DDA Meeting l July 21, 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: 1:07 PM

Roll Call:
Members Present: Greg Shroeder, Keith Carrieri, Lachie Thomas, Andrew Atkins, Marci Leith, Scott Schlosser, Jake Roach
Staff: Nikki Davis, Kira Koppel, Melissa Daruna, Jessica Johnsen
Guests: Mick Daly, Bryan Woods (Town Council), Troy Bernberg (Northland Financials)

Conflict of Interest Disclosure(s): None

Public Comment:
Public Comment on Deed Restriction and Subdivision on Howard Street property and the towns updated code allowances.

Approval of Minutes: Minutes dated June 16, 2026
Motion to approve made by Andrew, seconded by Marci. Motion carried.

Administrative
- **Annual Board Elections and Role Distribution:**
    - **Oath of Office:** Marci Leith and Lackie Thomas committed to serving another four-year term as board members.
    - **Chair and Vice Chair Election:** Marci motioned for Greg Schroeder to continue as chair and Scott Schlosser to continue as vice chair. Jake seconded the motion. Motion carried unanimously.
    - **Secretary and Treasurer Roles:** Lachie motioned for Marci to continue as Secretary and Jake to continue as treasurer. Jake seconded the motion. Motion carried unanimously.
    - **Rotating Agenda-Setting:** The board agreed to implement a rolling schedule for agenda-setting, involving the chair or vice chair plus one additional board member each month, to increase participation and continuity.
    - **Filling Alternate Board Vacancies:** It was agreed that there will be two alternates on the board. There will be a 30-day application window with plans to review applications at the next meeting.

Updates
- **EVC -** Mick, Niki, and Eric provided updates on the EVC committee and the merger of MEAC and EVC
- **Eagle Chamber** - Reported progress on digital marketing, social media, and AI education initiatives.
- **Coordination with Eagle Ranch HOA:** The Eagle Ranch HOA's budget freeze for events was discussed, highlighting challenges in event funding and the need for process clarity and DDA representation in future committee mergers.

- **Town Update: 2027 Budget Planning and Property Tax Increment:** Rachel, Niki, and Greg led a review of the 2027 budget, explaining reliance on property tax increment projections, the impact of past grants, and the process for adjusting the budget once August valuation data is available, with plans to maintain flexibility and update the board as new information emerges.

Business & Discussion Items

- **Commercial Rebate Pilot Program:**
  - **Council Feedback and Staff Capacity:** The council and Melissa expressed support for the rebate program but highlighted staff capacity limitations, suggesting the DDA take a more active role in program management and outreach. The board decided to hold off on immediate implementation, pending increases in TIF and sales tax revenues, and continued outreach to other towns for best practices.
- **Property Inclusion Process:** Efforts to expand the DDA boundary included outreach to property owners, clarification of the petition process, and development of streamlined communication materials.

Future Meetings / Agenda Items

- **Agenda Setting and Future Meeting Planning:** Greg, Lachie, and Marci coordinated the scheduling of future meetings, agenda-setting roles, and application deadlines for alternates, with plans to include updates on inclusionary zoning, budget, and property inclusion as standard agenda items, and to maintain flexibility based on assessor data availability.
- **Meeting Scheduling:** The board set the next agenda planning meeting for August 11th, with Greg and Lachie responsible for preparation.

Adjourn: 2:56 Marci motion to adjourn, Lachie second, motion carried