



**Town Council  
WORK SESSION  
Tuesday, January 7, 2025  
Public Meeting Room / Eagle Town Hall  
200 Broadway Eagle, CO**

*This agenda and the meetings can be viewed at [www.Townofeagle.org](http://www.Townofeagle.org).  
Times listed are approximate and are subject to change.*

**TOWN COUNCIL WORK SESSION ACCESS INFORMATION AND PUBLIC PARTICIPATION** *This will be an in-person work session. Work sessions of the Town Council are not meetings requiring public comment. The public is allowed to attend, however, public comment will not be scheduled and will only be taken at the discretion of the Mayor. The Council shall take no final or official action, vote, nor make any motions.*

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**PRESENTATION - 4:00 PM - 5:45 PM**

1. Updates on the Commercial Linkage Fee Nexus Study and East Eagle Financing Strategy

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.

Jenny Rakow, CMC  
Town Clerk

**PUBLIC WIFI – Eagle Guest**



**To:** Mayor Turnipseed and Town Council

**From:** Nikki Davis, Economic Development & Housing Specialist  
Larry Pardee, Town Manager

**Date:** January 7, 2025

**Agenda Item:** Work Session: Updates on the Commercial Linkage Fee Nexus Study and East Eagle Financing Strategy, by Economic & Planning Systems (EPS)

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**REQUEST:** Following EPS's presentation, the request is for Town Council to discuss and provide feedback on the following:

- 1) The proposed nexus study methodology and policy questions related to establishing a commercial mitigation rate.
- 2) The proposed infrastructure financing strategy and relative demand for workforce housing in East Eagle.

**BACKGROUND:** In late 2023, the Town successfully adopted the Economic Development Plan (plan) to guide programs, policies and allocation of resources for the next 5-10 years. In early 2024, EPS was contracted by the Town again to complete a Commercial Linkage Fee Nexus Study and an East Eagle Financing Strategy. Both initiatives are strategies from the plan which aim to expand the local employment base and attract new expenditure dollars to Eagle while balancing community needs.

Additionally, a third initiative related to East Eagle is underway. EPS has been contracted by the developer of the Eagle Meadows Annexation project to complete a fiscal impact analysis (FIA) of the furthest north and east parcels, A and F, of East Eagle. Through the course of the East Eagle work, EPS is creating efficiencies where the financing strategy (Town initiative) and the FIA (developer initiative) overlap in scope. The commercial linkage, financing strategy, and FIA are each separate projects, though interrelated to East Eagle's future. It is essential to consider each element individually as well as collectively.

**ANALYSIS:** For the Council's consideration, the objectives of the work session are distilled into the following summaries:

- 1) **Commercial Linkage.**
  - a. Understand the key nexus study components and inputs.
  - b. Discuss policy questions:

- i. What is an appropriate mitigation rate for Eagle to hold developers responsible without hindering the commercial market?
- ii. Is it in the Town's best interest to encourage developers to build units or pay a fee?
- iii. What housing guidelines should be applied for units developed from this policy?
  - Minimum unit size, AMI, tenure, resident occupied (RO), etc.
- iv. How does the 120% or 125% housing to job creation in East Eagle apply?
- c. How does this analysis impact East Eagle and townwide?

**2) East Eagle Financing Strategy.**

- a. Understand the estimated infrastructure costs for East Eagle and the portions the Town and developer(s) are obligated to.
- b. Understand the amount of development required in an initial phase to support required infrastructure costs.
- c. Discussion questions:
  - i. How can the Town support infrastructure development while also gaining a return on their investment?
  - ii. What is the appropriate amount of housing in East Eagle to support workers and create a viable neighborhood?
  - iii. How does the 120% or 125% housing to job creation in East Eagle apply?

**COMMUNITY INPUT:** None received; gathering community input was not part of the project scope.

**BUDGET / STAFF IMPACT:** Not applicable.

**STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED:** The nexus study and financing strategy align with the Strategic Plan Major Objectives related to 1) stimulating economic vitality and development, 2) matching infrastructure to quality of life, and 3) enhancing the economic resiliency of the Town government.

**RECOMMENDED ACTION OR PROPOSED MOTION:** Not applicable.

**ATTACHMENTS:**

- 1. ([LINK](#)): 2023 Economic Development Plan
- 2. ([LINK](#)): EPS Presentation – Commercial Linkage
- 3. ([LINK](#)): EPS Presentation – East Eagle Financing Strategy