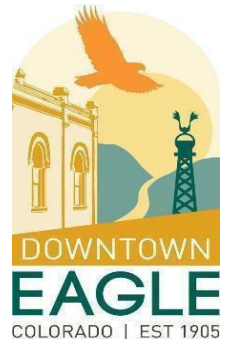


EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Eagle Town Hall | 200 Broadway, Eagle, CO 81631
Castle Conference Room
Tuesday, July 15, 2025 | 1:00PM

Public WiFi – Town of Eagle WiFi

*This agenda and the meetings can be viewed at www.townofeagle.org.
Times listed are approximate and are subject to change.*



Meeting Access

This will be an in-person meeting with additional access via MS Teams.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 269 821 683 823

Passcode: uF7p6DU6

Dial in by phone

[+1 469-770-0416](tel:+14697700416), [459775250#](tel:+1459775250) United States, Kaufman

[Find a local number](#)

Phone conference ID: 459 775 250#

1. Call to Order and Roll Call

2. Disclosure of Any Conflicts of Interest Related to Agenda Items

Pursuant to Section 31-25-819, C.R.S regarding conflict of interest, board members and employees of the DDA must disclose significant financial interest and avoid voting or participating in related matters. Violations can lead to dismissal or forfeiture of office.

3. Public Comment

Comments are welcome on items not listed on the following agenda. Public comments are limited to three (3) minutes.

4. Approval of Minutes

- a. Minutes dated June 17, 2025

5. Administrative

- a. Oath of Office: Scott Schlosser
- b. Rules of Procedure, Article 3.110 Election – Annual Election of Chair and Vice Chair

6. Updates (as needed)

- a. DDA Financials – questions for Troy?
 - i. Tax Distribution Statements
- b. EVC
- c. Eagle Chamber
- d. Town Department Update – questions for staff?

7. Business Items

- a. 2025 Grantee Funding Agreement Questions
 - i. Brush Creek Saloon
 - ii. Vail Valley Wellness
 - iii. ARTSPaCE
- b. 2026 Budget Planning
- c. Discuss future of Professional Services: Financial, Legal, Executive Director
 - i. Social Media management (was \$3,800 for 6 mos. thru DCI)
- d. Discuss Commercial Vacancy Fee in the DDA district

8. Future Agenda Items

9. Adjourn – 3:00 PM

Call to Order: 1:05 PM

- **Roll Call:**
 - Members Present: Bryan Woods, Lachie Thomas, Scott Schlosser, Greg Schroeder (Teams)
 - Members Absent: Jake Roach, Collin Huggins, Marci Leith
 - Town Staff: Peyton Heitzman, Nikki Davis, Melissa Daruna (Teams)
 - Guests: Troy Bernberg (Northland Securities)

- **Disclosure of Conflicts of Interest:** Greg disclosed his firm's involvement as the traffic engineer for the 446 Broadway project. He stated that he could participate in the discussion since it was informational and not a voting matter.

- **Public Comment:** No public comment.

- **Approval of Meeting Minutes:**
 - **Minutes dated April 15, 2025**
 - Motion to approve by Lachie, seconded by Bryan. Motion carried.
 - **Minutes dated May 27, 2025**
 - Motion to approve by Lachie, seconded by Scott. Motion carried.

- **Board Member Term:** Nikki informed the board that Scott's term was ending in June 2025. Lachie nominated Scott to continuing serving on the board. With receipt of written acknowledgement from Scott confirming the term renewal, Nikki will prepare a memo for the Town Council's review and approval.

- **DDA Financials and TIF Analysis:** Troy provided an update on the financials and TIF analysis for the 446 Broadway project.
 - **Increment Estimate:** Troy estimated a total increment of \$1.8 million over 25 years. He calculated the present value to be \$559,000, using a 5% discount rate.
 - **Conservative Approach:** Troy emphasized the importance of conservative estimates, noting a 30% adjustment based on recent assessor appraisals. This resulted in a more conservative present value of \$335,000.
 - **Revenue Stream:** Troy explained the revenue stream calculation, using total square footage and dollar per square foot. He projected the revenue over the DDA's 30-year life cycle, highlighting the importance of statutory authority to extend the cycle.
 - **Developer Requirements:** Troy stressed the need for developers to demonstrate financial gaps before receiving funds. He mentioned that developers must prove the necessity of the requested amount, ensuring responsible use of DDA funds.

- **Reimbursement Agreements:**
 - **Agreement Structure:** Troy explained that reimbursement agreements require developers to meet specific milestones, such as obtaining a Certificate of Occupancy (CO), before receiving funds. This ensures that developers fulfill their commitments.
 - **Financial Stability:** Troy recommended keeping 60-80% of funds from initial deals in-house to ensure financial stability. This approach helps the DDA build a fund for future obligations while maintaining operational sustainability.
 - **Performance Measures:** Troy highlighted the importance of including performance measures in reimbursement agreements. These measures can specify construction progress percentages and timelines, ensuring developers meet their obligations.
 - **Cash Flow Management:** Troy advised managing cash flow by reimbursing developers over time, rather than upfront. This approach protects the DDA's financial health and ensures developers act as their own bank initially.

- **Fire Department:** Greg and Troy addressed concerns from the Fire Department about the DDA taking funds away from their district. Troy clarified that the DDA currently collects only a small percentage of the total assessed value (around 6%), and the impact on the Fire Department district is minimal.

- **Everything Store (301 Broadway) Demolition:** The board discussed the demolition of the Everything Store and its potential impact on the DDA's financials. They noted that the demolition could lead to a temporary decrease in increment value and emphasized the importance of minimizing the time the property remains undeveloped. Greg suggested engaging with developers early to address concerns and expedite the redevelopment process, ensuring minimal financial impact.
 - **Development Application Notifications:** Melissa suggested that the DDA be included as a referral agency for development applications within the district. This would allow the DDA to engage with developers early in the process and address potential concerns. Staff discussed creating a notification mechanism to alert the DDA about development applications, allowing proactive engagement with developers.
 - **Preservation of Iconic Structures:** Melissa raised the idea of preserving the iconic sign and clock from the Everything Store. The team discussed the possibility of relocating or refurbishing the structure as part of the DDA's efforts to maintain the district's character.

- **Letter of Support – ARTSPaCE T-Mobile Grant Application**
 - Motion to approve the letter made by Greg, seconded by Scott. Motion carried.

- **Review Legal Services Proposal**
 - The board reviewed a proposal from JVAM Law and will take formal action at a future meeting regarding a Professional Services Agreement.

- **Future Agenda Items:**

- July Meeting:

- Invite JVAM Law for a quick introduction
 - 2026 DDA budget planning with an emphasis on cost of Professional Services (Financial, Legal, Executive Director)

Adjourn: 2:20 PM

EAGLE COUNTY DISBURSEMENT
For the Distribution Period: 6/1/2025 - 6/30/2025

Authority: EAGLE DOWNTOWN DEVELOPMENT AUTHORITY, 148 - 148

Fund: 148 - EAGLE DOWNTOWN DEVELOPMENT AUTHORITY, 148

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

CURRENT INTEREST	\$20.69
CURRENT TAX	\$4,886.69
TREASURER'S COMMISSION - TAXES	-\$147.23
Total	\$4,760.15

Disbursement ID: 676608529



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

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.

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
<i>July 1, 2025 Work Session</i>	<i>Canceled</i>
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 - <i>Election Day</i>	
December 2, Work Session	
Request for Additional Special Work Sessions	Topic

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

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 17th 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 2nd 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 24th, 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 25th, 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

Professional dashboard

 25.3K views in the last 30 days.

Edit profile

Share profile



INNOVATION TECHNOLOGY

June 2025

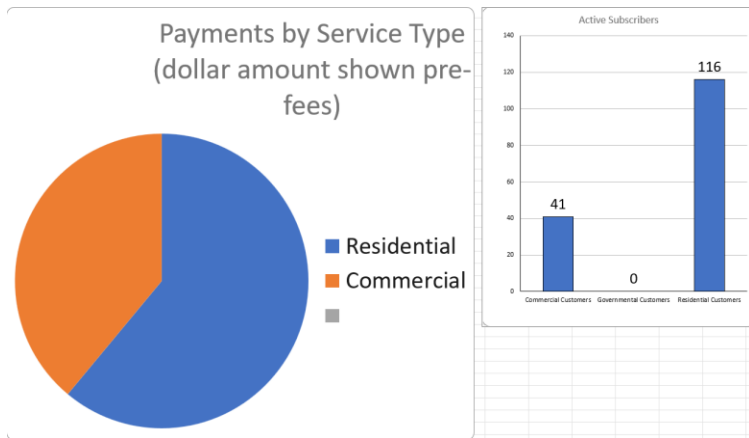
Projects:

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

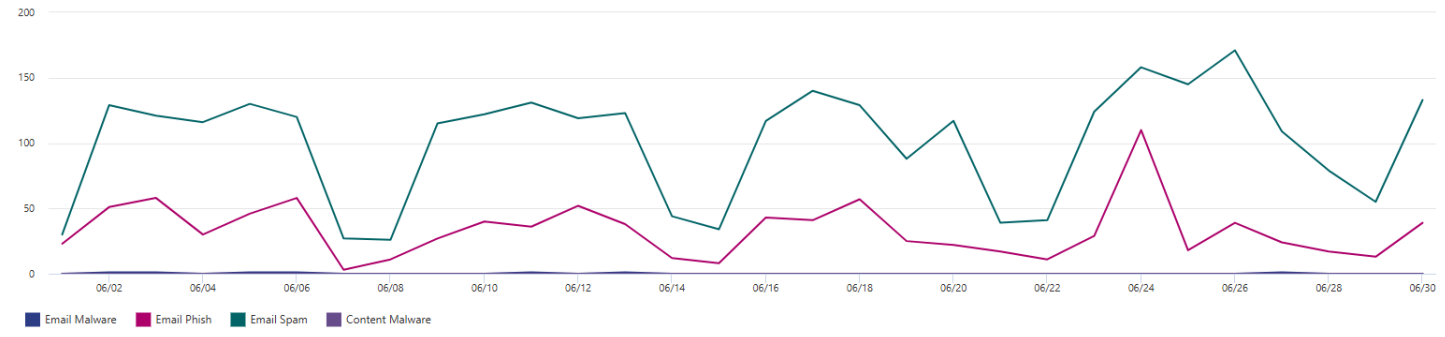
- Sam Kelly - Distribution and Collection Technician - May 13th
- Jeff Nichols - Building Inspector - May 5th
- Gram Dick - CommDev Administrative Technician II - May 19th
- Rachel Tand - Finance Director - May 5th

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 1st.
- 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 20th 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 3rd & 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 rd 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 st (Work Session) - CANCELLED
July 1 st (Planning Commission) - CANCELLED
•
July 8 th (Town Council)

ENGINEERING

June 2025

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

General Updates (RJ):

- Staffing: Martha Miller tendered her letter of resignation. We appreciate all of her efforts to move the Capital improvements plan forward.
- Development review
 - Large Projects include:
 - Hockett gulch Phase 1B and 2
 - Haymeadow Filing 2
- Preliminary work has begun on replacing the Public Works Manual with updated Engineering Standards and Construction Specifications. Similarly, right of way, and grading permit processes are under review and will undergo modifications. Priority will be to create the grading permit process which may include some code adoption and or revisions.
- Public Works has developed an initial GIS system for the publicly owned utility systems.

Right of Way Permitting Summary (RJ):

- Active ROW Permits: 6

Public Improvements Developer Projects

- 263 Sawatch
 - Water main extension
- Haymeadow
 - Ouzel Lane Waterline.
 - SLR Extension and Sewer
- Reserve at Hocket Gulch Phase 1B and 2
 - Water and sewer installation

Pavement Management

- 2025 Resurfacing Project- Project will include Sylvan Lake Road extending from the Health Center to Eagle Ranch Road. The project will start following the Sylvan Lake Road Improvements.

Capital Improvement Projects

- Grand Avenue Corridor – The design team continues to work towards a 60% design which should be completed at the end of August. Technical and process meetings occur at regular intervals. Preliminary ROW lines have been received. There are several areas of conflict especially in comparison with the Devolution documents. Staff is investigating further with a Licensed Surveyor. The railroad wants to see the ROW plans before future design submittals. The railroad didn't deny the request for a roundabout at 5th Street, but it appears they prefer a signalized intersection. The public engagement process is complete.
- Capitol Street – Staff prepared a \$1M DOLA grant for the storm and water. Staff is preparing for a presentation to DOLA on June 18th. Outcome of the application should be announced in June/June. The 30% design phase scheduled for June 13th then Staff will review the preliminary design at a Public Open House on June 18th and Town Council work session on July 1st.
- Brush Creek Water Transmission Main & PRV – Staff is soliciting construction bids. Bids expected on June 5th and construction is estimated to start Sept 1 with late fall/early winter completion. The License Agreement for temporary access during construction is complete. The project includes 5,600 LF of main water design and PRV upgrades. Pressure Reducing Values have been reduced from 3 to 2, saving the Town's long-term maintenance costs.

- Sylvan Lake Road – Regular construction updates can be found at the link. [Sylvan Lake Road Pedestrian Improvements Project | Town of Eagle, CO - Official Website](#) . Construction activities began April 1. The concrete work for the bulb-outs and sidewalk is expected to be completed by mid-July, and then the resurfacing project will pave the area. Final striping and pavement markings will occur in the fall. Project completion is expected in the first week of October. Construction includes a new sidewalk between MacDonald and Capitol Streets and intersection improvements at Capitol Street, MacDonald, and Eagle Ranch Road using the \$1M MMOF grant.
- Safe Streets of All (SS4A) Action Plan – 5th steering committee meeting was held. The report is anticipating being is tracking gor the June 24th Meeting

DOWNTOWN DEVELOPMENT AUTHORITY FUND SUMMARY

	ACTUAL 2022	BUDGET 2023	REVISED 2023	BUDGET 2024	% CHANGE FROM PY	\$ CHANGE FROM PY
FUND BALANCES (Beginning):						
RESTRICTED FUND BALANCE	\$ -	\$ -	\$ 6,361	\$ 7,649	20%	\$ 1,288
TOTAL FUND BALANCES (Beginning)	\$ -	\$ -	\$ 6,361	\$ 7,649	20%	\$ 1,288
REVENUES						
91-431-10 TIF Property Taxes	\$ -	\$ 17,398	\$ 17,386	\$ 29,981	72%	\$ 12,595
91-436-10 DDA Interest	14	-	1,300	1,500	15%	200
91-436-70 Miscellaneous	-	-	-	-	-	-
91-437-10 Transfer From General Fund	65,000	20,000	20,000	-	-	(20,000)
TOTAL REVENUES	\$ 65,014	\$ 37,398	\$ 38,686	\$ 31,481	-19%	\$ (7,205)
TOTAL SOURCES	\$ 65,014	\$ 37,398	\$ 45,047	\$ 39,130	-13%	\$ (5,917)
EXPENDITURES						
91-50-210 Office Supplies	\$ -	\$ -	\$ -	\$ -	-	\$ -
91-50-220 Operating Supplies	-	-	-	-	-	-
91-50-330 Dues & Subscriptions	1,000	1,000	1,000	1,000	0%	-
91-50-347 Professional Services	53,924	21,250	21,250	24,500	15%	3,250
91-50-351 Legal	3,194	15,148	15,148	9,000	-41%	(6,148)
91-50-371 Travel	535	-	-	-	-	-
91-50-385 Treasurer Fees	-	-	-	-	-	-
91-50-510 Insurance	-	-	-	50	-	50
TOTAL EXPENDITURES	\$ 58,653	\$ 37,398	\$ 37,398	\$ 34,550	-8%	\$ (2,848)
NET SOURCE (USE) OF FUNDS	\$ 6,361	\$ -	\$ 1,288	\$ (3,069)	338%	\$ (4,357)
FUND BALANCES (Ending):						
RESTRICTED FUND BALANCE	\$ 6,361	\$ -	\$ 7,649	\$ 4,580	-40%	\$ (3,069)
TOTAL FUND BALANCE (Ending)	\$ 6,361	\$ -	\$ 7,649	\$ 4,580	-40%	\$ (3,069)

DOWNTOWN DEVELOPMENT AUTHORITY FUND SUMMARY

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	\$ CHANGE FROM PY
FUND BALANCES (Beginning):						
RESTRICTED FUND BALANCE	\$ 6,361	\$ 7,649	\$ 31,687	\$ 15,537	-51%	\$ (16,150)
TOTAL FUND BALANCES (Beginning)	\$ 6,361	\$ 7,649	\$ 31,687	\$ 15,537	-51%	\$ (16,150)
REVENUES						
91-431-10 TIF Property Taxes	\$ 17,502	\$ 29,981	\$ 26,100	\$ 40,000	53%	\$ 13,900
91-433-10 Grants	-	-	40,000	40,000	0%	-
91-436-10 DDA Interest	1,355	1,500	2,300	2,500	9%	200
91-436-70 Miscellaneous	-	-	-	-	-	-
91-437-10 Transfer From General Fund	20,000	-	-	-	-	-
TOTAL REVENUES	\$ 38,858	\$ 31,481	\$ 68,400	\$ 82,500	21%	\$ 14,100
TOTAL SOURCES	\$ 45,218	\$ 39,130	\$ 100,087	\$ 98,037	-2%	\$ (2,050)
EXPENDITURES						
91-50-210 Office Supplies	\$ -	\$ -	\$ -	\$ -	-	\$ -
91-50-220 Operating Supplies	-	-	-	-	-	-
91-50-330 Dues & Subscriptions	-	1,000	1,000	1,000	0%	-
91-50-347 Professional Services	12,056	24,500	24,500	14,400	-41%	(10,100)
91-50-351 Legal	901	9,000	9,000	-	-100%	(9,000)
91-50-362 Computer Support	-	-	-	3,000	-	3,000
91-50-371 Travel	-	-	-	1,050	-	1,050
91-50-379 Grant Program Expenditures	-	-	50,000	50,000	0%	-
91-50-380 Tuition & Books	-	-	-	500	-	500
91-50-385 Treasurer Fees	525	-	-	-	-	-
91-50-510 Insurance	50	50	50	50	0%	-
TOTAL EXPENDITURES	\$ 13,532	\$ 34,550	\$ 84,550	\$ 70,000	-17%	\$ (14,550)
NET SOURCE (USE) OF FUNDS	\$ 25,326	\$ (3,069)	\$ (16,150)	\$ 12,500	177%	\$ 28,650
FUND BALANCES (Ending):						
RESTRICTED FUND BALANCE	\$ 31,687	\$ 4,580	\$ 15,537	\$ 28,037	80%	\$ 12,500
TOTAL FUND BALANCE (Ending)	\$ 31,687	\$ 4,580	\$ 15,537	\$ 28,037	80%	\$ 12,500