



Economic Vitality Committee
Thursday, February 15, 2024, 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

CALL TO ORDER AND ROLL CALL - 1:00 PM

APPROVAL OF MINUTES

- a Minutes dated January 18, 2024

ADMIN

- a Appoint new Secretary (per by-laws)
- b Clarify role of Secretary

STAFF & OTHER UPDATES

- a Community Development's report. Questions?
- b Staff updates
- c 2023 Year End Sales Tax Data
- d Chamber and DDA updates (as appropriate).

BUSINESS & DISCUSSION ITEMS

- a Dashboard final update and go-live plan with RRC
- b EPS Economic Development Plan Implementation & Priorities (from work session).
- c Plan to go back to Town Council with a slimmed-down plan

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

EVC MEETING MINUTES 1/18/2023

CALL TO ORDER AND ROLL CALL - 1:00 PM

In attendance: Mick Daly, David Gaboury, Christina Hofman, Eric Eves, Nick Sunday, Kim Fritzler, Kimberly Goodrich, Matt Felser, Kevin Brubeck, Nikki Davis, Peyton & Sydney (Comm. Dev.)

ROLL CALL & APPROVAL OF MINUTES

Motion to approve passed unanimously.

STAFF & OTHER UPDATES

- a. Community Development report to Council (in packet).
- b. Staff updates (Peyton and Sydney)
 - Update in packet.
 - 3rd St. Habitat construction has begun.
 - Internal culture and leadership work undergoing.
 - Hired Jamie Wilson as communications and marketing specialist.

BUSINESS & DISCUSSION ITEMS (EVC)

- a. RRC Dashboard Update:
 - Make sure both dashboards sync.
 - RRC given go-ahead to complete their work
 - Timeline for functionality – TBD after Council work session 2/6.
- b. EPS Development Plan implementation:
 - Consolidating items under 5 major themes
 - Too many current items – consolidate to 3-5 for 2024.
 - Prioritize items based on staff capability and into themes.
 - Let Council adjust priority at 2/6 work session.

ADJOURN

Motion to approve passed unanimously at 2:37pm

RECORDING:

https://townofeagle297.sharepoint.com/:v:/g/ERMuYfA0aqlGnKkYwoLmecUBMGQr05Omit6zu_gCliEcag?e=uHyNp8

COMMUNITY DEVELOPMENT

January 2024

LONG RANGE PLANNING

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

- Staff is preparing application forms and checklists, updating the fee schedule, and addressing other various administrative tasks.
- 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.
- The new ReCode available here: [Land Use and Development Code Effective 10/23/2023 | Town of Eagle, CO - Official Website](#)

LAND USE APPLICATIONS IN PROGRESS

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

o 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 ~13.3 units/acre
- Application is complete and out for referral agency comment.
 - o No public hearings scheduled.

o 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.

o HYMD23-05: Haymeadow ADA Amendment

- This application consists of a focused update to Haymeadow's Annexation and Development Agreement, more information will be provided in the next update.

o AN23-02 Annexation/RZ23-02/PUD Plan23-01 PUD Zoning Plan: North Broadway

- Low income and for-sale housing with limited commercial new development that includes: 1) Annexation and initial zoning of 2.248 acres of the Ping Lane parcel and 1.193 acres of the Brooks Lane parcel to HD/C-PUD; 2) Rezone of 9.236 acres of the Ping Lane parcel from Rural Residential to Planned Unit Development and 4.296 acres of the Brooks Lane parcel from Mobile Home Park/Planned Unit Development (MHP/PUD) to Planned Unit Development; and 3) PUD Zoning Plan for the entire property utilizing the newly adopted CMU-1 zone district as the underlying framework.
- Project Location: 101 Ping Lane and 404 Brooks Lane properties located north of Eagle's Central Business District between the railroad and the Eagle River.
- Application has not been deemed complete
- Public Hearing Schedule: None

ADDITIONAL UPDATES:

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Second Street Tavern	127 W Second St.	TCO is now expired. Awaiting response from owner for moving section of fence from ROW and encroachment agreement is awaiting finalization. Communication between applicant and Com Dev has been unproductive. All associated applications and permits will move under the purview of the Code Enforcement Department after January 12, 2024, including the fence encroachment, sign permit and TCO.
Foodsmith	318 Broadway	Working toward building final *Noteworthy: Retail food sales & cooking class.
Eby Creek Apts.	435 Eby Creek	TCO issuance in progress.
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	TCO issued and occupancy of dwelling units in progress.
City Market Remodel	0103 Market St	Interior work completed. Parking lot improvements (re-configuration) still pending.
Haymeadow	91 Mountain Hope Circle	Foundations for last two buildings pending and framing of five buildings in progress. First building sheetrocked and interior finish in progress. Continued work needed on Conditions of Approval / tracking of COA's
Habitat for Humanity	3 rd Street	All building permits issued and foundation work in progress
Slope and Hatch	115 East Second St Unit 1	Construction work commenced. Sign Permit issued.
High Country Hearth Showroom	115 East Second St Unit 4	Permit issued. Work in progress.
Desmond Builders Office	410 Broadway South Unit	TCO issued
C&C Plumbing and Mechanical	82 Chambers Ave	Both buildings under construction

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

TYPE OF WORK PERFORMED	EOY 2023	YTD 2024
Inspections (n/i Planning, Public Works)	1,885	
Permits Processed	411	

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

P&Z and Council Meeting Schedule

January 2024
January 2 nd (Planning Commission) – Cancelled
January 9 th (Town Council)
January 16 th (Planning Commission) - Cancelled
January 23 rd (Town Council)
February 2024
February 6 th (Planning Commission) - Cancelled
February 13 th (Town Council)
February 20 th (Planning Commission) Haymeadow Major PUD Amendment
February 27 th (Town Council)
March 2024
March 5 th (Planning Commission) -
March 12 th (Town Council)
March 19 th (Planning Commission)
March 26 th (Town Council)



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: February 13, 2024
Re: Town Manager Report

Economic Development:

We are currently engaged in a collaborative effort with Sarah Dunmire and Andrew Knudtsen's Economic and Planning Systems (EPS) team to revise our contract, explicitly focusing on the inclusion of a scope of work about our East Eagle Financing Strategies and the Eagle Commercial Linkage Fee study.

East Eagle Financing Strategies: The East Eagle subarea presents significant growth potential for the Town of Eagle, covering approximately 140 acres and designated for employment and limited residential uses as outlined in the 2021 East Eagle Sub Area Plan. The Town is confronted with infrastructure construction, financing, and revenue-sharing. The current land ownership group has proposed that the Town of Eagle take a central role in East Eagle's infrastructure planning, encompassing utilities and transportation improvements.

Beyond determining the lead agency for infrastructure installation, there is a fundamental question about the revenues available for servicing bonds issued for infrastructure construction. Although the annexation agreement permits the Town of Eagle to recover infrastructure-related costs from future development, the specific mechanism remains undetermined.

EPS, with staff, will prepare a comprehensive financing strategy, which is essential. This strategy aims to clarify the Town's role and facilitate collaboration among all stakeholders to achieve a financially viable outcome. The plan will feature a financial model illustrating future revenues, expenditures, and viability, incorporating optimistic and conservative assumptions about costs and revenues. It will serve as a tool for discussions with elected officials, developers, and landowners to establish reasonable assumptions regarding public and private sector responsibilities. Additionally, the strategy will identify critical milestones for progress and delineate the level of risk the Town may incur based on developers' performance.

Commercial Linkage Fee: The Town of Eagle is contemplating implementing an affordable housing commercial linkage fee. Currently operating an inclusionary housing program, the Local Employee Residency Program (LERP), applicable to residential housing with ten or more units, the Town seeks a more comprehensive approach to address the housing needs arising from commercial development. The proposed study will establish the nexus between commercial development and affordable housing in Eagle, calibrating a fee based on current market conditions and employee generation rates by land use.

Furthermore, the International Economic Development Council (IEDC) has granted us the opportunity to feature the Town of Eagle in our Municipal & Economic Development Series premiere. This series, showcasing IEDC's commitment to advocacy, education, and community leader strengthening, aims to contribute to sustainable economic well-being and quality of life. I am enthusiastic about coordinating an interview with you and your team, led by our Editor in Chief, to delve into various aspects of Eagle, encompassing its history, growth, culture, livability, economic opportunities, workforce, infrastructure improvements, and future vision.

Outreach & Meetings: *This report will overview 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 Monday, January 29, I was graciously extended an invitation by Elyse Howard and Emily Peyton of Habitat for Humanity to partake in the tour of the 3rd Street Housing project alongside Governor Polis. The articulate presentations delivered by Emily and Elyse adeptly highlighted the project's significance within our community. Their expressions of gratitude extended to the State, County, and Town of Eagle for their unwavering support and financial contributions.

The inaugural meeting for the Safe Streets for All (SS4A) initiative, under the purview of the Federal Highway Administration, was convened on Tuesday, January 30, encompassing CDOT Regions 3 and 5. This session proved instrumental in deepening our understanding of federal processes and delineating the multifaceted documentation required to adhere meticulously to federal guidelines.

Between January 22-26 and January 29-February 2, I actively participated in numerous deliberations on establishing a second ice sheet at either the Eagle property site or the Fair/Rodeo Grounds site. These discussions reflect the collective efforts to formulate comprehensive plans to realize a second ice sheet facility in Eagle.

On Friday, February 2, I attended the kick-off meeting for our Regional Housing Action Plan, hosted by Avon and featuring our consultant, EPS. I have provided a [\(LINK\)](#) to a PowerPoint outline summarizing the discussions with EPS.

On Monday, February 5, Eagle Villas update – Blaise Rastello from the Ulysses Development Group (UDG) notified the Town and County through this email: I am happy to report some good Monday afternoon news!

We found out Tuesday last week from the owners of Eagle Villas that they fell out of contract with prior buyers because they couldn't get comfortable with the land use restrictions and when they could increase rents as planned. We have an executed LOI with the Seller and are working to put a purchase and sale agreement (PSA) in place shortly.

While this is undoubtedly great news, one of their main concerns was getting written commitments for the source of funds for the acquisition and quick closing (30-day due diligence period and 30 days to close). We understand that Mo identified the \$10 million of sources with the State in December as having application windows, review/underwriting periods, and board approval processes that don't align with the quick closing timeline.

As such, we have been working with Eagle County (Jill Klosterman and Tori Franks) and our lender (NEF) to put the bridge financing in place, enabling us to close quickly. See below a snapshot of the sources and uses for the acquisition:

- Acquisition Price and Associated Costs = \$40,020,728.
- The proposed funding sources NEF Loan is \$27,664,510, Eagle County \$6,500,000, and Owner Equity \$5,856,218 = \$40,020,728.

Administration and organization update:

The Eagle Pool replacement project team meets weekly to continue refining the design and cost elements for the pool project. Also, if we are successful with our GOCO grant application, the design has one waterslide design [\(LINK\)](#) from one manufacturer, and we will consider adding to the project.

KLJ and staff meet weekly and prepare the grant application and letters of support to apply for the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program. The Grand Avenue Multimodal and Revitalization Project aims to reconstruct an outdated highway corridor into a Complete Street. It will improve safety and mobility for all users by building areas for bicycles and pedestrians, enhancing connections to existing transit stops, adding capacity to reduce congestion, and upgrading intersections. The outcome of these improvements will encourage economic growth and redevelopment to revitalize the Town's economy. It will also improve the regional economy by improving transportation for workforce commuters and travelers from I-70 to Eagle County Airport and Gypsum.

We are seeking letters of support from the offices of Matt Kireker - Senator Bennet, Sally Boccella - Senator Hickenlooper, and Julie Sutor - Congressman Neguse. Also, we are requesting support letters from Gypsum, Eagle County, and the Eagle Valley Transit Authority.

We sent the Council a survey to help schedule dates for April with Gary Suiter, our facilitator, to hold our retreat. Once we have confirmed the dates, we will send the Council a new survey to ensure all can be present for the day-and-a-half retreat and staff to begin looking forward to 2024. If the dates and times do not work for all seven Council members to participate, we will find a new set of dates to host our annual retreat.

Expressing gratitude to the Mayor and Council, we extend our appreciation for allocating time to meet Bill Ray to prioritize our fundamental Quality of Life objectives. The Council has identified key areas, including Grand Avenue, Affordable Housing and Economic Vitality, Sustainability, and Open Space, as primary focuses. However, realizing these goals entails meticulously examining financial resources within our current budget or potential funding initiatives supported by voters. Bill Ray is slated to present his findings during our Council meeting on February 27, offering a comprehensive overview of alternatives and recommendations to actively involve our community in shaping our Quality of Life strategies and objectives.

As of 2024, we are recruiting to fill 15 positions, comprising 13 full-time roles. Six of these positions are carryovers from the previous year, remaining unfilled in 2023. The Town is proactively seeking qualified individuals to occupy the remaining seven vacancies. Recognizing the significance of these roles in enhancing our community's overall quality of life, our relentless pursuit of suitable candidates underscores our unwavering commitment to cultivating a flourishing environment and ensuring sustained progress and well-being for our residents.

In developing the Town of Eagle Culture draft, we have reached the milestone of completing the initial draft. We are actively engaged in a comprehensive review involving the entire organization, seeking input and feedback from stakeholders. This collaborative effort underscores our commitment to fostering a vibrant, inclusive community culture.

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
January 2, Work Session	(Meeting Cancelled)
February 6, Work Session	EVC priorities and goals for 2024
March 5, Work Session	
April 2, Work Session	
May 7, Work Session	
Request for Additional Work Sessions	Topic



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: February 13, 2024
Re: Department Updates for January 2024

ASSISTANT TOWN MANAGER

January 2024

Economic Development

- Monthly meeting coordination and facilitation for EVC and DDA.
- Staff attended the DBA monthly meeting to introduce Walking Mountain and their Energy Smart Colorado rebate program, aiming to expand outreach among downtown business and property owners.
- Coordinated the appointment of a new DDA board member – Lachie Thomas.
- Staff met with Melissa Cowley Wolf to explore economic strategies around culture, arts, and philanthropy in Eagle.
- Staff, in partnership with EVC member Kim Fritzler, are co-leading the Town's participation in Downtown Colorado, Inc.'s (DCI) 2024 Challenge Accelerator Program. The first Challenge Community stakeholder meeting is scheduled for February 13. To date, staff has completed five Challenge webinars on various redevelopment topics.
- Prepared content and discussion items for the February Town Council work session featuring two items: 1) a demonstration from RRC Associates on the draft Economic Dashboard, and 2) the EVC's 2024 work plan aimed at implementing items from the Town's Economic Development Plan.
- Staff met with the Eagle Chamber to discuss how the Town can participate in or support Chamber committee initiatives in 2024.

Housing

- Staff received an official invitation from Colorado Department of Local Affairs (DOLA) to apply for the Proposition 123 Local Planning Capacity Grant. Applications are due February 15.
- Staff participated in a virtual meeting alongside Community Builders and a representative from the Colorado Division of Housing (DOH) to review the Town's technical assistance application, facilitated through the DOH Affordable Housing Toolkit program. Communities will receive notification in February regarding their selection to participate in the upcoming round of technical assistance.
- Attended Habitat for Humanity Vail Valley's Craning-In Ceremony at the 3rd Street Housing project.
- Successfully passed Resolution 06-2024 approving the Town of Eagle Employee Housing Policy. Guidelines and an Employee Agreement Form will be prepared and presented for Town Council approval at a future meeting.

- Ongoing review of the draft LERP Guidelines & deed restrictions by the Town Attorney. Staff are anticipating the Attorney's draft the week of February 12. Town Council meetings dates for a first reading and adoption are imminent.
- Ongoing coordination with Haymeadow regarding the initial sale of the 33 deed restricted units within the 7 Hermits development phase. Additional information forthcoming about this initial sale process; it is separate from Eagle County's 43 deed restricted units.
- Eagle Villas Preservation Update: Ulysses Development Group (UDG) recently announced that the prior buyer fell out of contract with the current ownership group. With this change, UDG executed a Letter of Intent indicating their ability to establish a Purchase and Sale Agreement shortly. UDG continues to work with State legislators and Eagle County Housing to prepare a strong purchase package. The current ownership group remain firm on undergoing a quick closing – a 30-day due diligence period followed by a 30-day closing window.

Sustainability

- Announced our sustainability funding policy & processed two applications for funding that were approved by town council: the Beyond Lawn Program funding request & the match for the E-Bike Rebate program.
- Continued to support the Public Works staff in our energy performance contract with Yearout Energy. After the solar array plans are finalized, the next priority will be building electrification.
- Initiated planning of several events in partnership with our Marketing & Events Coordinator, Walking Mountains, and the Adam Palmer Sustainability Fund for this spring (EV Ride & Ride, Green Home Tour & Happy Hour, Sustainability-focused Chamber Mixer, & our annual Town Cleanup & Hard2Recycle Event).
- Finalized scope of work and contract for the 2024 Energy Efficiency rebates
- Submitted the town's Tree City USA renewal
- Supported the Green Team by developing a work plan for the year (aligned with the Internal Operations Net Zero Action Plan) and mission/purpose statement with Jackie. The team will finalize their mission and work plan at their February meeting.
- Engaged in strategic discussions with the Adam Palmer Sustainability Fund to solidify our partnership and define roles. More to come here soon.
- Provided feedback in state-organized stakeholder meetings surrounding increasing microgrids in Colorado and improving climate resiliency.

Communications & Marketing

- Jamie Wilson began working at the Town and the team is very happy to have her. She has spent time over the first few weeks getting to know the various departments, accessing our communications systems and channels and starting her recertification process to serve as PIO.
- Staff continued regular Communications Committee meetings to ensure all departments shared information and topics of interest were communicated to the public appropriately.
- Jamie is will also be working on a strategic communications plan, content creator process and a crisis communications plan over the first few months.

Pool Replacement Project

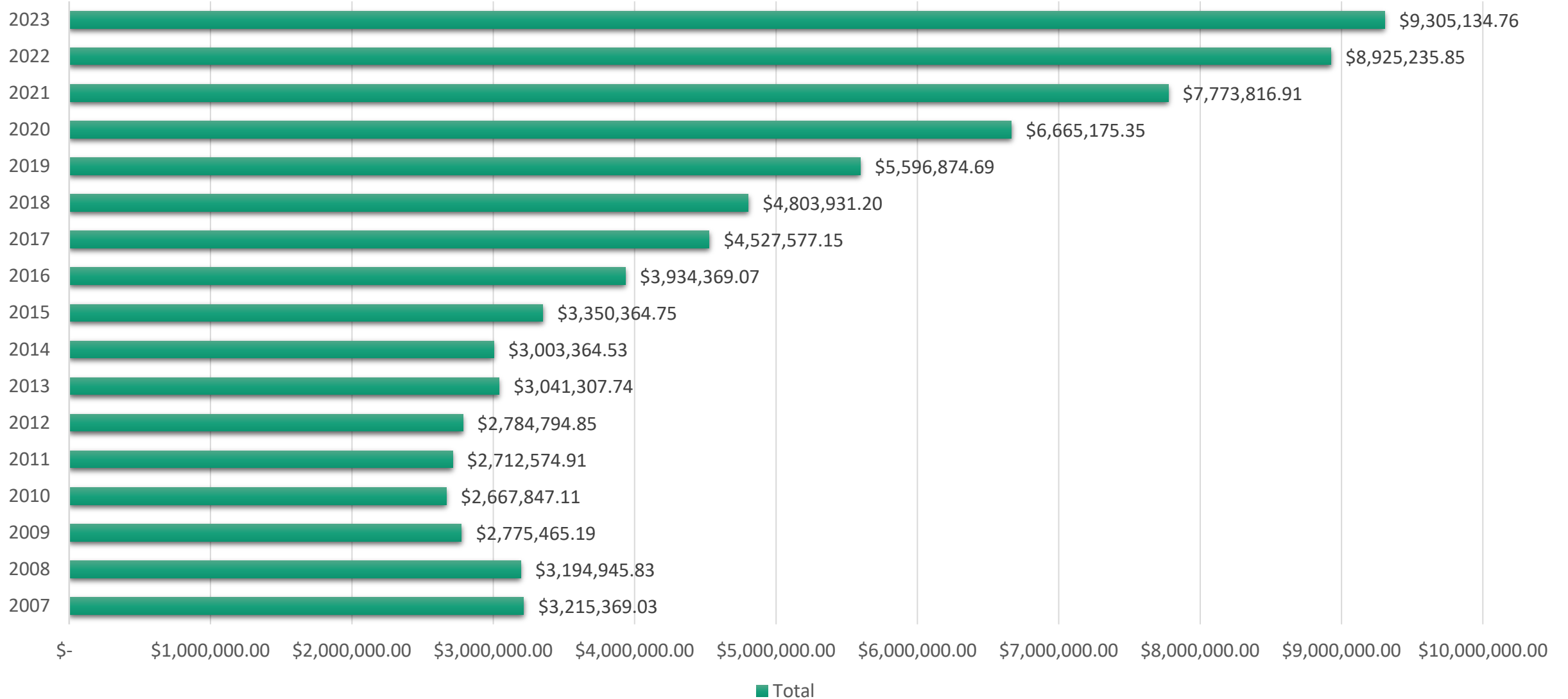
- The Town and Mountain Recreation are presenting to the Great Outdoors Colorado (GOCO) Programs Committee on February 15th. The joint grant to support the pool and other elements of the Haymaker Recreation Master Plan is being recommended for full funding. Final grant award decisions will be made by the GOCO Board of Trustees at their March meeting. If awarded, the grant would fund an additional \$500,000 for pool amenities like splash features and water slides, \$100,000 for shade, landscaping and a water station at the

new bike park, \$100,000 for shade structures and amenities at the BMX track, and \$30,000 for design and planning of the future skate park.

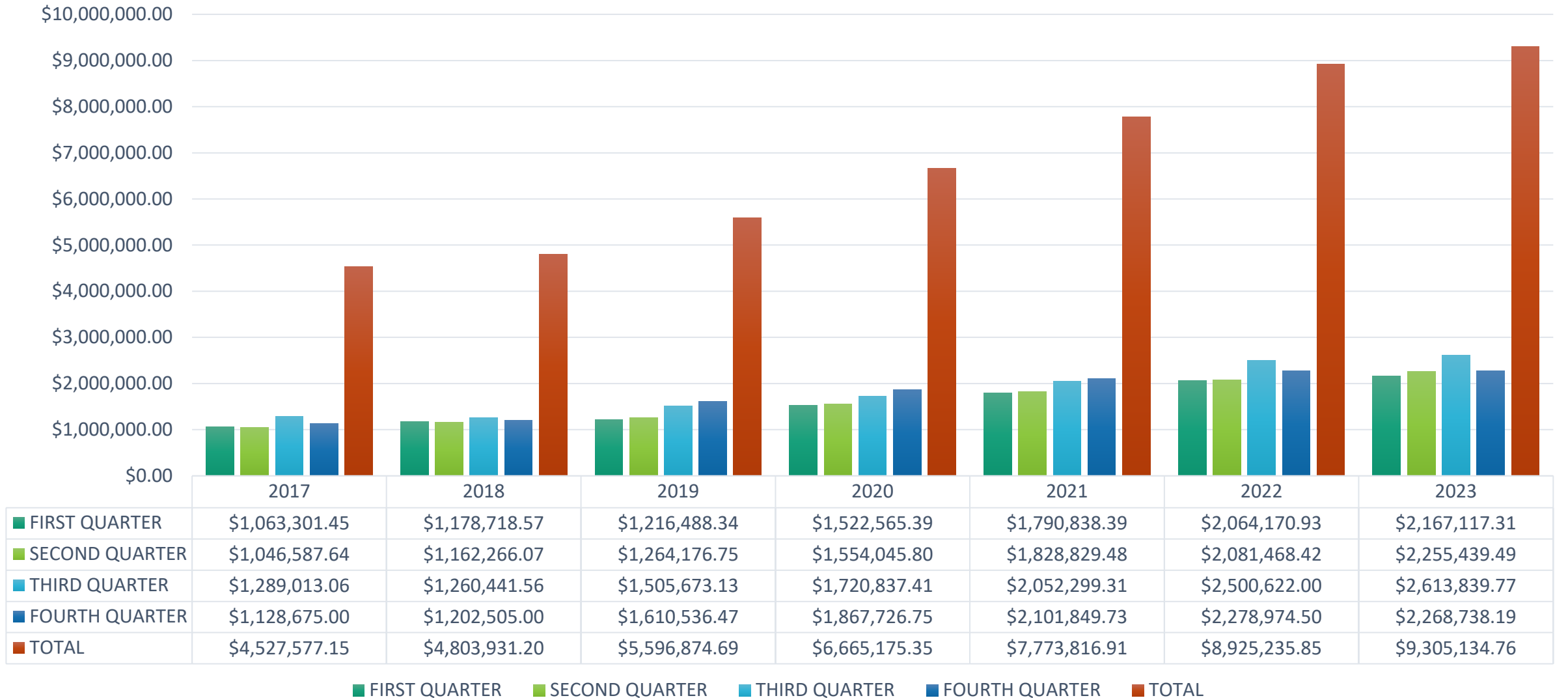
- Staff received [the design document \(DD\) set](#) in mid-January and have been reviewing them. Staff is preparing to submit a Minor Development Plan application by mid-February. Under the Minor Development Plan process, final review and approval of the project would be before the Planning and Zoning Commission for consideration in mid-April. Demolition and construction are anticipated to begin in June.
- Staff continue to meet weekly, sometimes multiple times a week, to finalize the pool design and refine the budget. A detailed budget, construction timeline, and project design will be shared with Town Council when finalized with the design and construction teams.

ANNUAL TOTAL SALES TAX 2007-2023 REVENUE PERIOD TOTALS

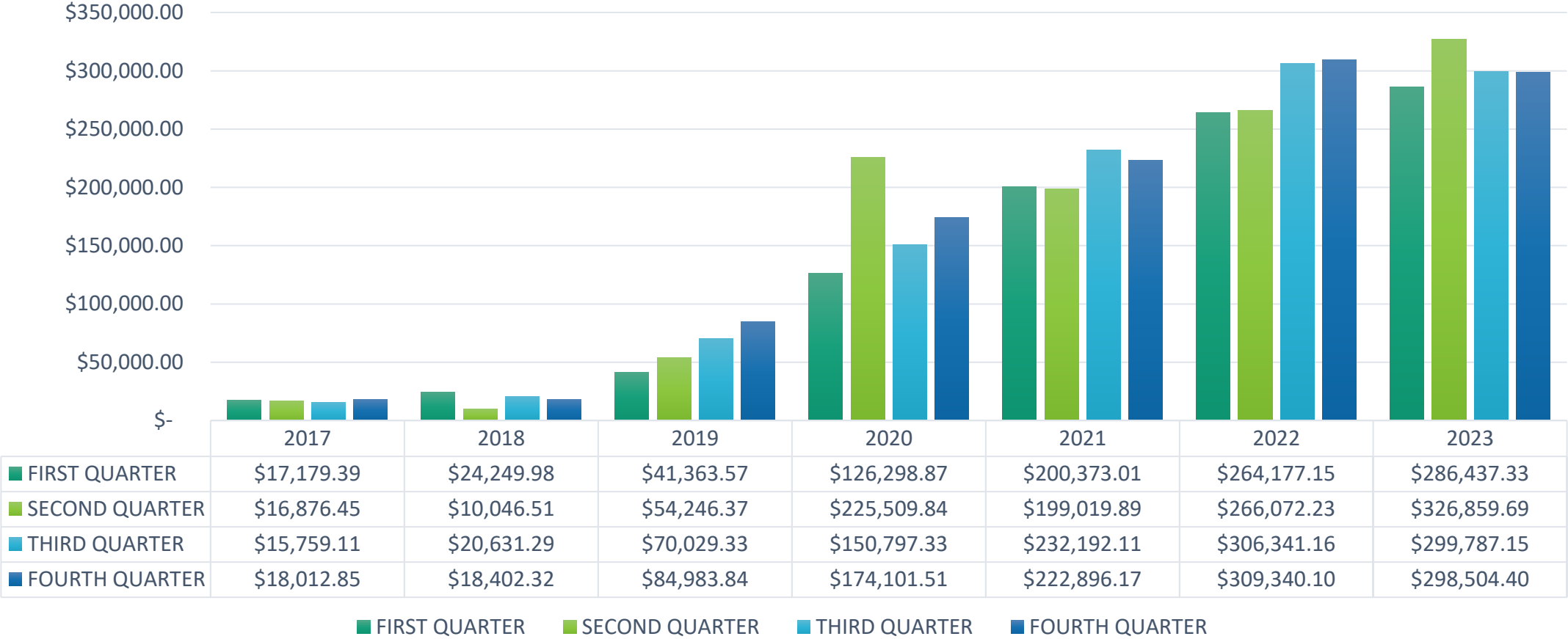
**2016 - PRESENT INCLUDE .5% SALES TAX INCREASE*



TOTAL SALES TAX BY QUARTER 2017-2023 REVENUE PERIOD TOTALS

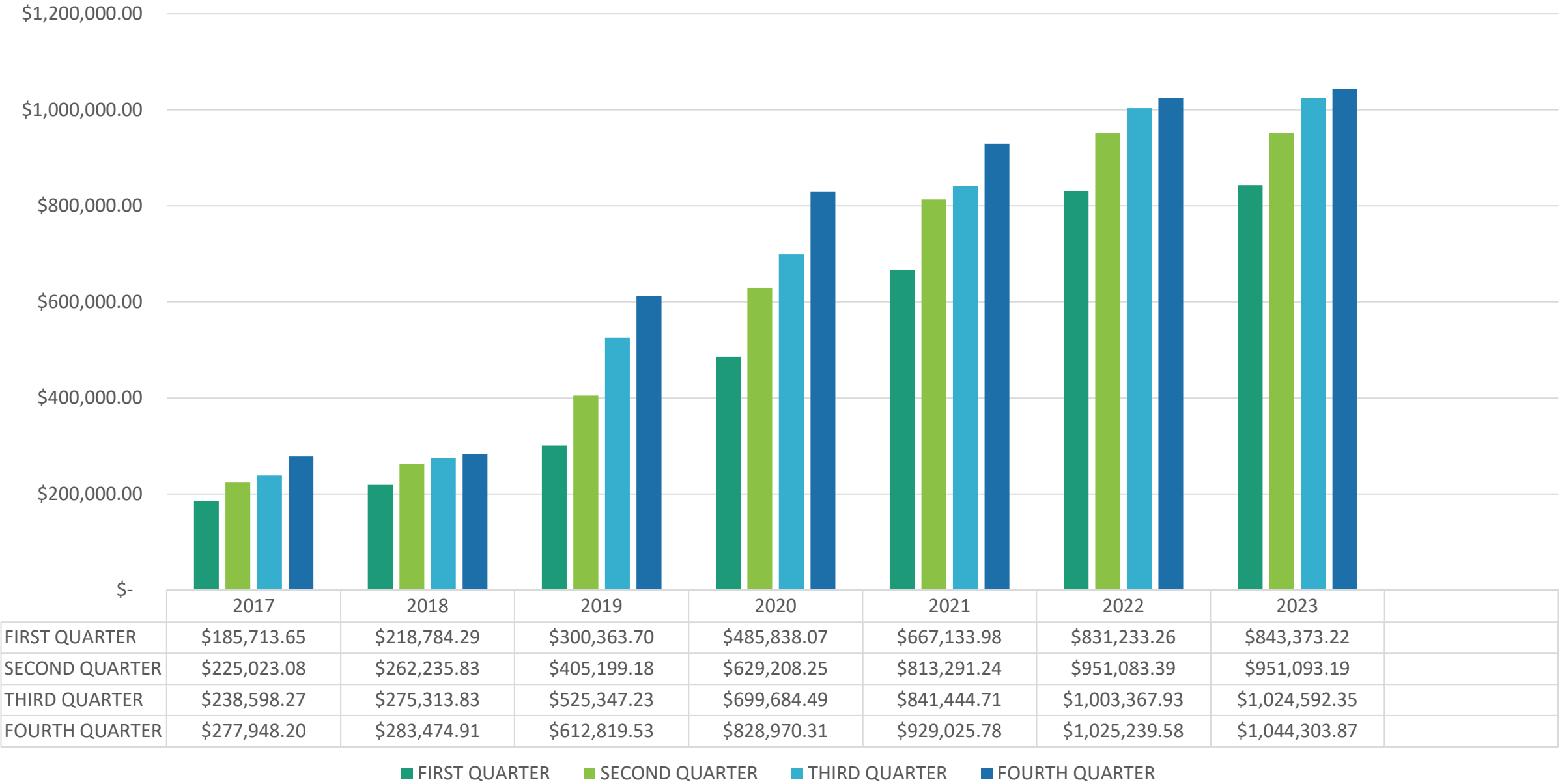


ONLINE SALES TAX BY QUARTER 2017-2023 REVENUE PERIOD TOTALS

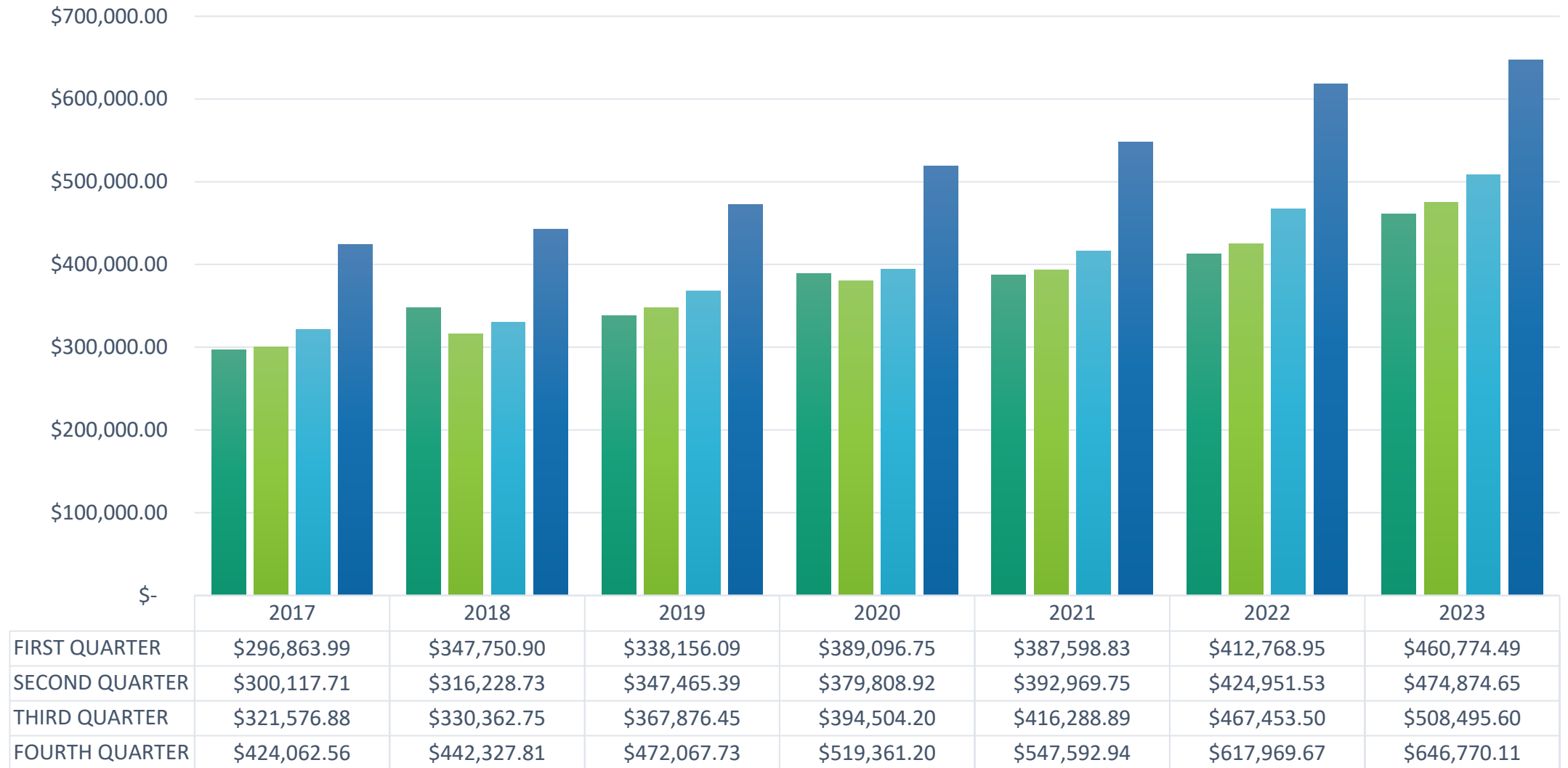


Online sales are included in the retail and out of area sectors.

RETAIL QUARTERLY COLLECTIONS
2017-2023

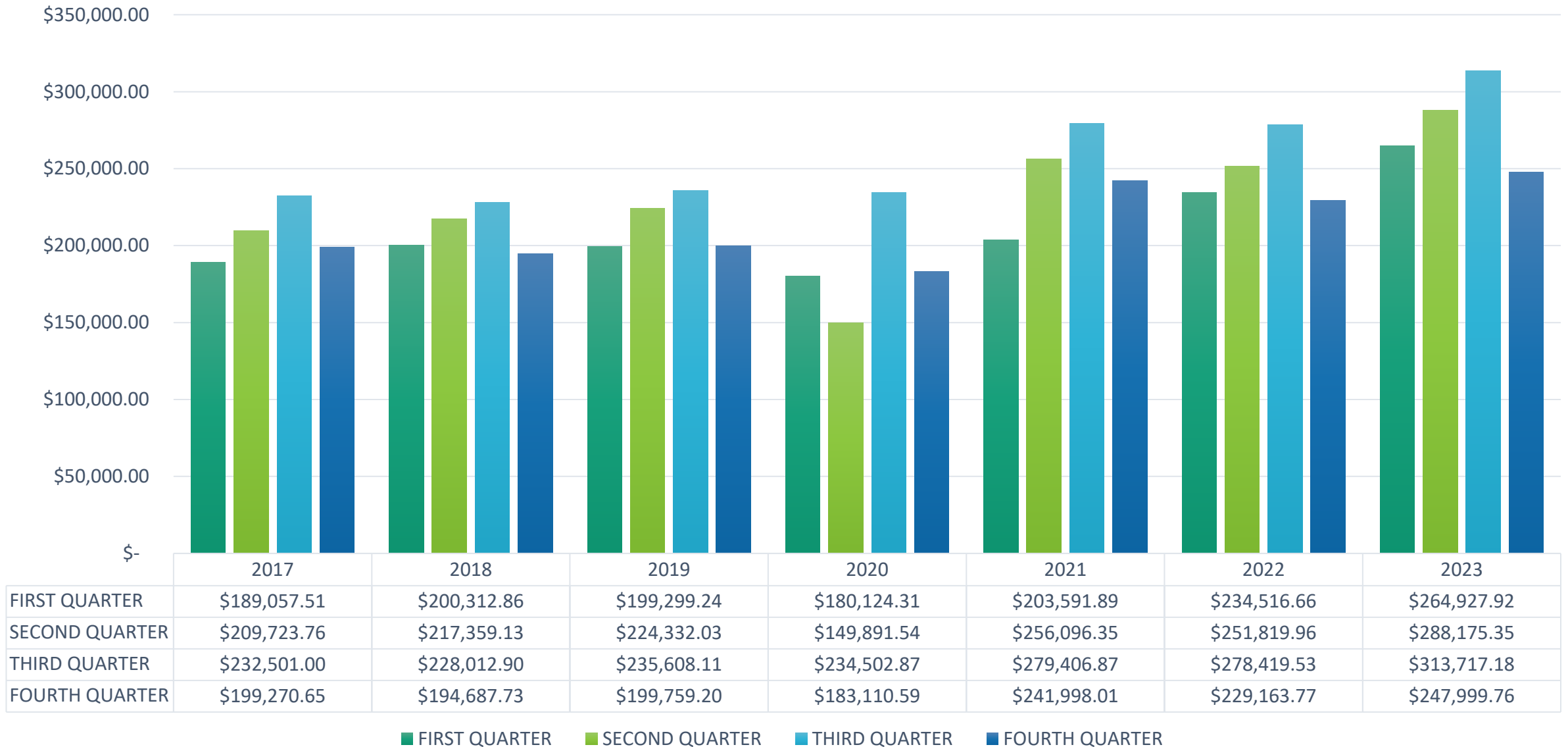


FOOD QUARTERLY COLLECTIONS 2017-2023

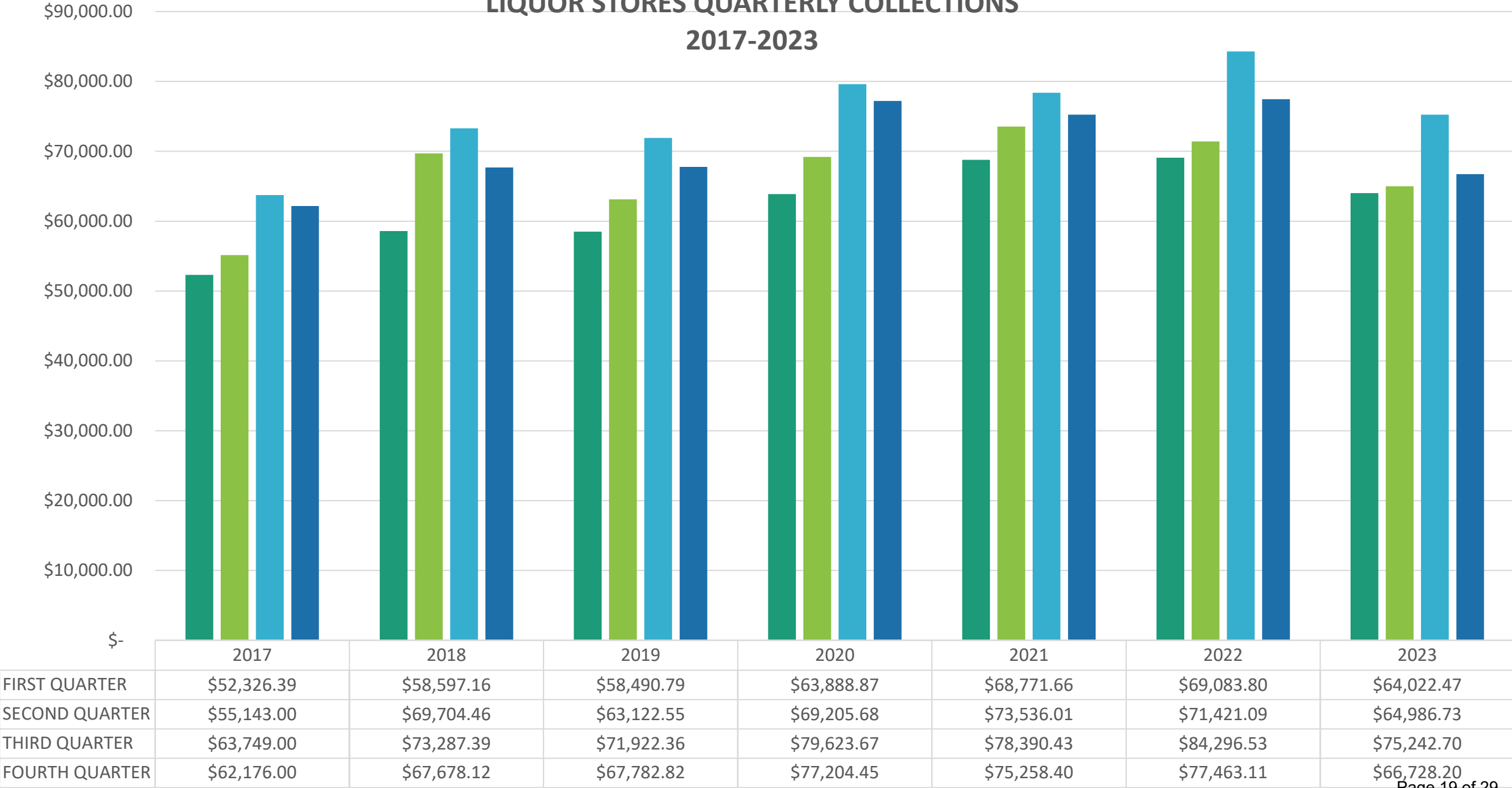


RESTAURANTS & BARS QUARTERLY COLLECTIONS

2017-2023

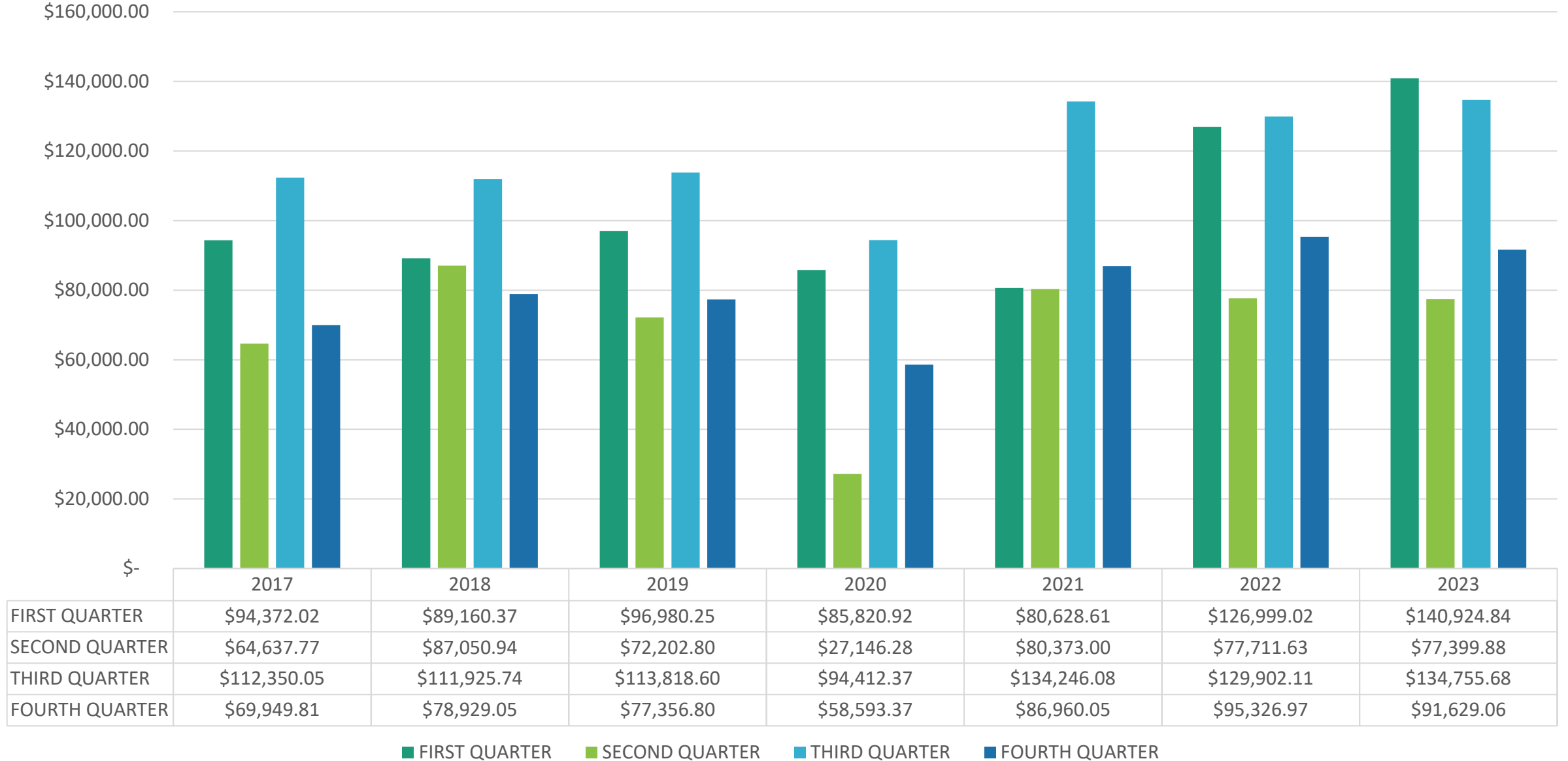


LIQUOR STORES QUARTERLY COLLECTIONS
2017-2023

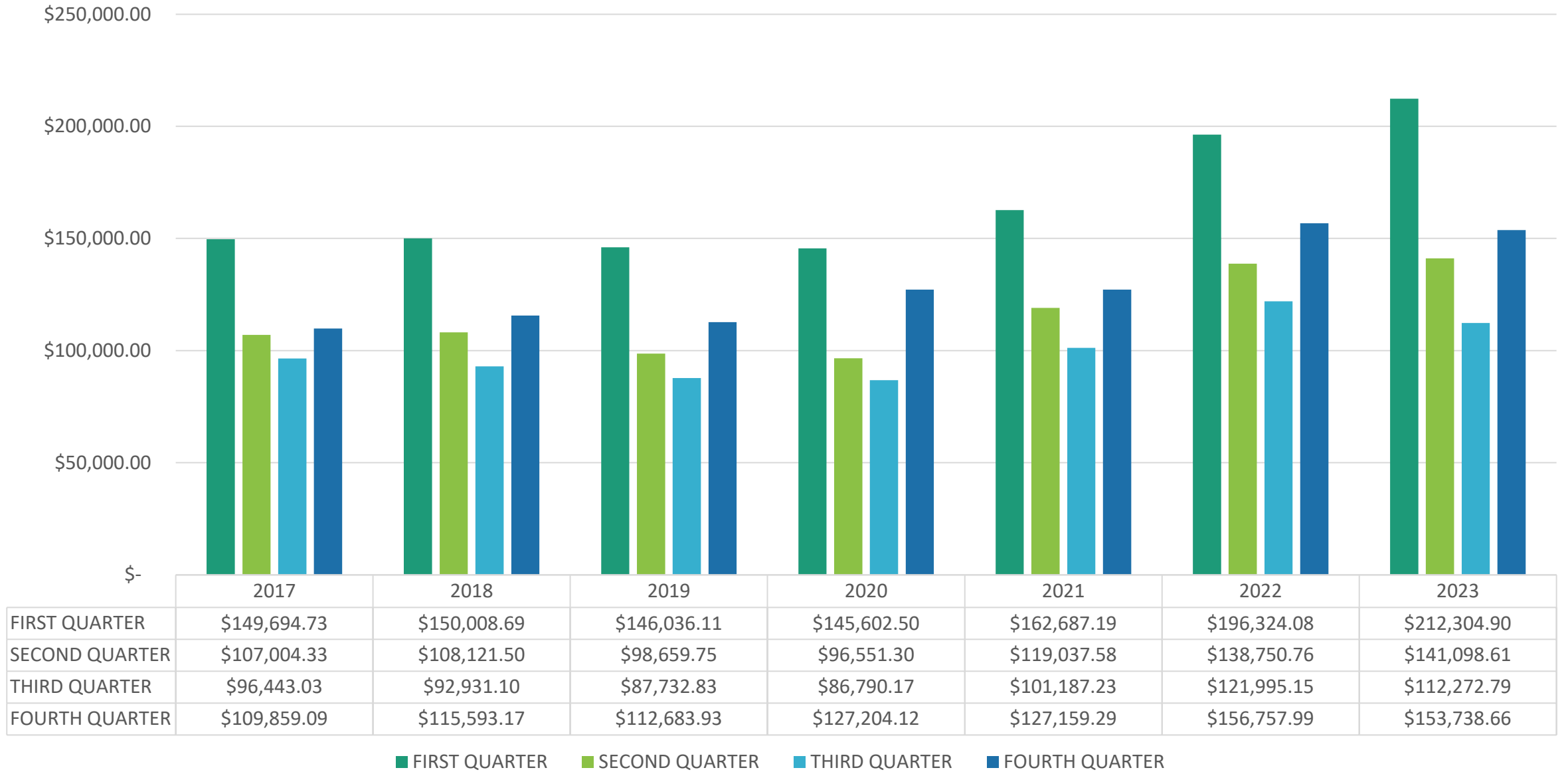


LODGING QUARTERLY COLLECTIONS

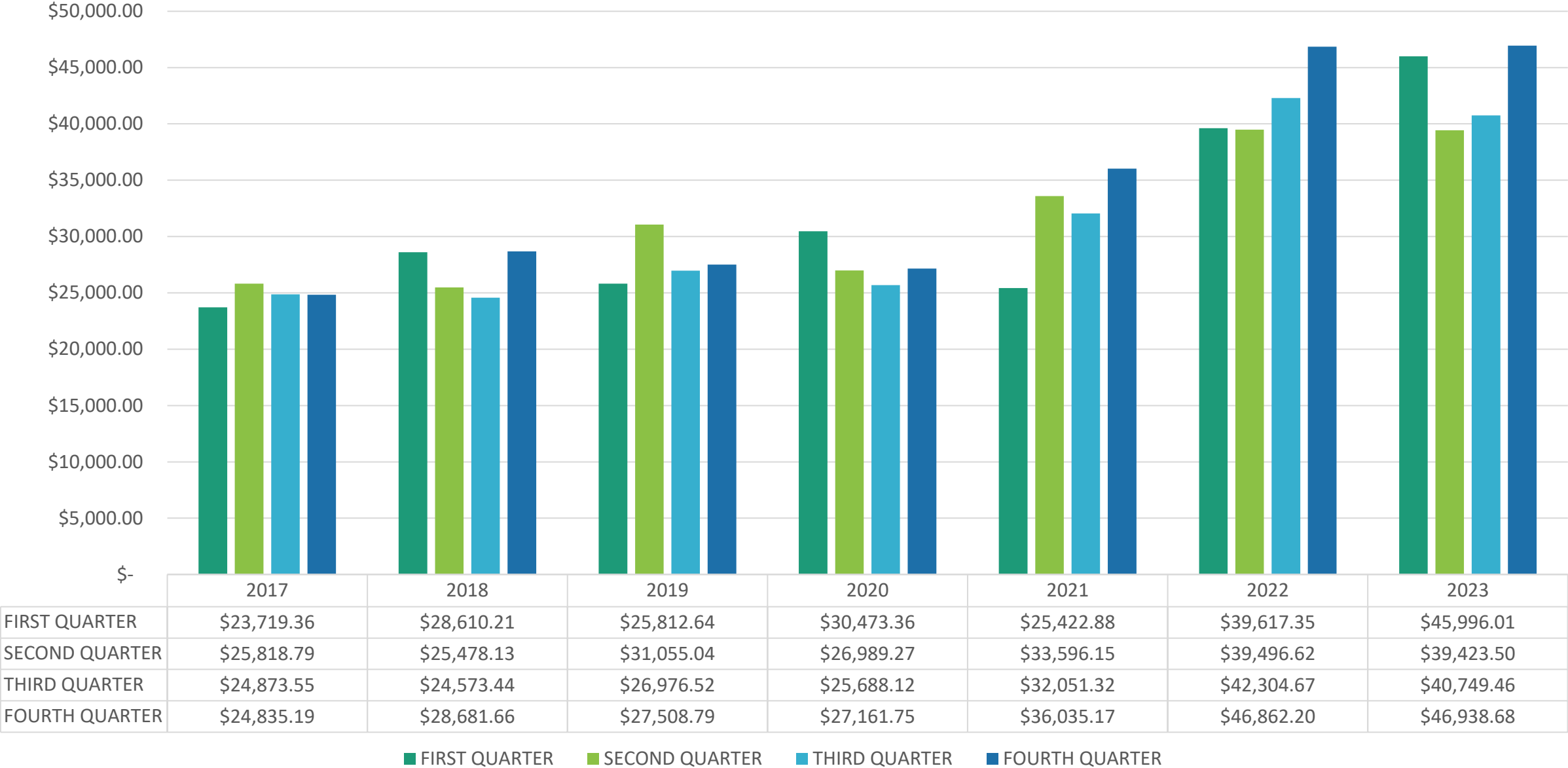
2017-2023



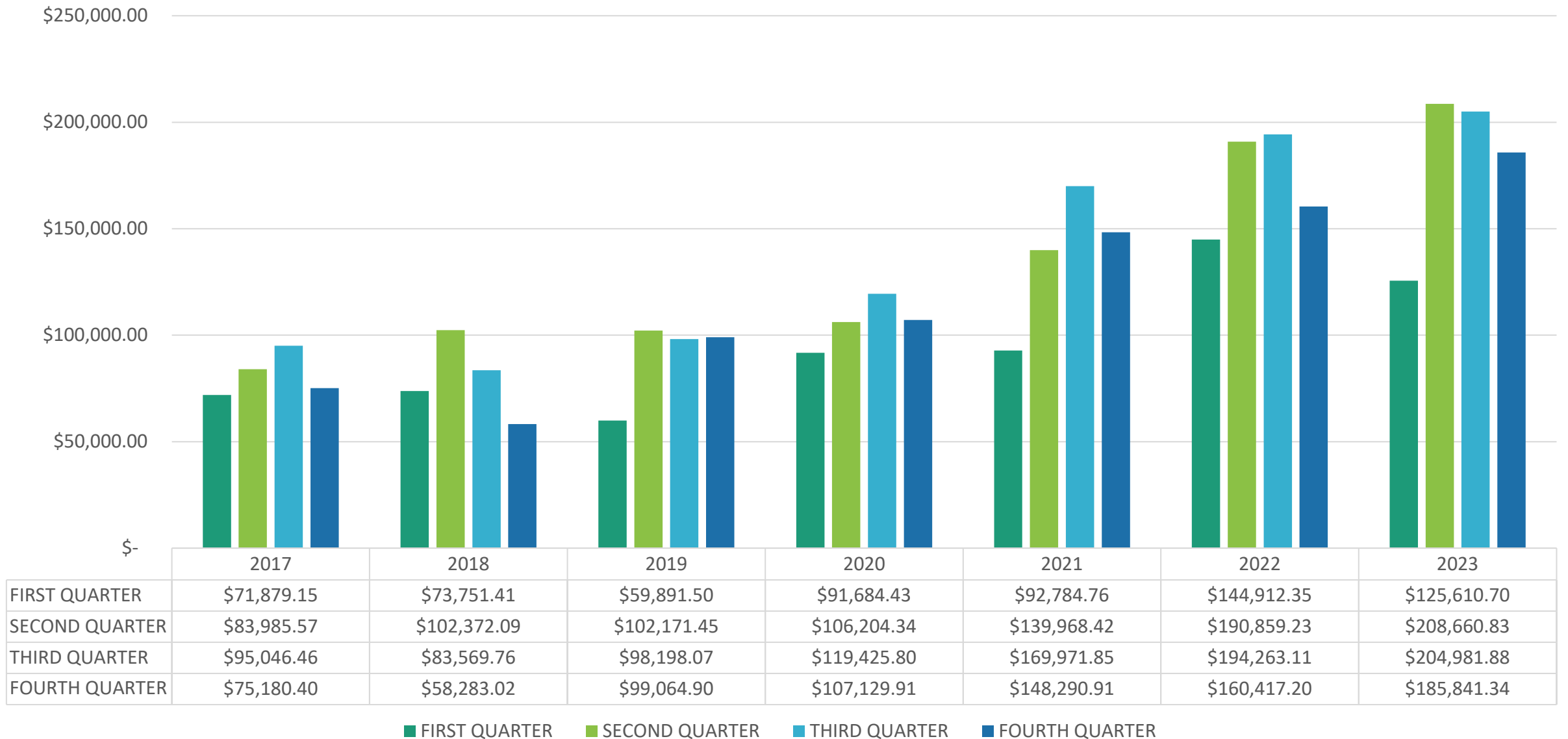
UTILITIES QUARTERLY COLLECTIONS 2017-2023



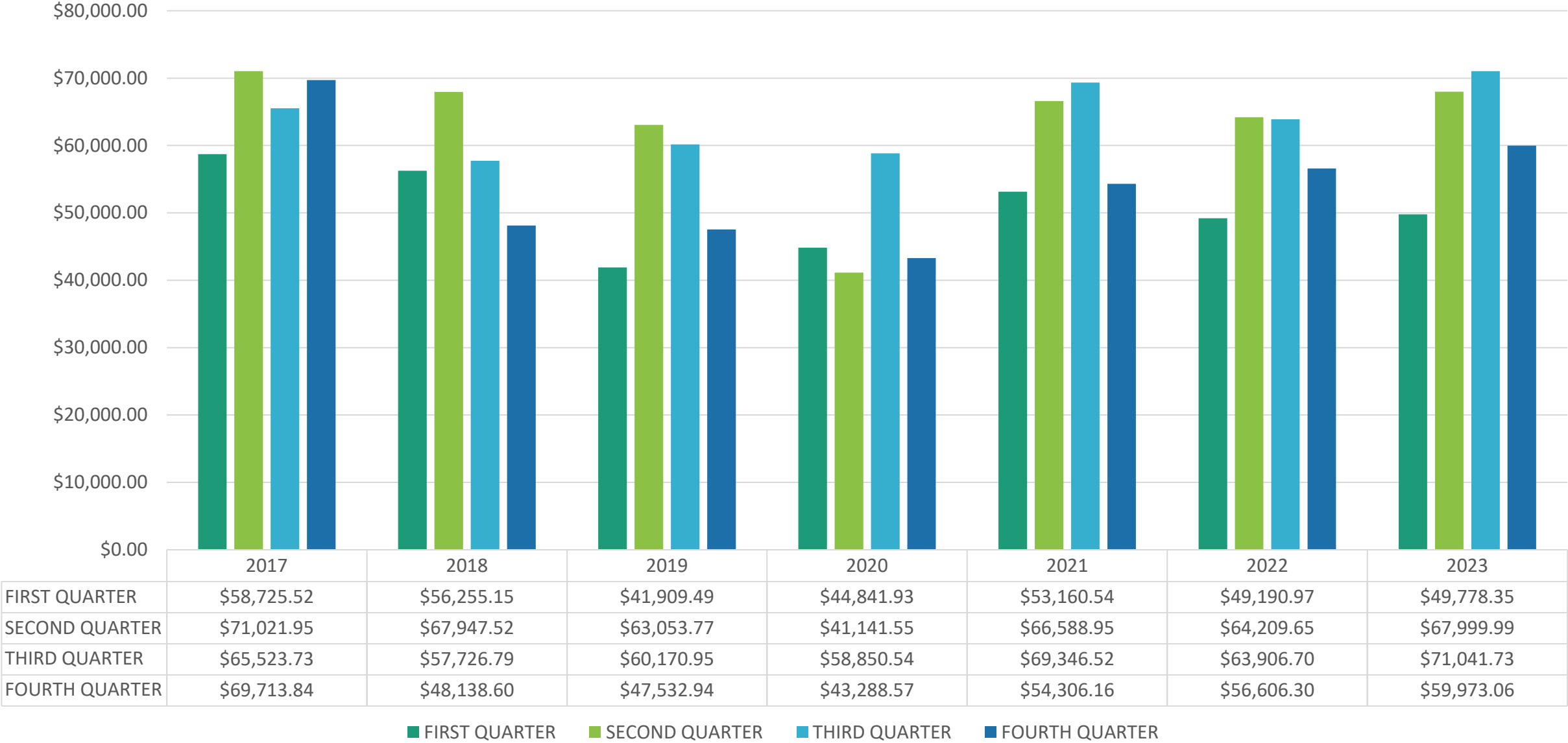
AUTOMOTIVE QUARTERLY COLLECTIONS
2017-2023



BUILDING/CONSTRUCTION QUARTERLY COLLECTIONS 2017-2023



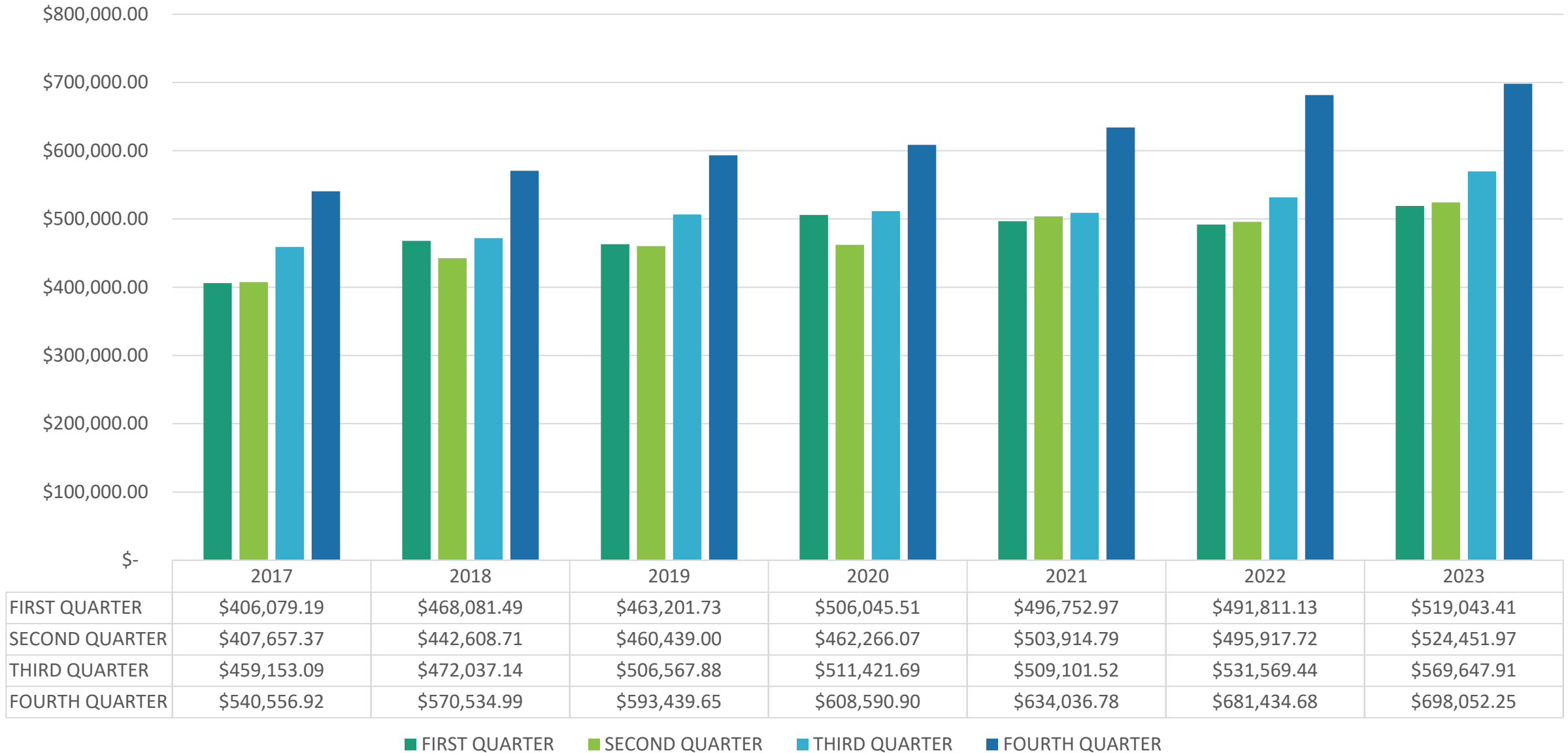
DOWNTOWN DISTRICT QUARTERLY
2017-2023



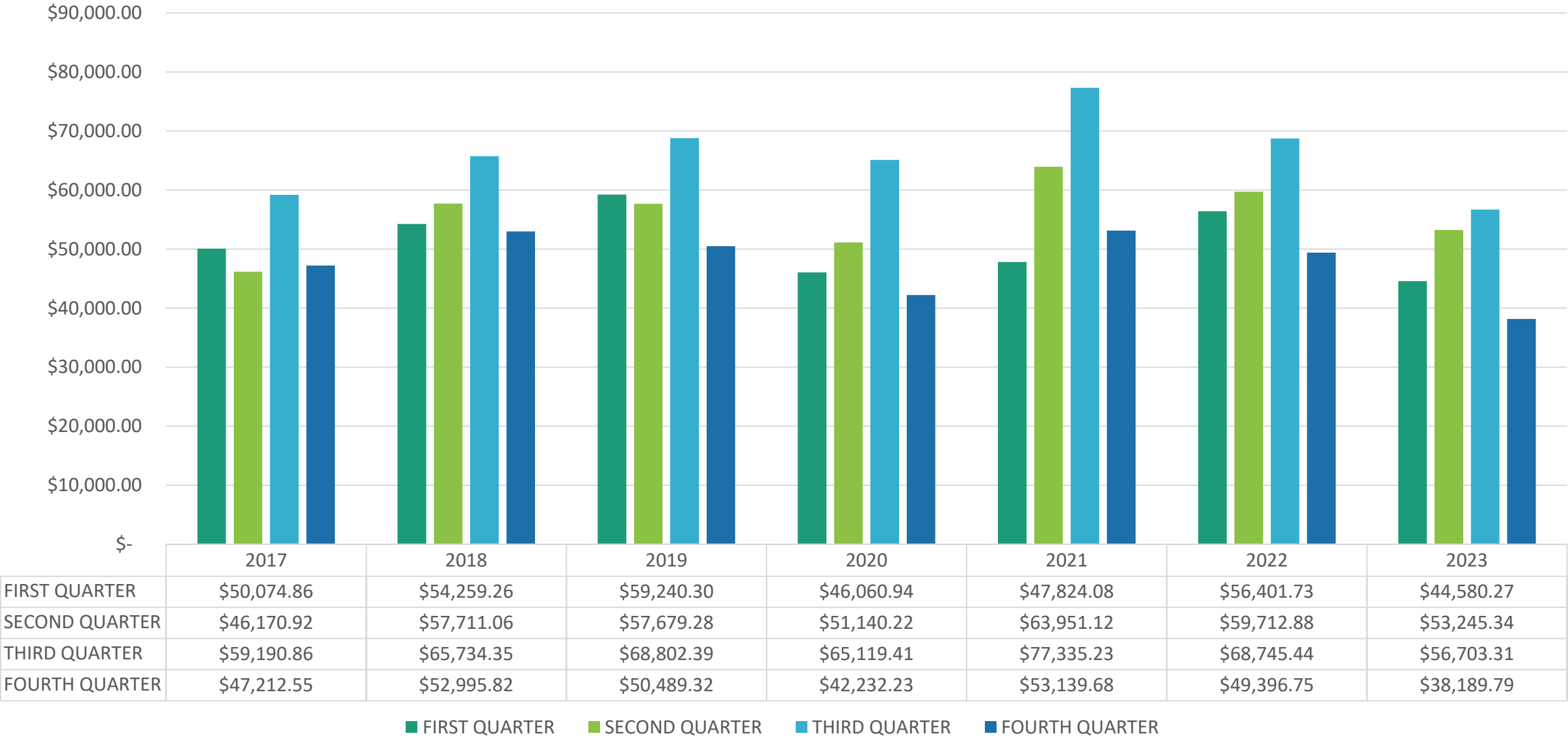
CHAMBERS AVENUE QUARTERLY 2017-2023



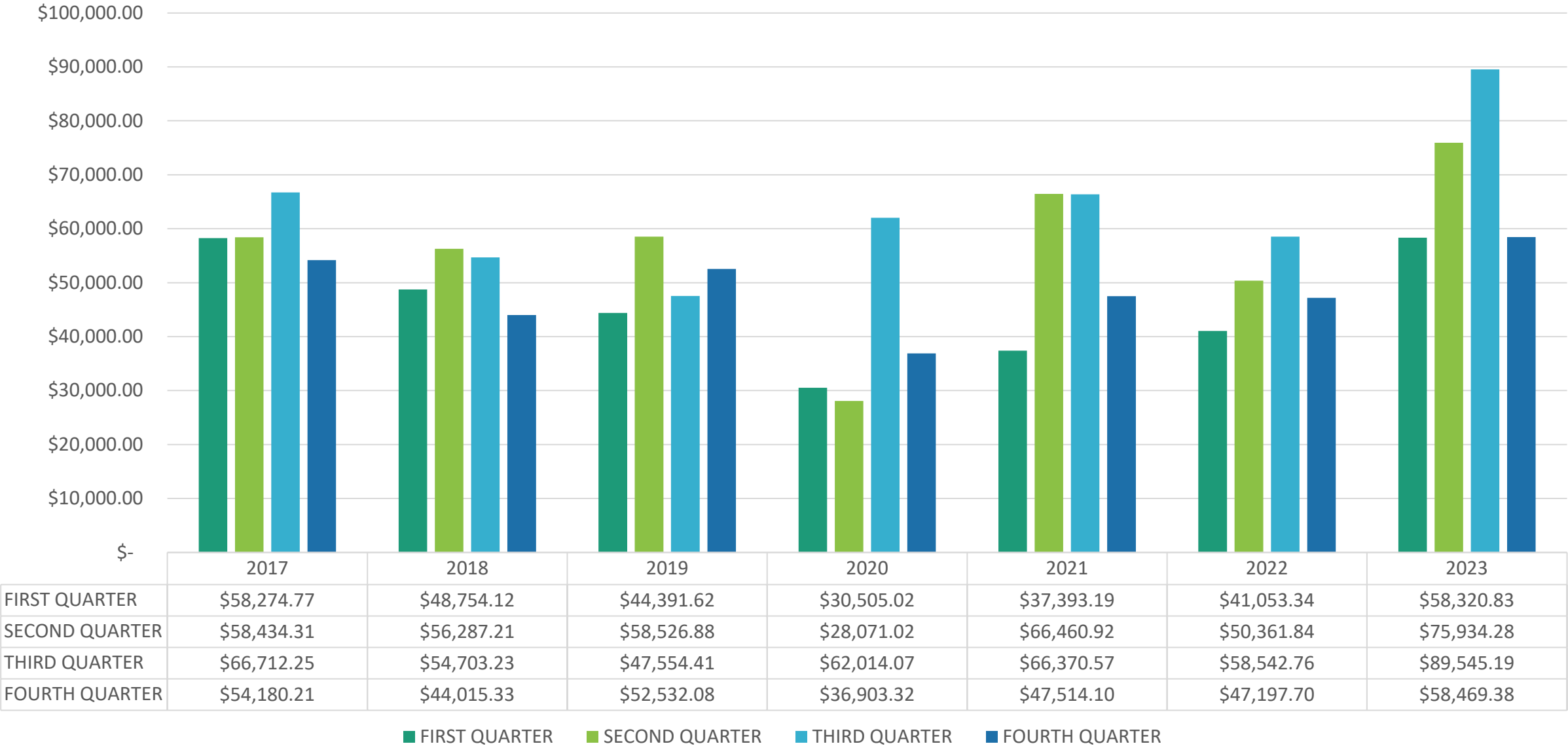
MARKET STREET QUARTERLY 2017-2023



GRAND AVENUE QUARTERLY 2017-2023



EAGLE RANCH QUARTERLY
2017-2023



OTHER AREAS QUARTERLY

2017-2023 *includes online sales

