



**Economic Vitality Committee**  
**Thursday, July 10, 2025, 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](http://www.Townofeagle.org).*

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**CALL TO ORDER AND ROLL CALL - 1:00 PM**

**APPROVAL OF MINUTES**

- a Minutes dated April 3, 2025
- b Minutes dated April 10, 2025
- c Minutes dated April 17, 2025

**ADMIN**

- a Oath of Office - Eric Eves, Mick Daly, Christina Hofman
- b Vacancy - Kelly Herzog's Seat

**BUSINESS & DISCUSSION ITEMS**

- a Ordinance 04-2025 Residential Density Restrictions
- b Digital Dashboard and Mobility Data
- c Economic Development Plan Implementation - Updates
  - Tap Fees Process Improvement
  - Business Process Overview

Wayfinding Study and Implementation Plan RFP  
Business Advancement Program and REDI Grant  
Vacant Property / Illegal Commercial Use Tax or Penalty Fee

d 2026 Budget Planning for Economic Initiatives

**STAFF & OTHER UPDATES**

- a Chamber and DDA Updates (as appropriate)
- b Town Manager and Department Updates
- c Q1 2025 Sales Tax Report
- d Other: Rodeo Rink, Haymeadow, Town Council Candidate Forum

**ADJOURN**

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Nikki Davis  
Economic Development & Housing Specialist

**Call to Order:** 11:05 AM

- **Roll Call:**
  - Members Present (Teams): Eric Eves, Mick Daly, Nick Sunday, Kelly Herzog, Kim Fritzler
  - Members Absent: Christina Hofman, Joel Wallen, Kim Goodrich, Matt Felser
  - Town Staff: None
  - Guests: Develop Eagle LLC; Patrick Connolly, Cody O’Kelly, Justin Roach
- **Candidate Forum:** Nick suggested considering hosting a candidate forum for the upcoming town council elections, as there is significant interest in the four seats up for election. Eric agreed to mention it in the next meeting.
- **Old Town Hall Proposal:** The Develop Eagle LLC team presented their proposal to purchase and develop the Old Town Hall into a boutique hotel. They highlighted the potential economic benefits, job creation, and increased vibrancy for the downtown area.
  - **Team Introduction:** The Develop Eagle LLC team, consists of Patrick Connolly, Cody O Kelly, Justin Roach and Jake Roach (absent). They emphasized their commitment to the project and the town.
  - **Economic Benefits:** The proposed project is expected to generate over \$350,000 in tax revenue and create more than 20 jobs, contributing significantly to the local economy.
  - **Community Impact:** The team emphasized the positive impact on the downtown corridor's vibrancy, with the boutique hotel attracting more visitors and enhancing the area's overall appeal.
- **Purchase Offer Details:** The team explained their purchase offer of \$560,000, which is a 30% premium over the appraised land value. They emphasized the fairness and competitiveness of their offer.
  - **Buyback Clause:** The offer includes a buyback clause allowing the town to repurchase the property if the project does not proceed within five to seven years, providing a safeguard for the town.
  - **Appraisal Details:** The team discussed the appraisal process, noting that the appraisal considered both land value and the value of a fully occupied commercial building. Their offer was positioned between these values.
- **Hotel Concept and Design:** Cody and the team shared preliminary renderings and the concept of a 40-room boutique hotel with nine for-sale condos.
  - **Preliminary Renderings:** They engaged an architect to assist with high-level planning and zoning reviews.

- **Design Details:** The hotel design includes a mix of hotel rooms and condos, with a focus on outdoor activity and integration into the community. The design aims to enhance the downtown area's vibrancy.
  - **Variances Needed:** The team acknowledged that the hotel concept is not currently a qualified use for the Broadway corridor, and they will need to request variances and work with the town to move forward with the project.
- **Economic Impact:** The team emphasized the potential economic impact of the project, including increased sales tax, lodging tax, and property tax revenues.
  - **Job Creation:** The development is projected to create over 20 jobs, including management and hospitality positions, boosting local employment opportunities.
  - **Broader Economic Benefits:** The team highlighted the broader economic benefits, such as increased visitation to other businesses in the area, enhancing the overall economic vitality of the downtown corridor.
  - **Community Enhancement:** The project aims to enhance the community by providing a vibrant and attractive destination for visitors, aligning with the town's master plan and vitality report.
- **Parking and Traffic Concerns:** Nick and Mick raised concerns about parking and traffic, suggesting the team address these issues early to avoid pushback from the community. The team acknowledged the importance of addressing these concerns and mentioned their plans for a podium parking deck.
  - **Parking Plans:** The team acknowledged the importance of addressing parking concerns and mentioned their plans for a podium parking deck at the base level, with access from the alley side. They are considering valet or hybrid parking operations.
  - **Community Pushback:** Nick and Mick advised the team to anticipate and address potential community pushback regarding parking and traffic issues. They suggested being proactive in presenting solutions to these concerns.
  - **Traffic Management:** The team discussed the potential benefits of managing traffic on 2nd Street, including the possibility of one-way traffic patterns to improve accessibility and pedestrian safety.
- **Long-Term Commitment:** The Develop Eagle LLC team expressed their long-term commitment to the project and the town, emphasizing their local ties and experience in large-scale developments.
  - **Interim Investments:** The team plans to invest in the Old Town Hall building during the interim period, including necessary renovations to maintain its usability and appearance until the project proceeds.
  - **Realistic Timeline:** The team provided a realistic timeline of five to seven years for the project's completion, considering the time required for planning, zoning, design, and economic factors.

- **Support and Feedback:** The EVC provided feedback and support for the project, suggesting ways to improve the presentation and address potential concerns. The team agreed to share their presentation and additional information with the EVC members who were not able to attend this Special Meeting.
  - **Information Sharing:** The team agreed to share their presentation and additional information, including the slide deck and initial concept plans, with the other EVC members to ensure clear communication and informed decision-making.
  - **Next Steps:** Eric emphasized the importance of outlining the next steps for the project, including securing the property and addressing planning and zoning requirements.

**Adjourn:** 11:54 AM

Follow-up tasks:

- **Candidate Forum:** Mention the Candidate Forum for the upcoming Town Council seats in the next meeting and start planning questions. (Eric)
- **Presentation Sharing:** Send the slide deck and initial concept plans to the EVC members for review and feedback. (Staff)
- **Economic Impact Analysis:** Create a slide detailing the economic impact assumptions, including potential spending and tax revenue from the proposed hotel project. (Develop Eagle LLC)
- **Parking Plan:** Add a slide to the presentation showing the conceptual parking plan for the proposed hotel project. (Develop Eagle LLC)
- **Appraisal Comparison:** Share detailed logic and references from the appraisal to support the purchase price offer for the Old Town Hall. (Develop Eagle LLC)
- **Community Feedback:** Monitor the Capital Flats project to identify potential community concerns and prepare responses for similar issues that may arise with the hotel project. (Develop Eagle LLC)

**Call to Order:** 1:00 PM

- **Roll Call:**
  - Members Present: Eric Eves, Mick Daly, Kim Fritzler, Kelly Herzog, Nick Sunday, Kim Goodrich, Christina Hofman (Teams), Matt Felser (Teams)
  - Members Absent: Joel Wallen
  - Town Staff: Nikki Davis, Sydney Dynek, Peyton Heitzman, Melissa Daruna (Teams)
  - Guests: Michelle Morgan (Chamber), Bryan Woods (Council Member, DDA), Scott Schlosser (DDA)
- **Approval of Minutes:**
  - **Minutes dated January 23, 2025**
    - Motion to approve by Mick, seconded by Kim F. Motion carried.
- **EVC Terms in 2025:**
  - **Term Renewals:** Eric and Christina will renew their terms for another two years. Mick agreed to stay on for a third term and serve as the Alternate, with Christina stepping into a voting member role.
  - **Meeting Schedule:** The committee confirmed that they are now meeting quarterly, with the next meeting scheduled for July.
- **Community Development Report:** The Community Development Report was reviewed, and no questions or items were raised for discussion.
- **Sales Tax Report:**
  - **2024 Sales Tax:** The 2024 annual sales tax report was reviewed. It was noted that the sales tax was tracking slightly above flat, with a 1% increase.
  - **Q1 2025 Data:** There was a request for the first quarter of 2025 sales tax data. It was mentioned that this data is generally available in April.
  - **New Finance Director:** The committee was informed that a new finance director will be starting in May, which may help with the timely availability of financial reports.
- **Grand Ave. Multimodal Project:**

- **Funding Challenges:** The committee discussed the significant funding challenges noting that the Town currently has about \$17 million available, but the project is estimated to cost \$70 million.
  - **Phasing the Project:** There was a discussion about the possibility of phasing the project to manage costs better. This could include implementing turn lanes or roundabouts in phases as funding becomes available.
  - **Shovel-Ready Design:** The importance of having a shovel-ready design was emphasized, as it would make the project eligible for potential grants and funding opportunities that require immediate implementation.
  - **Property Owner Engagement:** The committee mentioned an upcoming property owner meeting to discuss the project and gather feedback. This meeting aims to improve engagement and address concerns from property owners affected by the project.
- **Chamber and DDA Updates:**
    - **Chamber Updates:** Michelle provided updates on the Screaming Eagle Golf tournament scheduled for May 16th, with sponsorships and player positions still available. She also announced the upcoming Biztober Fest in September, supported by the Town of Eagle.
    - **DDA Applications:** The DDA is in the second round of applications, with about seven applicants so far. The application window closes on April 15th, and more applications are expected before the deadline.
- **Hotel Development Proposal:** The committee discussed a hotel development proposal for the Old Town Hall site, including the potential economic benefits and the need for a letter of support.
    - **Proposal Overview:** The proposal for a 39-room boutique hotel at the Old Town Hall site was discussed. The developers have made an offer of \$530,000 for the property, which was appraised at around \$700,000.
    - **Economic Benefits:** The potential economic benefits of the hotel development were highlighted, including increased lodging tax revenue and job creation. The project is expected to generate significant use taxes and support local businesses.
    - **Letter of Support:** The committee discussed the need for a letter of support for the hotel development proposal. A draft letter will be circulated for comments, and a special meeting may be held to finalize the letter.
    - **Development Timeline:** The proposed development timeline for the hotel is five to seven years. The developers are open to having parameters around the use of the Old Town Hall to ensure timely implementation of the project.

- **Business Process Overview:** Sydney and Peyton presented an update to the Business Overview Process including steps for business owners to navigate the land use code. The goal is to make the process more user-friendly and supportive.
  - **Process Steps:** The goal is to help business owners navigate the land use code, aiming to make the process more user-friendly. The steps include understanding zoning requirements, obtaining necessary permits, and ensuring compliance with town regulations.
  - **User-Friendly Approach:** This includes providing clear instructions and resources to help them navigate the municipal processes effectively.
  - **Feedback and Training:** The committee discussed the importance of feedback from business owners and the potential for training sessions to help them understand the process better. This would involve workshops and information sessions to guide business owners through the steps.
  
- **Commercial Linkage Workshop:**
  - **Workshop Feedback:** The commercial linkage workshop gathered feedback from various economic groups, highlighting concerns about the potential negative economic impacts of adopting a commercial linkage fee at this time.
  - **Recommendation:** The recommendation from the workshop was to not adopt the commercial linkage fee currently, as it could stifle development and negatively affect the economic environment.
  
- **Wayfinding Planning Effort:** The Town was awarded a \$20,000 grant for a wayfinding planning effort, which will involve multiple departments and aim to improve signage and sense of place.
  - **Grant Award:** Funds were awarded from the Colorado Tourism Management Office.
  - **Department Involvement:** The project will involve multiple departments, such as community development, public works, open space and trails, and sustainability, to ensure a comprehensive approach.
  
- **Business Advancement Program:** The Business Advancement Program is pending the outcome of a \$100,000 grant application. The program aims to provide financial resources to existing and incoming businesses.
  - **Program Goals:** The goals of the Business Advancement Program include offering financial aid, creating policies to support business growth, and refining the scope of the program to meet the needs of the business community.

- **Retail Strategy:** The retail strategy initiative has not yet started, but it aims to explore marketing strategies for Eagle as a business destination.
- **Economic Ambassador Role:** The committee discussed the importance of engaging with new and existing businesses in Eagle. Members are encouraged to meet with business owners and provide support.
- **Economic Competition:** The committee reviewed other projects in the region, including the Tower Project in Gypsum and the Whole Foods development in Avon, noting the competitive market for retail and economic development opportunities.

**Adjourn:** 2:54 PM

Follow-up tasks:

- **Hotel Development Support:**
  - Draft a letter of support for the hotel development project and circulate it for comments. (Eric)
  - Schedule a quick Zoom meeting next week to finalize the letter of support for the hotel development project. (Eric)
- **Economic Ambassador Role:** Email Nikki your specialty area for inclusion on the website. (EVC Members)
- **Event Sponsorship:** Create a list of potential events for businesses to sponsor and distribute it to business owners. (Michelle)
- **DOLA AI Pilot Program:** Provide an update on the DOLA AI pilot program to reduce permit review times at the next meeting. (Peyton)

EVC Special Meeting | April 17, 2025  
Meeting Minutes

**Call to Order:** 10:30 AM

- **Roll Call:**
  - Members Present (Zoom): Eric Eves, Mick Daly, Kim Fritzler, Christina Hofman, Matt Felser
  - Members Absent: Joel Wallen, Kim Goodrich, Nick Sunday, Kelly Herzog
  - Town Staff: None
  - Guests: None
  
- **EVC Letter of Support for Old Town Hall, 201 Broadway Proposal:**
  - Kim expressed support for a call to action encouraging the Town to revise the land use code definition for boutique hotel.
  - Kim suggested revising the language in the opening recital to reference a hotel instead of a boutique hotel, noting that the term 'boutique hotel' conflicts with the current definition in the land use code.
  - Motion to approve the EVC's Letter of Support with amendments as discussed and approved.
    - Motion to approve by Mick, seconded by Kim. Motion carried.

**Adjourn:** 10:34 AM

**TOWN OF EAGLE, COLORADO  
ORDINANCE NO. 2025-4**

AN EMERGENCY ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE,  
COLORADO AMENDING THE LAND USE AND DEVELOPMENT CODE IN TITLE 4 OF THE  
EAGLE MUNICIPAL CODE RELATED TO RESIDENTIAL DENSITY RESTRICTIONS.

WHEREAS, pursuant to C.R.S. § 31-15-103, municipalities shall have power to make and publish ordinances which are necessary and proper to provide for the safety, to preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof not inconsistent with the laws of this state; and

WHEREAS, the Town of Eagle (the “Town”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Eagle Home Rule Charter (the “Charter”); and

WHEREAS, pursuant to Section 1.01.080 of the Eagle Town Code (the “Code”), the Town Council may amend the Code and pursuant to Section 4.17.120 of the Code, the Town may amend the Land Use and Development Code (the “LUDC”); and

WHEREAS, pursuant to Section 6.04 of the Charter, “the [Town] Council may adopt an emergency ordinance if necessary for the immediate preservation of public property, health, welfare, peace, or safety”; and

WHEREAS, the Town of Eagle Comprehensive Plan, Elevate Eagle, addresses height and density restrictions in different zone districts; and

WHEREAS, pursuant to C.R.S. § 29-20-104.2, municipalities may not enact a land use law that explicitly decreases the permitted residential density or residential uses of land to a lower residential density or fewer residential uses than were allowed by the land’s usage and zoning as of July 1, 2025, without ensuring a corresponding increase of residential density or residential uses elsewhere in the jurisdiction; and

WHEREAS, because provisions of this ordinance may be interpreted as decreasing the permitted residential density or residential uses of land, the Town Council wishes to enact these amendments as an emergency ordinance prior to July 1, 2025; and

WHEREAS, at a public hearing held on Tuesday, June 17, 2025, the Planning and Zoning Commission considered the proposed amendments and recommended Town Council not approve the resolution as written; and

WHEREAS, Town Staff amended the ordinance following the June 17, 2025 public hearing in front of the Planning and Zoning Commission and such changes are reflected in this ordinance herein; and

WHEREAS, the Town Council wishes to amend Title 4 of the Code with the addition of building footprint restrictions in commercial mixed-use zone districts and residential density restrictions in various zone districts; and

WHEREAS, the Town Council declares the subject matter of this ordinance to be an emergency and reasonably necessary for the immediate preservation of public property and to promote the legitimate public purposes of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

**Section 1. Recitals.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2. Amendment to Code – Table 4.04-2.** Table 4.04-2 in Section 4.04.040. – Commercial Mixed-Use (CMU1) of the Code is hereby amended with the addition of building footprint restrictions, as follows:

| Table 4.04-2: CMU1 Lot and Dimensional Standards |           |  |                     |
|--|-----------|--|---------------------|
|  |           | <b>Live Stream Setback</b>                                   |                     |
|  |           | No disturbance area  | 75 ft               |
| <b>Mixed-Use Lot Standards</b>                   |           | <b>Building Standards</b>                                    |                     |
| Lot Area, total (min)                            | 6,250 sf  | <b>D</b> Height (max)  | 35 ft [2]           |
| Lot coverage (max)                               | 70%       | Minimum distance between principal buildings on a single lot | 10 ft               |
| <b>Building Placement</b>                        |           | <b>Parking Standards</b>                                     |                     |
| <b>Build-to/Setbacks</b>                         |           | Location   | Section 4.04.040 D. |
| <b>A</b> Front Build-to Zone                     | 5-20 feet | Required parking   | Section 4.12        |
| Front Build-to Line Coverage                     | 65% [1]   |  |                     |
| <b>B<sub>1</sub></b> Street Side Build-to Zone   | 5-20 feet | <b>Accessory Structure Setbacks</b>                          |                     |
| <b>B<sub>2</sub></b> Interior Side Setback (min) | 5 ft [2]  | Side, Interior   | 2.5 ft              |
| <b>C</b> Rear Setback (min)                      | 5 ft [2]  | Rear   | 2 ft                |
| <b>Building Standards</b>                        |           |  |                     |
| <u>Building Footprint (sf, max)</u>              |           | <u>7,000 sf</u>  |                     |

**Table Notes:**

- [1] Percentage of the front building line that must be located within the build-to zone.
- [2] Abutting R1 or N2, see Section 4.04.030 A.

**Section 3. Amendment to Code – Residential Density.** Table 4.05-4 in Section 4.05.040 – Commercial General East (CGE) and Table 4.05-6 in Section 4.05.050. – Commercial Interchange (CI) – of the Code are hereby amended with the addition of residential restrictions in the zone districts, as follows:

| Table 4.05-4: CGE Lot and Dimensional Standards |                             |             |                         |                    |
|---|-----------------------------|-------------|-------------------------|--------------------|
| Lot Standards                                   |                             |             | Building Standards      |                    |
| Lot Area, total                                 |                             | 100,000 sf  | D                       | Height (max) 35 ft |
| Public Street Frontage (min)                    |                             | 50 lin. ft. | Parking Standards       |                    |
| Lot Coverage (max)                              |                             | 80%         | Required parking        | Section 4.12       |
| <b>Building Placement</b>                       |                             |             |                         |                    |
| <b>Setbacks</b>                                 |                             |             | <b>Design Standards</b> |                    |
| A   | Front (min)                 | 15 ft       | Site layout             | Section 4.10       |
| B <sub>1</sub>                                  | Street Side (min)           | 10 ft       | Mixed-use structures    | Section 4.10       |
| B <sub>2</sub> /C                               | Rear or Interior Side (min) |             | Residential structures  | Section 4.10       |
| Adjacent to:                                    | Parking lot                 | 0 ft        |                         |                    |
|   | Com or Ind district         | 12.5 ft     |                         |                    |
|   | Mixed-use district          | 25 ft       |                         |                    |
|   | Residential district        | 75 ft       |                         |                    |
| <b>Live Stream Setback</b>                      |                             |             |                         |                    |
| No disturbance area                             |                             | 75 ft       |                         |                    |
| <b>Residential Density [1]</b>                  |                             |             |                         |                    |

Town of Eagle, Colorado  
Ordinance No. 4, Series of 2025

|   |   |  |
|---|---|--|
| <u>Mixed Use / Commercial</u>   | <u>1.21 units per 1,000 sf</u>              |  |
| <u>Industrial</u>   | <u>0.468 units per 1,000 sf</u>             |  |
| <u>Hotel / Lodging</u>  | <u>5.4 units per 50 hotel/lodging rooms</u> |  |
| <u>Public, Civic, and Institutional Uses</u>  | <u>1.21 units per 1,000 sf</u>              |  |
| <u>Open Space and Recreation</u>  | <u>1.21 units per 1,000 sf</u>              |  |
| <b>Table Notes:</b>   |   |  |
| <u>[1] Fractions shall be rounded to the nearest whole number based on the sum of dwelling units.</u> |   |  |

\*\*\*\*

| Table 4.05-6: CI Lot and Dimensional Standards |                             |         |                          |   |
|--|-----------------------------|---------|--------------------------|---|
| Lot Standards                                  |                             |         | Building Standards       |   |
| Lot Area, total                                | —                           |         | B <sub>2</sub> D         | Height (max) 35 ft                              |
| Public Street Frontage (min)                   | 25 lin. ft.                 |         | Building Footprint (max) | 25,000 sf                                       |
| Lot Coverage (max)                             | 80%                         |         | <b>Parking Standards</b> |   |
| <b>Building Placement</b>                      |                             |         | Parking location         | Max. 30% front [1], remainder side or rear yard |
| <b>Setbacks</b>                                |                             |         | Required parking         | Chapter 4.12                                    |
| A  | Front (min)                 | 25 ft   | <b>Design Standards</b>  |   |
| B <sub>1</sub>                                 | Street Side (min)           | 15 ft   | Site layout              | Chapter 4.10                                    |
| B <sub>2</sub> /C                              | Rear (min) or Interior Side |         | Mixed-use structures     | Chapter 4.10                                    |
| Adjacent to:                                   | Parking lot                 | 0 ft    | Residential structures   | Chapter 4.10                                    |
|  | Com/Ind district            | 12.5 ft |                          |   |
|  | Mixed-use district          | 25 ft   |                          |   |

|   |  |                                 |  |
|---|--|---------------------------------|--|
|   | Residential district                         | 50 ft                           |  |
| <b>Live Stream Setback</b>  |  |                                 |  |
|   | No disturbance area                          | 75 ft                           |  |
| <b><u>Residential Density [2]</u></b>   |  |                                 |  |
|   | <u>Mixed Use / Commercial</u>                | <u>1.21 units per 1,000 sf</u>  |  |
|   | <u>Industrial</u>                            | <u>0.468 units per 1,000 sf</u> |  |
|   | <u>Hotel / Lodging</u>                       | <u>5.4 units per 50 rooms</u>   |  |
|   | <u>Public, Civic, and Institutional Uses</u> | <u>1.21 units per 1,000sf</u>   |  |
|   | <u>Open Space and Recreation</u>             | <u>1.21 units per 1,000 sf</u>  |  |
| <b>Table Notes:</b>   |  |                                 |  |
| [1] Measured between the front building line and the public right-of-way across the entire front side of the lot. |  |                                 |  |
| <u>[2] Fractions shall be rounded to the nearest whole number based on the sum of dwelling units.</u>             |  |                                 |  |

**Section 4. Amendment to Code – Accessory Uses and Structures.** Section 4.09.100. – Accessory uses and structures is hereby amended with the addition of use standards for Employee Dwelling Units, as follows:

**Section 4.09.100. - Accessory uses and structures.**

\*\*\*\*

**L. *Employee dwelling units.***

1. Employee Dwelling Units shall be located on the same lot as the nonresidential use to which the employee housing is offered and shall not be subdivided.
2. Employee Dwelling Units shall have separate exterior access.
3. A deed restriction, in a form approved by the Town, shall be required for each Employee Dwelling Unit restricting occupancy with first priority to full time employees of the nonresidential use on the lot to which it is located, then second priority to a local employee resident, as defined in this Title 4.
4. The maximum number of Employee Dwelling Units allowed shall be calculated at 1.21 units per 1,000 sf for Mixed Use/Commercial uses, 0.468 units per 1,000 sf for industrial

uses, 5.4 units per 50 rooms for lodging uses, and 1.21 units for Open Space and Recreation uses.

5. Except for Public, Civic, and Institutional uses, Employee Dwelling Units shall not exceed 1,200 square feet.

**Section 5. Emergency.** Pursuant to Section 6.04 of the Code, the Town Council hereby declares that the subject matter of this ordinance is an emergency and this Ordinance is immediately necessary for the preservation of public property, health, welfare, peace, and safety in order to comply with state law limiting local government authority to reduce residential density as of July 1, 2025.

**Section 6. Safety Clause.** This Ordinance is deemed necessary for the protection of the public health, safety, and welfare.

**Section 7. Severability.** If any provision of this Ordinance or portion thereof is held by a court of competent jurisdiction to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any other provision which can be given effect without the invalid portion.

**Section 8. Conflicts.** All prior ordinances, resolutions, or other acts, or parts thereof, by the Town of Eagle in conflict with this Ordinance are hereby repealed, except that this repeal shall not be construed to revive any previously repealed or expired act, ordinance or resolution, or part thereof.

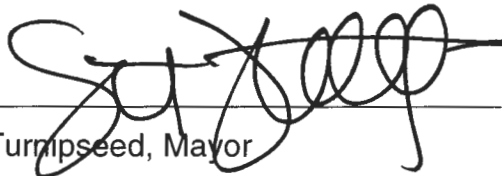
**Section 9. Effective Date.** This Ordinance shall become effective immediately upon adoption as an emergency ordinance.

INTRODUCED AS AN EMERGENCY ORDINANCE, READ, MOVED, AND ORDERED PUBLISHED ON JUNE 24, 2025.

TOWN OF EAGLE, COLORADO

By: \_\_\_\_\_

Scott Turnipseed, Mayor



ATTEST:

By: \_\_\_\_\_

Camille Deering, Town Clerk

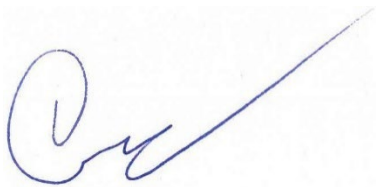


**PROOF OF PUBLICATION**

STATE OF COLORADO        )  
  )  
COUNTY OF EAGLE        )

I, Camille Deering, Town Clerk for the Town of Eagle, do solemnly swear and affirm that I published in full a true and correct copy of ORDINANCE 04, SERIES 2025 “AN EMERGENCY ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AMENDING THE LAND USE AND DEVELOPMENT CODE IN TITLE 4 OF THE EAGLE MUNICIPAL CODE RELATED TO RESIDENTIAL DENSITY RESTRICTIONS” on the Town of Eagle’s website, [www.townofeagle.org](http://www.townofeagle.org), on the 25<sup>th</sup> day of June 2025.

Witness my hand and seal this 25<sup>th</sup> day of June 2025.



Camille Deering,  
Town Clerk



Ordinance Effective Date:

June 24, 2025



To: Mayor and Town Council  
From: Larry Pardee, Town Manager  
Date: July 8, 2025  
Re: Town Manager Report

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As of June 27, Eagle County has enacted **Stage 1 Fire Restrictions**, which will remain in effect until further notice. These restrictions are a proactive measure to reduce wildfire risk during the region's dry and high-risk season. Under Stage 1, all personal fireworks are strictly prohibited, and open fires are only permitted within permanently constructed fire pits or grates on private property or designated public recreation areas. Portable fire devices, such as chimineas or tiki torches, are not allowed on undeveloped lands, and outdoor smoking is restricted to areas completely cleared of combustible materials. Activities such as welding or using combustion engines must meet specific safety requirements, including the use of spark arresters and maintaining a 10-foot cleared radius around the equipment. However, professional fireworks displays, gas-fueled cooking devices, and responsible firearm use on private property or public ranges are still permitted.

We also encourage everyone to review your family's emergency plan and evacuation routes. A few minutes of preparation now can make all the difference. Lastly, we, as residents and visitors, should stay informed and act responsibly to help protect our Community and natural resources. For detailed guidelines or permits, please visit the Eagle County Emergency Management website at [www.ecemergency.org](http://www.ecemergency.org).

**Community Engagement & Meetings:** This report highlights our recent community outreach efforts and critical regional and project-specific meetings. Our top priority is to engage with stakeholders, stay informed about developments, and contribute to the growth of our Community.

The Core Transit 10-Year Transit Development and Capital Plan is nearing completion after more than a year of collaborative work by regional partners. At the July 1 Technical Advisory Committee (TAC) meeting, representatives reviewed a near-final draft of the service plan, cost estimates, capital improvement priorities, and financial tools that will guide implementation. Of note, Core Transit is proposing to restructure the existing Highway 6 route into three distinct routes, with expanded service areas that include destinations such as Sylvan Lake and Capitol. These improvements are being phased to align with available funding and community priorities, and they reflect a regional vision shaped by more than 800 public survey responses and dozens of stakeholder conversations.

For Eagle residents and visitors, the upcoming transit improvements are expected to enhance access, comfort, and convenience significantly. Prioritization of bus shelters and pedestrian crossings was a central discussion point, with the strongest focus placed on locations with the highest ridership and safety concerns. New investments in microtransit services, such as on-demand shuttles, are also planned to complement the fixed-route system and improve local mobility. A new operations and maintenance facility remains a top priority to support long-term reliability, improve service efficiency, and accommodate future electric vehicle transitions.

Looking ahead, Core Transit will present its final materials, including a technical report and a public-facing executive summary, at the July 9 board meeting. These documents will clearly outline the regional transit vision and the local implications for the Town of Eagle. Town staff will continue working with Core Transit to ensure Eagle's needs are represented in both the funding strategies and the implementation phases. As this project transitions from planning to action, we are committed to keeping our Community informed and actively engaged in shaping the future of regional transportation.

Regional Housing Action Plan Progressing Toward Local Adoption: The Eagle County Regional Housing Action Plan (HAP) initiative is now moving from planning to implementation. Following months of data collection, public outreach, and collaborative dialogue across jurisdictions, each participating Community is now

preparing its own localized HAP to reflect both regional goals and local needs. These plans are being drafted in alignment with newly released guidance from the Colorado Department of Local Affairs (DOLA), to present finalized drafts for Planning Commission and Town Council review beginning in late July and continuing through early September.

The current focus is on finalizing draft HAPs by mid-July, with a key Housing Partnership meeting scheduled for July 16 to assess alignment with DOLA guidance. A tentative follow-up meeting is set for August 6 to review the final drafts. Once adopted locally through a required public hearing process, each HAP and the countywide Housing Needs Assessment will be submitted to DOLA within 60 days of the hearing. Town of Eagle staff will continue to coordinate closely with regional partners to meet these milestones and ensure that our local housing strategies are both actionable and eligible for future state support. This next phase represents an important step in transforming shared housing challenges into tangible, community-driven solutions. The Presentation Link: [\(25.07.01.Core.Transit.TAC.Presentation\)](#)

### **Administration and Organization Update:**

A Heartfelt Thank You! – We want to extend a big and heartfelt *thank you* to all of our incredible Town staff team members and the many dedicated community volunteers who helped make this year's Flight Days Celebration such a success. Your hard work, creativity, and enthusiasm truly brought our Community together and made this special tradition one to remember.

We are deeply grateful for your time, energy, and commitment to making Eagle shine — thank you for all that you do!

Also, a sincere *thank you* to McLaren Smith (pictured) and Kevin Aoki for their outstanding efforts in helping install the Town of Eagle's new variable message sign on Grand Avenue. Their hard work and teamwork are truly appreciated! *(Please note: the black lines visible on the sign in the photo are simply a result of the LED refresh rate captured by the phone camera—they're not visible to the human eye.)*



On July 3, We Continued Shaping the Future of Skateboarding in Eagle. Momentum is building as the Town of Eagle, American Ramp Company, and Mountain Recreation continue to collaborate on the conceptual design of Eagle's future skate park. Building on community feedback and creative input, our teams recently met to refine the draft plans and ensure the design reflects what skaters and families want to see. The proposed site, located just west of the current dirt parking lot, promises improved access, enhanced flow, and a thoughtfully designed separation from the BMX areas. Every detail is being considered to create a safe, intuitive, and welcoming space that serves skaters of all ages and skill levels.

This skate park is more than just a project; it's a reflection of Eagle's vibrant spirit, creativity, and community pride. By listening to the voices of those who will use it most, we're designing a place that feels authentic and inspiring, where people can connect, challenge themselves, and enjoy the outdoors. We're excited to share more as the plans progress, and we thank everyone who has contributed ideas and enthusiasm to this effort. Together, we're rolling toward a skate park Eagle can be proud of — stay tuned!

Great People Make a Great Town — Come Grow With Us: At the Town of Eagle, we believe that great people are at the heart of a thriving community — and we're proud to keep investing in the talented individuals who power our organization. Since the start of 2025, twelve exceptional new team members have joined departments across the Town, bringing fresh perspectives, specialized expertise, and a shared passion for our mission. We're especially excited to welcome Alex Smiley as our new Open Space and Trails Manager, beginning July 14. Every new hire starts their journey with a thoughtful, tailored onboarding program designed to provide the tools, resources, and cultural foundation they need to thrive as part of Team Eagle. Together, we're building a stronger organization, ready to meet the evolving needs of our growing Community.

Looking ahead, we continue to actively recruit for other key positions in areas essential to our daily operations, including Chief Building Official, Communications Specialist, Streets Maintenance, Utility Billing, and our Utility Engineer. Our Human Resources team is leading inclusive, intentional hiring processes, with early-stage interviews already underway for water and wastewater operators and critical accounting roles. These efforts reflect our ongoing commitment to fostering a high-performing, collaborative, and resilient team — one built on trust, professionalism, and a vision for long-term success. Great people make a great town — and we invite you to grow with us!

I'll be working remotely from July 21 through August 8, but I'm just a phone call or email away and happy to help with anything you need. I look forward to staying closely connected with the Council, staff, and our projects during this time. Thank you for being so flexible — and please don't hesitate to reach out!

**Economic Development:**

East Eagle Financing discussion: On Monday, July 8, from 3:30 PM to 5:30 PM, the Town of Eagle will host a Council Work Session focused on the East Eagle Financing and Revenue Sharing Strategy. The session will begin with Economic & Planning Systems (EPS) presenting an executive summary of the draft final report, which evaluates long-term service costs, revenue projections, and infrastructure funding strategies across potential zoning scenarios. Following the presentation, the Porritt Group, acting as the master developer, will provide a high-level overview of its proposed approach to structuring a public-private partnership that supports the Town's priorities for smart, sustainable growth.

East Eagle Annexation: Building a Framework for the Future: The Town continues to make meaningful progress on a collaborative annexation framework for Parcels A and F in East Eagle. Recent discussions with property owners have expanded beyond the basic terms of annexation to explore shared investments in water supply, gateway enhancements, resilient infrastructure, and the thoughtful mix of land uses that reflect Eagle's values. This evolving framework, which complements legal guidance and Council input, is designed to guide long-term stewardship and community benefit. By aligning annexation efforts with the Town's broader vision, we are laying the groundwork for a development strategy that is inclusive, forward-thinking, and grounded in practical solutions.

**WORK SESSIONS:** *To help the Town Council stay informed about upcoming work sessions, the following table outlines topics to be discussed over the next several months. Preparing in advance is helpful, as it requires planning to execute a work session effectively. Staff will maintain this table in the report and make any necessary adjustments. The topics are subject to change:*

| Date  | Topic                                     |
|---|---|
| July 1, 2025 Work Session                           | Canceled                                  |
| August 5, 2025 Work Session                         | Affordable Housing Express Lane 1.5 hours |
| September 2, 2025 Work Session                      | Budget Work Session 2 hours               |
| October 7, 2025 Work Session                        | Fire Resiliency (WUI) code 2-hrs          |
| November 4, Work Session - Election Day             |   |
| December 2, Work Session                            |   |
| <b>Request for Additional Special Work Sessions</b> | <b>Topic</b>                              |

To: Mayor and Town Council  
From: Larry Pardee, Town Manager, and Department Leads  
Date: July 8, 2025  
Re: Department Updates for June 2025

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**June 2025**

## **ASSISTANT TOWN MANAGER**

### **SPECIAL PROJECTS**

#### **Pool Replacement Project**

- The pool opening was a great success! Thank you to all the staff at both the Town of Eagle and Mountain Recreation for their dedication to the project and bringing this amazing community amenity to life! Thank you to the Town Council and Mountain Recreation Board of Directors for supporting the partnership and joint funding that made it possible.
- Staff are finalizing punch list projects with the contractors and ensuring a smooth transition for future operation and maintenance for the Mountain Recreation staff.
- June Pool Attendance Stats:
  - Total pool passes issued: 1,411
  - Total attendance for June: 9,392

#### **Eagle Skate Park Design**

- Staff hosted a community engagement meeting on Tuesday, June 17<sup>th</sup> from 4-6 pm at the Eagle Pool & Ice Rink. Community members came out specifically to provide insight on the skate park design. The feedback was positive as kids and adults alike shared their excitement about the project.
- Staff will continue working with American Ramp Company on a final design and cost estimates.

#### **Brush Creek Playground Rebuild**

- **SAVE THE DATE: Brush Creek Playground Rebuild – Wednesday, August 20 – Sunday, August 24.** Calling all builders, aspiring builders and Eagle families who love our wooden park! In August, the Town will be leading a rebuild of the Brush Creek Playground. The rebuild will replace failing equipment, revamp the wood surfaces and give this beloved wooden playground a much-needed update. The structures and playground layout will remain the same, and some amenities will be updated and replaced to meet safety standards. Wherever possible, the structure will remain wood, which requires a lot of hands and help to prep, cut, stain, and install.

[Learn more and sign up to volunteer here!](#)

## ECONOMIC DEVELOPMENT

June 2025

### East Eagle Infrastructure Financing Strategy

- In preparation for the July 8 special work session, staff and the Economic & Planning Systems (EPS) team have refined a range of fiscal impact and public financing models to support infrastructure investment in East Eagle and attract future economic opportunity. EPS will present a memorandum and overview summarizing their technical analysis, key findings, and initial policy recommendations. While not a final comprehensive report, this memorandum lays the groundwork. Consider the East Eagle Financing Strategy as a launchpad with adaptable tools to guide investment, evaluate risk, foster public-private partnerships, and intentionally shape growth that generates lasting, community-wide economic impact.
- The work session will feature a joint presentation, beginning with EPS and followed by the Porritt Group, a real estate development firm exploring a comprehensive development opportunity across the entire East Eagle site.

### Rural Economic Development Initiative (REDI) Grant

- The Town of Eagle has been awarded \$100,000 from the Colorado Department of Local Affairs (DOLA) Division of Local Government (DLG) to initiate a town-wide Business Advancement Program (BAP). The BAP will be structured and operated as a sub-grant initiative, like the DDA's recent Project Investment Program. Targeted investment will be available to all of Eagle's commercial hubs and will require matching funds from applicants to drive private investment. The Town will have two years to allocate a total of \$120,000 in combined funding, which includes a matching 20% contribution from the Town Council.
- Staff are working with DOLA to finalize the award contract. Forthcoming for the Council's review and approval are the supporting policies and guidelines for implementation.

### Downtown Development Authority (DDA)

- The DDA is pleased to announce the second round of grant recipients for the Downtown Eagle Project Investment Program, awarding a total of \$50,000 in support of projects that contribute to the continued revitalization of downtown Eagle. [Read the full press release here.](#)
- Funding agreements have been executed. Grantees have until February 2026 to demonstrate project completion and to file for reimbursement.

### CU Denver Summer Studio

- Staff participated in an interview-style forum responding to student questions about the Town's economic priorities, community vision, development trends, workforce housing, and how the Town helps balance growth with community concerns. We also discussed the Town's role as a convener among various economic interest groups. Staff provided input on student interests related to the recommended projects, including Downtown Revitalization and Design, Community Gateways, and reimagining the Town's Information Center site.

## HOUSING

June 2025

### The Affordable Housing Accelerator Project (AHAP)

- Staff have begun planning for the August 5 work session where we will discuss the merits of adopting and codifying a Fast-Track approval process for affordable housing projects.
- The Council may recall that the AHAP is a three-pronged initiative supported by Proposition 123's Local Planning Capacity Grant. Specifically, the three initiatives include the 1) Fast-Track Approval Process, 2) Land Inventory

Analysis, and 3) Funding Strategy. We will summarize the AHAP's project goals relative to compliance with Proposition 123, milestones achieved, remaining checkpoints, and an adoption/approval schedule for each of the three initiatives.

#### **LERP Annual Compliance (supported by The Valley Home Store)**

- In lieu of launching the full compliance questionnaire and investing further in scaling up the HomeKeeper platform to process homeowner data, staff will begin with educational outreach. Informational letters will be mailed to LERP homeowners, outlining the upcoming compliance process starting in 2026 and the documentation they will need to provide. Staff are working with the Valley Home Store to finalize the letter and ensure their team is prepared to assist with homeowner inquiries, including providing copies of recorded deed restrictions as needed. The letter will be a joint message offering contacts from both the Town and the Home Store.
- With 2026 budget planning underway, it will be imperative to understand the Town's financial and personnel capacity to invest in a successful LERP compliance program.

## **SUSTAINABILITY**

**June 2025**

#### **Energy Efficiency & Electrification**

- Sustainability staff joined the Mountain Towns 2030 Geothermal Working Group to gain knowledge and understanding of how this technology could work in Eagle as a low-to-zero emissions energy source.
- Building electrification planning continues. Data loggers were placed on June 2<sup>nd</sup> to accurately record office temperatures, humidity, and occupancy. The ESG team is working on analyzing our building controls to build a comprehensive approach to full electrification.
- Staff is working through the final stages of setting up our Energy Management System. Full implementation should be complete by July 24<sup>th</sup>, enabling us to pull month energy data from any building, group of buildings, or meter instantly. It will also include fleet fuel use, emissions data, and a public facing dashboard we can publish on the website.

#### **Waste**

- The [2024 Eagle County Waste diversion report](#) was presented at a recent Materials Management Taskforce meeting (the waste-focused working group of the Climate Action Collaborative). This report shows a decrease in recycling from 2022-2023 that is consistent with the drop we saw in Eagle over that time. Staff wanted to include this data to address questions about the drop during the Q1 Sustainability update presented to council in late May.

#### **Sustainability Advisory Committee**

- The [Sustainability Advisory Committee \(SAC\)](#) is still accepting applications for community sustainability funding in service of the net zero by 2030 goal. If you know of a project in the community that would reduce GHG emissions and needs funding, please recommend they [apply with this link](#) by August 1st. Final funding recommendations to Council will be determined at the group's August 13th meeting.

#### **Events**

- Staff supported our team by driving the EV in the Flight Days parade. Great job to Molly for all her hard work on this event!
- The new staff-focused Bike to Work Day Prep event was a success, with free bike adjustments for staff and info to get them ready to bike to work.
- Staff hosted the Eagle Bike to Work Day station on June 25<sup>th</sup>, with support from Sydney Dynek, Gram Dick, and Marshall Troutner from Mountain Pedaler. 11 town employees biked to work and even more visited our aid station.

## Other

- Sustainability staff presented at the CML conference in Breckenridge with the support of Councilmember Geoff Grimmer. There was fantastic audience engagement and lessons learned from the City of Northglenn’s net-zero town hall.

## MARKETING & EVENTS

June 2025

### Events

- June is the start of Eagle’s summer event season! Yoga Off Broadway and The Vitality Collective alternate Sundays at Eagle Town Park, and the Eagle River Park is now reflected on the events calendar.
- Town liaison for events; Youthpalooza, Church Celebration Event, Mountain Rec Opening Day, Latino Pride, Eagle Ranch HOA Celebration, Bighorn Gravel, Bike to Work Day, Showdown Town
- Recorded KZYR radio ads and Last DJ
- Mountain Youth’s Sustainability Splash will partner with the town on the Tube-A-Palooza event, August 3.
- Spots available for the Youth Whitewater Safety Course on July 11. Registration is open!
- SUCCESS! Town of Eagle’s signature summertime event, Flight Days, was a huge success! We had 25 parade floats, a Blackhawk static display, Splash of Color Fun Run raised over \$800 for the Golden Eagle Senior Center, Pet Contest, 12 food trucks, 19 vendors, inflatable bull, climbing wall, FREE ninja course, bouncy houses, LIVE MUSIC performances by Sinfonica Minera, Danger Mountain String Band, Stratus Blues Band, Banshee Tree and March Fourth brought the funk! Thank you to the 22 volunteers who supported the event. Special thanks to public works, PD and Melissa, for your tireless efforts in helping make this a great event! Positive feedback from a food vendor:
  - *I just wanted to say that Flight Days was truly a great experience — everything was well organized, and the turnout was impressive. This year, I also participated in two Pride events — one in Glenwood and one in Avon — and to be honest, neither of them compared to the energy and community vibe we experienced at Flight Days.*
  - Parade Float winners: Mechanical Express (For-Profit) and Mountain Tots (Non-Profit)



**Marketing/Communications**

- Communication outreach, including social media posts; Flight Days, Splash of Color Fun Run, Pet Contest, Live Music. EV Ride & Drive, Youthpalooza, Youth Whitewater Safety Registration Open, Eagle Pool Grand Opening, Cops & Bobbers, Planning and Zoning Vacancy, Summer Yoga Series, Fire Dange, Fire Restrictions, Mountain Rec Opening Day, Sustainability & Sweets, Eagle Valley Wildland Chipping, Latino Pride, Juneteenth, Demolition of the Everything Store, Skatepark Design, Capitol Street Open House, Garden in a Box, Bike to Work Day, Showdown Town, and weekly updates on the Sylvan Lake Road Improvement Project.
- Produced Eagle Today Newsletter
- Daily updates to Townofeagle.org and Eagleoutside.com
- Crushing Instagram @eagleoutside with over 4,200 followers and 25K views in last 30 days

**eagleoutside**    



**Eagle Colorado**

**1,018**  
posts

**4,202**  
followers


**1,157**  
following

Town of Eagle's Marketing & Events Department promoting community events, community programs & open space.

[200 Broadway St, Eagle, Colorado](#)

[www.eagleoutside.com](http://www.eagleoutside.com)

**Professional dashboard**

 25.3K views in the last 30 days.

Edit profile

Share profile



**INNOVATION TECHNOLOGY**

June 2025

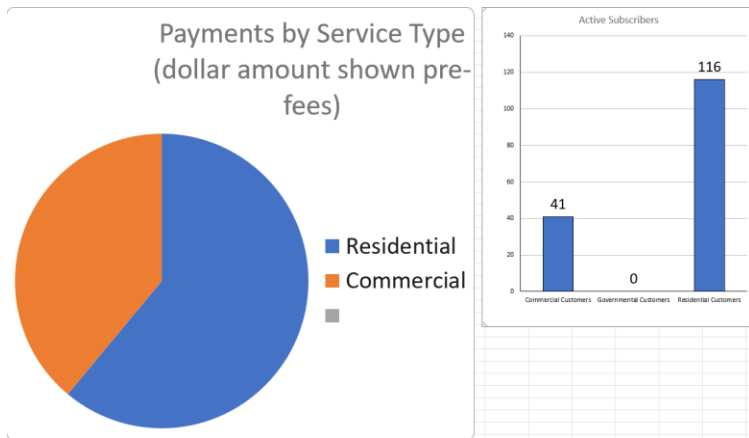
**Projects:**

Digital sign along Hwy6 has been replaced:



**Broadband update:**

- 42 business/government subscribers, 116 residential subscribers, 6 in queue
- Broadband revenue generated last month: \$xx,xxx



**Technical Operations:**

Support/Helpdesk is now managed in-house. The contract with the outsourced helpdesk has been cancelled as of 6/1/2025.

**Staff Training**

- All Staff - How to get support from the new IT Helpdesk

**Staff Onboarding**

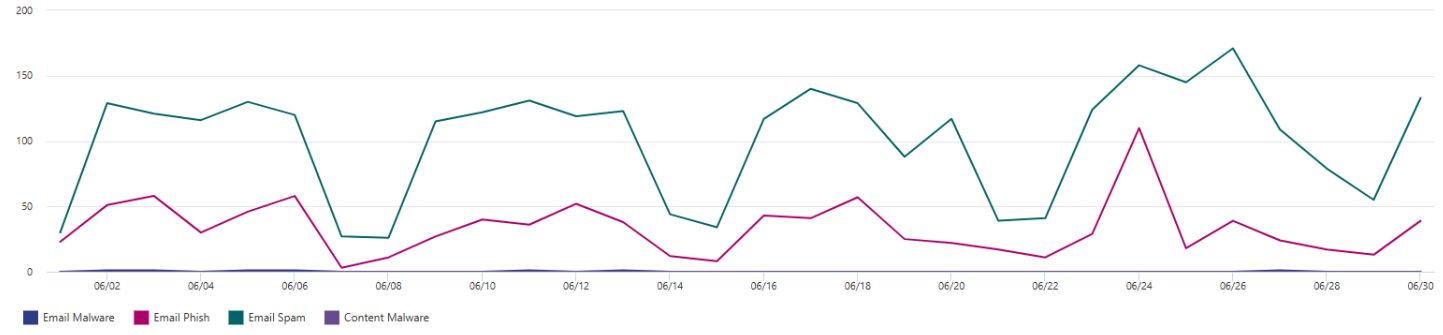
- Sam Kelly - Distribution and Collection Technician - May 13th
- Jeff Nichols - Building Inspector - May 5th
- Gram Dick - CommDev Administrative Technician II - May 19th
- Rachel Tand - Finance Director - May 5<sup>th</sup>

Email threat protection report:

# Threat protection status

The Threat protection status report provides information about threats found prior to email delivery, covering relevant detection technologies, policy types, and delivery actions. [Learn more about this report](#)

Filters: Date (UTC): 6/1/2025-6/30/2025 Detection: Email Malware +3 Protected by: MDO +1 Tag: All Direction: All Domain: All Policy Type: All



# COMMUNITY DEVELOPMENT

June 2025

## Planning LONG RANGE PLANNING

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

- Chapter 4.17 Status Update: staff have completed a full review of the chapter and provided input to legal counsel on updates needed to improve the administration of the LUDC. Legal has since returned a revised draft for staff's review. Progress was temporarily paused during the first few months of the year to prioritize the influx of current land use application and address state-mandated code updates (e.g. Natural Medicine Facilities and density standards in mixed-use/commercial zone districts). Staff plan to present draft text to the Planning Commission and Town Council for feedback in late summer with the goal of adopting the revised chapter in the fall.
- Staff proposed density limits in specific zone districts in response to HB25-1092. Policy guidance was provided at the June 3 joint work session and the proposed amendment to the LUDC was approved by the Town Council on June 24 and can be accessed [HERE](#).

### 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 WUI Code, formally known as the State Resilience Code, will support increasing the community's resiliency to wildfires by regulating exterior building materials to ensure they are fire resistant, enacting landscaping guidelines such as the Fire Free 5 that ensure there is not flammable material within 5 feet of the structure, and by ensuring landscaping standards support water-wise, native vegetation that is not highly flammable.
- Recent state legislation has impacted the timeline for adoption and implementation of this Code. Staff will provide updates on this as it becomes available.

### EVTA 10 Year Transit Plan

- Staff are actively engaged in the Technical Advisory Committee (TAC) for EVTA's 10 Year Transit Plan. The TAC is made up of local community staff representatives and their primary role is to provide technical guidance to the plan, make recommendations to the EVTA Board, communicate with Town Managers and other key influencers in each community.
- The most recent meeting focused on wrapping up the 10-year Plan. Key points included the importance of frequency of service, timely transit, and serving destinations like Eagle, Edwards, Gypsum, and Avon. The plan involves three phases. The meeting also discussed operational challenges, prioritization of projects, and recommendations for enhanced safety.

### Administrative Manual

- Staff has been continuing to work on an administrative manual to clearly communicate land use processes to the public. Staff will be posting resources as they're completed, e.g. how the use permit process works, on the Town's website. As this project continues staff will be engaging stakeholder groups like the EVC for feedback to ensure this manual is user friendly and is meeting the community need.

## LAND USE APPLICATIONS IN PROGRESS

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

- Eagle Meadows Annexation No. 1 and No.2
  - An application to annex and zone parcel no. 193927300040 (Parcel A) to Resource (R) and parcel no. 193927400041 (Parcel F) to Rural Residential 2 (RR2).
- Haymeadow Minor PUD Amendment application

- An application has been submitted for a minor PUD amendment to add minimum lot area standards, add multi-family bicycle parking standards, clarify streetscape standards, and correct other clerical and technical errors in the existing PUD Guide and make minor corrections to the PUD Trails Plan.
- Staff comments were collected and sent to the applicant, who is working to update the application documents.
- Eagle Ranch Theater Building Minor Subdivision
  - Mauriello Planning Group has submitted a minor subdivision application to plat six residential condominiums in the existing Capitol Theater building at 1140 Capitol Street.
  - Staff comments were collected and sent to the applicant, who is working to update the application documents.
- Red Mountain Ranch, Parcel 1
  - Has submitted Preliminary Plan Review and Major Development Plan applications; developer's team reviewing referral comments, applicant resubmittal TBD.
- 446 Broadway
  - Has submitted a minor development permit application for a new mixed-use building. Developer's team reviewing referral comments, applicant resubmittal TBD.
- 1215 Chambers Avenue
  - Applications for a lot line adjustment and a Major Development Permit.
  - Application is complete and out for referral until August 8.
- Henry Annexation
  - Annexation, rezoning, and minor subdivision submitted for 220 E. Sixth St. Public Works needs additional information related to water rights, still deemed incomplete.
- North Broadway – Annexation and Zoning/Rezoning
  - The Applicant withdrew their annexation and zone/rezone request to CMU2.
  - A new annexation and zone/rezoning request is anticipated. The timing of the formal resubmittal from the applicant is unknown.
- New Electric, 629 Sawatch Road – Minor Development Permit
  - Application is incomplete as of 6.2.25

**Administrative Approvals (Encroachment Permits, Sign Permits, Use Approvals)**

- Currently reviewing 1 Sign Permit, 1 Encroachment Permit, and 0 Mobile Vending Permits.
  - 2 Sign Permits have been approved and issued so far this year.
  - 1 encroachment permit has been approved and issued this year.
  - 1 Mobile Vending Permit has been approved and issued this year.

**NOTABLE UPDATES**

- 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 2025:
  - January - 2
  - February – 3
  - March- 3
  - April- 2
  - May- 1
  - June-
- Software: Staff have issued the RFP in coordination with IT. The deadline for bids is August 1<sup>st</sup>.
- Staff continue coordinating with CU Denver on the summer studio projects where students create conceptual designs for projects in town. The students visited Town Hall on June 20<sup>th</sup> to meet with staff, familiarize

themselves with the Town and areas of interest.

- The Town has received a demolition permit application for the old barn at the corner of 3<sup>rd</sup> & Church Street.
- We are both thrilled and saddened to announce that Eddie Wilson, the Town’s Building Official, will retire on July 11. Eddie leaves behind big shoes to fill. While we will deeply miss his presence and leadership, we are equally excited for him to enjoy the next chapter of his life in retirement.

**UPCOMING ANTICIPATED APPLICATIONS**

- Haymeadow Design Guidelines Update – Staff Review
- Haymeadow RMF 4 + 5 – Major Development Permit
- Mountain Tots Preschool – Major Development Permit
- 301 Broadway – Development Permit
- 481 Whiting- Staff Review
- Bluffs Minor PUD Amendment-

**MAJOR CONSTRUCTION PROJECTS**

| Business Name              | Location                | Status   |
|----------------------------|-------------------------|--|
| Hockett Gulch Apts.        | 16186 Hwy 6             | Permanent CO’s have been issued for all 6 buildings  |
| Hockett Gulch Phase II     | 16186 Hwy 6             | Building permit issuance is imminent for one (1) multifamily building at 222 Mount Eve             |
| Haymeadow                  | 91 Mountain Hope Circle | Building permit issuance is imminent for one (1) detached single-family dwelling at 22 Red Peak Rd |
| Habitat for Humanity       | 3 <sup>rd</sup> Street  | TCOs complete.   |
| Stone Concepts of Colorado | 85 Marmot Ln            | Permit issuance pending soon.  |
| Eagle County BMX           | 1700 Bull Pasture Rd    | Permits released   |
| Eagle Pool                 | 1700 Bull Pasture Rd    | TCO issued on 5/27   |
| Alpine Lumber Shed         | 111 Chambers            | TCO for shed building – landscaping required   |
| 1200 Capitol Project       | 1200 Capitol St         | Building permit ready for issuance   |

**Building**

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

| TYPE OF WORK PERFORMED                   | EOY 2023 | EOY 2024 | YTD 2025 |
|--|----------|----------|----------|
| Inspections (n/i Planning, Public Works) | 1,885    | 1944     | 686      |
| Permits Processed                        | 411      | 334      | 200      |

**P&Z and Council Meeting Schedule**

| July 2025  |
|--|
| July 1 <sup>st</sup> (Work Session ) - CANCELLED       |
| July 1 <sup>st</sup> (Planning Commission) - CANCELLED |
| •  |
| July 8 <sup>th</sup> (Town Council)                    |

|  |
|--|
| <ul style="list-style-type: none"> <li>• Eighth Amendment to the Annexation and Development Agreement for Haymeadow</li> </ul> |
| July 15 <sup>th</sup> (Planning Commission)  |
| <ul style="list-style-type: none"> <li>•</li> </ul>  |
| July 22 <sup>nd</sup> (Town Council)   |
| <ul style="list-style-type: none"> <li>•</li> </ul>  |
| <b>August 2025</b>   |
| August 4 <sup>th</sup>   |
| <ul style="list-style-type: none"> <li>•</li> </ul>  |
| August 11 <sup>th</sup>  |
| <ul style="list-style-type: none"> <li>•</li> </ul>  |
| August 18 <sup>th</sup>  |
| <ul style="list-style-type: none"> <li>•</li> </ul>  |
| August 25 <sup>th</sup>  |
| <ul style="list-style-type: none"> <li>•</li> </ul>  |

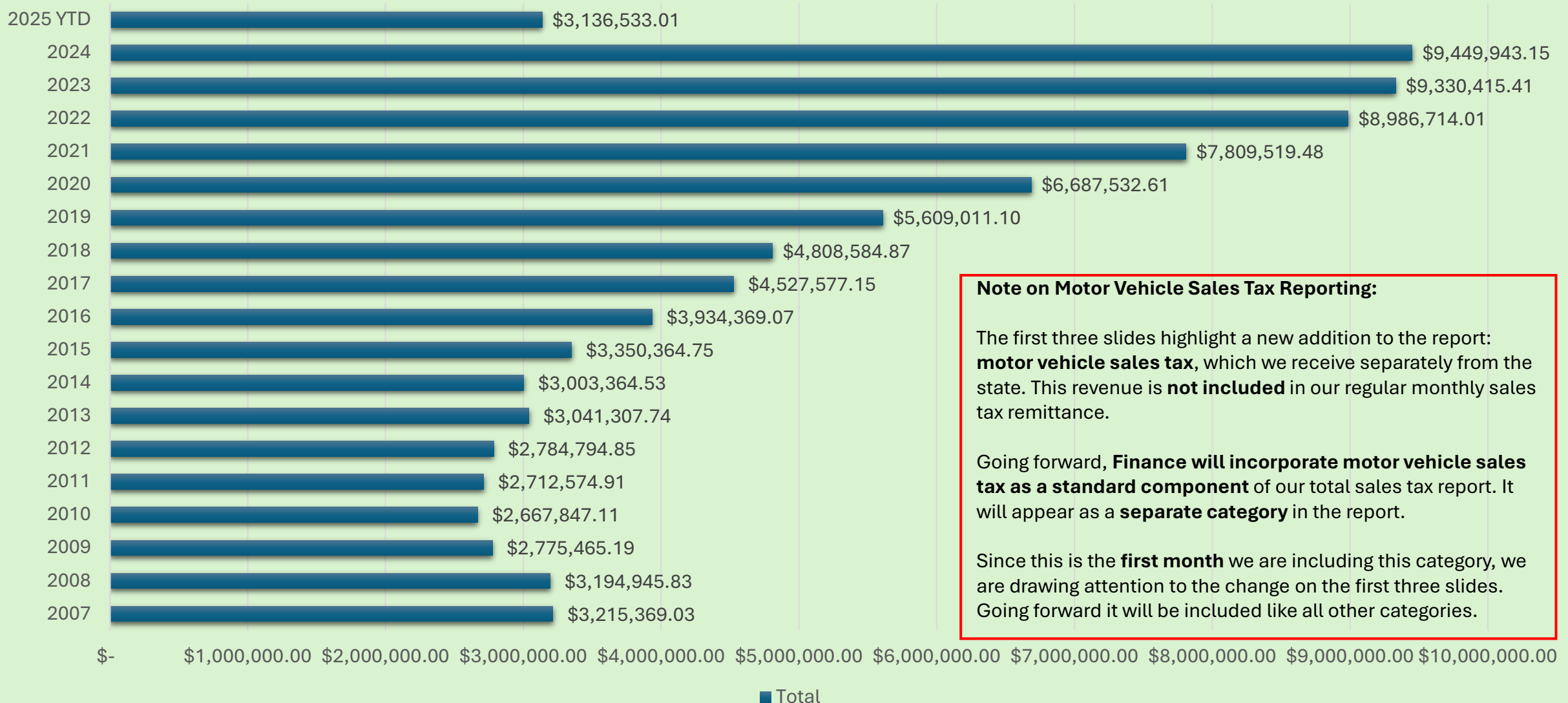
| 2025 Land Use Projects                                  | Project Timelines |    |    |    |        |    |    |    |           |    |    |    |
|---|-------------------|----|----|----|--------|----|----|----|-----------|----|----|----|
|   | July              |    |    |    | August |    |    |    | September |    |    |    |
| Projects  | PZ                | TC | PZ | TC | PZ     | TC | PZ | TC | PZ        | TC | PZ | TC |
| <b>Haymeadow</b>  |                   |    |    |    |        |    |    |    |           |    |    |    |
| <b>Trailhead Park ADA Amendment</b>                     |                   |    |    |    |        |    |    |    |           |    |    |    |
| Town Council Public Hearing                             |                   |    |    |    |        |    |    |    |           |    |    |    |
| <b>Minor PUD Amendment</b>                              |                   |    |    |    |        |    |    |    |           |    |    |    |
| Administrative Review Period                            |                   |    |    |    |        |    |    |    |           |    |    |    |
| Administrative Decision                                 |                   |    |    |    |        |    |    |    |           |    |    |    |
| <b>Update to Design Guidelines</b>                      |                   |    |    |    |        |    |    |    |           |    |    |    |
| Administrative Review Period                            |                   |    |    |    |        |    |    |    |           |    |    |    |
| Administrative Decision                                 |                   |    |    |    |        |    |    |    |           |    |    |    |
| <b>ER Theater</b>                                       |                   |    |    |    |        |    |    |    |           |    |    |    |
| Administrative Review / Referral                        |                   |    |    |    |        |    |    |    |           |    |    |    |
| Administrative Decision                                 |                   |    |    |    |        |    |    |    |           |    |    |    |
| <b>1215 Chambers Avenue - Major Dev Permit and Sub.</b> |                   |    |    |    |        |    |    |    |           |    |    |    |
| Referral Review   |                   |    |    |    |        |    |    |    |           |    |    |    |
| Planning Commission Public Hearing                      |                   |    |    |    |        |    |    |    |           |    |    |    |
| Town Council Public Hearing                             |                   |    |    |    |        |    |    |    |           |    |    |    |

# ANNUAL TOTAL SALES TAX INCLUDING MOTOR VEHICLES

## 2007-2025

### REVENUE PERIOD TOTALS

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



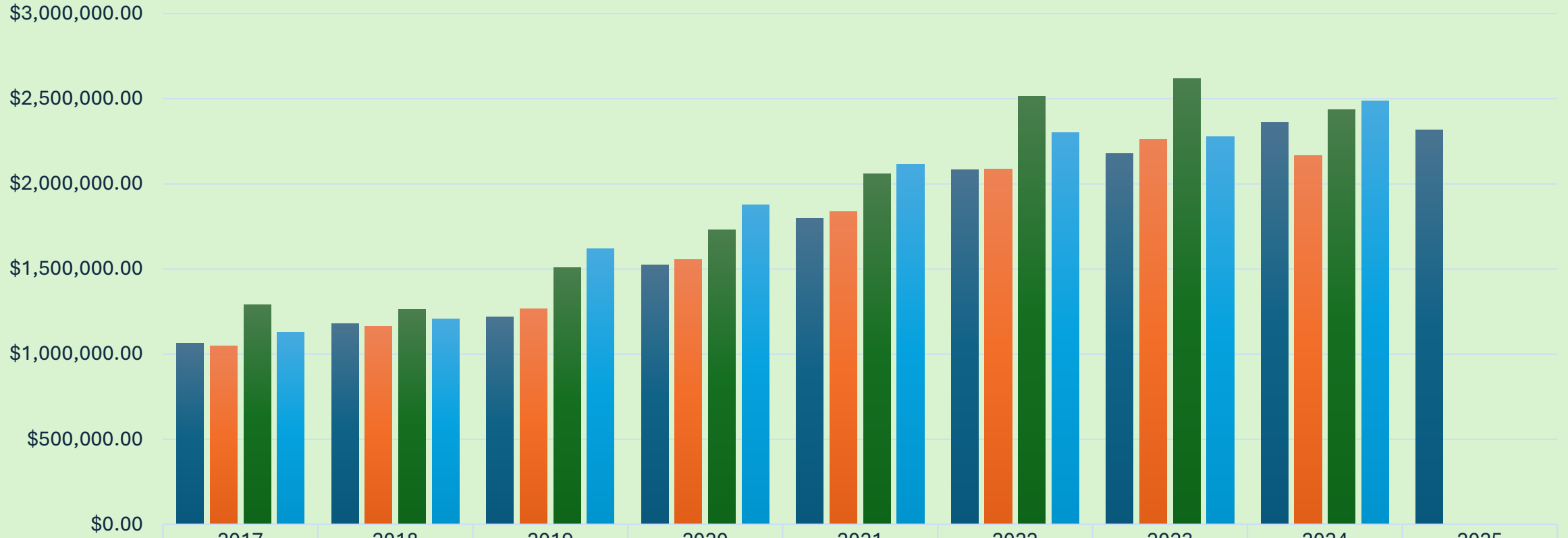
**Note on Motor Vehicle Sales Tax Reporting:**

The first three slides highlight a new addition to the report: **motor vehicle sales tax**, which we receive separately from the state. This revenue is **not included** in our regular monthly sales tax remittance.

Going forward, **Finance will incorporate motor vehicle sales tax as a standard component** of our total sales tax report. It will appear as a **separate category** in the report.

Since this is the **first month** we are including this category, we are drawing attention to the change on the first three slides. Going forward it will be included like all other categories.

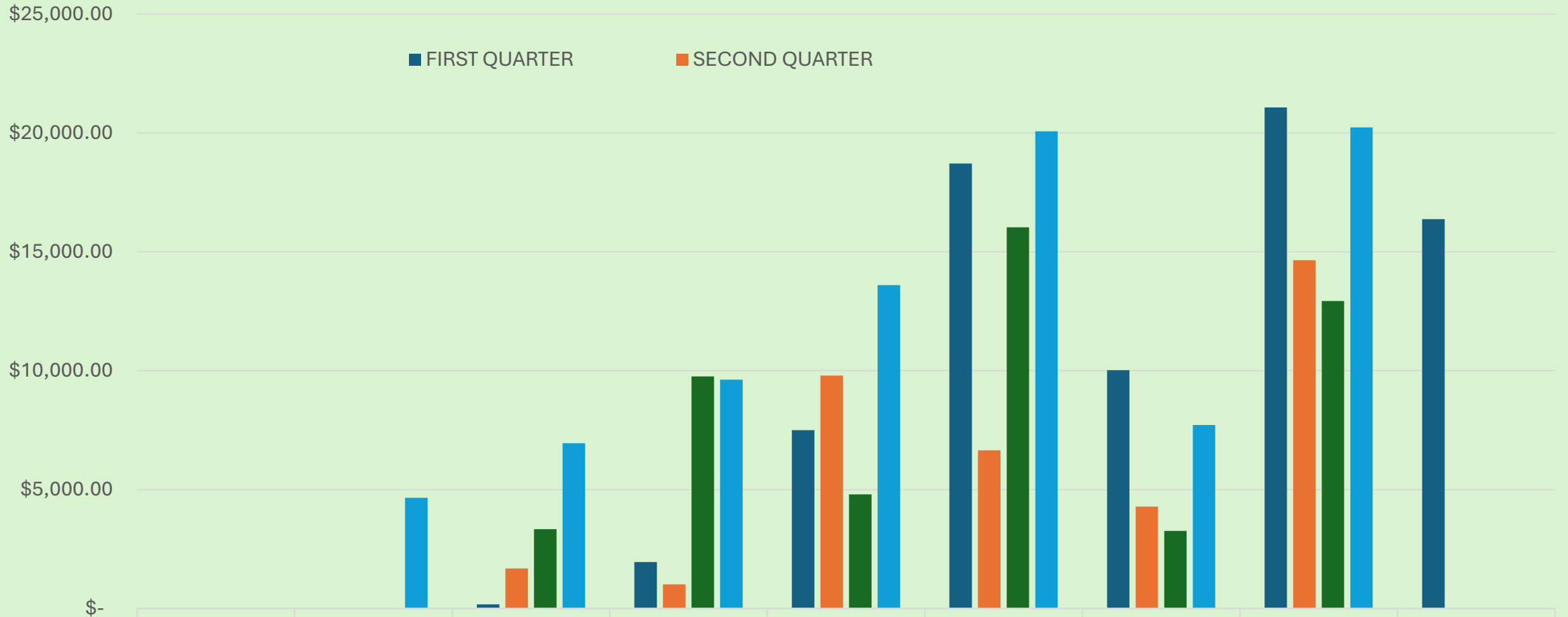
# TOTAL SALES TAX BY QUARTER INCLUDING MOTOR VEHICLES 2017-2025 REVENUE PERIOD TOTALS



|                | 2017           | 2018           | 2019           | 2020           | 2021           | 2022           | 2023           | 2024           | 2025           |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| FIRST QUARTER  | \$1,063,301.45 | \$1,178,718.57 | \$1,216,660.22 | \$1,524,519.84 | \$1,798,342.40 | \$2,082,887.54 | \$2,177,138.36 | \$2,360,246.08 | \$2,318,364.66 |
| SECOND QUARTER | \$1,046,587.64 | \$1,162,266.07 | \$1,265,853.43 | \$1,555,060.00 | \$1,838,623.27 | \$2,088,120.81 | \$2,259,724.10 | \$2,164,518.72 |                |
| THIRD QUARTER  | \$1,289,013.06 | \$1,260,441.56 | \$1,509,010.88 | \$1,730,597.86 | \$2,057,098.53 | \$2,516,654.54 | \$2,617,098.17 | \$2,436,291.49 |                |
| FOURTH QUARTER | \$1,128,675.00 | \$1,207,158.67 | \$1,617,486.57 | \$1,877,354.91 | \$2,115,455.28 | \$2,299,051.12 | \$2,276,454.78 | \$2,488,886.86 |                |

■ FIRST QUARTER   
 ■ SECOND QUARTER   
 ■ THIRD QUARTER   
 ■ FOURTH QUARTER

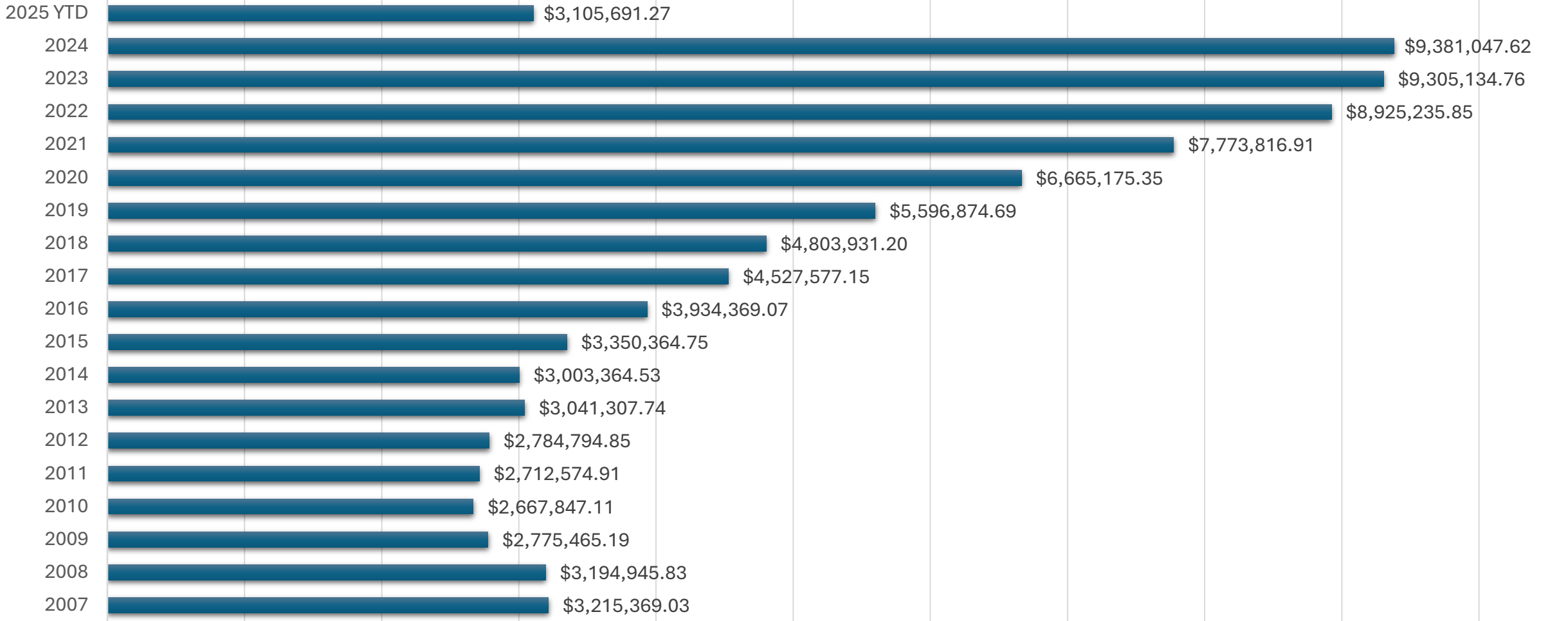
# MOTOR VEHICLE COLLECTIONS 2017-2025



|                | 2017 | 2018       | 2019       | 2020       | 2021        | 2022        | 2023        | 2024        | 2025        |
|----------------|------|------------|------------|------------|-------------|-------------|-------------|-------------|-------------|
| FIRST QUARTER  |      |            | \$171.88   | \$1,954.45 | \$7,504.01  | \$18,716.61 | \$10,021.05 | \$21,074.85 | \$16,374.24 |
| SECOND QUARTER |      |            | \$1,676.68 | \$1,014.20 | \$9,793.79  | \$6,652.39  | \$4,284.61  | \$14,647.18 |             |
| THIRD QUARTER  |      |            | \$3,337.75 | \$9,760.45 | \$4,799.22  | \$16,032.54 | \$3,258.40  | \$12,936.74 |             |
| FOURTH QUARTER |      | \$4,653.67 | \$6,950.10 | \$9,628.16 | \$13,605.55 | \$20,076.62 | \$7,716.59  | \$20,236.76 |             |

# ANNUAL TOTAL SALES TAX 2007-2025 REVENUE PERIOD TOTALS

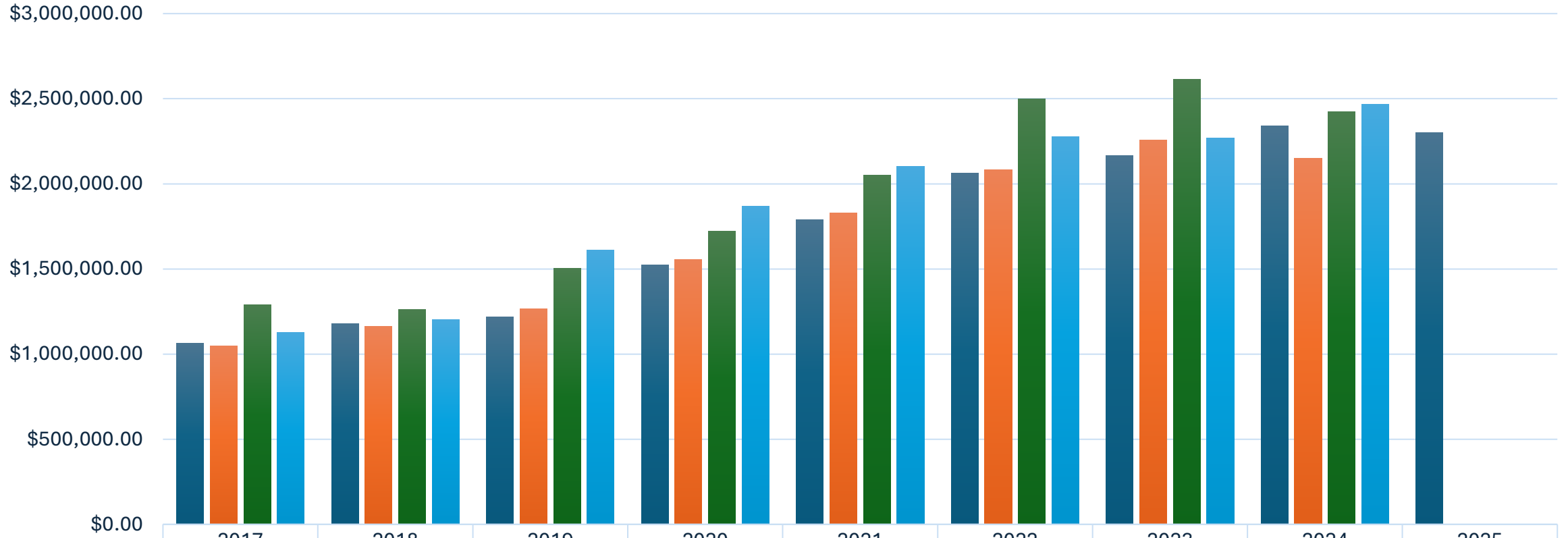
*\*2016 - PRESENT INCLUDE .5% SALES TAX INCREASE*



\$- \$1,000,000.00 \$2,000,000.00 \$3,000,000.00 \$4,000,000.00 \$5,000,000.00 \$6,000,000.00 \$7,000,000.00 \$8,000,000.00 \$9,000,000.00 \$10,000,000.00

■ Total

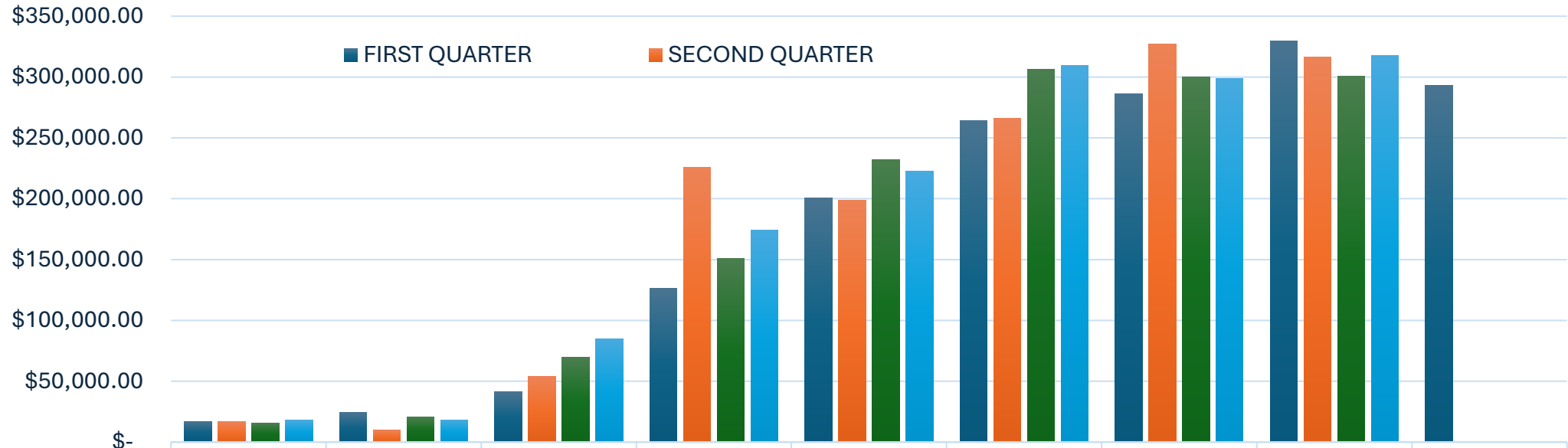
# TOTAL SALES TAX BY QUARTER 2017-2025 REVENUE PERIOD TOTALS



|                  | 2017           | 2018           | 2019           | 2020           | 2021           | 2022           | 2023           | 2024           | 2025           |
|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| ■ FIRST QUARTER  | \$1,063,301.45 | \$1,178,718.57 | \$1,216,488.34 | \$1,522,565.39 | \$1,790,838.39 | \$2,064,170.93 | \$2,167,117.31 | \$2,339,171.23 | \$2,301,990.42 |
| ■ SECOND QUARTER | \$1,046,587.64 | \$1,162,266.07 | \$1,264,176.75 | \$1,554,045.80 | \$1,828,829.48 | \$2,081,468.42 | \$2,255,439.49 | \$2,149,871.54 |                |
| ■ THIRD QUARTER  | \$1,289,013.06 | \$1,260,441.56 | \$1,505,673.13 | \$1,720,837.41 | \$2,052,299.31 | \$2,500,622.00 | \$2,613,839.77 | \$2,423,354.75 |                |
| ■ FOURTH QUARTER | \$1,128,675.00 | \$1,202,505.00 | \$1,610,536.47 | \$1,867,726.75 | \$2,101,849.73 | \$2,278,974.50 | \$2,268,738.19 | \$2,468,650.10 |                |

■ FIRST QUARTER   
 ■ SECOND QUARTER   
 ■ THIRD QUARTER   
 ■ FOURTH QUARTER

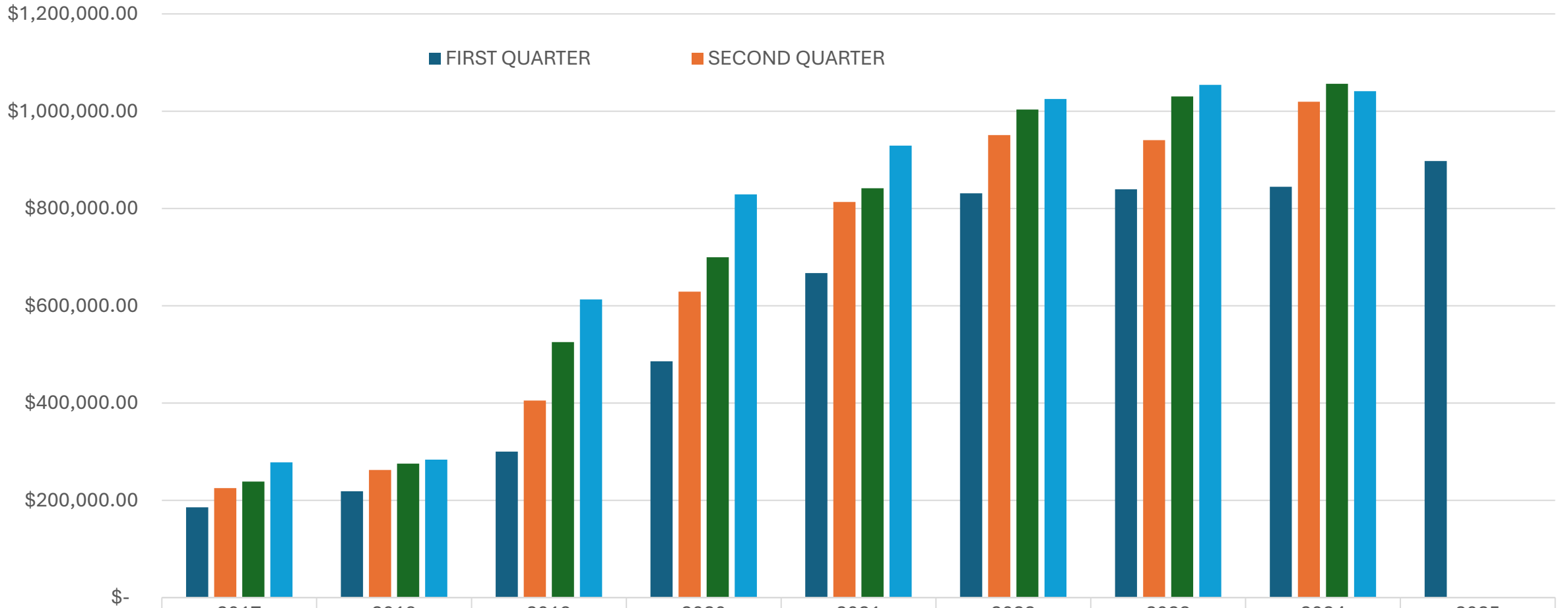
## ONLINE SALES TAX BY QUARTER 2017-2025 REVENUE PERIOD TOTALS



|                  | 2017        | 2018        | 2019        | 2020         | 2021         | 2022         | 2023         | 2024         | 2025         |
|------------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| ■ FIRST QUARTER  | \$17,179.39 | \$24,249.98 | \$41,363.57 | \$126,298.87 | \$200,373.01 | \$264,177.15 | \$286,437.33 | \$329,524.14 | \$293,092.04 |
| ■ SECOND QUARTER | \$16,876.45 | \$10,046.51 | \$54,246.37 | \$225,509.84 | \$199,019.89 | \$266,072.23 | \$326,859.69 | \$316,559.67 |              |
| ■ THIRD QUARTER  | \$15,759.11 | \$20,631.29 | \$70,029.33 | \$150,797.33 | \$232,192.11 | \$306,341.16 | \$299,787.15 | \$300,502.72 |              |
| ■ FOURTH QUARTER | \$18,012.85 | \$18,402.32 | \$84,983.84 | \$174,101.51 | \$222,896.17 | \$309,340.10 | \$298,504.40 | \$317,880.23 |              |

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

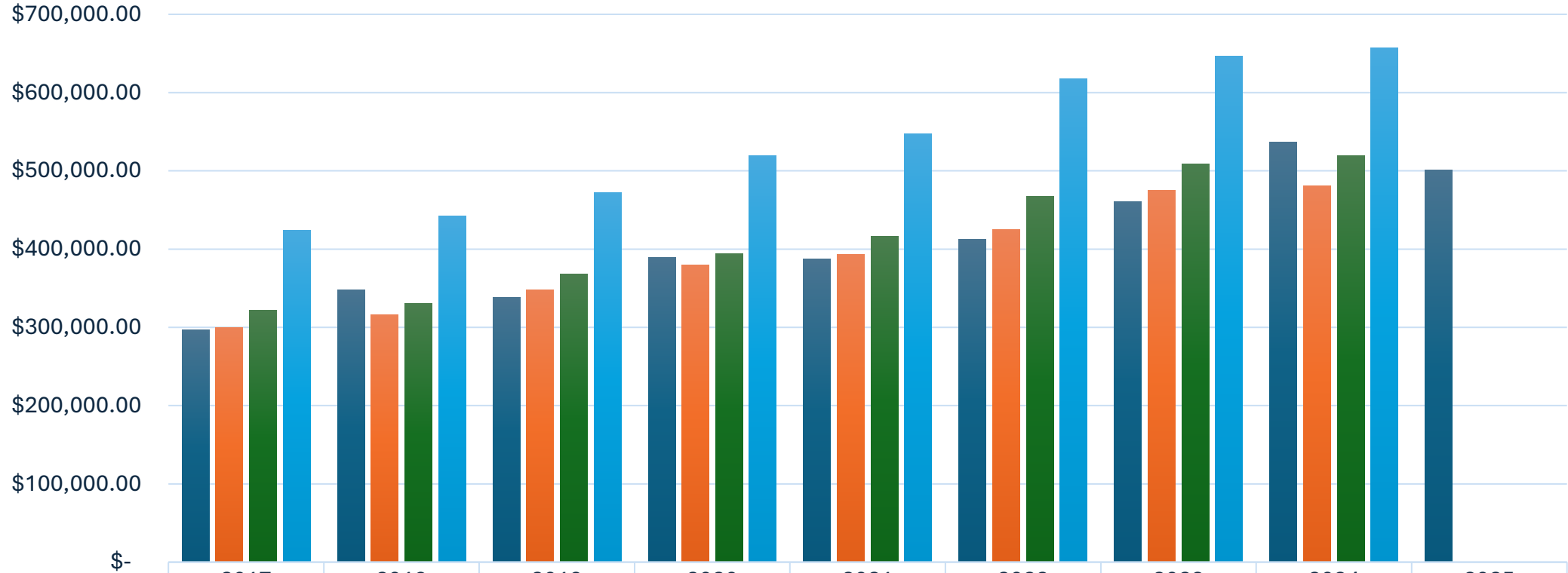
# RETAIL QUARTERLY COLLECTIONS 2017-2025



|                | 2017         | 2018         | 2019         | 2020         | 2021         | 2022           | 2023           | 2024           | 2025         |
|----------------|--------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|--------------|
| FIRST QUARTER  | \$185,713.65 | \$218,784.29 | \$300,363.70 | \$485,838.07 | \$667,133.98 | \$831,233.26   | \$839,328.71   | \$844,464.31   | \$897,361.14 |
| SECOND QUARTER | \$225,023.08 | \$262,235.83 | \$405,199.18 | \$629,208.25 | \$813,291.24 | \$951,083.39   | \$940,331.36   | \$1,019,570.08 |              |
| THIRD QUARTER  | \$238,598.27 | \$275,313.83 | \$525,347.23 | \$699,684.49 | \$841,444.71 | \$1,003,367.93 | \$1,030,191.81 | \$1,056,402.29 |              |
| FOURTH QUARTER | \$277,948.20 | \$283,474.91 | \$612,819.53 | \$828,970.31 | \$929,025.78 | \$1,025,239.58 | \$1,054,311.90 | \$1,041,300.55 |              |

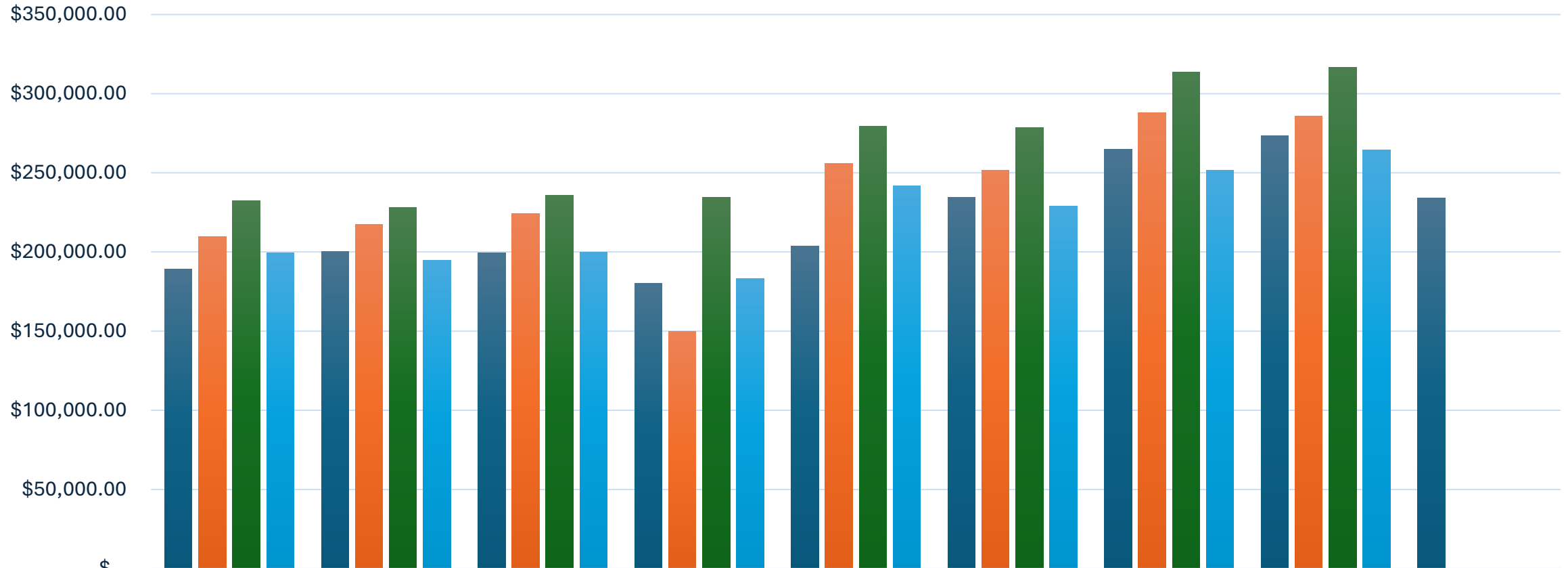
# FOOD QUARTERLY COLLECTIONS 2017-2025

■ FIRST QUARTER   
 ■ SECOND QUARTER   
 ■ THIRD QUARTER   
 ■ FOURTH QUARTER



|                | 2017         | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024         | 2025      |
|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------|
| FIRST QUARTER  | \$296,863.99 | \$347,750.90 | \$338,156.09 | \$389,096.75 | \$387,598.83 | \$412,768.95 | \$460,777.29 | \$536,979.70 | 501418.09 |
| SECOND QUARTER | \$300,117.71 | \$316,228.73 | \$347,465.39 | \$379,808.92 | \$392,969.75 | \$424,951.53 | \$474,878.63 | \$480,778.63 |           |
| THIRD QUARTER  | \$321,576.88 | \$330,362.75 | \$367,876.45 | \$394,504.20 | \$416,288.89 | \$467,453.50 | \$508,883.12 | \$518,949.43 |           |
| FOURTH QUARTER | \$424,062.56 | \$442,327.81 | \$472,067.73 | \$519,361.20 | \$547,592.94 | \$617,969.67 | \$646,936.51 | \$657,250.87 |           |

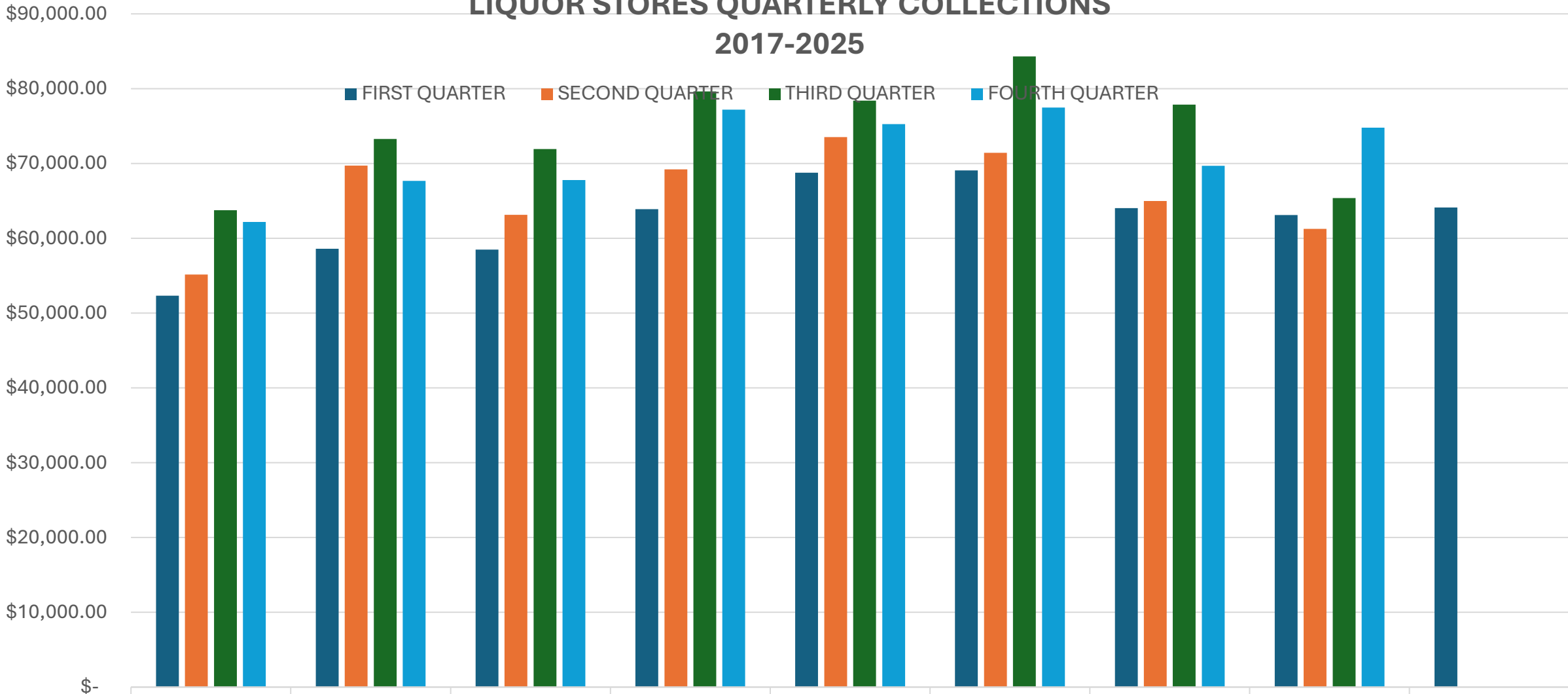
# RESTAURANTS & BARS QUARTERLY COLLECTIONS 2017-2025



|                | 2017         | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024         | 2025         |
|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| FIRST QUARTER  | \$189,057.51 | \$200,312.86 | \$199,299.24 | \$180,124.31 | \$203,591.89 | \$234,516.66 | \$264,927.92 | \$273,489.57 | \$234,067.36 |
| SECOND QUARTER | \$209,723.76 | \$217,359.13 | \$224,332.03 | \$149,891.54 | \$256,096.35 | \$251,819.96 | \$288,175.35 | \$285,961.18 |              |
| THIRD QUARTER  | \$232,501.00 | \$228,012.90 | \$235,608.11 | \$234,502.87 | \$279,406.87 | \$278,419.53 | \$313,717.18 | \$316,466.40 |              |
| FOURTH QUARTER | \$199,270.65 | \$194,687.73 | \$199,759.20 | \$183,110.59 | \$241,998.01 | \$229,163.77 | \$251,485.99 | \$264,257.03 |              |

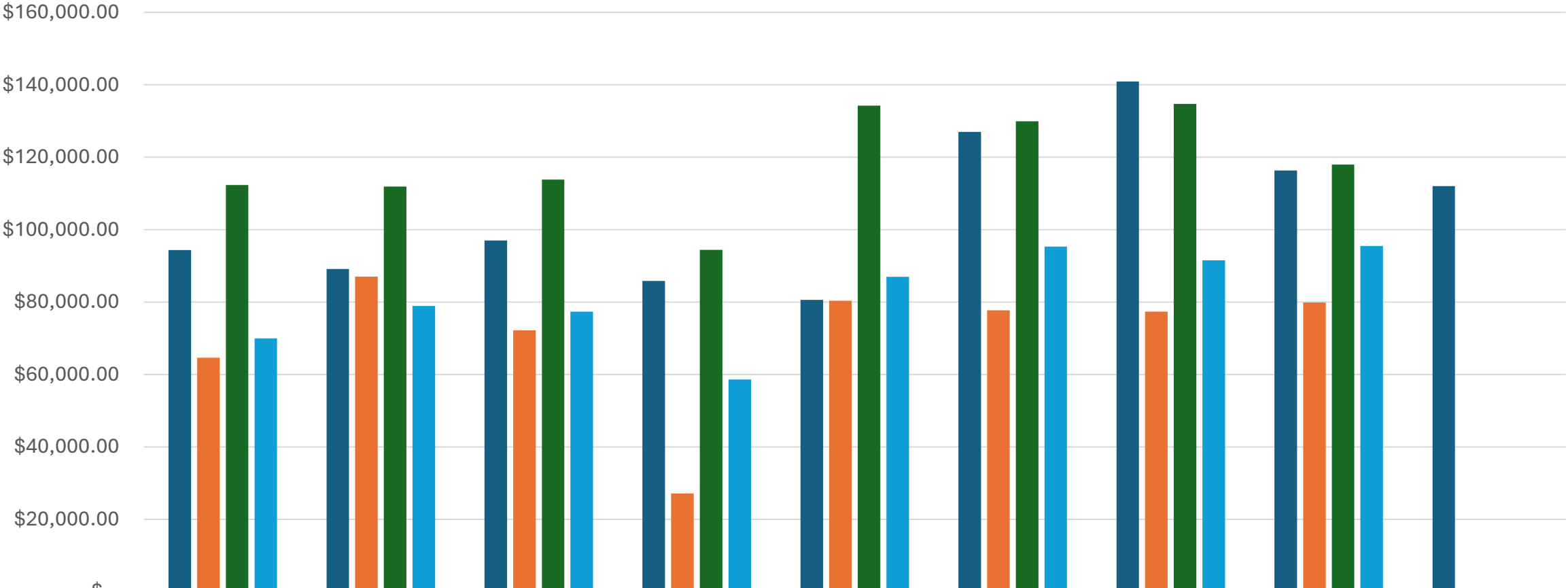
■ FIRST QUARTER   
 ■ SECOND QUARTER   
 ■ THIRD QUARTER   
 ■ FOURTH QUARTER

# LIQUOR STORES QUARTERLY COLLECTIONS 2017-2025



|                | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FIRST QUARTER  | \$52,326.39 | \$58,597.16 | \$58,490.79 | \$63,888.87 | \$68,771.66 | \$69,083.80 | \$64,022.58 | \$63,116.92 | \$64,116.20 |
| SECOND QUARTER | \$55,143.00 | \$69,704.46 | \$63,122.55 | \$69,205.68 | \$73,536.01 | \$71,421.09 | \$64,986.73 | \$61,247.59 |             |
| THIRD QUARTER  | \$63,749.00 | \$73,287.39 | \$71,922.36 | \$79,623.67 | \$78,390.43 | \$84,296.53 | \$77,867.44 | \$65,390.06 |             |
| FOURTH QUARTER | \$62,176.00 | \$67,678.12 | \$67,782.82 | \$77,204.45 | \$75,258.40 | \$77,463.11 | \$69,677.27 | \$74,794.31 |             |

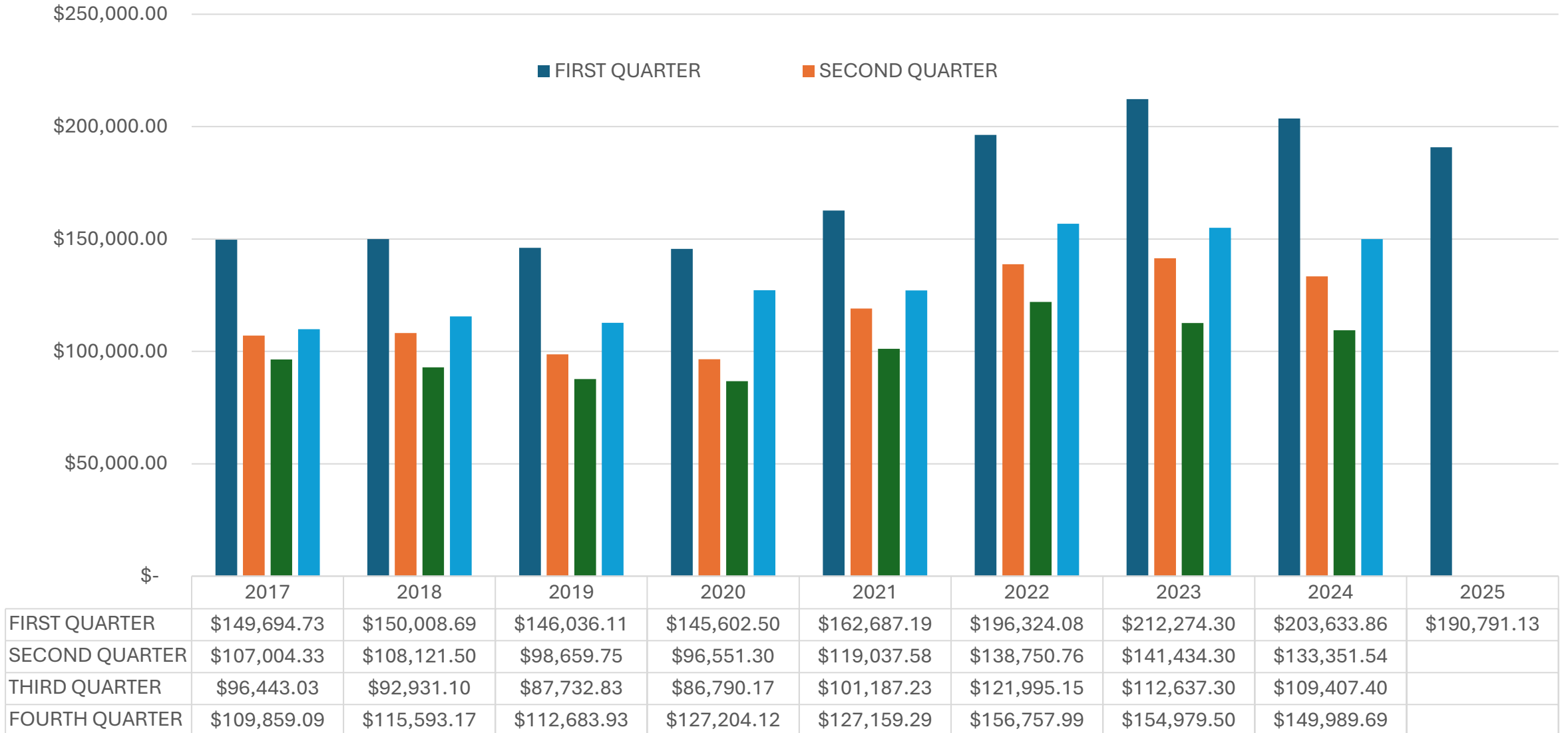
# LODGING QUARTERLY COLLECTIONS 2017-2025



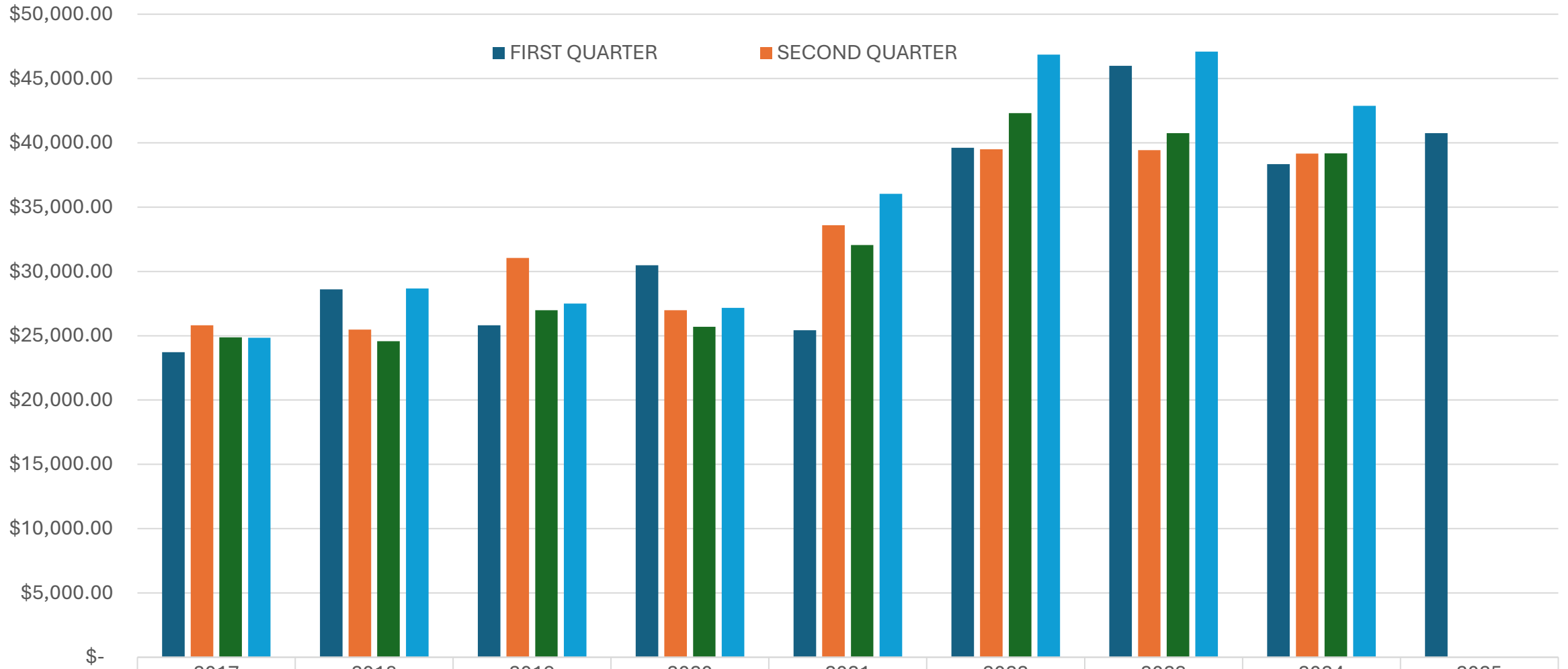
|                | 2017         | 2018         | 2019         | 2020        | 2021         | 2022         | 2023         | 2024         | 2025         |
|----------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| FIRST QUARTER  | \$94,372.02  | \$89,160.37  | \$96,980.25  | \$85,820.92 | \$80,628.61  | \$126,999.02 | \$140,924.84 | \$116,342.20 | \$112,013.55 |
| SECOND QUARTER | \$64,637.77  | \$87,050.94  | \$72,202.80  | \$27,146.28 | \$80,373.00  | \$77,711.63  | \$77,376.32  | \$79,876.72  |              |
| THIRD QUARTER  | \$112,350.05 | \$111,925.74 | \$113,818.60 | \$94,412.37 | \$134,246.08 | \$129,902.11 | \$134,755.77 | \$117,969.99 |              |
| FOURTH QUARTER | \$69,949.81  | \$78,929.05  | \$77,356.80  | \$58,593.37 | \$86,960.05  | \$95,326.97  | \$91,551.09  | \$95,493.75  |              |

■ FIRST QUARTER   
 ■ SECOND QUARTER   
 ■ THIRD QUARTER   
 ■ FOURTH QUARTER

# UTILITIES QUARTERLY COLLECTIONS 2017-2025

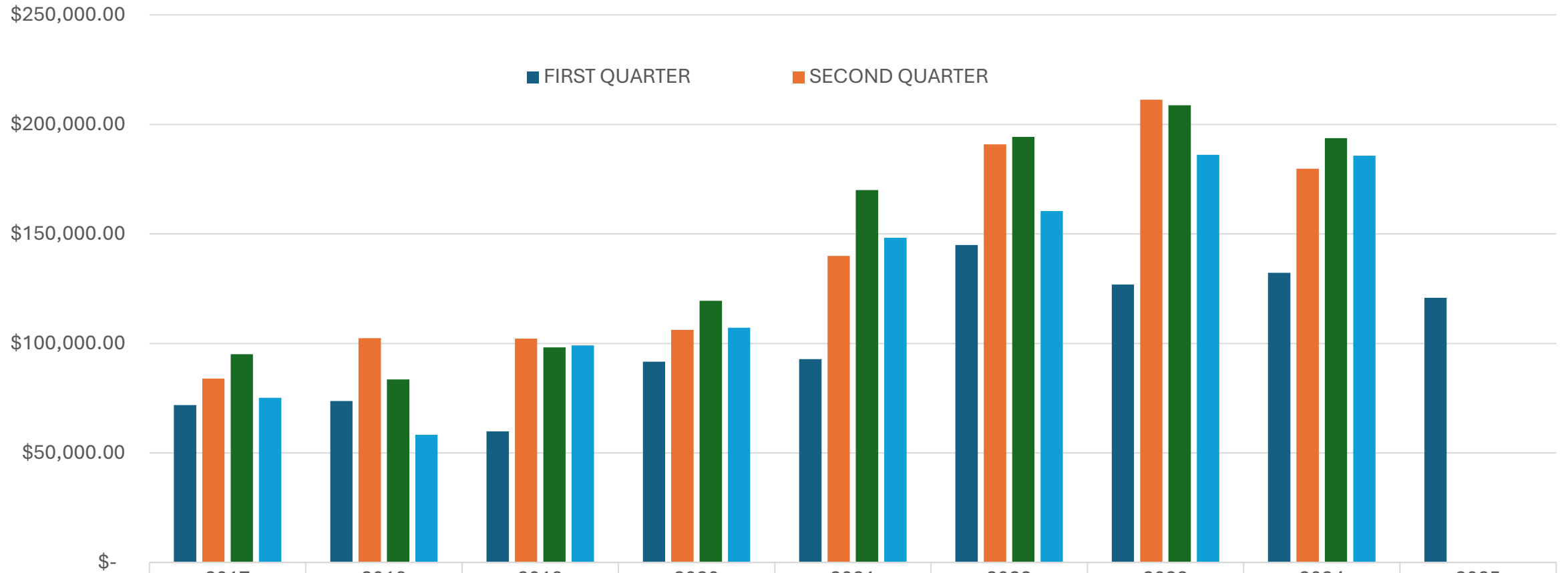


# AUTOMOTIVE QUARTERLY COLLECTIONS 2017-2025



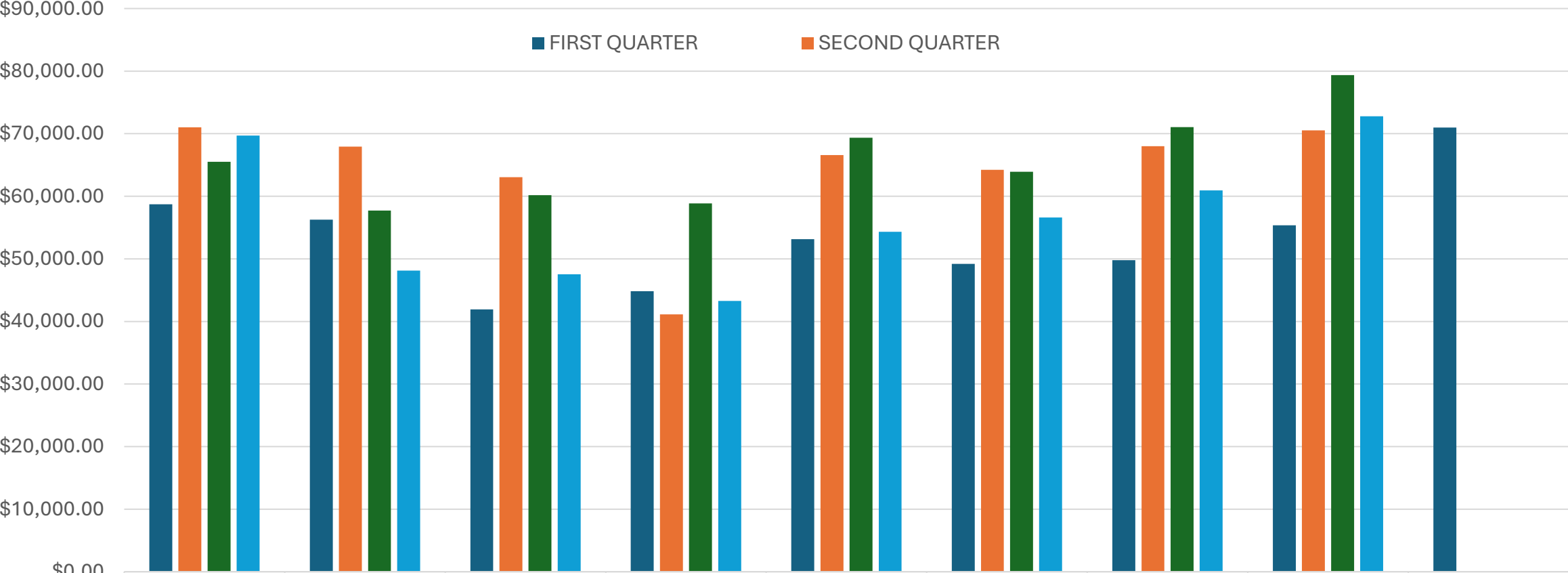
|                | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FIRST QUARTER  | \$23,719.36 | \$28,610.21 | \$25,812.64 | \$30,473.36 | \$25,422.88 | \$39,617.35 | \$45,996.01 | \$38,338.04 | \$40,750.30 |
| SECOND QUARTER | \$25,818.79 | \$25,478.13 | \$31,055.04 | \$26,989.27 | \$33,596.15 | \$39,496.62 | \$39,423.46 | \$39,171.46 |             |
| THIRD QUARTER  | \$24,873.55 | \$24,573.44 | \$26,976.52 | \$25,688.12 | \$32,051.32 | \$42,304.67 | \$40,749.46 | \$39,173.99 |             |
| FOURTH QUARTER | \$24,835.19 | \$28,681.66 | \$27,508.79 | \$27,161.75 | \$36,035.17 | \$46,862.20 | \$47,099.47 | \$42,871.23 |             |

## BUILDING/CONSTRUCTION QUARTERLY COLLECTIONS 2017-2025



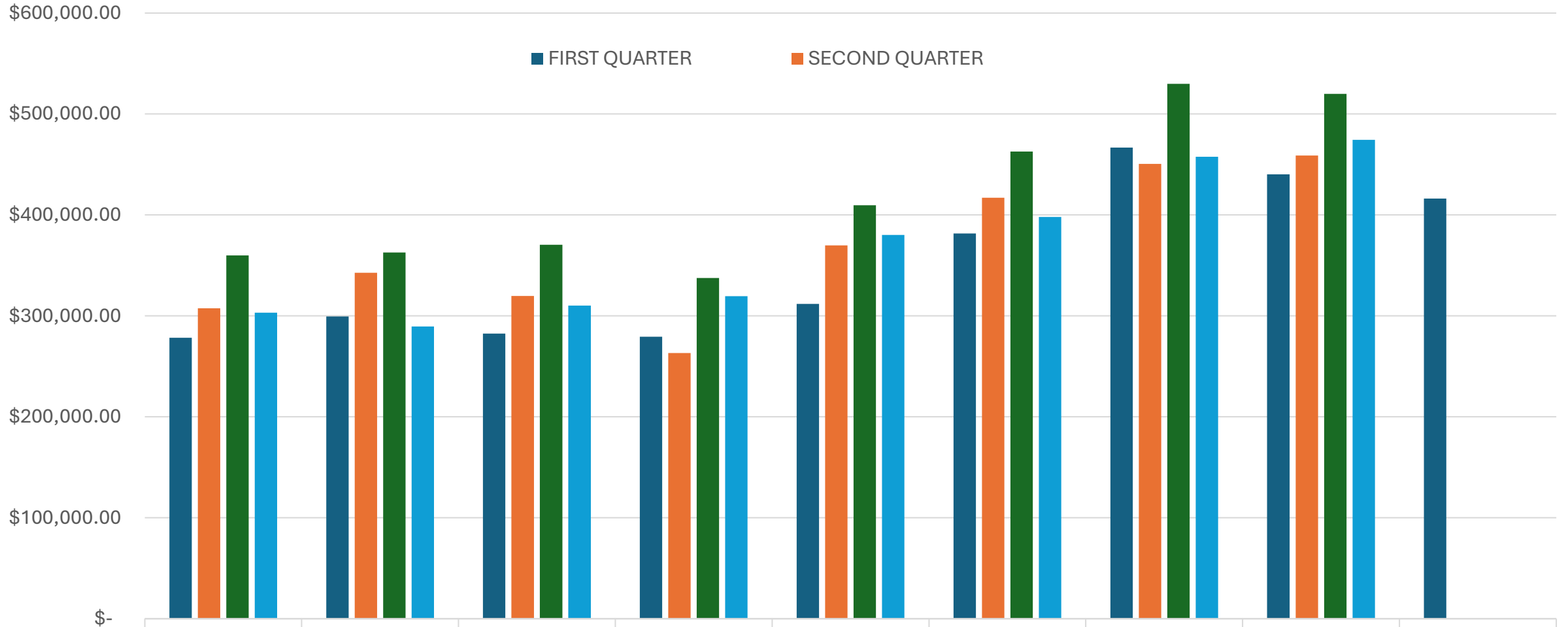
|                | 2017        | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024         | 2025         |
|----------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| FIRST QUARTER  | \$71,879.15 | \$73,751.41  | \$59,891.50  | \$91,684.43  | \$92,784.76  | \$144,912.35 | \$126,855.89 | \$132,227.40 | \$120,874.16 |
| SECOND QUARTER | \$83,985.57 | \$102,372.09 | \$102,171.45 | \$106,204.34 | \$139,968.42 | \$190,859.23 | \$211,299.10 | \$179,763.59 |              |
| THIRD QUARTER  | \$95,046.46 | \$83,569.76  | \$98,198.07  | \$119,425.80 | \$169,971.85 | \$194,263.11 | \$208,756.35 | \$193,754.46 |              |
| FOURTH QUARTER | \$75,180.40 | \$58,283.02  | \$99,064.90  | \$107,129.91 | \$148,290.91 | \$160,417.20 | \$186,145.31 | \$185,762.79 |              |

# DOWNTOWN DISTRICT QUARTERLY 2017-2025



|                | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FIRST QUARTER  | \$58,725.52 | \$56,255.15 | \$41,909.49 | \$44,841.93 | \$53,160.54 | \$49,190.97 | \$49,778.36 | \$55,353.65 | \$70,975.25 |
| SECOND QUARTER | \$71,021.95 | \$67,947.52 | \$63,053.77 | \$41,141.55 | \$66,588.95 | \$64,209.65 | \$67,996.39 | \$70,541.10 |             |
| THIRD QUARTER  | \$65,523.73 | \$57,726.79 | \$60,170.95 | \$58,850.54 | \$69,346.52 | \$63,906.70 | \$71,041.73 | \$79,345.65 |             |
| FOURTH QUARTER | \$69,713.84 | \$48,138.60 | \$47,532.94 | \$43,288.57 | \$54,306.16 | \$56,606.30 | \$60,948.33 | \$72,795.79 |             |

# CHAMBERS AVENUE QUARTERLY 2017-2025



|                | 2017         | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024         | 2025         |
|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| FIRST QUARTER  | \$278,304.63 | \$299,453.33 | \$282,401.04 | \$279,462.43 | \$311,819.58 | \$381,756.93 | \$466,810.03 | \$440,214.92 | \$416,320.59 |
| SECOND QUARTER | \$307,442.37 | \$342,712.70 | \$319,742.85 | \$263,187.79 | \$369,868.78 | \$417,111.74 | \$450,625.25 | \$458,884.07 |              |
| THIRD QUARTER  | \$359,888.15 | \$362,859.36 | \$370,525.73 | \$337,620.17 | \$409,665.79 | \$462,780.97 | \$529,835.98 | \$519,951.96 |              |
| FOURTH QUARTER | \$303,287.31 | \$289,482.00 | \$310,328.07 | \$319,541.96 | \$380,288.73 | \$398,070.12 | \$457,544.80 | \$474,394.71 |              |

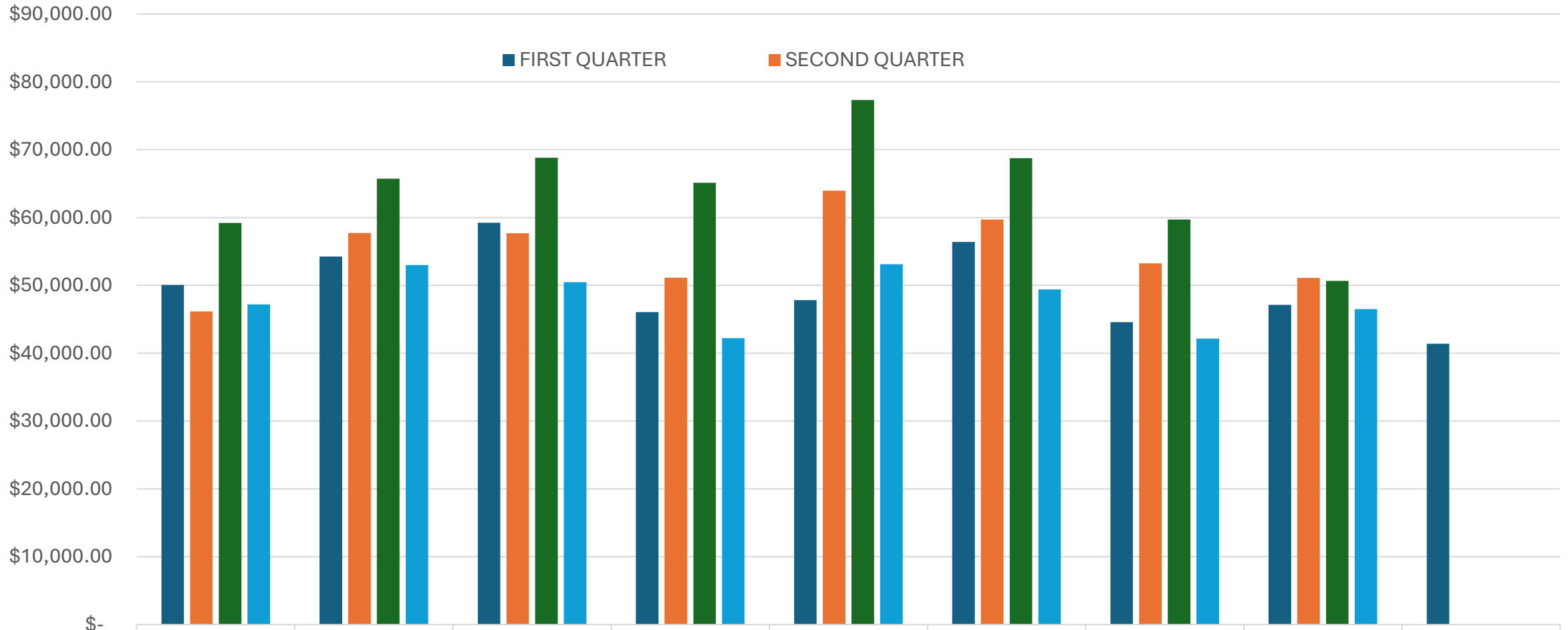
# MARKET STREET QUARTERLY

## 2017-2025



|                | 2017         | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024         | 2025         |
|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| FIRST QUARTER  | \$406,079.19 | \$468,081.49 | \$463,201.73 | \$506,045.51 | \$496,752.97 | \$491,811.13 | \$562,713.34 | \$613,017.61 | \$568,335.49 |
| SECOND QUARTER | \$407,657.37 | \$442,608.71 | \$460,439.00 | \$462,266.07 | \$503,914.79 | \$495,917.72 | \$545,072.36 | \$548,854.47 |              |
| THIRD QUARTER  | \$459,153.09 | \$472,037.14 | \$506,567.88 | \$511,421.69 | \$509,101.52 | \$531,569.44 | \$608,460.18 | \$604,945.84 |              |
| FOURTH QUARTER | \$540,556.92 | \$570,534.99 | \$593,439.65 | \$608,590.90 | \$634,036.78 | \$681,434.68 | \$722,501.82 | \$734,416.03 |              |

# GRAND AVENUE QUARTERLY 2017-2025



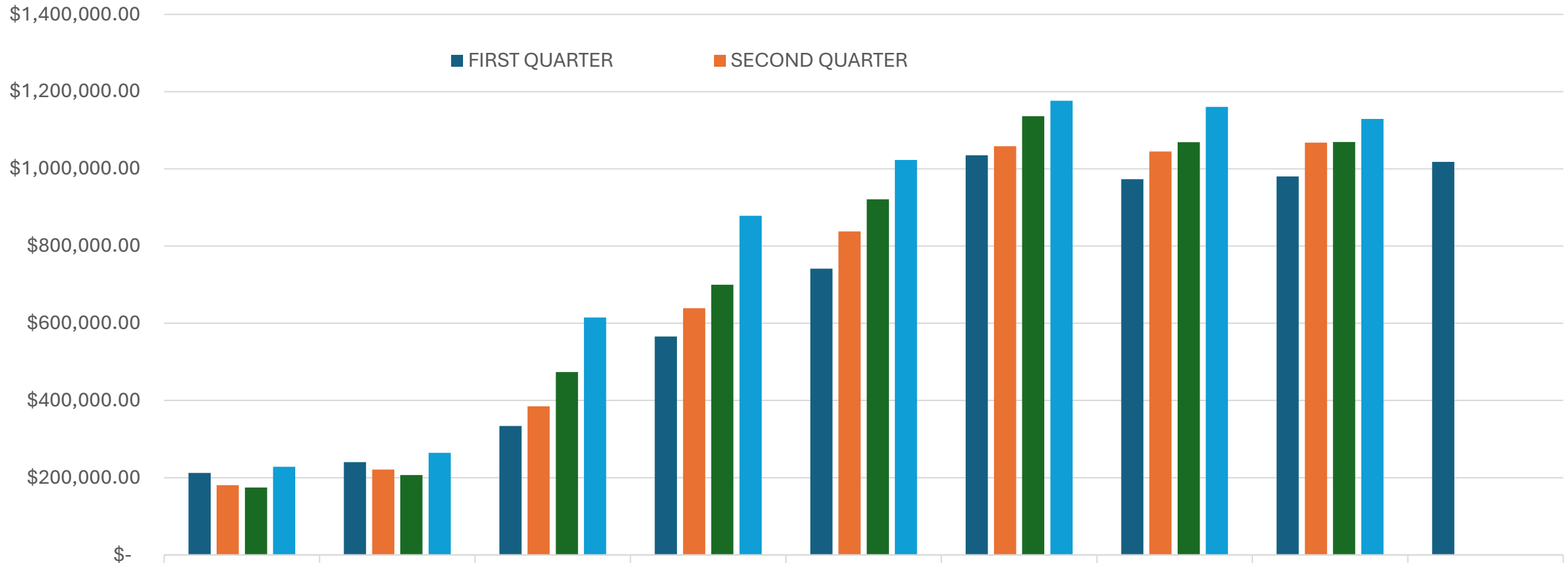
|                | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FIRST QUARTER  | \$50,074.86 | \$54,259.26 | \$59,240.30 | \$46,060.94 | \$47,824.08 | \$56,401.73 | \$44,580.27 | \$47,141.69 | \$41,396.38 |
| SECOND QUARTER | \$46,170.92 | \$57,711.06 | \$57,679.28 | \$51,140.22 | \$63,951.12 | \$59,712.88 | \$53,245.34 | \$51,117.34 |             |
| THIRD QUARTER  | \$59,190.86 | \$65,734.35 | \$68,802.39 | \$65,119.41 | \$77,335.23 | \$68,745.44 | \$59,712.56 | \$50,656.85 |             |
| FOURTH QUARTER | \$47,212.55 | \$52,995.82 | \$50,489.32 | \$42,232.23 | \$53,139.68 | \$49,396.75 | \$42,159.42 | \$46,509.42 |             |

# EAGLE RANCH QUARTERLY 2017-2025



|                | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FIRST QUARTER  | \$58,274.77 | \$48,754.12 | \$44,391.62 | \$30,505.02 | \$37,393.19 | \$41,053.34 | \$58,324.02 | \$72,813.65 | \$46,556.34 |
| SECOND QUARTER | \$58,434.31 | \$56,287.21 | \$58,526.88 | \$28,071.02 | \$66,460.92 | \$50,361.84 | \$75,935.67 | \$82,230.92 |             |
| THIRD QUARTER  | \$66,712.25 | \$54,703.23 | \$47,554.41 | \$62,014.07 | \$66,370.57 | \$58,542.76 | \$89,545.19 | \$93,135.86 |             |
| FOURTH QUARTER | \$54,180.21 | \$44,015.33 | \$52,532.08 | \$36,903.32 | \$47,514.10 | \$47,197.70 | \$58,492.35 | \$54,472.45 |             |

## OTHER AREAS QUARTERLY 2017-2025 \*includes online sales



|                | 2017         | 2018         | 2019         | 2020         | 2021           | 2022           | 2023           | 2024           | 2025           |
|----------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|----------------|----------------|
| FIRST QUARTER  | \$212,167.83 | \$240,172.54 | \$333,886.14 | \$565,613.38 | \$741,669.44   | \$1,035,241.37 | \$972,901.68   | \$980,050.48   | \$1,017,807.88 |
| SECOND QUARTER | \$180,727.09 | \$221,283.61 | \$384,766.41 | \$639,198.93 | \$838,083.94   | \$1,058,780.38 | \$1,045,026.73 | \$1,068,092.89 |                |
| THIRD QUARTER  | \$174,670.16 | \$206,916.04 | \$473,858.81 | \$699,605.81 | \$921,167.75   | \$1,136,457.22 | \$1,068,962.90 | \$1,069,477.86 |                |
| FOURTH QUARTER | \$228,331.07 | \$264,488.73 | \$614,721.64 | \$878,178.72 | \$1,023,035.10 | \$1,176,494.94 | \$1,160,540.33 | \$1,129,131.82 |                |