

Call to Order: 9:04 AM

- **Roll Call:**

- **Members Present:** Eric Eves, Kim Fritzler, Kelly Herzog, Mick Daly, Matt Felser, Casey Glowacki
- **Members Absent:** Christina Hofman, Kim Goodrich
- **Staff:** Nikki Davis
- **Guests:** Scott Schlosser (DDA)

Business & Discussion Items

- **Planning for March 3 Town Council Work Session - Establishing Vision and Goals for Economic Development:** The group discussed and refined the vision, goals, and framework for the proposed economic development strategy, focusing on increasing sales tax revenue, job creation, and business retention, with input from recent developer feedback and committee experiences.
 - **Sales Tax Revenue Goal:** Kelly proposed setting a tangible goal of increasing sales tax revenue by 10% annually over the next five years, which was supported and debated by the group, with suggestions to quantify the dollar amount and use historical data to establish a meaningful baseline.
 - **Job Creation and Business Retention:** Kelly suggested creating 50 full-time primary wage jobs over five years and retaining 95% of existing businesses, with strategies including outreach, mentorship, and in-person meetings with all businesses to assess needs and promote available programs.
 - **Business Concierge and Process Improvements:** Casey and others emphasized the need for a business concierge or single point of contact to streamline the process for new businesses, reduce permitting time, and provide clear, quantifiable steps, drawing on feedback from local business owners about bureaucratic challenges.
 - **Developer and Stakeholder Feedback:** Mick and Scott reported on the developers' forum where local developers expressed both frustrations and optimism, highlighting the impact of town leadership changes and the need for clear, optimistic goals to encourage further investment in Eagle.
- **Ordinance 04-2025 Its Impact on Development:** The group discussed the background and effects of the Ordinance 04-2025 related to residential density restrictions, enacted in response to state mandates, detailing its influence on density, setbacks, and specific development projects, and debated the urgency of revising it to support infill and economic growth.
 - **Immediate Development Impacts:** Mick and Scott described how the ordinance affected projects like Capitol Flats, particularly regarding setbacks and density, leading to delays and frustration among developers and highlighting the need for more flexible local standards.

- **Short-Term vs. Long-Term Solutions:** Scott advocated for addressing the emergency ordinance as a short-term priority, separate from broader zoning code changes, to avoid stalling development for 18 months or more, while Mick emphasized linking short-term fixes to long-term strategic growth.
 - **Committee Roles and Collaboration:** The group discussed dividing responsibilities between the DDA and EVC, with the DDA focusing on code and ordinance issues and the EVC prioritizing business recruitment and incentives, aiming to avoid overlap and maximize effectiveness.
- **Strategies for Incentives, Tax Policy, and Business Support:** The group debated various incentive strategies, including sustainable tax incentives, commercial vacancy taxes/fees or code enforcement, leveraging data tools, and business retention programs, seeking consensus on actionable recommendations for Council.
- **Development Priorities and Area-Specific Strategies:** The group discussed prioritizing development in key areas such as East Eagle, West Eagle, the fairgrounds, and the recreation campus, considering partnerships, infrastructure investments, and the balance between immediate tax revenue needs and long-term growth.
 - **Infrastructure and Investment Challenges:** The group discussed the dilemma of needing to offer tax incentives to attract development while lacking sufficient revenue, and debated how to prioritize limited funds for infrastructure improvements that would generate economic activity.
 - **Committee Scope and Focus:** Kelly questioned whether the EVC should focus on real estate development or business support, noting that development projects may not immediately generate sales tax, and suggesting a dual approach to address both immediate and long-term needs.
- **Tap Fees, EQRS, and Financial Constraints:** The group examined the challenges posed by high water utility tap fees their impact on development, and the town's financial constraints, debating possible solutions such as fee reductions, payment timing, and the need for bold decisions to balance budgets and encourage growth.
 - **Tap Fee Structure and Impact:** Eric explained that tap fees and EQRS are set to cover past deficits and debt service for the water treatment plant, making reductions difficult without affecting the Town's operating budget, while Mick argued that reducing fees on new projects could generate more revenue than leaving properties undeveloped.
 - **Payment Timing and Financing:** Casey and Eric discussed the burden of paying impact fees at the building permit stage, suggesting that allowing phased or delayed payments could ease financing challenges for developers and encourage more projects.

Adjourn: 10:30 AM