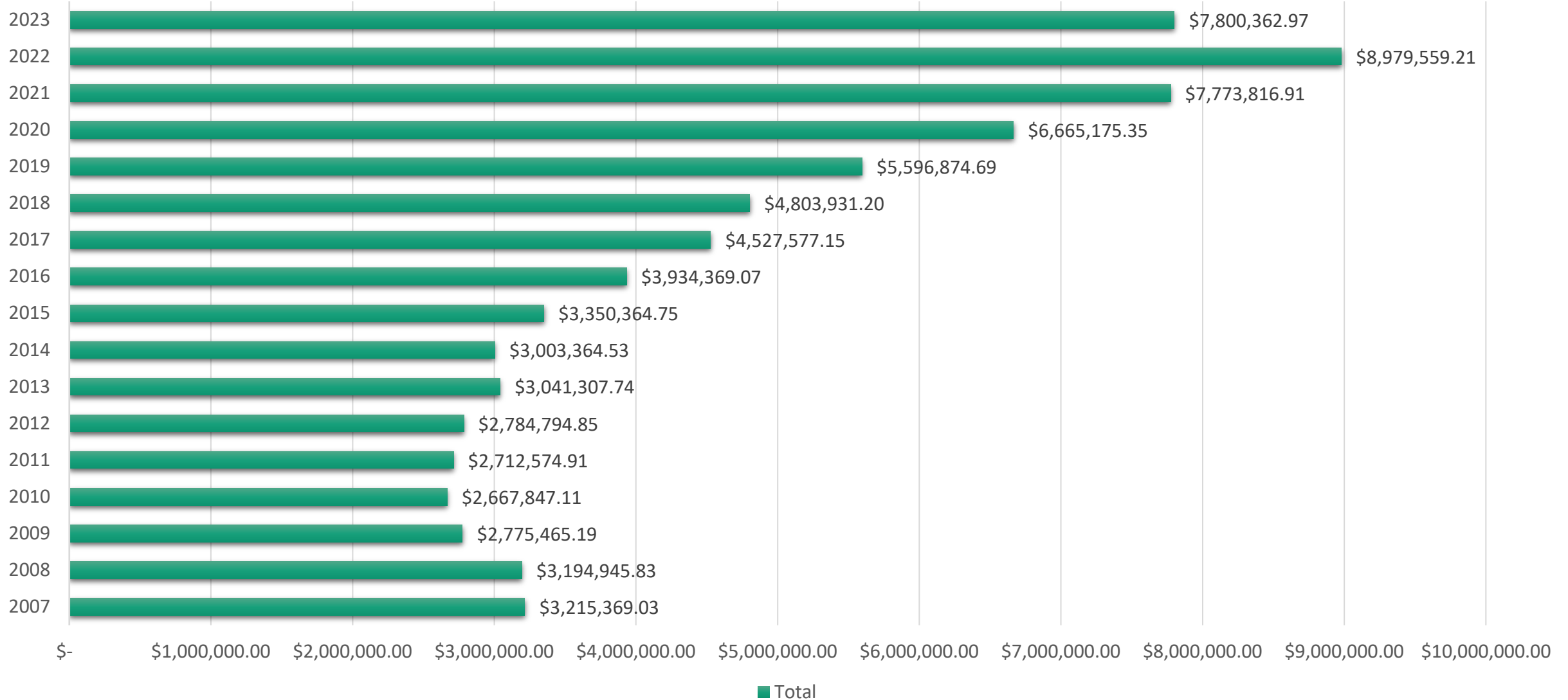
- Staff from multiple departments including Finance, Events and the Clerk continue to fill the gap in communication capacity and help ensure community news and updates were sent out in a timely manner.
- Reviewed 16 applicants for the communications and Marketing position. Staff were very pleased with the caliber of candidates interested in the position. HR staff conducted initial phone interviews and elevated 5 candidates. Final interviews are scheduled for November 17th.
- Continued regular Communications Committee meetings to ensure all departments were sharing information and topics of interest were communicated to the public appropriately.

Pool Replacement Project

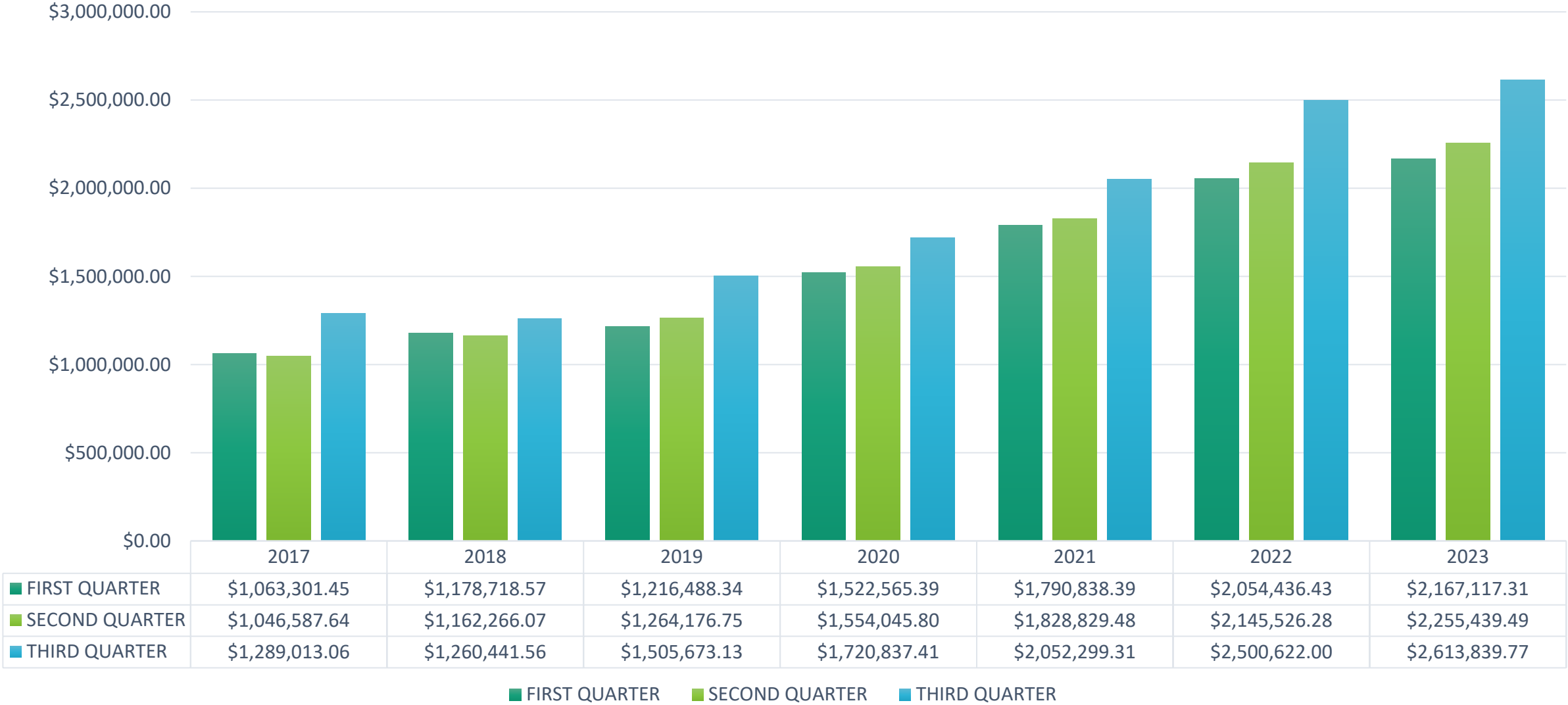
- The Town and Mountain Rec. Hosted the first Design Advisory Committee meeting with staff from both agencies, elected officials, and community members. The group weighed in on initial pool design and layout options, and ideal amenities and discussed the budget.
- Part of the initial design work consisted of evaluating an addition to the Pool and Ice Rink building to accommodate additional restrooms and changing / locker rooms that could be used by swimmers in the summer and hockey players in the winter. Through the discussion, the group made it clear to the consultants that the pool is the priority and additional amenities would be considered only if the budget allowed.
- Staff from the Town and Mountain Rec. meet with the pool design and construction teams weekly. The construction team is currently working on cost estimates for the base project and pool layout.
- The next step is a community open house at the Pool & Ice Rink on Thursday, December 7th from 4 – 7 p.m. Participants will be able to review pool layout ideas and prioritize pool site amenities that we will add into the project, pending available funds in the budget or through grants. An online survey with the same information and option for providing feedback will also be sent out.

ANNUAL TOTAL SALES TAX 2007-2023 REVENUE PERIOD TOTALS

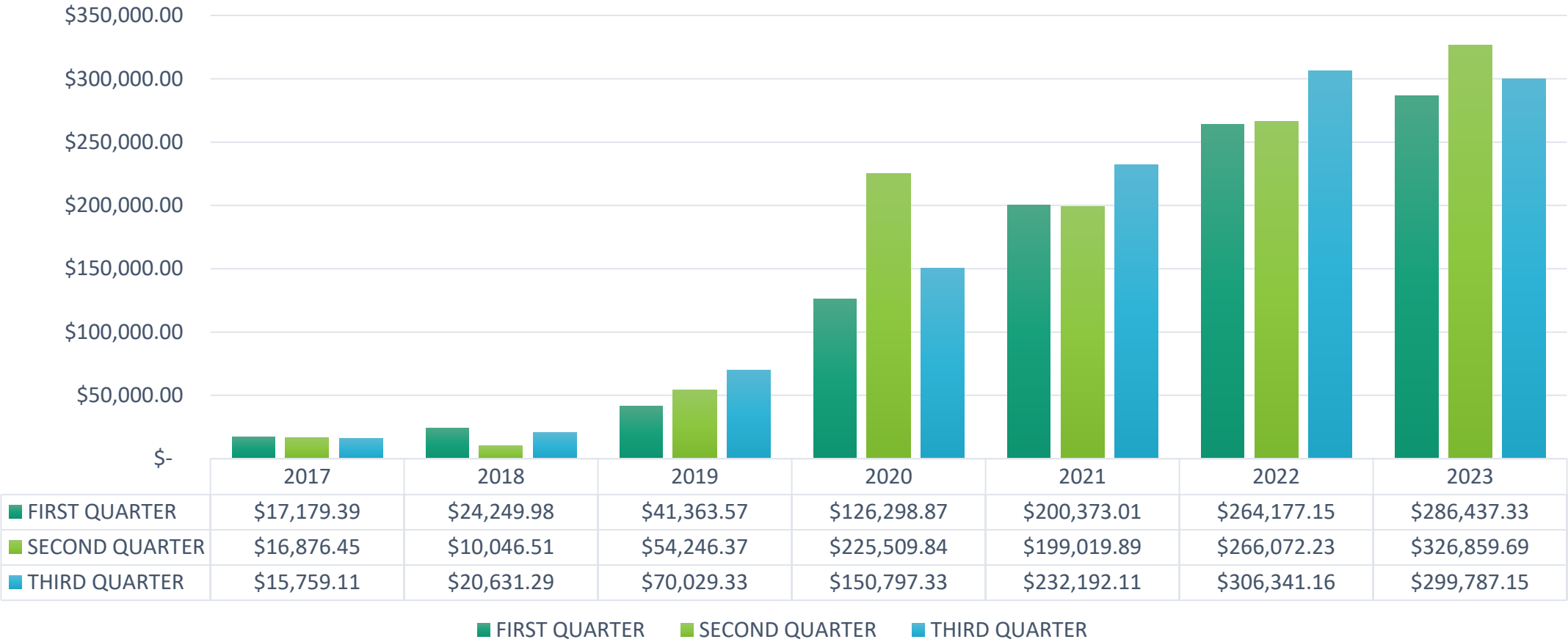
**2016 - PRESENT INCLUDE .5% SALES TAX INCREASE*



TOTAL SALES TAX BY QUARTER
2017-2023
REVENUE PERIOD TOTALS

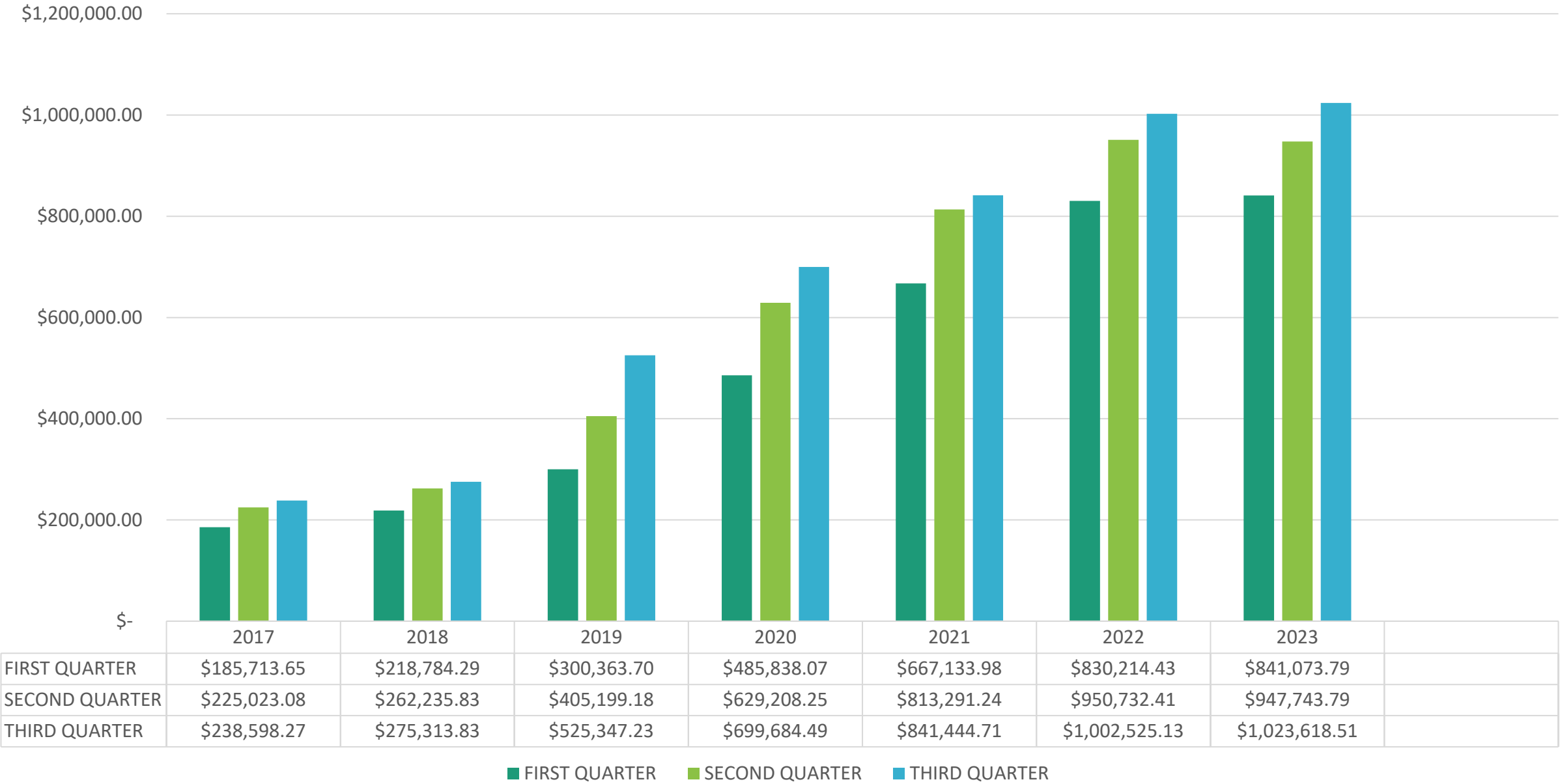


ONLINE SALES TAX BY QUARTER 2017-2023 REVENUE PERIOD TOTALS

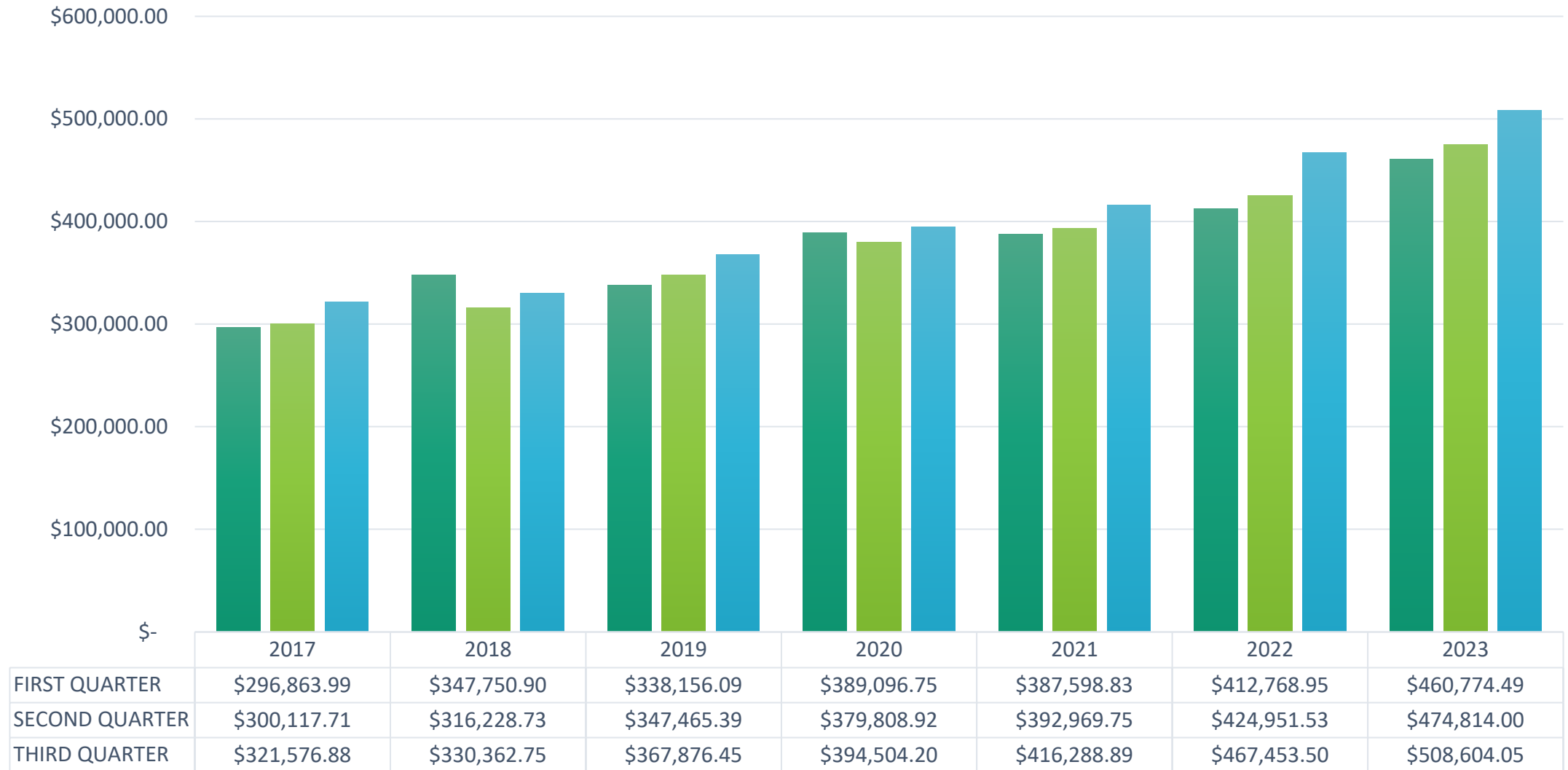


Online sales are included in the retail and out of area sectors.

RETAIL QUARTERLY COLLECTIONS
2017-2023

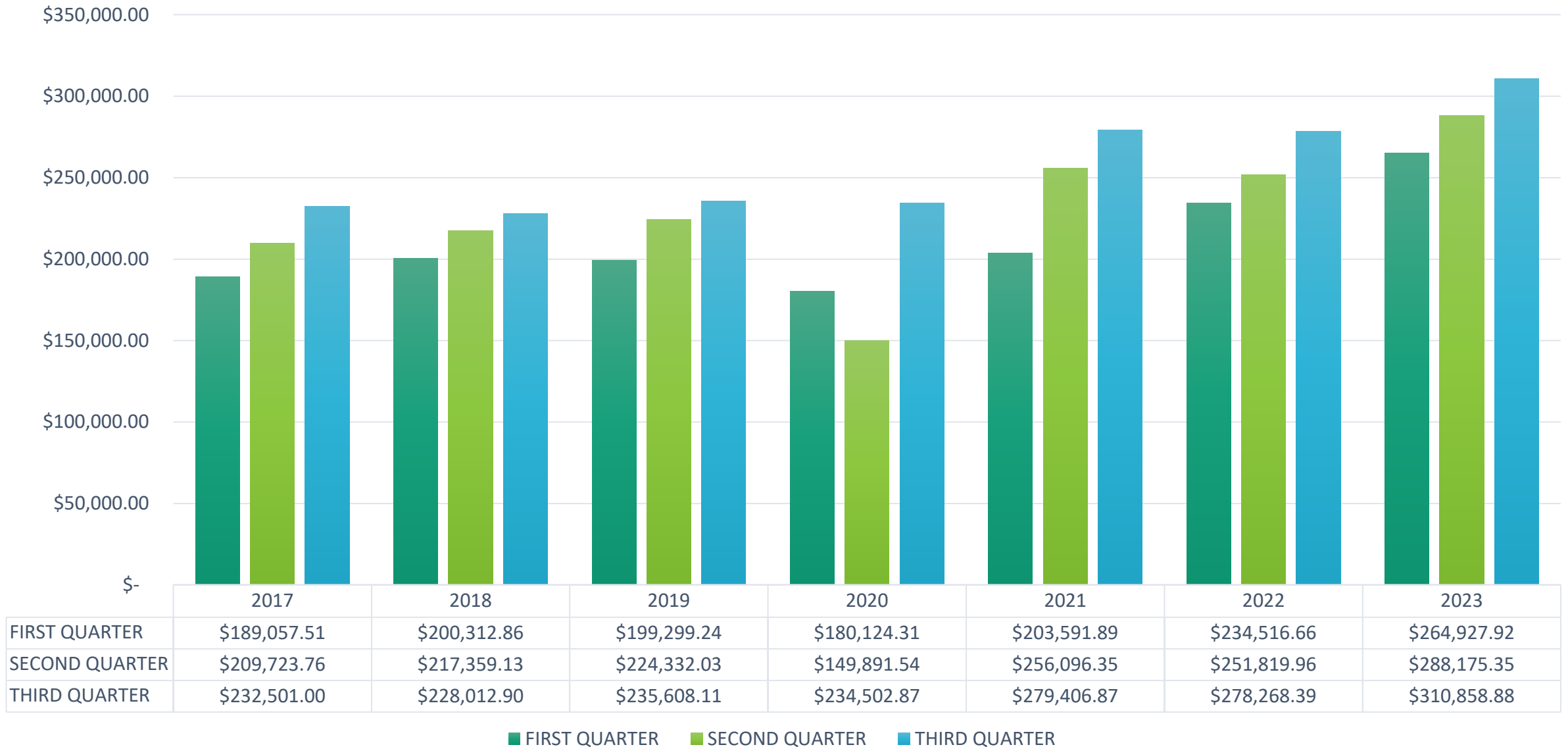


FOOD QUARTERLY COLLECTIONS 2017-2023

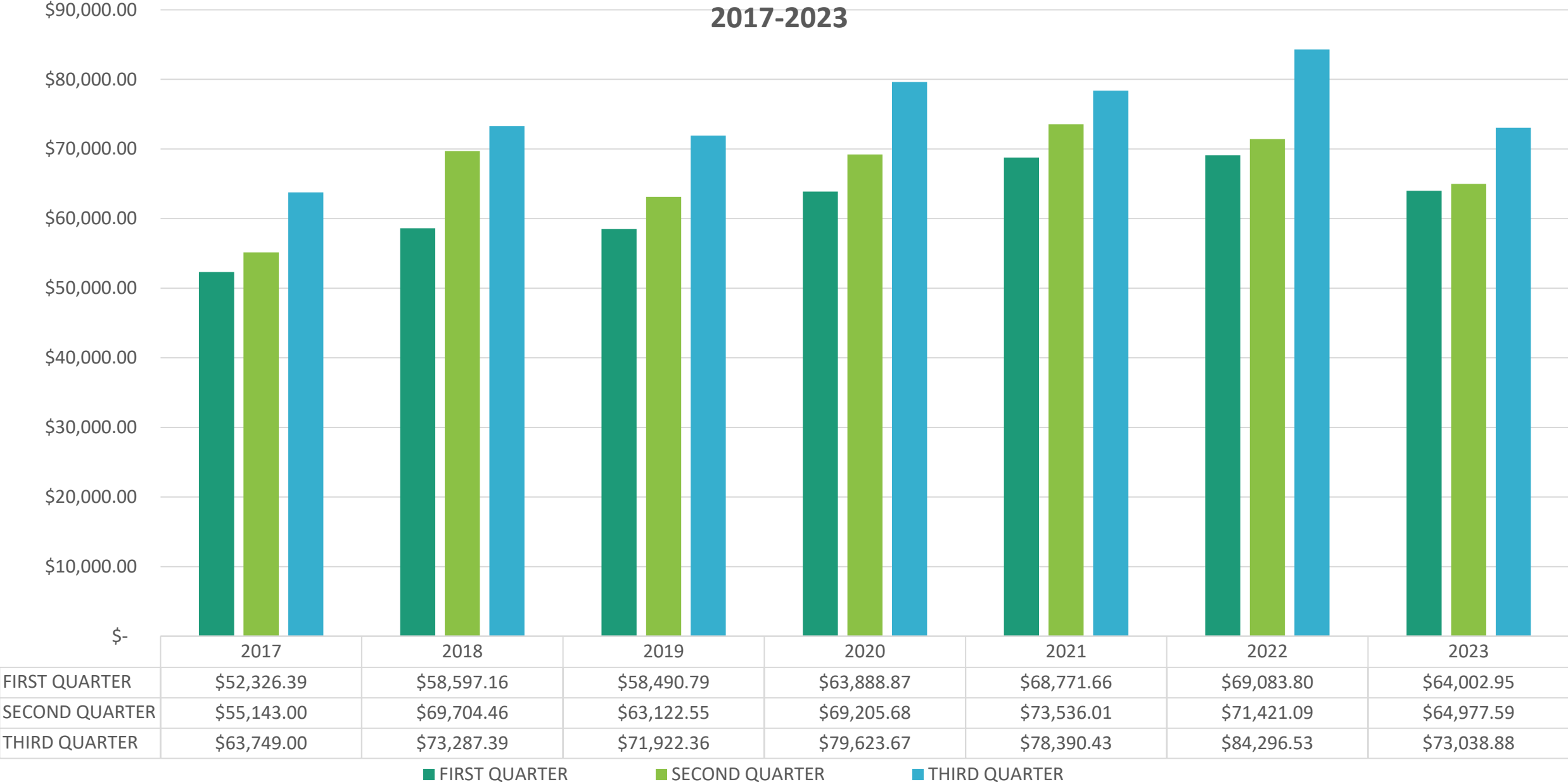


RESTAURANTS & BARS QUARTERLY COLLECTIONS

2017-2023



LIQUOR STORES QUARTERLY COLLECTIONS
2017-2023

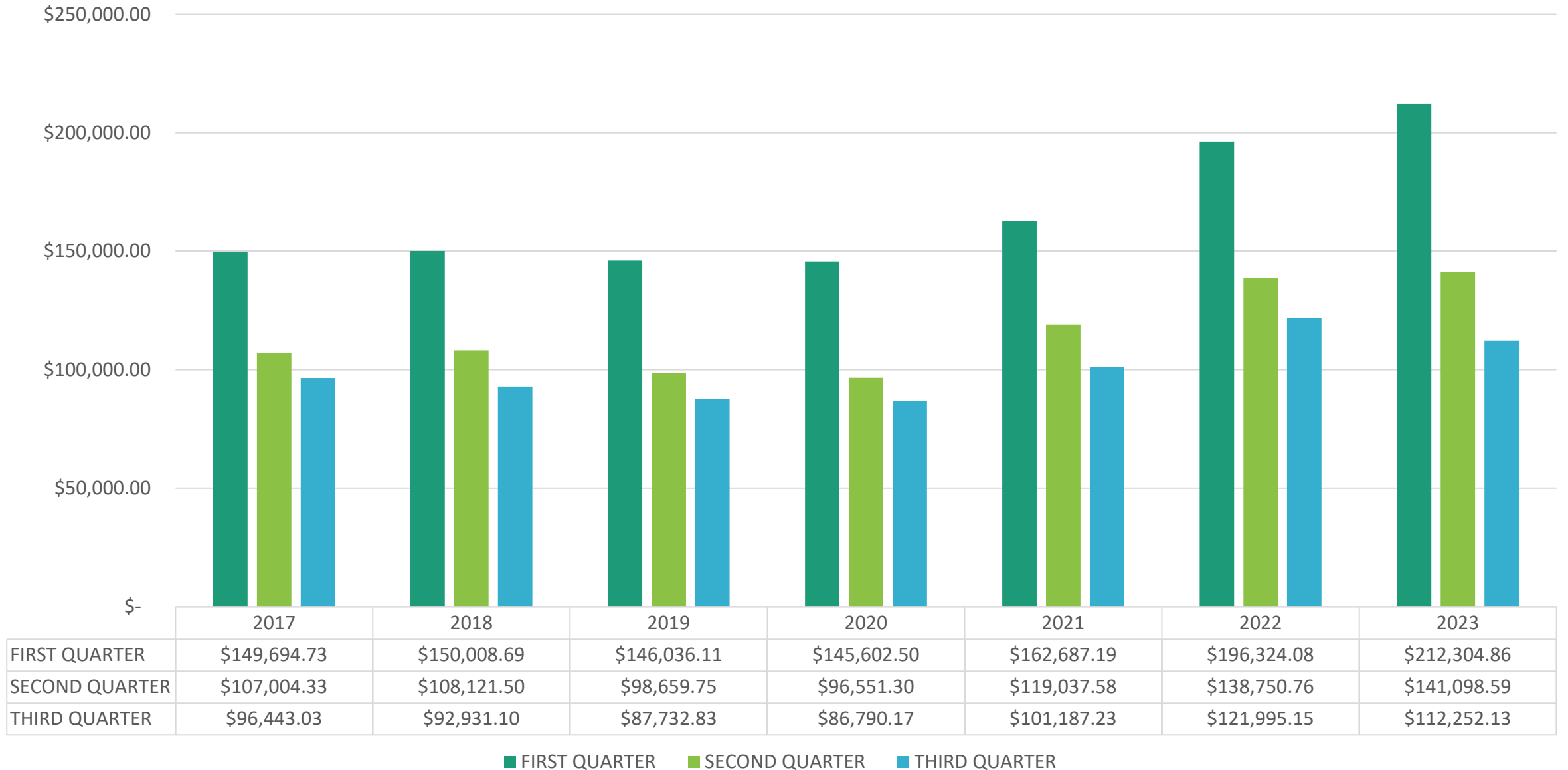


LODGING QUARTERLY COLLECTIONS

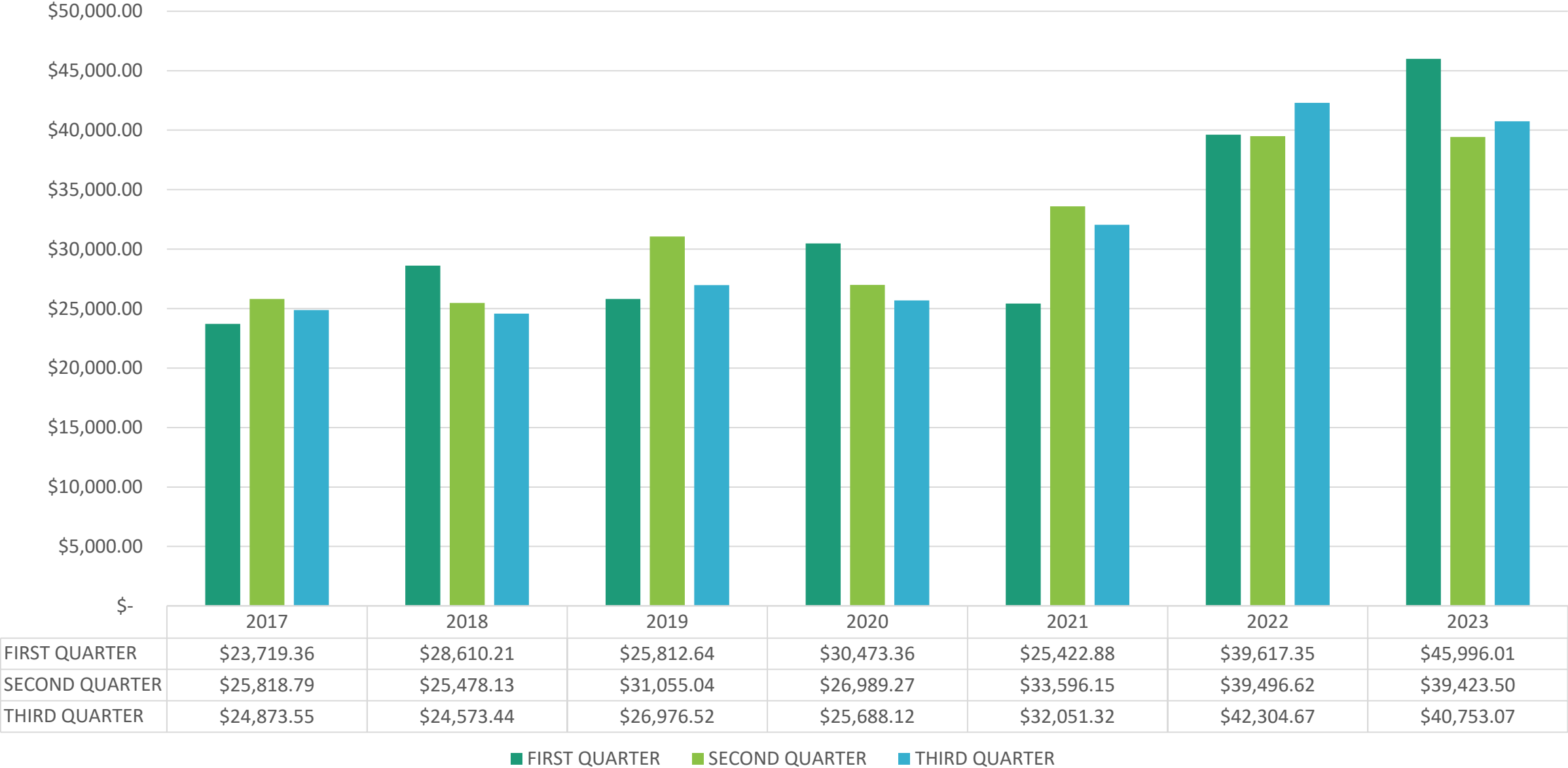
2017-2023



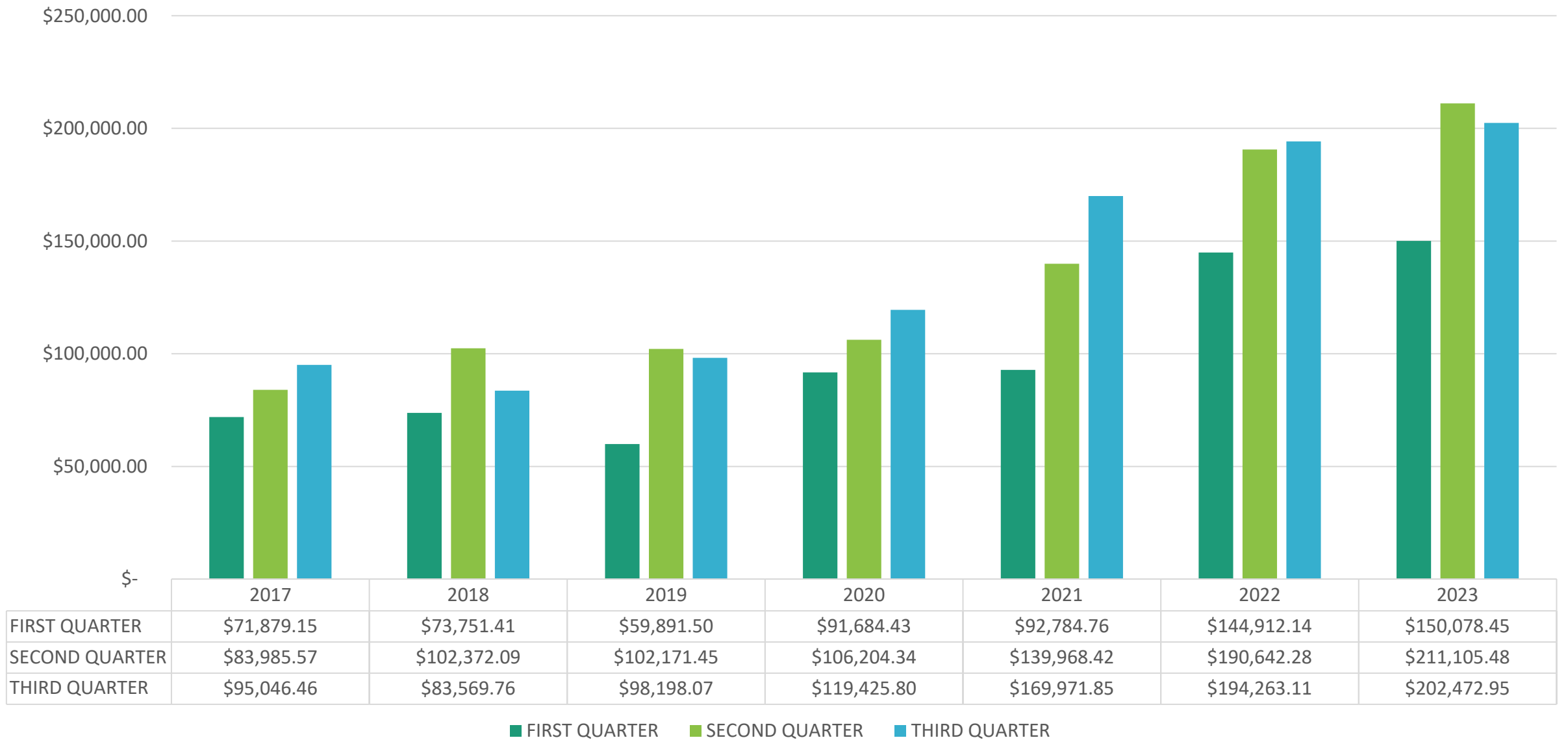
UTILITIES QUARTERLY COLLECTIONS 2017-2023



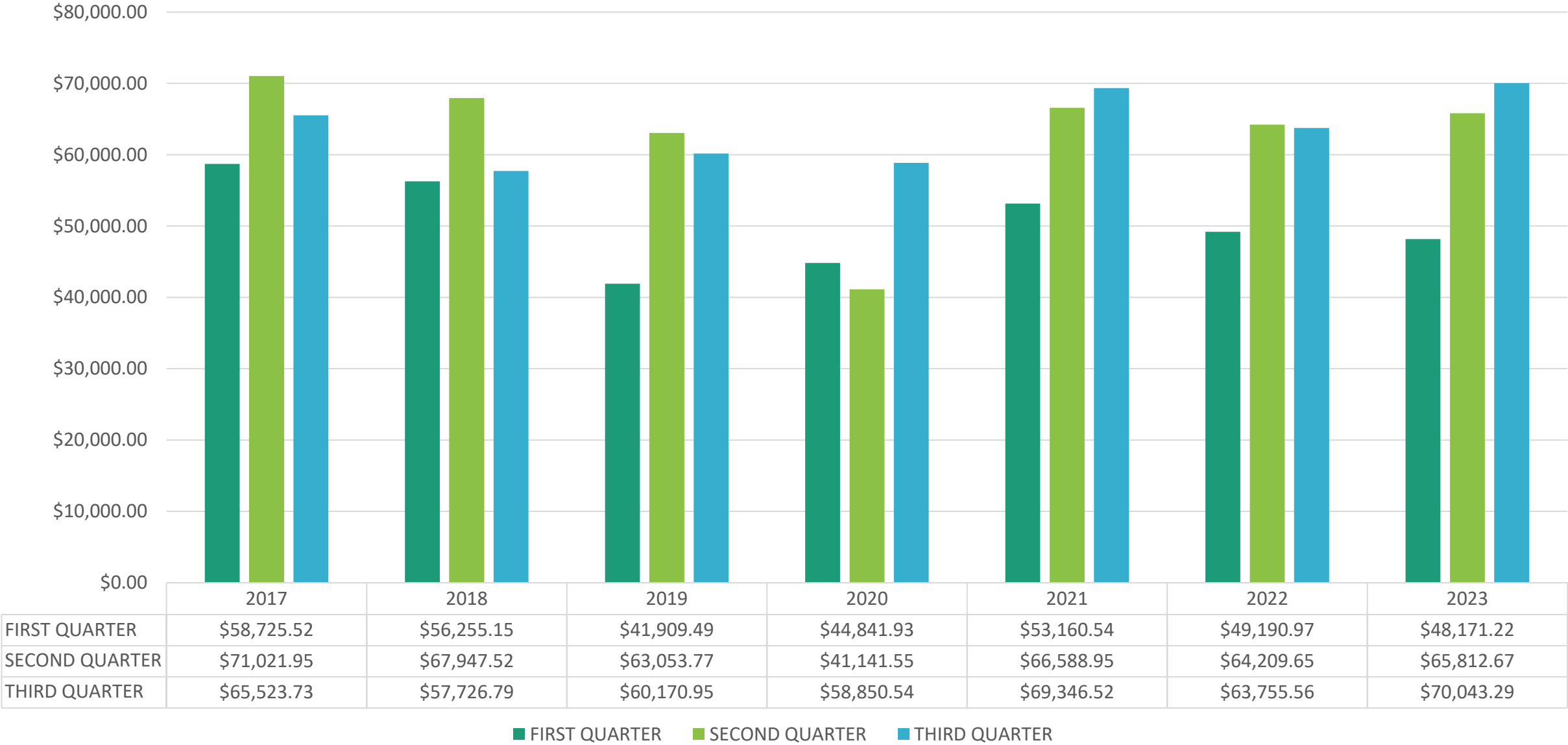
AUTOMOTIVE QUARTERLY COLLECTIONS
2017-2023



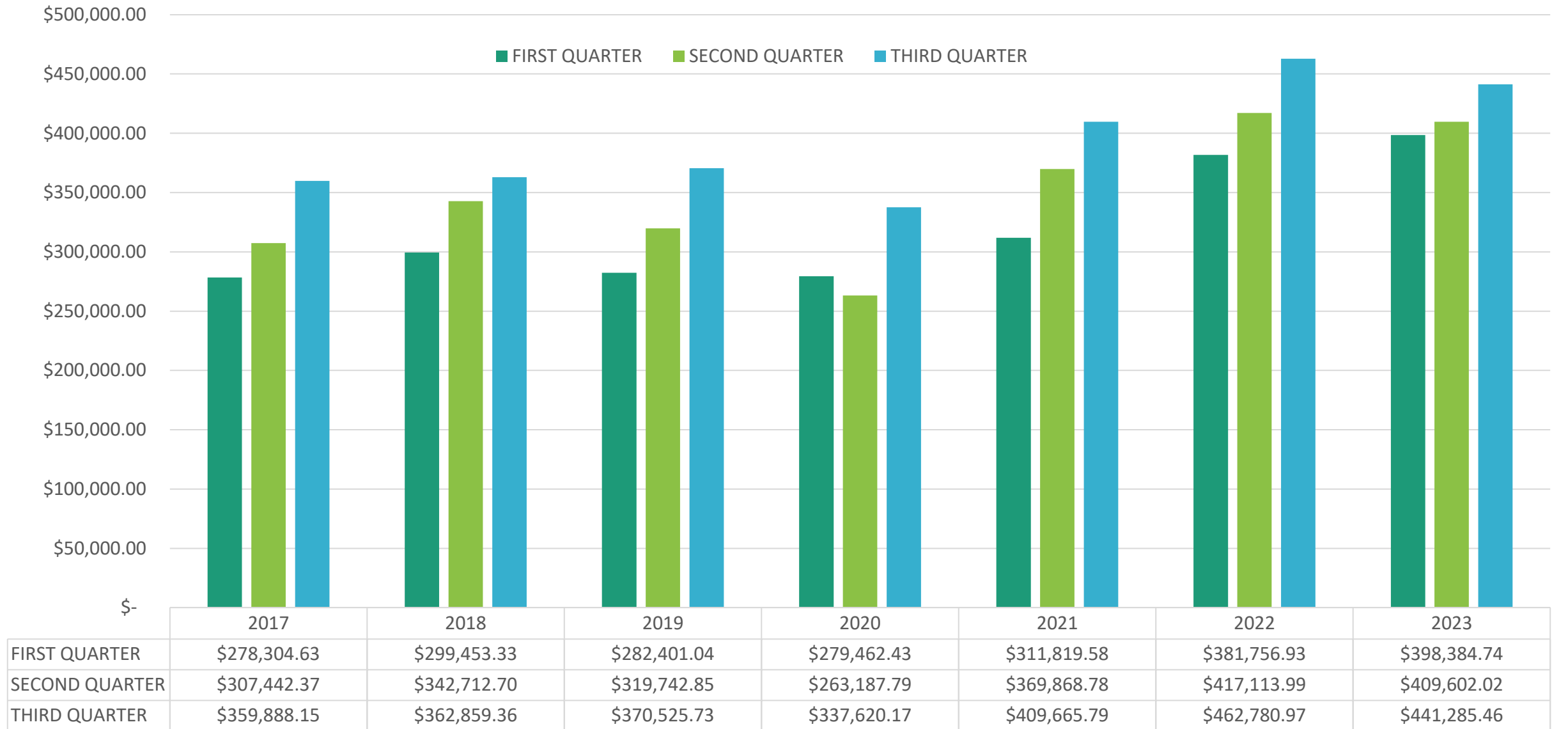
BUILDING/CONSTRUCTION QUARTERLY COLLECTIONS 2017-2023



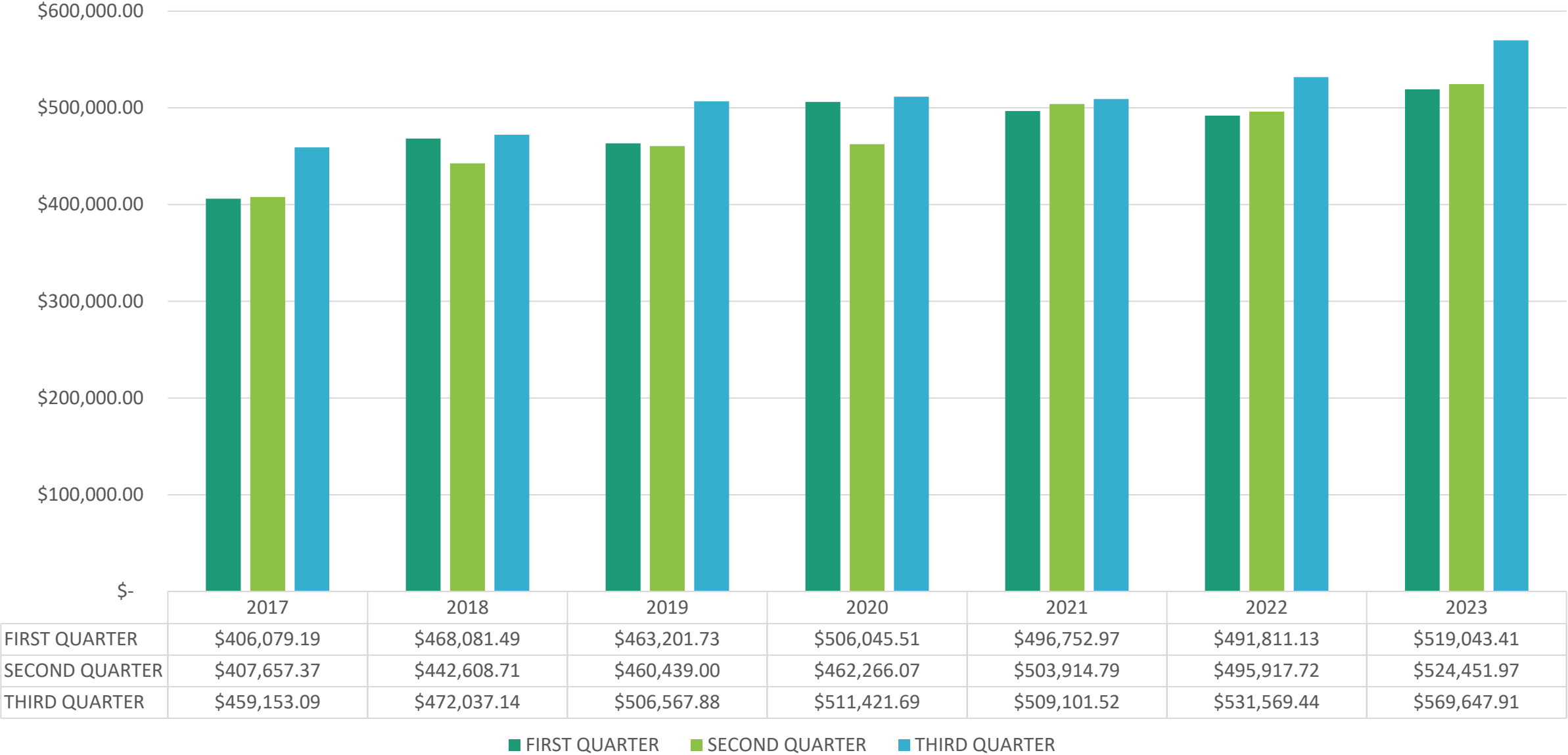
DOWNTOWN DISTRICT QUARTERLY
2017-2023



CHAMBERS AVENUE QUARTERLY 2017-2023



MARKET STREET QUARTERLY
2017-2023



GRAND AVENUE QUARTERLY 2017-2023



EAGLE RANCH QUARTERLY
2017-2023



OTHER AREAS QUARTERLY

2017-2023 *includes online sales

