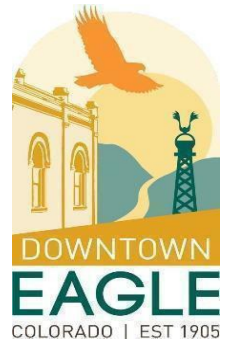


EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Eagle Town Hall, Castle Conf Room | 200 Broadway
Tuesday, July 16, 2024 | 1:00PM
IN-PERSON



Call to Order and Roll Call

Approval of Minutes

- Minutes dated June 18, 2024

DCI Update

- None

1:15pm: DDA Financials Update

- Monthly Disbursement Report
- Northland Securities Contract Renewal, July – December 2024

1:30pm: EVC Update

- Economic Summit #2

1:45pm: Business Items

- 1:45pm: REDI Grant, Downtown Eagle Project Investment Program - rollout plan & timeline
- 2:15pm: Draft 2025 DDA Budget
- 2:45pm: Town of Eagle Department Updates

2:55pm: Future Agenda Items

- August: DDA-DBA Hybrid Board, invite Troy Fuller
- September:
 - Educational Speaker – Town Capital Projects
 - Continuation of Professional Services in 2025

Public Comment

Next Meeting: Tuesday, August 20, 2024

Adjourn



EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

Tuesday, June 18, 2024 | 1:00PM – 3:00PM IN-PERSON

Welcome + Roll Call: Called to order at 1:03 PM

Board Members Present: Greg Schroeder, Jake Roach, Scott Schlosser, Lachie Thomas, Bryan Woods.

Board Members Absent: Marci Leith, Collin Huggins

Town Staff Present: Larry Pardee, Melissa Daruna, Nikki Davis, Denise Cardoza

Others Present: Mick Daly, Troy Bernberg (Northland Securities), Deana Miller (DCI)

Minutes Approval: Minutes dated May 21, 2024

Motion/Second: Jack/Lachie

Financials Update

- August 25, preliminary assessor's report
- Expecting revenue to be flat unless there is new construction

DCI Update: Deana Miller Introduction

- Volunteering with DCI for the last 10 years
- Former consultant for Eagle art round-about project
- Experience with municipal gov't communication; e-newsletters and digital marketing

EVC Update: Mick Daly

- As the Town moves forward with supporting businesses, we are working in tandem with the marketing & branding work. Marketing includes storytelling
 - Downtown marketing has been idle; it's been up to the individual businesses lately
- Summit #2 – establish goals and ED group commitments thru the remainder of 2024
 - EVC & DDA to play a stronger advisory role back to Council
 - Formal memos with motions and recommendations
- Chamber has formed a Business Advocacy sub-committee (similar to a business incubator model)

Business Items

- DCI Contract Renewal, July – December 2024 - APPROVED
 - Motion/Second: Brian/Lachie
- Northland Securities Contract Renewal – will be presented at July meeting
- DDA-DBA hybrid board – Melissa has completed the research and suggests this is feasible. Will need to formalize with existing DBA members, aiming for August meeting. The likely scenario is seating existing DDA members as the DBA.
- Challenge Community Program update – Eagle Action Plan received and exploring undergoing an EPA assessment.
- REDI Grant Award – Staff are working with DOLA to finalize award contract. Staff & DDA to workshop program details, rollout, and timeline at July meeting.
- Town of Eagle Department Updates – questions. No additional comments.

Future Agenda Items

- July: REDI Grant execution and 2025 budget planning
- August: DDA-DBA hybrid board; invite Troy Fuller
- September: Continuation of Professional Services in 2025

Public Comment: No public comment.

Adjourn: Meeting adjourned at 2:54pm

Motion/Second: Scott/Lachie

EAGLE COUNTY DISBURSEMENT
For the Distribution Period: 6/1/2024 - 6/30/2024

Authority: EAGLE DOWNTOWN DEVELOPMENT AUTHORITY, 148 - 148

Fund: 148 - EAGLE DOWNTOWN DEVELOPMENT AUTHORITY, 148

EAGLE DOWNTOWN DEVELOPMENT AUTHORITY, 148
C/O TOWN OF EAGLE
PO BOX 609
EAGLE CO 81631 USA

CURRENT INTEREST	\$1.99
CURRENT TAX	\$2,815.50
TREASURER'S COMMISSION - TAXES	-\$84.53
Total	\$2,732.96
Disbursement ID: 676608501	

JE - JULY EAGLE COUNTY TAX DISTRIBUTION:

	Date	Reference	Account Number	Account Title	Description	Debit Amount	Credit Amount
▼	07/31/2024	7.0001	91-10230	DDA - COLOTRUST ACCOUNT	EAGLE COUNTY TREASURER RECEIPTS-CASH	2,732.96	.00
▼	07/31/2024	8.0001	91-50-385	TREASURER FEES	EAGLE COUNTY TREASURER RECEIPTS-TREASU...	84.53	.00
▼	07/31/2024	9.0001	91-431-10	TIF PROPERTY TAXES	EAGLE COUNTY TREASURER RECEIPTS-PROPER...	.00	2,817.49-

PROFESSIONAL SERVICES AGREEMENT

BY AND BETWEEN EAGLE DOWNTOWN DEVELOPMENT AUTHORITY AND NORTHLAND SECURITIES, INC.

This Professional Services Agreement (the "Agreement") is made and entered into by and between the Eagle Downtown Development Authority (hereinafter "Client") and Northland Securities, Inc., of Minneapolis, Minnesota (hereinafter "Northland").

WITNESSETH

WHEREAS, the Client desires to use the professional services of Northland (the "Services") related to the financial planning and management of anticipated tax increment revenue (the "Project").

WHEREAS, the Services are intended solely for professional consulting purposes and Northland is not providing advice on the timing, terms, structure or similar matters related to a specific bond issue or public security.

WHEREAS, Northland desires to furnish services to the Client as hereinafter described.

NOW, THEREFORE, it is agreed by and between the parties as follows:

SERVICES TO BE PROVIDED BY NORTHLAND

The scope of work is principally for financial planning and management of incremental tax revenues received by the Client. The scope includes: working collaboratively with the Eagle County Assessor's office and the Town of Eagle's economic development department in evaluating prospective development and redevelopment within the Client's boundaries or adjacent parcels. Furthermore, Northland shall assist the Client in compiling and tracking valuation data received from the County for budgetary and projection purposes. Join the DDA in periodic Town of Eagle communications with Town Council to provide statutory and practical context regarding the utilization of DDA's.

COMPENSATION

The budget for undertaking the tasks in this agreement is an amount not to exceed \$10,000. The amount is based on the estimated number of hours required to complete these tasks at an hourly billing rate of \$225 per hour plus reimbursable expenses for travel, printing, and mailing. Northland will bill monthly for actual services performed and reimbursable expenses.

The Client may at its discretion authorize Northland to undertake additional tasks beyond the tasks listed above as it relates to the Project. Additional planning services will be billed monthly at a rate of \$225 per hour.

Invoices will detail the work performed, requested compensation for the period and show amounts previously billed.

ASSIGNED NORTHLAND EMPLOYEE

The Northland employee responsible for providing services pursuant to this agreement and for the services performed is Troy Bernberg, Managing Director Public Finance.

CONFLICT OF INTEREST DISCLOSURE

Troy Bernberg is a board member of Downtown Colorado Incorporated ("DCI"). Moreover, Troy Bernberg volunteered time in a DCI educational capacity with Eagle Downtown Development Authority in 2022 regarding the legal and practical framework of downtown development authorities as permitted under Colorado statute.

SUCCESSORS OR ASSIGNS

The terms and provisions of this Agreement are binding upon and inure to the benefit of the Client and Northland and their successors or assigns.

DISCLAIMER

In performing service under this agreement, Northland is relying on the accuracy of information provided by the Client and the services provided by Northland are based on current state law. The parties agree that the State property tax system and other laws may change and may affect the accuracy and validity of services provided by Northland. Northland will perform its work using the best available information. The Client recognizes and accepts that future property values, tax levies and tax rates may vary from the assumptions used by Northland and such changes may affect the work product produced and provided by Northland.

TERM OF THIS AGREEMENT

This Agreement shall terminate on December 31, 2024. This Agreement may also be terminated upon thirty (30) days written notice by either the Client or Northland. Absent a separate written agreement to the contrary, termination of this Agreement without providing at least thirty (30) days written notice shall result in "early termination." In the event of "early termination" by the Client, Northland shall provide the Client with an itemized hourly statement of services already provided. All billable hours by Northland shall be billed at the stated hourly rates should "early termination" occur.

ACKNOWLEDGMENT

By signing below, the Client and Northland agree to the terms stated within this Professional Services Agreement.

Dated this ____ day of July, 2024.

Northland Securities, Inc.

By: _____
Troy Bernberg, Managing Director

Eagle Downtown Development Authority

By: _____

Title



PROJECT INVESTMENT PROGRAM OVERVIEW

WHAT IS THE PROJECT INVESTMENT PROGRAM?

The DDA Board of Directors considers investments in development projects within the DDA boundary which fulfill its Downtown Plan of Development. The DDA offers Project Investment opportunities with a program which gives access to Tax Increment Finance (TIF).

- Proposals are considered on a case-by-case basis and evaluated based on the ability of the project to further the goals of the DDA.
- Funding is at the discretion of the DDA Board: satisfaction of the criteria does not guarantee funding will be approved and, if approved, funds must be used on aspects of the project which have a direct community benefit and meets the goals/ strategies of the Downtown Plan of Development.
- For its investment, the DDA is able to secure an interest therein. Funding is typically used to create façade features, public amenities, life and safety issues and/or improvements in the public right-of-way (ROW) that would be infeasible without DDA funding.

HOW TO APPLY

A. APPLICANTS MUST MEET PROGRAM REQUIREMENTS

- Participation is limited to owners of real property within the territorial limits of the DDA, their lessees with the consent of the owners, or their authorized representatives.
- Applications will be submitted to the DDA, City Planning, Building and Community Development staff for review and recommendation to the DDA Board.
- Applications may be approved only by the DDA Board. Any approval will be subject to a financial review, project commitment, façade agreement, and grant of easement. Approval may require the applicant to reimburse the DDA should the applicant fail to comply with the terms of the agreement.

B. APPLICATION TIME PERIOD

- All applications must be in compliance and submitted by March 1st. The DDA Board will review project application at the April DDA Board Meeting on the first Wednesday of the month.
- Project Application Responses or request for more information will come after the April DDA Board Meeting
- Any money granted from the DDA Board will occur in May and June

C. EVALUATION CRITERIA

Projects will be scored by the Eagle DDA Board utilizing the Scoring Matrix.

PROJECT INVESTMENT PROGRAM APPLICATION Prepared by DCI

APPLICANTS
Applicant name(s): _____
Address: _____
Primary Contact Phone: _____ Email: _____
Property Address (location where project is proposed): _____

Property legal description (or attach): _____

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: _____

Estimated Timeframe: _____
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:* _____

☐ **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:* _____

☐ **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:* _____

☐ **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: Private Sector Investment: Requested funding from DDA:
\$ _____ \$ _____ \$ _____

Proposed Construction (check all that apply):

- ☐ Building remodel area: _____ square feet
- ☐ Building addition area: _____ square feet
- ☐ New building(s) area: _____ square feet
- ☐ Other construction (specify details): _____

Existing Building Area: _____ square feet

Project Uses/ Tenant Information:

Commercial units: existing sq ft: _____ proposed sq ft. _____

Residential units: existing sq ft: _____ proposed sq ft. _____

Building Floors: existing: _____ proposed _____

Parking Spaces: existing: _____ proposed _____

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

Existing Tenants: _____

Proposed Tenants: _____

Do any existing tenants need to be relocated? _____

[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: _____
Phone: _____ Email: _____

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: _____
Phone: _____ Email: _____

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

Property Owner Signature (if different than applicant)

Print Name, Title

Print Name, Title

Signature

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	1-5
Opportunity Development Site	1-5
Side Streets	1-5
Other District Location	1-5
Property Location / Engagement (two streets; corner, improved alley)	1-5
Category Sub Total (25 point max)	

2. DDA Priority Area Alignment

Priority Area of Focus	Points Available
Business Community Support	1-5
Regulatory Environment	1-5
Communications	1-5
Experience Economy	1-5
Access + Mobility	1-5
Creative Placemaking	1-5
Category Sub Total (30 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)	1-5
The existing property's appearance and compatibility with surrounding properties is fair or has been periodically vacant	1-5
The existing property's appearance and compatibility with surrounding properties is good or has had low vacancy	1-5
Category Sub Total (15 point max)	

4. Community/Housing Impacts (can be combined)

Project Extent	Points Available
Project includes housing units	1-5
Project adds for sale housing to Downtown	1-5

Project addresses housing at all price points, including both market rate and deed restricted (affordable or resident-occupied)	1-5
Project includes public, community amenities, such as parks, plazas, outdoor seating	1-5
Project creates market rate housing desirable to skilled workers	1-5
Project includes private external amenities for tenants or residents (roof top, workshop, dog wash station)	1-5
Category Sub Total (30 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	1-5
Project has a pedestrian friendly, engaging street presentation (large, transparent windows, improved, wide sidewalks, streetscape amenities, etc.)	1-5
Preserve original facade or recreate	1-5
Signage per town rules	1-5
Category Sub Total (20 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	1-5
Project substantially exceeds applicable energy code standards	1-5
Project substantially exceeds applicable green building standards	1-5
Project integrates significant CPTED principles (review from CPTED evaluators)	1-5
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	1-5
Project includes on-site recycling and/or composting receptacles	1-5
Project incorporates water saving measures above applicable code standards, such as high efficiency fixtures and xeric landscaping	1-5
Provide documentation of an innovative product or strategy that increases the sustainability of the project or community	1-5
Category Sub Total (40 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)	1-5
Project adds 5 or more additional, non-surface public parking (available to anyone) into the District (More than 10 +5 additional)	1-5
Project includes sustainability practices such as EV charging stations, carpool or shared-use vehicle parking, low-emitting vehicles	1-5
Project adds 5 or more additional private parking (building use) into the District	1-5

Bus Passes for residents	1-5
Category Sub Total (25 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)	1-5
Project is a mixed use development	1-5
Project includes creative placemaking elements	1-5
Category Sub Total (15 point max)	
Opportunity Areas	
Provides sale-tax collecting businesses	1-5
Live entertainment, Music, Events	1-5
Evening Hours	1-5
Category Sub Total (15 point max)	
Projects with secured tenant	
Project adds primary employment (More than 10 employees +5 additional)	1-5
Project adds creative industry or culinary businesses	1-5
Project adds an arts & culture venue	1-5
Project fills a gap in uses in district (grocery/market +5 additional)	1-5
Project will retain at least 5 FTE jobs in the downtown district	1-5
Category Sub Total (25 point max)	

Total: _____ points

If the project has not secured any commercial tenants	215 points max
If project has a mix of secured and unsecured tenants	240 points max

DDA FUND - OPERATING EXPENDITURES		ACTUAL	ACTUAL	ACTUAL	YTD	BUDGET	Budget to	2024 BUDGET REVISED							2025 BUDGET REQUEST					Year over	Historical
ACCOUNT	ACCOUNT TITLE	2021	2022	2023	5/31/24	2024	2024	TOTAL	DETAIL	ONE TIME	ON GOING	CARRY	NOTES	TOTAL	DETAIL	ONE TIME	ON GOING	CARRY	NOTES	2024-2025	Comparison
NUMBER							under/(over)			(X)	(X)	OVER (\$)				(X)	(X)	OVER (\$)		under/(over)	3 yr avg - 2025
9150210	OFFICE SUPPLIES	-	-	-	-	-	-	-	-					-	-					-	-
9150220	OPERATING SUPPLIES	-	-	-	-	-	-	-	-					-	-					-	-
9150330	DUES & SUBSCRIPTIONS	-	1,000	-	1,000	1,000	-	1,000	1,000		X		Downtown Colorado, Inc. Membership	1,000	1,000		X		Downtown Colorado, Inc. (DCI) Membership		
													Financial Planner		5,400		X		Northland Securities - Financial Planner		
													DDA workplan		6,000		X		DCI Marketing & Communications Support		
									5,000		X		Website Maintenance		7,600		X		DCI Community Support		
									1,500		X		Marketing Services		3,000		X		Website Maintenance		
									5,000		X		Grant Writer / DCI Grant Writing								
9150347	PROFESSIONAL SERVICES	-	53,924	12,056	3,538	24,500	20,963	24,500	13,000		X		DDA Executive Director Support	22,000						-	#DIV/0!
9150351	LEGAL SERVICES	-	3,194	901	-	9,000	9,000	9,000	9,000		X			10,000	10,000		X		Legal Services	(1,000)	(8,635)
9150362	COMPUTER SUPPORT	-	-	-	-	-	-	-	-												
9150371	TRAVEL	-	535	-	893	-	(893)	-	-					1,000	1,000		X		Travel for Trainings (mileage, lodging, meals)		
													Downtown Eagle Project Investment Program						Downtown Eagle Project Investment Program		
9150379	GRANT PROGRAM EXPENDITURES						-	50,000	50,000	X			REDI Grant - \$50K Budget	50,000	50,000	X			REDI Grant - \$50K Budget		
9150380	TUITION & BOOKS												\$40K grant reimbursement / \$10K TIF DDA match		500		X		\$40K grant reimbursement / \$10K TIF DDA match		
9150385	TREASURERS FEES	-	-	525	611	-	(611)	-	-										DCI Conference		
9150510	INSURANCE	-	-	50	15	50	35	50	50		X		CIRSA	50	50		X		CIRSA		(33)
	TOTAL	-	58,653	13,532	6,057	34,550	28,494	84,550	84,550	50,000	34,550	-		84,650	84,550	50,000	34,550	-		(1,000)	

Summary & Detail Agree
2024 Revised Budget is =< Original Budget
One Time + On Going + Carry Over = Total Budget

GOOD
ERROR
GOOD

Summary & Detail Agree
2025 Budget is within Target Budget
One Time + On Going + Carry Over = Total Budget

ERROR
ERROR
ERROR

TARGET BUDGET	
WAGES&BENEFITS	-
ALL OTHER ON GOING EXPENDITURES	30,000
INCREASED CONTRACTS	40,000
CARRY OVER FROM 2023	-
TARGET	70,000

(OVER)/UNDER TARGET (14,050)



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: July 9, 2024
Re: Town Manager Report

Economic Development:

East Eagle Financing Infrastructure and Commercial Linkage Study Update: On August 13, we have the privilege of hosting Sarah Dunmire and Andrew Knudtsen from EPS, who will present their comprehensive findings on our commercial linkage fee and infrastructure strategy. This Town Council meeting is critical for us, as your feedback will directly influence the finalization of EPS's draft. We highly value your input and look forward to a dynamic and productive discussion that will propel our projects forward.

In our pursuit of sustainable economic growth, we are also exploring the introduction of a Commercial Linkage Fee aimed at bolstering affordable housing in Eagle. This fee complements the Local Employee Residency Program (LERP), which currently addresses residential housing needs. By tying commercial development to affordable housing initiatives, we are taking a proactive step in ensuring that our Community can meet the housing demands generated by economic expansion. The fee will be thoughtfully adjusted to reflect market conditions and land-use patterns, reinforcing our commitment to a balanced and inclusive approach to growth.

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.*

Eagle Valley Transit Authority – 10-Year Transit Development & Capital Plan: Eagle Valley Transit Authority – 10-Year Transit Development & Capital Plan: The inaugural meeting of the Technical Advisory Committee (TAC) marked a pivotal moment as 24 esteemed members, including Jessica Lake and myself, convened with Fehr & Peers, a renowned Transportation Consulting Group. Fehr & Peers, known for their expertise in transportation engineering, bike/ped planning, safety, equity, community engagement, demand forecasting, transit planning, and freight logistics, set the stage for our journey ahead. For an overview of our kickoff meeting and the strategic framework guiding our 10-year plan, please see attachment.

Update on Abrika Discussions: We thank Jessica Lake and Peyton Heitzman for their dedicated efforts in our ongoing discussions with Brandon Cohen and Michael Hood from Abrika. These talks have been pivotal, focusing on several key areas: the extension of Brush Creek Road, the partial release of the performance guarantee, the vesting of property rights, and financial contributions to the Grand Avenue project. Our joint mission is to pinpoint effective strategies and explore alternatives that will drive these essential initiatives forward, fostering the development and enhancement of our community infrastructure.

In addition, we are engaged in high-level discussions to potentially reduce the overall property development zone and scale back some housing units. The focus is on the southernmost 195 acres adjacent to Brush Creek Open Space Park and placing a conservation easement upon this area. This

initiative involves collaboration with multiple agencies, including the Land Trust, Eagle County Open Space, Abrika, and the Town of Eagle. We are revisiting this area to identify preservation and sustainable development opportunities.

East Eagle Sports Complex Update: On July 11, we plan to bring together community leaders and stakeholders to discuss the future of the East Eagle Sports Complex concept. This gathering marks another milestone in our ongoing efforts to transform the complex into a vibrant sports, recreation, and community engagement hub.

We are thrilled to welcome representatives from the Vail Valley Foundation, Vail Health, and other key community figures to explore innovative ideas and potential partnerships. Among the exciting possibilities are new facilities such as indoor/outdoor soccer fields, early childhood education centers, and expanded sports amenities—all designed to meet the diverse needs of our growing Community.

Central to our discussions is exploring collaborative opportunities to maximize the project's impact. Together, we seek to ensure that the East Eagle Sports Complex meets and exceeds the expectations of Eagle's residents and stakeholders.

Administration and Organization Update:

Celebrating Flight Days – A Heartfelt Thank You: I sincerely thank Molly and the entire team of town employees who played a crucial role in the success of the Flight Days Parade and Celebration. Special appreciation goes to the Police Department, Public Works, TOE Administration, and Planning teams for their unwavering support and dedication. Your collective efforts ensured an outstanding and well-attended event. Thank you to everyone involved for your hard work and commitment.

Brush Creek Park – Playground Update: Exciting news for Brush Creek Park! We're on the verge of receiving a fresh proposal from Playgrounds by Leathers Dream-Build-Play. We aim to bring the Community together with a hands-on approach to constructing the new playground. We plan to start the project by late August or September, depending on the revised proposal and the timely arrival of all necessary equipment. We'll gear up to begin the transformation in spring 2025 if any delays occur. Stay tuned for updates and opportunities to get involved!

Quality of Life Initiative – Strengthening Community Connections: In our ongoing mission to enhance the quality of life for all residents, we remain dedicated to refining essential services and ensuring the upkeep of our public parks, infrastructure, and facilities. This commitment was reaffirmed at our recent meeting, where we also vowed to improve proactive communication and engage with our Community more effectively.

We aim to better understand our Community's needs and concerns by prioritizing open dialogue and collaborative efforts. Our approach is centered around active listening and fostering a community-focused environment. For example, Jamie Wilson's participation at the Farmers Market exemplifies our dedication to gathering public input and addressing concerns directly.

Moreover, our presence at the Flight Days festival, where we hosted a Town of Eagle booth, provided an additional platform to engage with residents. We spent Friday afternoon and all day Saturday answering questions, gathering feedback, and exploring ways to serve and support our Community better. Our goal is to continually seek opportunities for meaningful interactions, ensuring that every resident's voice is heard and valued.

Town Employment Update - A Year of Filling Vacant Positions: In 2024, we made significant strides in staffing, filling twenty-two previously vacant positions. Six full-time openings remain, and we are diligently working to attract top talent to fill these roles. Our strategic recruitment initiatives are focused on bringing in highly qualified candidates who will enhance the quality of life in our Community. This effort

underscores our commitment to fostering a vibrant cultural environment and ensuring continuous progress and well-being for all residents.

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
April 2, Work Session	<i>Canceled</i>
May 7, Work Session	EVTA – Tanya and Scott will present an update on EVTA
June 4, Work Session	Grand Avenue Project Overview and Bill Ray - Quality of Life Survey Report Out
July 2, Work Session	<i>Canceled</i>
August 6, Work Session	MEAC check-in with Council to clarify their role
September 3, Work Session	
Request for Additional Work Sessions	Topic



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: July 9, 2024
Re: Department Updates for June 2024

June 2024

ECONOMIC DEVELOPMENT

- The Town of Eagle's first [Digital Dashboard](#) is rolling out internally for Town Council and staff to become acquainted with the platform. Broader community rollout will occur throughout July-August.
- Town Council approved the Economic Vitality Committee's (EVC) recommendation for member appointments. Those members (3 returning, 2 new) will be seated at the EVC's July 18 meeting.
- Staff and EVC coordination on Economic Summit #2 outline. This event's main objective is to identify roles and objectives for each supporting economic group and what we can accomplish through the remainder of 2024. It is scheduled for Monday, July 15.
- The Town, in partnership with the Eagle Downtown Development Authority (DDA), was awarded an \$80,000 grant from the Rural Economic Development Initiative (REDI) Program. The funds will be combined with a \$20,000 match from the DDA's tax increment finance (TIF) revenue to support the Downtown Eagle Project Investment Program. Sub-grants will be utilized to drive redevelopment and improvement projects along downtown Broadway. At the DDA's July 16 meeting, we will finalize program details and application materials. Staff are working with the state Program Administrator to finalize the award contract. We anticipate opening the application window in late August.
- On June 6, staff and Council member Bryan Woods attended a presentation by the Town of Avon DDA to learn about their history, structure, projects, and community layout. This was coordinated with a visit from the Town of Fraser (Board of Trustees and staff). On June 7, The Town of Fraser group was hosted in Eagle. Their visit included a walking tour along Broadway and Capitol Street, led by Council member Woods.
- The Eagle Challenge Community task force received our [Action Plan](#). Tailor-made following various workshops, assessments, and stakeholder engagement, the Action Plan provides short-, mid-, and long-term activities to increase capacity, strengthen community awareness and create 'pink-zone' environments for development opportunities. Coordination of next steps will be held with the EVC and DDA.
- The Eagle Chamber Business Advocacy Committee reconvened. We explored how to expand financial resources to entrepreneurs throughout the various stages of business ownership (start-up, expansion, exit planning), particularly access to local and regional investors. Jake Rishavy, Chaffee County Economic Development Corporation, will be attending our July meeting to discuss their incubator model and angel investors program.

HOUSING

- Staff, in partnership with the Eagle Ranch Housing Corporation, successfully acquired a 2-bedroom, 2-bath deed-restricted housing unit that will be used for Town staff and their families. We are finalizing the employee housing guidelines and lease contract agreement to streamline administration. All supporting documents will be presented to Town Council for review and approval.
- The RFP deadline for the Affordable Housing Accelerator Project has been extended to July 19. To date, staff has received one written proposal and two verbal commitments. The RFP details are available on Bidnet.
- The technical assistance project with Enterprise Community and Community Builders is transitioning into the drafting phase. The project focus is two-fold: 1) Strategic approach to attracting affordable housing developers; and 2) Create a framework for a Town-managed affordable housing program. The final deliverables are scheduled to be presented in August.
- The Regional Housing Action Plan Partners are surveying cohort members to reschedule the bi-monthly coordination meetings. Ongoing data aggregation and analysis is being conducted by Economic & Planning Systems (EPS) and RRC Associates.
- The Town was not awarded a Main Street LIVE grant for Old Town Hall redevelopment planning. However, the Department of Local Affairs (DOLA) has facilitated two follow-up meetings with staff to discuss improving application competitiveness and other state-level funding resources to explore. Staff are reassembling to determine the best course forward for Old Town Hall.
- As a follow-up to Habitat for Humanity Vail Valley's community engagement event in May, staff had the privilege of attending their strategic planning workshop facilitated by Civic Canopy.
- Following a recent round of comments from Town legal, staff are re-engaging in the Local Employee Residency Program (LERP) Guidelines update.

SUSTAINABILITY

- The town's E-bike rebate program was active in June, with 6 applications approved and 3 applications currently pending. To date, \$843 has been spent on promotional materials related to the program, and \$11,897 has been dispersed for direct rebates. Total project costs are limited to \$43,750. All recipients are informed of our e-bike regulations upon issuance of rebates, and they have been very well received. Folks receiving rebates have committed to replacing their vehicles with them for in-town trips, including recreational activities such as traveling to the river to fish and everyday trips like taking kids to school or summer activities. We have even issued rebates to retirees who are seeing improved mobility as a result.
- Town staff worked with the Eagle Ranch HOA to begin deploying strategies to increase curbside compost uptake in Eagle Ranch. Staff provided composting information for the Eagle Ranch July newsletter and flyers about composting for their community picnic on June 22nd.
- Staff attended the biannual Climate Action Collaborative stakeholder meeting, as well as the CAC board meeting and the Natural Climate Solutions working group in June. Highlights from the stakeholder meeting include the Equity Action Plan that is current under development and will be added as an addendum to the Climate Action Plan, updating the climate action plan to include net zero emissions goals (pending) for alignment with the state, and that the CAC has been operating at a deficit. The CAC has developed a more conservative budget for next year. The entity remains an invaluable resource to our community and toward our own net zero goals, so it will be important to continue supporting the organization and finding creative funding solutions. Councilman Grimmer has done a great job leading the charge as CAC board chair and reminded us that the CAC has generated \$2.4 million that went back to the community by using their \$240,000 budget.
- Staff worked with the Eagle River Coalition to plan a presentation of the newly completed Eagle River Community Water Plan for Council in August.
- Sustainability and Open Space staff hosted a Bike to Work Day station outside the town hall on June 26th. Staff counted about 15 participants, including five of our own employees.

- Staff worked with the Town Manager and Mayor to develop content for a workshop we will be hosting during the Mountain Towns 2030 Summit in Jackson, WY this October. The workshop focuses on how small communities with limited resources can still set aggressive climate action goals and see real progress/success in implementation.
- Staff attended a kickoff meeting to consider pursuing a joint application for the U.S. Department of Transportation's Charging and Fueling Infrastructure Grant with neighboring communities. This grant closes on August 28th. Staff will coordinate with Eagle County and the CAC to determine how we can contribute to this effort and support our net zero goals.
- Staff has continued to work with Community Development to identify how to better inform the Planning & Zoning Commission on our sustainability initiatives, which have been of particular interest to the group. Staff are coordinating an informative presentation for the commission meeting on August 20th.
- Staff continued working with public works staff, utility staff, Yearout Energy, and Sunsense Solar to progress the Lower Basin Water Treatment & Wastewater Treatment solar project. Mobilization on site is scheduled for August 1st, and construction is slated for the second week of August. Next steps include obtaining permits, scheduling locates, and re-staking the array perimeter to mark the array layout. Recently, asphalt millings from the street repaving project were spread throughout the site to (a) limit erosion and remove dust concerns during project construction and (b) find reuse for the material instead of sending it to the landfill. Staff meets with the Yearout Team weekly at this stage for effective project coordination.
- The Town was awarded \$8,000 in planning funds through the Colorado Energy Office's Public Building Electrification Grant Program. After the purchase order is received, town staff will work with Yearout Energy to begin phase two of our energy performance contract and investment grade audit: Building Electrification. The first step will be to complete comprehensive energy assessments of the following facilities, which will include scoping feasibility and costs of full electrification/fuel switching from gas, rooftop solar, and EV charging infrastructure: Brush Creek Pavilion Buildings, Town Hall, Public Works, Chambers Park Buildings (Info Center, etc.), Old Town Hall, & the Upper Basin Water Treatment Plant.
- Staff participated in the third, fourth, and fifth Regional Net Zero Roadmap meetings alongside Building & Permit staff. The goal of this project is to collaboratively develop and adopt a building code that will result in net zero building emissions by 2030 for Eagle, Pitkin, and Garfield counties. The group has one meeting remaining, as well as a few lunch & learns during which project lead Lotus Sustainability & Engineering will host educational workshops specifically for the building workforce.

ASSISTANT TOWN MANAGER - SPECIAL PROJECTS

Pool Replacement Project

- The old Eagle Pool has been fully demoed. It was bittersweet for staff at both the Town and Mountain Rec. to see it removed but the excitement of the pools is motivating.
- Soil stabilization work will begin in early July. Roughly 100 holes at varying depths will be drilled to create compaction grout columns throughout the site to minimize settling. Underground drainage lines will also collect subsurface water and move it away from the soils under the pools. This work requires some new heavy equipment and can be loud. The contractor team has been working to provide updates to immediate neighbors and will continue to stick to approved work schedules.
- Staff and the contractors finalized the Guaranteed Maximum Price (GMP) for construction costs at \$11,140,323. Review and approval of this GMP is on the July 9 Town Council agenda. Staff were also able to ensure the dual slide tower could be ordered. A large portion of the tower is funded by the GOCO grant (\$500,000).
- Staff are beginning to plan for the impacts to the site in the fall and winter and will be working with the Mountain Rec staff, contractors and the Town's Public Works team on a plan to support programming and increased site visitation for the ice rink.

Great Outdoors Colorado (GOCO)

- Staff from the Town, Mountain Rec, VVMTA, and Eagle County BMX welcomed a large group of GOCO Board Trustees and GOCO staff on June 20th. The site visit was a huge success, showcasing the progress on the pool, the improvements being made and planned at the BMX track and the incredible new bike park. GOCO was able to see their investment in Eagle firsthand. We emphasized that none of this work would be possible without the strong community partnerships between these organizations. After the Haymaker site visit, the GOCO team visited the Brush Creek Open Space with Eagle County Open Space, another incredible success story made possible through partnership.
- GOCO was slated to host their Community Dinner at the River Park that evening, but a large storm forced us to change plans. GOCO and the partners from across the region made the best of it and visited 2nd Street Tavern for some additional time connecting and celebrating project successes. Thank you to Councilmembers Woods and Sunday for joining us.
- Finally, on Friday morning GOCO hosted their quarterly board meeting at the Brush Creek Pavilion. A huge thank you to Carla Nelson, Louie Atencio, and Kevin Aoki for their help coordinating a successful meeting for GOCO!

Culture Work

- Melissa and Larry spent time with nearly every department in June. We discussed the new culture statement and work behind it. Then we shifted gears and listened to our staff's experiences and ideas, focusing on how to best put this statement into action in our day-to-day work. A final meeting will be scheduled with the Community Development team in the coming weeks. You can read the finalized statement here: [TOE Culture Statement 2024 Final.pdf](#)
- Staff continue to finalize the new performance review process and anticipate rolling it out with the full staff in August.

COMMUNICATION & MARKETING

- **Quality of Life Initiatives and Community Engagement Plan**
 - Ongoing communication with Bill Wray regarding Quality of Life (QoL) initiatives and closing the survey.
 - Met with the Community Engagement Stakeholders group to discuss next steps and engagement opportunities to include Council and community interaction, letters to the community, weekly educational ads in the Vail Daily and more.
 - Developing a Community Engagement Plan for the rest of 2024 into 2025.
- **Digital Compliance Law**
 - The state has granted an extension for meeting the Digital Compliance law requirements. The town must demonstrate progress, plans and forward movement. This plan will be rolled into 2025 budget planning with work underway. Staff training, website audit and overall communications will begin this fall.
- **Howard Street Utility Work**
 - Participating in weekly meetings to maintain communication with residents along Howard Street and impacts of intermittent water shutoffs.
- **Safe Streets for All (SS4A) Study**
 - Developing a public involvement plan and strategies for the SS4A study. A SS4A website will be rolled out at the end of July with public involvement opportunities beginning in mid-August.
 - Staff is working on creating key stakeholders/community engagement group to help with data collection and share information with the community.

- **E-Bike Regulations**

- Ongoing discussions about E-bike regulations and signage needs continue. Focusing on high impact areas that need immediate signage while Public Works begins the rollout of signage and pavement markers.
- Appreciation to Vail Health and Kim Green for distributing helmets at Flight Days and helping share our messaging.

- **Holy Cross Energy Power Shutoff Workshop**

- Holy Cross provided a workshop on how power shutoffs may occur in a wildfire and processes involved in a shutoff. A tabletop exercise may take place in late fall to work through a power shutoff scenario.

- **News in June:** [2024 Street Resurfacing Projects](#) | [Eagle Flight Days Celebrates 103 Years](#) | [Town of Eagle Construction Update](#) | [Cops and Bobbers Kids Fly Fishing Derby](#) | [New Community Development Director](#) | [\\$80,000 Grant to Support Downtown Eagle Haymaker Trail Feedback Sought](#) | [Eagle Villas Affordable Housing Units Preserved](#) | [E-bike Rebates Still Available](#) | [Flight Days Parade Registration](#) | [Terrace Park Restroom Work](#)

COMMUNITY DEVELOPMENT

June 2024

LONG RANGE PLANNING

ReCode Eagle – The Land Use and Development Code (LUDC) – [link to code](#)

- Staff has identified some process inconsistencies within the Administrative Chapter of the Code and will be working towards amending those process pieces.
- Staff has identified the need to correct inconsistencies between the Use Table definitions and Use Table standards. These amendments are on hold until staff has completed work on the processes in the Administrative Chapter
- Staff recently met with the Fire District and the Paramedic District to discuss the current level of service (LOS) standards referenced in the Adequate Public Facilities section of the Code. These meetings are an opportunity to gain input from these agencies on whether these standards need to be updated or clarified. These LOS standards were not updated through the ReCode process.
- Staff is processing a 2nd amendment that resolves inconsistencies identified in Ch. 4.17 and other areas of the Land Use Code. Staff is working with legal to determine prioritization of the amendment

WUI Code

- Staff are actively engaged in the County-wide Wildland Urban Interface (WUI) Code update process, led by the Eagle County Wildfire Collaborative. This initiative involves collaboration with jurisdictions throughout the valley to create a WUI Code that caters to our local needs.
- The group held a meeting on June 13th to compare/contrast wildfire regulations among the participating jurisdictions. The next meeting is scheduled for August 8th. Staff will be attending the Wildfire Resilient Communities Training put on by the Roaring Fork Valley Wildfire Collaborative on July 19th.

LAND USE APPLICATIONS IN PROGRESS

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

- West Eagle Housing - Annexation, Major Development Permit, Subdivision, Zoning
 - o Applications in process. No update.
- Haymeadow - Major PUD Amendment
 - o A revised application has been submitted and it out on referral. Public Hearing dates have not yet been determined.
- Haymeadow ADA Amendment
 - o Staff has continued to meet bi-monthly with the applicant to move towards a resolution for this amendment.
 - o Abrika Properties, LLC and staff have made significant progress in negotiations since June 11th, more information on this to come.
- North Broadway – Annexation and Zoning
 - o Applicant has withdrawn their request for PUD zoning following annexation, and has submitted a request for CMU2 zoning for the entire property. The annexation/rezone application is out on referral review.
- Reserve at Hockett Gulch – PUD Amendment and Major Development Permit (Phase 1b and II)
 - o Request will run concurrently with PUDA24-01.
- 7 Hermits Condominiums at Haymeadow (Bldg. D)

- o The application was submitted on July 2nd.
- o Staff is working on completeness review.
- Sweet Leaf Pioneer Special Use Permit
 - o Application to be re-presented at a future P&Z and TC public hearing. Staff is coordinating with the applicant on these dates.

NOTABLE UPDATES

- We are excited to announce that Jessica Lake was promoted to Senior Planner on June 18th!
- The Town posted an opening for a Planner II or III/Senior Planner on June 27th.
- Staff continue developing Standard Operating Procedures (SOPs) to enhance consistency, undergo a critical review of where we can improve, and create tools to assist new staff. This work will likely be ongoing through the end of the year. To date, staff has completed SOP's for planning review of building permits, invoicing, CivicClerk (posting agendas & packets), encroachment and mobile vending permits, PZ recruitment, recording documents, the referral process and sign permits.
- Staff has met with members of the community on development proposals ranging from small administrative permits to larger development, subdivision, and annexation applications. Pre-application meetings in 2024:
 - o June – 6
 - o May – 3
 - o April – 5
 - o March – 8
 - o February – 6
 - o January - 2
- Community Development provides Spanish translation services. These services are utilized by Court, Administration, IT, Building, etc. We have provided 16 points of contact in June, this includes walk ins, phone calls, and transfers from other departments.
- Planning Capacity Grant Fast-track – This RFP was completed and it can be viewed here: <https://www.bidnetdirect.com/colorado/townofeagle> . We have decided to extend the deadline to July 19th to attract a wider pool of responses.

Administrative Approvals (Encroachment Permits, Sign Permits,)

- Currently reviewing 1 Sign Permits.
 - o 7 Sign Permits have been approved and issued so far this year.
 - o 1 encroachment permit has been approved and issued this year.

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Hockett Gulch Apts.	16186 Hwy 6	TCO issued for 5 of 6 buildings. The final building anticipated mid August.
Haymeadow	91 Mountain Hope Circle	Building A, TCO anticipated next few weeks.
Habitat for Humanity	3 rd Street	Working towards TCOs in July.
Slope and Hatch	115 East Second St Unit 1	Construction work commenced. Sign Permit issued. Inspections progressing.
C&C Plumbing and Mechanical	882 Chambers Ave	Both buildings under construction. PW approval for CO and Planning approval for CO, remaining.

Stone Concepts of Colorado	85 Marmot Ln	Application pending
Eagle County BMX	1700 Bull Pasture Rd	Applications (3) pending

Building

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	1219
Permits Processed	411	170

- Staff currently engaged in a Regional Net Zero [Building] Cohort with other municipalities in both the Eagle Valley and Roaring Fork Valley. One meeting left.
- New inspector is anticipated to start work on 8/12.
- We are phasing out of electrical inspections being performed by the Town of Gypsum and transitioning to the State Electrical Board, moving forward. All new applications for electrical permits shall go through the state.

P&Z and Council Meeting Schedule

July 2024
July 2 nd (Planning Commission) - Cancelled
July 9 th (Town Council)
July 16 th (Planning Commission)
July 23 rd (Town Council)
August 2024
August 6 th (Planning Commission)
August 13 th (Town Council)
August 20 th (Planning Commission)
August 27 th (Town Council)

ENGINEERING

(Ryan Johnson, Town Engineer, and Martha Miller, Project Manager)

General Updates (RJ):

- Engineering will be looking to fill the Engineer I or Engineer II position.
- Modifications to the Public Works Facility office space will be necessary to accommodate future positions. Initial office modification plans are being developed.
- Preliminary work has begun on replacing the Public Works Manual with updated Engineering Standards and Construction Specifications. Similarly, right of way and grading permit processes are under review and will undergo modifications

Right of Way Permitting Summary (RJ):

Active ROW Permits: 6

Resurfacing and Pavement Management

- 2024 Resurfacing Project – Chambers and Marmot Repaving has been completed. Patching on capitol has been completed. Evaluation of the remaining budget will determine if the remaining patching areas can be completed. Additional consideration is being given to replacing existing trail in the Nogal Gulch Area

Capital Improvement Projects

- Howard & 4th Street – Work is underway on this project. The contractor has completed 750 lf of water main from 2nd street to 4th street water service switchovers will follow.
- Sylvan Lake Road – 90% design documents are complete and a review meeting with CDOT occurred on June 25th. Only minor comments were received; therefore, the project should be ready for advertisement in early September. The design includes a new sidewalk between MacDonald and Capitol Streets and intersection improvements at Capitol Street and Eagle Ranch Road using the \$1M MMOF grant.
- Grand Avenue Corridor – Staff received 30% design documents from Stolfus. A review meeting will be held July 10th. Stolfus is preparing a task order for final design and a railroad submittal.
- Brush Creek Water Transmission Main & PRV – Staff is reviewing 3 design proposals received on June 28th in response to an RFP issued. The project includes 7,600 LF of water main design, water modeling, survey, and PRV replacement. Construction late summer, early fall 2025.
- Safe Streets of All (SS4A) Action Plan – Project started and initial data is being transmitted, stakeholders are being identified. Initial public outreach will begin in Late July and Early August.