Eagle DDA Meeting | January 21, 2023
Meeting Notes – Generated by AI. Please check for accuracy.

- **Roll Call and Quorum:** Greg conducted the roll call, confirming the presence of Jake, Marci, Brian, and Scott. Colin and Lachie were not present, but a quorum was established.
- **Approval of Minutes:** Greg and the board approved the minutes of the November 12th, 2024 meeting after a motion and second were made.
- **Financial Updates:** Troy provided a financial update, emphasizing the importance of monitoring the monthly disbursement for January property tax increment and discussing upcoming legislative changes affecting urban renewal authorities.
    - **Monthly Disbursement:** Troy emphasized the importance of monitoring the monthly disbursement for January property tax increment. He advised Jake to keep an eye out for the disbursement, typically received around the second week of February, and to contact Jill if it is not received.
    - **Legislative Changes:** Troy discussed upcoming legislative changes affecting urban renewal authorities, including clean-up legislation and new requirements for county assessors to implement two different assessment ratios for property taxes. He mentioned that assessors are in a one-year reprieve period to get up and running with the new technology needed for these changes.
    - **Federal Policies:** Troy mentioned the impact of President Trump's second administration on public finance policies, particularly the potential removal of tax exemptions. He expressed concern that removing tax exemptions could be detrimental to local and national economies, despite its potential to reduce the deficit.
    - **Financial Monitoring**: Troy assured the board that he would monitor the property tax disbursements and audit them if necessary. He explained the typical disbursement pattern and the importance of ensuring accurate disbursements from the county.
- **EVC Leadership Change:** Mick announced that he would step down as Chair of the EVC, with a new leader to be voted in at the next meeting. He also mentioned the shift from monthly to quarterly meetings and the role of EVC members as economic ambassadors.
    - **Leadership Change:** Mick announced that he would step down as Chair of the EVC at the next meeting, where a new leader would be voted in. He explained that his second three-year term on the committee would end in June, and he wanted to ensure a smooth transition by stepping down from leadership before leaving the committee.
    - **Meeting Frequency:** Mick mentioned that the EVC would shift from monthly to quarterly meetings, with meetings scheduled for January, April, July, and October. He emphasized the importance of ensuring that work continues between meetings, despite the reduced frequency.
    - **Economic Ambassadors:** Mick introduced the concept of EVC members acting as economic ambassadors for the town of Eagle. They would serve as the first point of contact for new business applicants, guiding them through the town's processes before their applications are formally submitted. This role would involve collaboration with the DDA, Chamber, and town staff.

- **Chamber Updates:** Mick shared that the Chamber's Business Advocacy Committee is working on a guide for new business applicants, which will complement the administrative manual being developed by the town staff.
- **Capital Flats Development:** Greg and the board discussed the need to engage with the Capital Flats development team to explore potential inclusion in the DDA and understand their progress in the entitlement process.
    - **Engagement with Capital Flats:** Greg and the board discussed the need to engage with the Capital Flats development team to explore potential inclusion in the DDA. They emphasized the importance of understanding the development's progress in the entitlement process and ensuring that the team is aware of the benefits of joining the DDA.
    - **Development Progress:** The board noted that Capital Flats had previously engaged with the DDA to explore potential inclusion and a reimbursement agreement. However, they had not re-engaged on the topic recently. The board discussed the importance of reaching out to the development team to understand their current status and interest in joining the DDA.
    - **Next Steps:** Greg suggested reaching out to the Capital Flats development team to invite them to a future DDA meeting. The board agreed that it would be beneficial to have the development team provide an update on their progress and discuss potential inclusion in the DDA.
- **Grand Ave. Corridor Raise Grant:** The board approved a letter of support for the 2025 Raise Grant application for the Grand Ave. Corridor project, similar to the one submitted in 2024.
- **Professional Services Agreement with Northland Securities:** The board approved the 2025 Professional Services Agreement with Northland Securities, with Troy continuing to provide his services.
- **Continuation of Services with DCI**: The board discussed the continuation of services with Downtown Colorado Inc. (DCI) and leaned towards prioritizing the hiring of an executive director instead of renewing the DCI contract.
    - **DCI Services Discussion:** The board discussed the continuation of services with Downtown Colorado Inc. (DCI). They considered reallocating funds to hire an executive director instead of renewing the DCI contract. The board acknowledged the value of DCI's services but emphasized the need for an executive director to better utilize their investment and manage administrative tasks.
    - **Executive Director Role:** The board discussed the importance of hiring an executive director to take on administrative tasks and provide leadership. They considered the potential benefits of having a dedicated executive director to manage the DDA's activities and ensure effective use of resources.
    - **DCI Membership:** The board confirmed that they would maintain their annual membership with DCI, which provides access to various benefits, services, and educational tools. They agreed that the membership is valuable, but the services agreement with DCI may not be necessary if an executive director is hired.
    - **Next Steps:** The board decided to continue the discussion about DCI services and the executive director role at the next meeting. They planned to review the scope of services for the executive director position and prepare an RFP to hire someone for the role.
- **Future Agenda Items:** The board identified several future agenda items, including reaching out to Troy Fuller, engaging with the Capital Flats development team, and preparing an RFP for an executive director.

- **Engaging Troy Fuller:** The board identified the need to reach out to Troy Fuller and invite him to the next meeting to discuss the DBA and its activities. Brian volunteered to contact Troy Fuller and ensure his participation in the upcoming meeting.
- **Capital Flats Engagement:** Greg planned to reach out to the Capital Flats development team to invite them to a future DDA meeting. The goal is to understand their progress in the entitlement process and discuss potential inclusion in the DDA.
- **Executive Director RFP:** The board decided to prepare an RFP for hiring an executive director. Nikki will circulate the existing framework for the executive director role to the board members for review. The board aims to finalize the scope of services and advertise the position by the next meeting.

Follow-up tasks:

- **Capital Flats Development:** Reach out to the Capital Flats development team to invite them to a future DDA meeting. (Greg)
- **Executive Director RFP:** Circulate the existing framework for the Executive Director role to the board for review prior to the next meeting. (Nikki)
- **Executive Director RFP:** Prepare a draft list of responsibilities for the Executive Director role for discussion at the next meeting. (Greg)
- **DBA Engagement:** Invite Troy Fuller to the next meeting to discuss the DBA's status and future plans. (Brian)
- **Grant Program Review:** Prepare to discuss feedback on round one funding of the Downtown Eagle Project investment program at the next meeting. (Greg)

Executive Session: Greg initiated the executive session. At the conclusion of the Executive Session, Greg asked if there were any concerns about improper actions or discussions during the session. No concerns were raised, and the regular meeting was adjourned.