

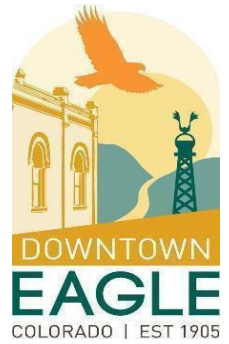
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Eagle Town Hall | 200 Broadway, Eagle, CO 81631
Castle Conference Room
Tuesday, July 21, 2026 | 1:00PM

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.

www.townofeagle.org/DDA



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: 252 712 474 991 64

Passcode: Et2oJ9eR

Dial in by phone

[+1 469-770-0416](tel:+14697700416), [92675162](tel:+192675162) United States, Kaufman

[Find a local number](#)

Phone conference ID: 926 751 62#

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 16, 2026

5. Administrative

- a. Oath of Office: Marci Leith and Lachie Thomas
- b. Annual Election of Chair and Vice Chair
 - i. [LINK: DDA Rules of Procedure](#)
- c. Option to Designate a new Treasurer and Secretary
- d. Option to fill Alternate Vacancies

6. Updates (as needed)

- a. DDA Financials
- b. EVC
- c. Eagle Chamber
- d. Town Department Update – questions for staff?

7. Business & Discussion Items

- a. Commercial Rebate Pilot Program – Next Steps
 - i. [LINK: July 14, 2026 Town Council Meeting](#)
- b. 2027 Budget Planning
 - i. [LINK: 2027 DDA Fund Template](#)
 - ii. 2022 – 2026 Operating Budget History
- c. Updates on Property Inclusions

8. Future Meetings / Agenda Items

9. Adjourn – 3:00 PM

DDA Board of Directors

Name	Title	Email
Greg Schroeder	Chair	gregwschroeder@gmail.com
Scott Schlosser	Co-Chair	scott@ssgvail.com
Marci Leith	Secretary	marcileith@me.com
Jake Roach	Treasurer	jake@performanceoutdoors.com
Lachie Thomas	Member	lachie@6600feet.com
Keith Carrieri	Member	team@innerlightjuice.com
Andrew Atkins	Member, Town Council Liaison	andrew.atkins@townofeagle.org
Nikki Davis	Staff Liaison	nikki.davis@townofeagle.org

DDA Meeting | June 16, 2026

These meeting minutes were generated with the assistance of Microsoft Teams AI technology to enhance accuracy, organization, and clarity. The final version has been reviewed for completeness and adherence to meeting records.

Call to Order: 1:05 PM

Roll Call:

- **Members Present:** Greg Shroeder (Teams), Keith Carrieri, Lachie Thomas, Andrew Atkins, Marci Leith, Scott Schlosser
- **Members Absent:** Jake Roach
- **Staff:** Nikki Davis, Kira Koppel, Melissa Daruna, Jessica Johnsen, Gram Dick
- **Guests:** Bryan Woods (Town Council), Troy Bernberg (Northland Financials)

Conflict of Interest Disclosure(s): None

Public Comment:

- Lachie has a new tenant moving into the former Slope and Hatch location.
- Keith requested time at a future meeting to discuss parking challenges and loading zones downtown.

Approval of Minutes: Minutes dated May 19, 2026

- Motion to approve made by Lachie, seconded by Marci. Motion carried.

Administrative:

- DDA Resolution 02-2026 requesting that Town Council approve an increase in the number of board members.
 - Motion to approve made by Marci, seconded by Lachie. Motion carried.
- Attendance and Roles
 - The group discussed increased participation from individual board members.
 - Staff will work with IT to establish separate planners for DDA Agenda Planning and DDA Project Tracking.

Updates:

- Troy met with the Capitol Flats applicant team to re-engage them in file a Petition for Inclusion into the district.
- Melissa presented an update on the town's new five-year strategic plan, highlighting the DDA's responsibilities in economic development, commercial property activation, and collaboration on major infrastructure and community vitality projects.

Business & Discussion Items:

- **EV Charger Grant Application and Site Selection:** The board discussed and approved DDA Resolution 03-2026 which authorized a \$10,000 match for a grant

application to install four fast EV chargers near 2nd Street, considering technical requirements, site impacts, and future parking needs.

- Motion to approve made by Marci, seconded by Andrew. Motion carried.
- **Property Inclusion Petitions and DDA District Expansion:** The board discussed and approved DDA Resolution 04-2026 which enables the inclusion of 22 Town-owned parcels into the DDA district, facilitating future inclusion of private properties and supporting the town's strategic growth objectives.
 - Motion to approve made by Marci, seconded by Lachie. Motion carried.
 - Communication and Outreach Strategy: The board discussed creating a one-page document and publicizing the new inclusion process making it easier for property owners to understand and apply for inclusion in the DDA district.
- **Commercial Vacancy Incentive Program Recommendation:** The board agreed to advance a memo to the Town Council recommending an incentive-based approach, modeled after the City of Lafayette, to encourage redevelopment and occupancy of vacant commercial properties, rather than implementing vacancy taxes or fees.
 - **Review of Incentive Models:** The board considered various approaches to address commercial vacancies, ultimately favoring a rebate program for building permit and related fees, capped at a set amount, to incentivize property owners to redevelop or lease vacant spaces.
 - **Discussion of Eligibility and Implementation:** The board discussed eligibility criteria, noting that Lafayette's model may need adjustments for Eagle, such as broader eligibility beyond signed leases. The board agreed to recommend the incentive approach and leave detailed program design to staff and council.
 - Motion to approve made by Marci, seconded by Andrew. Motion carried.
- **Updates on Private Property Inclusion and Development Projects:** Troy reported positive discussions with Capitol Flats developers regarding inclusion in the DDA, with administrative steps clarified for both inclusion and potential exclusion. Jessica provided contact information for McDonald's project representatives, and the board discussed the need for timely coordination to ensure inclusion before redevelopment.

Adjourn: 3:04 PM



OATH

I, MARCI LEITH, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of Downtown Development Authority Board of Directors, upon which I am about to enter.

Sworn to this _____ day of _____, 2026.

Member Signature

ATTEST:

Nikki Davis
Economic Development & Housing Specialist
Town of Eagle



OATH

I, LACHIE THOMAS, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of Downtown Development Authority Board of Directors, upon which I am about to enter.

Sworn to this _____ day of _____, 2026.

Member Signature

ATTEST:

Nikki Davis
Economic Development & Housing Specialist
Town of Eagle



To: Mayor and Town Council
From: Melissa Daruna, Interim Town Manager
Date: July 14, 2026
Re: Town Manager Report

Administration and Organization Updates

It is hard to believe we are already in July. We had a successful start to summer and celebration of Flight Days! My focus over the last couple of weeks has included supporting that event, the rollout of the 2026 Strategic Plan and community meeting preparations.

As a team, we are conducting our mid-year check-ins between supervisors and staff. We use this opportunity to discuss our SMART goals, review and celebrate successes and address any challenges or issues with progress. These check-ins are designed to be a conversation that includes feedback from staff on the support they need to be successful. Information from these meetings is also factored into work plans for the remainder of the year and the final development plan reviews we conduct in late fall.

We have kicked off the budget season. I want to express my gratitude to our Finance Director, Rachel Tand, for her ongoing efforts to make the budget process inclusive, collaborative and as seamless as possible for our staff. And a big thank you to our whole finance team for all the background work to make forms and data easy to follow and access. As a reminder, we have scheduled specific budget work sessions with Council in September.

We also began work with our consultant to review facility usage and needs for departments housed at Town Hall. This project will give us a sense of the current uses and challenges and specifically, the space constraints experienced by our Police Department. The assessments will help us identify short-term opportunities as well as long-term solutions.

Additionally, over the last two weeks I engaged with our partners at Mountain Recreation as a participant on their Master Plan Advisory Committee. We had an opportunity to review the initial community survey data and discuss the next steps for the feasibility study. I will work with the Mountain Recreation leadership on providing a full report as the master plan takes shape and we have data ready to share with the community. The second connection opportunity was hosting the GOCO (Great Outdoors Colorado) Roadshow at the Eagle Pool & Ice Rink. At the GOCO Roadshows the regional grant officers come out to visit with current and prospective grantee partners, talk about GOCO's grant programs and highlight a success story by touring a project. This year they chose the pool and Haymaker Recreation Hub as their highlighted project in our area. It was great to showcase the success of site and once again, thank GOCO, Mountain Recreation, VVMTA and EC BMX for the partnerships that made that all possible.

Finally, as of this writing, we remain in Stage 2 Fire Restrictions and State 3 Water Restrictions. Staff are also working on additional water restriction options to reduce outdoor irrigation to 1 day per week. We appreciate the community's commitment to a safe and waterwise summer!

Upcoming

- LUDC Code Updates – The Planning & Zoning Commission meeting was canceled on July 7th due to the power outage. They will consider the code changes related to variance process and standards are their next meeting, after which policy recommendations will be presented to Council.
- EVC & DDA – The EVC and DDA will have regular meetings on July 16 and July 21, respectively.
- Eagle County Fair & Rodeo – Wednesday, July 22 – Saturday, July 25
- CCCMA Summer Camp Conference – I will be attending the Colorado City & County Managers Summer Camp conference July 23 – 24 in Montrose. The conference is focused on new and emerging managers.

Active Land Use Applications - [Active Land Use Applications | Town of Eagle, CO - Official Website](#)

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 allows effective planning and execution of a work session. Staff will maintain this table in the report and make any necessary adjustments.

WORK SESSIONS in 2026:

Date	Topic
January 6	WUI Code Updates
February 3, 2026	Town of Eagle Organization & Operations
March 3, 2026	Advisory Committees
April 7, 2026	Development Review Process
May 5, 2026	Capital Project Prioritization
June 2, 2026	Housing
July 7, 2026	2026 Strategic Plan Community Gathering
August 4, 2026	Long-Range Planning
September 1, 2026	TBD
September 15, 2026 (3:30 – 5:30 p.m.)	2027 Budget
September 29, 2026 (3:30 – 5:30 p.m.)	2027 Budget
October 6, 2026	TBD
November 3, 2026	TBD
December 1, 2026	TBD



To: Mayor and Town Council
From: Melissa Daruna, Town Manager, and Department Leads
Date: July 14, 2026
Re: Department Updates for June 2026

ASSISTANT TOWN MANAGER

June 2026

Please refer to Town Manager Report.

ECONOMIC DEVELOPMENT

June 2026

- **Downtown Development Authority (DDA):**
 - **Boundary Expansion** - Town Council approved an ordinance expanding the DDA boundary to include 22 Town-owned properties. This action improves the DDA's position to support future economic development and reinvestment opportunities adjacent to Downtown Eagle and neighboring commercial hubs.
 - **DDA Board Composition Change** - Town Council approved an ordinance authorizing the appointment of up to two alternate members to the DDA Board. The amendment is intended to improve meeting continuity and support a consistent quorum. Staff will update the DDA's Rules of Procedure before recruiting for the alternate positions.
 - **Public EV Charging Support** - The DDA pledged \$10,000 in support of a DCFC Plazas Grant application. This effort is led by Kira Koppel, Sustainability Specialist.
 - **Commercial Activation Rebate Program** - The DDA prepared a recommendation for Town Council to consider a rebate pilot program within the DDA district. Staff will request Council direction on the proposed program and other potential incentive tools to reduce commercial vacancies and support more business activity downtown.
- **Economic Vitality Committee (EVC):**
 - **Strategic Plan Implementation** - Staff led the EVC through a comparison of the Town's 2023 Economic Development Plan and 2026 Strategic Plan to align the committee's work with Council's priorities. The discussion clarified the EVC's role in implementing economic development initiatives, monitoring progress, and providing ongoing business perspective through the Strategic Plan's accountability framework.
 - **EVC Recruitment** - Staff recruited for the EVC vacancies during the June 1–30 application period. The Town received eight applications, and the EVC's appointment recommendations will be presented to Town Council later in July.

HOUSING

June 2026

- **Housing Work Session** - Town Council held a comprehensive work session focused on housing. The discussion provided an overview of the Town's existing housing programs, recent accomplishments, current and anticipated development activities, and emerging policy considerations. The work session also established a foundation for future housing objectives identified in the recently adopted 2026 Strategic Plan.
- **The Housing Technical Group** - The county and municipal representatives who participated in the 2025 Regional Housing Needs Analysis are creating a new forum. Once a meeting day is established, the group will meet every other month to share updates on local housing initiatives, development activity, funding opportunities, and policy discussions. A major objective is to help neighboring jurisdictions stay informed and improve coordination on affordable and workforce housing efforts across the Eagle River Valley.
- **Employee Housing Unit** - One of the Town's employee housing units was recently vacated. Before the unit is offered for rent again, staff will complete routine turnover work, including general maintenance and repairs resulting from normal wear and tear. The unit is expected to be ready for occupancy in August.

SUSTAINABILITY

June 2026

- **Building Electrification Project** – The Brush Creek Pavilion & Studio electrical systems have been prepped for their heat pump water heater installations that will occur later this month. Contractors have been and will continue to prep the Town Hall's complex electrical system for our heat pump rooftop units (RTUs). RTUs should be installed by later August. Temporary cooling will be in place to support the transition.
- **Public EV Charging** - Staff has been working on the DCFC Plazas Grant Application, due Friday June 10th. If successful, grant funding will support 2 dual-port DCFC fast charging stations on 2nd Street, near Town Hall.
- **\$4 Million Awarded** - The Town, as part of a multi-jurisdictional cohort, is receiving over \$300,000 in funding from the IMPACT Accelerator Grant. Our cohort consists of 10 jurisdictions (Pitkin County, Eagle County, City of Aspen, Town of Minturn, Town of Red Cliff, Town of Avon, Town of Basalt, Town of Vail, Town of Snowmass Village, and Town of Eagle) and was awarded a total of \$4,024,750 to support implementation of the [Net Zero Roadmap](#), enabling advanced building energy codes that promote all-electric new construction. Eagle's project dollars will be used to support staff training, community outreach, energy rebates for residents, and fee reductions for qualifying affordable housing projects.
 - [View the Colorado Energy Office press release here](#); stay tuned for a detailed, local press release.
- **The Mountain Towns 2030 Climate Summit** will be hosted October 13–14th in Sun Valley, ID this year. We have 4 complementary registrations. Let Kira know if you'd like one and plan to attend. This event is focused on incorporating sustainability and net zero by 2030 into mountain towns like ours.
- **Colorado Communities for Climate Action** - Staff attended the CC4CA conference (June 10-12th), along with Councilmember McCrackin. Practical insights were gained on how to advance our net zero goals.
- **Bike to Work Day** – The Town hosted aid 2 stations on Bike to Work Day (June 17th) in partnership with the county. We had our highest-ever number of attendees, over 30 per station. We are grateful to our local businesses who supported this effort: Mountain Pedaler, Seagull's Cycles, Canela, Color Coffee, & Yeti's.
- **Heat Pump Bulk Buy** – Staff has been working with Walking Mountains, Holy Cross Energy, and Zero Homes to put together a heat pump bulk buy pilot program to enable easier residential conversions from gas furnaces to heat pump with hopes to later offer substantial discounts by scaling the program.

SPECIAL EVENTS

June 2026

- Town produced events for June: Flight Days
- Town liaison for June events: Youthapalooza, Yoga at the Park, Yoga by the River, 2nd Friday Gallery Night, Mountain Rec Little League Day, Wind Up Wednesday, River Park Beer & Surf, Bighorn Gravel, Showdown Town.
- Special Event Permit Applications received: Discussion with Eagle Rising regarding possible event, Potatopalooza on September 26, 2026.
- Eagle River Tubing Company began river tube rental on June 17. Expected season is mid-June through late August, hours 11am-6pm, 7 days a week. Hours may change based on river flow, weather, demand, staffing, and safety conditions. Owner/Operator, Jackson Higgins is aware he will not have access to the River Park parking lot July 20-26.
- Allow for 5-6 weeks for production of the fiberglass sitting bear, once payment was received 6/12. Placemaker Project features a fiberglass sitting bear. The installation is conceived as a placemaking anchor to help draw visitation, a sculpture that generates curiosity, and a reason for people to linger, take photos. Dimensions (38" H x 42" W x 43" D).
- Flight Days once again showcased the very best of our community. A heartfelt thank you to all our staff, Council Members, volunteers, community partners, sponsors, and the community who brought incredible energy and enthusiasm to the weekend. Special thanks to:
 - Town of Red Cliff, for your adventurous collaboration.
 - Vendors who braved the 40 mph wind gusts.
 - Bill Beasley and his team at the County for setting up carnival tents each year.
 - Congratulations and thank you to our Most Spirited Parade Winners; Mountain Tots and Eagle County Fair & Rodeo Royalty.
 - K2T Real Estate for sponsoring the Splash of Color Fun Run. We raised over \$2,500 for the Eagle Senior Center.
- Successfully coordinated and managed the Town's 2026 Flight Days Annual Celebration; overseeing all aspects of event planning, logistics, vendor and volunteer coordination, entertainment, and onsite operations. The event featured 13 mobile food vendors, 20 artisan vendors, four live bands, an emcee, volunteers, a kids scavenger hunt, movie night, Splash of Color Fun Run, and a parade with 20 entries. Additional attractions included bouncy houses, a Ninja Warrior Course, No Bull Entertainment, the Eagle Climbing Wall, a horseshoe tournament, face painting, and a pet contest. Created marketing collateral and social media promotions to drive engagement and attendance, ensuring a magnanimous, FREE, family-friendly celebration for the community.



MOUNTAIN SOCIAL

Town of Eagle takes flight

Chris Dillmann
cdillmann@vaildaily.com

The town of Eagle held its signature event on Friday and Saturday. Eagle Flight Days celebrates when the county seat was taken from Red Cliff and moved to Eagle back in 1921. Highlights included a parade, kids zone, a color fun run, the Lion's Club Pancake Breakfast and plenty of live music.



Tegan Davis and Enzo Calabrese of Eagle after the Color Run.



Ethan and Sylvia Jacobs of Gypsum with Jessie the dog after the Color Run.



1. Attendees get ready for the Color Run.
2. The Gerard family of Gypsum before the parade.
3. Melissa, Abel and Max Reed of Eagle after the Color Run.
4. Wayne Nelson of Gypsum volunteers at the pancake breakfast.
5. Bridget Killeavy of West Vail and Katie Jenkins of Eagle after the Color Run.
6. Shelton Adams with Luke, 5, and Quinn, 7, of Highlands Ranch before the Flight Days Parade.



Matthew and Caitlin Pauls of Eagle after the Color Run.



The Leach family after the Color Run.



Susie Thurman, right, Bailey Shelley of Eagle, and Anals Thurman before the Flight Days Parade.

COMMUNICATIONS

June 2026

Facebook Analytics:

- Total Followers: 5,041
- June Views (Number of times our content was played or displayed): 207,303
- Highest Engagement:
 - Stage 3 Water Restrictions – 16,518 views
 - Flight Days County Seat Video – 14,669 views
 - Flight Days Bathroom Update – 9,885 views

- Created videos for Council meetings, Flight Days County Seat, Stage 3 Water Restrictions and Strategic Plan Open House (Total Watch Time: 2d 22h)

HWY 6 Digital Sign: Creation of Graphics + Scheduling for 21 Messages

News Flash Website Updates: Stage 2 Fire Restrictions, Stage 3 Water Restrictions, No More Water Bill Surprises, E-Bike Ordinance, Air Quality Resources, Water Conservation Tips, Wildfire Preparedness, Temporary Closure of Broadway for Flight Days, Parking Stalls Being Painted on Broadway, Wildfire Resiliency Code Open House, Stage 2 Water Restrictions Remain in Effect, The Casual Enormity of Adam Palmer Screening, Bike to Work Day, Curbside Composting, Community Visitation, Capitol Street Improvements (weekly updates), Eagle Flight Days, Stage 1 Fire Restrictions Implemented, Town Hall Admin Offices Closing Early for Flight days, D.I.R.T. Crew

Additional Content Created: Eagle Today Newsletter, Materials for Wildfire Resiliency Code Open House, Utility Insert for Water Portal, Flight Days Strategic Plan Boards



INNOVATION TECHNOLOGY

June 2026

Broadband update:

- 36 business/government subscribers, 137 residential subscribers, 8 new signups in June
- Broadband services billed last month: \$18,747.15.

COMMUNITY DEVELOPMENT

June 2026

LAND USE APPLICATIONS IN PROGRESS

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

446 Broadway – Minor Development Permit

- 2nd round comments sent on 4/27; comment review with applicant 5/6; meeting w/Planning staff, Town Manager and applicant on 5/28; awaiting resubmittal from applicant.
- Applicant has changed their mind on original design, and will be meeting with staff to discuss new ideas prior to resubmitting.

New Electric, 629 Sawatch Road – Minor Development Permit

- Partial resubmittal on 5/5 - staff transition of application; staff reviewing application for code compliance.

301 Broadway – Minor Development Permit

- Application was approved at June 16th PZ hearing.
- Final review of plans still required; this review will occur after the public hearing, and may warrant a rehearing of the application by P&Z.

Bluffs PUD Amendment

- The applicant is making revisions to ensure alignment with HOA covenants and design guidelines.

332 Grand Avenue – Major Development Permit

- Referral comments sent to applicant 4/28; awaiting resubmittal from applicant.

Capitol Flats – Preliminary Plat, Rezoning, and Right-of-Way Vacation

- Applicant has been sent comments and is working through addressing them. The right-of-way vacation will be moved through public hearing first and is scheduled for June 16 and July 14.

Red Mountain Ranch – PUD Amendment (Minor, administrative decision)

- Application to amend front setbacks for single family dwellings submitted; staff preparing notice of determination (as of May 6); documents are under legal review (June 2).

Haymeadow Preliminary Plan (Neighborhoods A2, B, C, & D)

- Application for Preliminary Plan/Plat for the rest of the Planned Unit Development. Staff have had a kick-off meeting with the applicant and are sending comments to the applicant on the updated Memorandum of Understanding (MOU). Phase 1 of this application review will be an internal staff review focused on internal road layout and lotting.

Haymeadow Townhome Plat – RMF-2A

- Application submitted and under completeness review.

894 Chambers Development Plan

- Application submitted and under completeness review and determination for major or minor.

APPLICATIONS IN POST-DECISION CLOSE-OUT (REQUIRED PRIOR TO BUILDING PERMIT OR OTHER NEXT STEP)

- Red Mountain Ranch Preliminary Plan & Major Development Plan
- Haymeadow RMF-4/5 Final Plat & Major Development Plan
- 1215 Chambers Minor Development Plan
- McDonald's Minor Development Plan

UPCOMING ANTICIPATED APPLICATIONS

- Eagle Justice Center Expansion – Development Plan
- Capitol Theater – unknown type
- Haymeadow Townhome Plat – RMF-4/5
- Haymeadow Lot Line Adjustments – Filing 2 duplexes
- Haymeadow Resubdivision of RMF-3 in Filing 1

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

- Currently reviewing 2 Sign Permits, 0 Encroachment Permit, 0 Mobile Vending Permits, and 1 Use Review.
- 46 Business Licenses have been reviewed so far this year.
- 5 Sign Permits have been approved and issued so far this year.
- 1 Encroachment permits has been approved and issued this year.
- 1 Mobile Vending Permit renewal has been approved and issued this year.
- 8 Pre-Application Meetings have been scheduled so far this year.

NOTABLE UPDATES

- Software: Staff have selected Tyler Technologies as the Department's new permitting software, and Council has approved the vendor contract. Anticipated roll out for Community Development to be concurrent with the Municipal Court.
- Contract is complete, meeting held with Tyler, kickoff meeting being scheduled.

TRAINING/CONFERENCES

- 2021 IECC residential and commercial overview, and overview of regional energy code amendments.

- Mountain Towns 2030 Regional Forum: Code Readiness for Colorado Mountain Communities.
- Western Matters Rural Summit
- Rocky Mountain Leadership Program
- GIS Training
- APA Colorado Conference

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
RHG Ph II	16186 Hwy 6	All permits issued.
Haymeadow	Mount Hope	Building permit issued for 9 single family – 3 Townhouses w/ 1 postponed till spring and 2 permits issued

Building

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

TYPE OF WORK PERFORMED	EOY 2024	EOY 2025	2026
Inspections (n/i Planning, Public Works)	1944	1742	1151
Permits Processed	334	425	205

P&Z and Council Meeting Schedule

July 2026
July 7 th (Work Session) • Strategic Plan
July 7 th (Planning Commission)- CANCELED due to power outage • Variance code amendments
July 14 th (Town Council) • Continued- Eagle Family LLC ROW Vacation
July 21 st (Planning Commission) • Variance code amendments
July 28 th (Town Council) • Eagle Family LLC ROW Vacation
August 2026
August 4 th (Planning Commission)
August 11 th (Town Council) • Capitol Flats ROW Vacation
August 18 th (Planning Commission)
August 25 th (Town Council)

Engineering (Ryan Johnson, Town Engineer)

June 2026

General Updates:

- Staffing: An Engineer I/II Project Engineer position remains vacant at this time, and is currently being advertised.
- Development review
- Large Projects include:
- Red Mtn Ranch Parcel 1
- Haymeadow RMF 4 & 5
- 446 Broadway
- Capitol Flats
- 301 Broadway
- 629 Sawatch
- 1215 Chambers

Right of Way Permitting Summary :

- Active ROW Permits: 3

Public Improvements Developer Projects

- 263 Sawatch
- Water main extension
- Haymeadow
- Ouzel Lane Waterline.
- Haymeadow Phase 4 Haymeadow Drive Extension and Sewer
- Haymeadow Filing 2 Public Improvements
- Haymeadow Phase 3 Booster pump station
- Haymeadow RMF 4 and 5
- Haymeadow RMF 3 Grading Permit
- Reserve at Hocket Gulch Phase 1B and 2
- Water and sewer installation

Pavement Management

- 2026 Resurfacing Project- Under development

Capital Improvement Projects

- Grand Avenue Corridor: Kicked off Task Order 3 with Stolfus Right of Way plans are being finalized.

- Capitol Street: Construction is ongoing. See the town website for updates. Major milestones include completion of:
 - Storm Sewer
 - Water Main and Services
- Sylvan Lake Road: Progress is being made on the grant reimbursement and closeout documents.

DOWNTOWN DEVELOPMENT AUTHORITY FUND SUMMARY

	ACTUAL 2021	BUDGET 2022	REVISED 2022	BUDGET 2023	% CHANGE FROM PY	\$ CHANGE FROM PY
FUND BALANCES (Beginning):						
RESTRICTED FUND BALANCE	\$ -	\$ -	\$ -	\$ -	-	\$ -
TOTAL FUND BALANCES (Beginning)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	-	\$ -
REVENUES						
91-431-10 TIF Property Taxes	\$ -	\$ -	\$ -	\$ 17,398	-	\$ 17,398
91-436-10 DDA Interest	-	-	-	-	-	-
91-436-70 Miscellaneous	-	-	-	-	-	-
91-437-10 Transfer From General Fund	-	-	65,000	20,000		(45,000)
TOTAL REVENUES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 65,000</u>	<u>\$ 37,398</u>	-42%	\$ (27,602)
TOTAL SOURCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 65,000</u>	<u>\$ 37,398</u>	-42%	\$ (27,602)
EXPENDITURES						
91-50-210 Office Supplies	\$ -	\$ -	\$ -	\$ -	-	\$ -
91-50-220 Operating Supplies	-	-	-	-	-	-
91-50-330 Dues & Subscriptions	-	-	1,000	1,000	0%	-
91-50-347 Professional Services	-	-	60,000	21,250	-65%	(38,750)
91-50-351 Legal	-	-	4,000	15,148	279%	11,148
91-50-385 Treasurer Fees	-	-	-	-	-	-
91-50-510 Insurance	-	-	-	-	-	-
TOTAL EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 65,000</u>	<u>\$ 37,398</u>	-42%	\$ (27,602)
NET SOURCE (USE) OF FUNDS	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	-	\$ -
FUND BALANCES (Ending):						
RESTRICTED FUND BALANCE	\$ -	\$ -	\$ -	\$ -	-	\$ -
TOTAL FUND BALANCE (Ending)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	-	\$ -

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)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,361</u>	<u>\$ 7,649</u>	<u>20%</u>	<u>\$ 1,288</u>
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	<u>\$ 65,014</u>	<u>\$ 37,398</u>	<u>\$ 38,686</u>	<u>\$ 31,481</u>	<u>-19%</u>	<u>\$ (7,205)</u>
TOTAL SOURCES	<u>\$ 65,014</u>	<u>\$ 37,398</u>	<u>\$ 45,047</u>	<u>\$ 39,130</u>	<u>-13%</u>	<u>\$ (5,917)</u>
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	<u>\$ 58,653</u>	<u>\$ 37,398</u>	<u>\$ 37,398</u>	<u>\$ 34,550</u>	<u>-8%</u>	<u>\$ (2,848)</u>
NET SOURCE (USE) OF FUNDS	<u>\$ 6,361</u>	<u>\$ -</u>	<u>\$ 1,288</u>	<u>\$ (3,069)</u>	<u>338%</u>	<u>\$ (4,357)</u>
FUND BALANCES (Ending):						
RESTRICTED FUND BALANCE	\$ 6,361	\$ -	\$ 7,649	\$ 4,580	-40%	\$ (3,069)
TOTAL FUND BALANCE (Ending)	<u>\$ 6,361</u>	<u>\$ -</u>	<u>\$ 7,649</u>	<u>\$ 4,580</u>	<u>-40%</u>	<u>\$ (3,069)</u>

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

DOWNTOWN DEVELOPMENT AUTHORITY

	ACTUAL 2024	BUDGET 2025	REVISED 2025	BUDGET 2026	% CHANGE FROM PY	\$ CHANGE FROM PY
FUND BALANCES (Beginning):						
RESTRICTED FUND BALANCE	\$ 31,687	\$ 15,537	\$ 31,837	\$ 35,412	11%	\$ 3,575
TOTAL FUND BALANCES (Beginning)	\$ 31,687	\$ 15,537	\$ 31,837	\$ 35,412	11%	\$ 3,575
REVENUES						
91-431-10 TIF Property Taxes	\$ 26,073	\$ 40,000	\$ 42,000	\$ 25,000	-40%	\$ (17,000)
91-433-10 Grants	-	40,000	80,000	-	-100%	(80,000)
91-436-10 DDA Interest	2,573	2,500	2,500	2,500	0%	-
91-436-70 Miscellaneous	-	-	-	-	-	-
91-437-10 Transfer From General Fund	-	-	-	-	-	-
TOTAL REVENUES	\$ 28,645	\$ 82,500	\$ 124,500	\$ 27,500	-78%	\$ (97,000)
TOTAL SOURCES	\$ 60,332	\$ 98,037	\$ 156,337	\$ 62,912	-60%	\$ (93,425)
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	23,266	14,400	14,400	40,600	182%	26,200
91-50-351 Legal	2,295	-	3,000	5,000	67%	2,000
91-50-362 Computer Support	-	3,000	-	-	-	-
91-50-371 Travel	893	1,050	1,050	2,000	90%	950
91-50-379 Grant Program Expenditures	-	50,000	100,000	-	-100%	(100,000)
91-50-380 Tuition & Books	225	500	1,350	500	-63%	(850)
91-50-385 Treasurer Fees	782	-	-	-	-	-
91-50-510 Insurance	34	50	125	138	10%	13
TOTAL EXPENDITURES	\$ 28,495	\$ 70,000	\$ 120,925	\$ 49,238	-59%	\$ (71,687)
NET SOURCE (USE) OF FUNDS	\$ 150	\$ 12,500	\$ 3,575	\$ (21,738)	708%	\$ (25,313)
FUND BALANCES (Ending):	\$ 31,837	\$ 28,037	\$ 35,412	\$ 13,674	-61%	\$ (21,738)
RESTRICTED FUND BALANCE	\$ 31,837	\$ 28,037	\$ 35,412	\$ 13,674	-61%	\$ (21,738)
TOTAL FUND BALANCE (Ending)	\$ 31,837	\$ 28,037	\$ 35,412	\$ 13,674	-61%	\$ (21,738)
<i>Excess Fund Balance Available per Policy</i>	\$ 24,713	\$ 10,537	\$ 5,181	\$ 1,365		