Town Council
Tuesday, August 25, 2026
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This will be an in-person meeting using Teams. Please note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions to the meeting attendees. When it's your turn to speak, you will have three (3) minutes for public comment. PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Camille Deering, Town Clerk, and will be included as part of the record. For technical difficulties, please email clerk@townofeagle.org and we will do our best to assist you.*

1. **Microsoft Teams meeting**
   Join: https://teams.microsoft.com/meet/27216253253560?p=MpMTgSPCCimZlL0ETh

   Meeting ID: 272 162 532 535 60

   Passcode: LF6nG63F

Need help? | System reference

Dial in by phone

+1 469-770-0416,,72412152# United States, Kaufman

Find a local number

Phone conference ID: 724 121 52#

For organizers: Meeting options | Reset dial-in PIN

CALL TO ORDER - 6:30 PM

ROLL CALL

CONFLICT OF INTEREST DISCLOSURE

ADOPTION OF AGENDA *Opportunity for amendment or deletions to the agenda.*

PUBLIC COMMENT *Citizen public comment offers an opportunity for citizens to express opinions or ask questions regarding town services, policies, or other matters of community concern, and any items that are not on the agenda. Please attempt to keep comments to three (3) minutes; time limits are established to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak. When appropriate, any questions by the public during public comment will be followed up on by the Town Manager and Town staff. Those who are speaking are requested to state their name and address for the record.*

PRESENTATIONS- 6:40 PM *Prescheduled presentations from the public are limited to 5 minutes. Invited presentations are limited to 10 minutes. Prior arrangements for presentations are made with the Town Clerk. The Council cannot appropriate funds or waive fees in response to a presentation.*

1. CORE Transit Update
2. Aging Well Roadmap, Eagle County Public Health & Environment

CONSENT AGENDA- 7:20 PM *Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.*

1. Minutes

STAFF REPORTS *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update
2. Q2 2026 Sales Tax Report

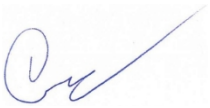
BUSINESS ITEMS- 7:30 PM *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. PUBLIC HEARING: Resolution 52, Series 2026 - A Resolution of the Town of Eagle, Colorado, Approving the Consolidated Service Plan for Red Mountain Ranch Metropolitan District Numbers 1 and 2.
2. Ordinance 15, Series 2026 - An Ordinance of the Town of Eagle, Colorado Approving Petitions for Inclusion Submitted by Eagle Multi Family LLC and 241 JAH, LLC, and Amending Ordinance 25, Series 2020, as Amended, to Include the Petitioned Properties Within the Boundaries of the Eagle Downtown Development Authority Pursuant to C.R.S. § 31-25-822.
3. Phase 3 Scope Change - Contract with ESG
4. Colorado River District and Shoshone Water Rights Acquisition
5. Wayfinding/Monument Signage within Grand Ave Broadway Phase
6. Brush Creek Road Extension Update

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS- 8:45 PM *Council will use this time to propose future agenda items, provide updates on Council Committees, and address general discussion items.*

ADJOURN- 8:55 PM

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



_____
Camille Deering
Town Clerk

PUBLIC WIFI – Town of Eagle Public Wi-Fi

Core Transit 2026 Update

Prepared for:
Town of Eagle

August 2026

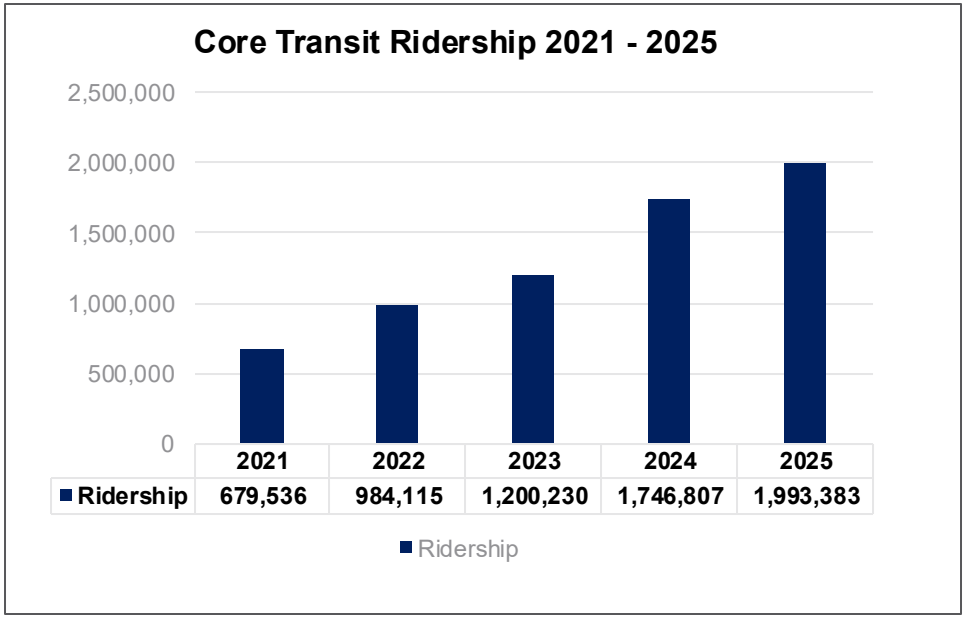
Agenda

- Overall system performance and Town of Eagle ridership
- 10-Year Plan recap
- 10-Year Plan project status
- Stops and Shelters Grant
- What's next for Eagle?

Core Transit Ridership 2021 - 2025

System Ridership

2021	**679,536**
2025	**1,993,383**
Period Change	**+193%**



Context

- Revenue hours grew +49% during this period
- National bus avg is now 86% of pre-Covid.
- "Ridership recovery is dependent on transit service frequency, reliability, and delivery, together with external factors such as the makeup of local economies." - APTA

Winter 2025-26 Ridership

- **995,214** (-3-7% YOY Ridership)
- +6% YOY Revenue Hours on the Valley Route, -6% ridership
- Eagle accounted for 29% of Valley Route boardings
- Weekends accounted for 28% of boardings in Eagle
- Valley Route Summer 2026 ridership continued to drop through the spring, but has stabilized June-July
- Service improvements and expansion will support future growth across the system

Route	Winter 2025-26 Ridership by Route	YOY Change
Highway 6	645,276	-4.5%
Valley	203,561	-6%
Beaver Creek	122,232	-3%
Minturn	11,989	15%
Leadville	10,826	59%
Para	748	-
Senior	582	-
Total	**995,214**	**-3-7%**
UPT per Day	7,109	
PMTs	9,403,418*	
Total Rev Hrs	26,474	
UPT per Hour	37.6	

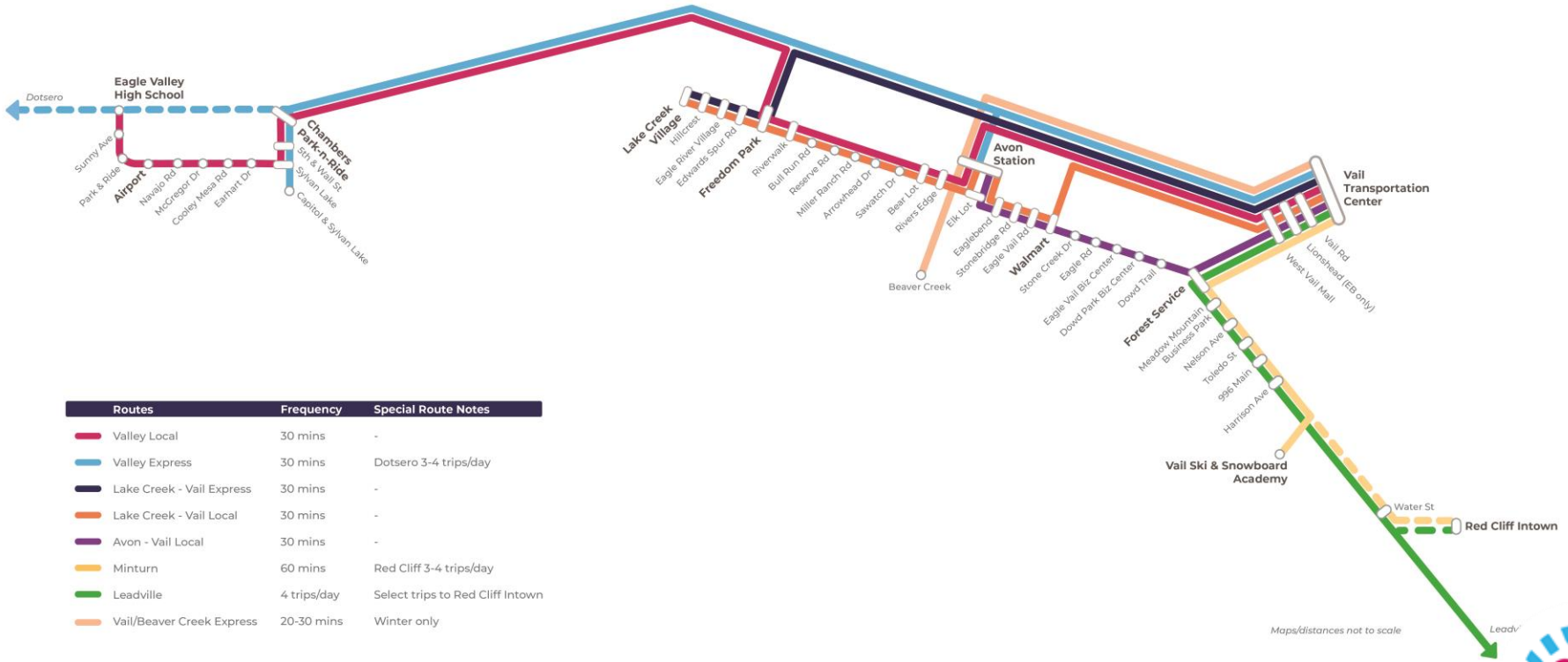
Big Picture - What We're Seeing

- Investments in free fares, service quantity, and service quality have paid off (service reliability, on time performance, and customer service)
- Although ridership growth is slowing, there is considerable opportunity for growth through further service improvements and expansions
- Our system is highly productive; unproductive elements account for a small percentage of resources
- We're pulling a lot of cars off the road and reducing impact on infrastructure
- Summer 2026 is showing signs of returning to 2025 levels, but demand signals are still mixed

Core Transit 10-Year Plan – What Is It?

- The 10-Year Plan is a road map for improving service, expanding service, and making capital improvements to the system
- The Plan was developed through extensive technical analyses and multiple rounds of public outreach
- The Plan is designed to be implemented in three phases
- Phase I will restructure HWY 6, which carries over 70% of system ridership
- Phase II will expand service deeper into Eagle and introduce new FLM services (if feasible)
- Phase III, which will increase service in Gypsum, is contingent upon RTA membership

The Preferred Transit Alternative: 10 Year Vision



Routes	Frequency	Special Route Notes
Valley Local	30 mins	-
Valley Express	30 mins	Dotsero 3-4 trips/day
Lake Creek - Vail Express	30 mins	-
Lake Creek - Vail Local	30 mins	-
Avon - Vail Local	30 mins	-
Minturn	60 mins	Red Cliff 3-4 trips/day
Leadville	4 trips/day	Select trips to Red Cliff Intown
Vail/Beaver Creek Express	20-30 mins	Winter only

10-Year Plan Implementation – Project Status

- Focused on identifying critical issues, gauging technical complexities, and developing timelines for Phase I
- Established a First-Last Mile working group pursuant to key Phase II deliverable
- Intersection of Phase II and Stops and Shelters Grant

Core Transit – Stops and Shelters Grant

- In Dec 2025 Core Transit was awarded $1.06M to improve the safety and quality of our bus stops and shelters
- We're working with jurisdictions to assess needs and project viability
- We'll leverage this grant to enable Phase II service expansion into Eagle

10-Year Plan: Eagle Expansion – Where Things Stand

What

- Service extension to Eagle Ranch business district
- Concept level planning

Where?

- Collaborate with TOE to fine tune route and stop locations
- Understand upcoming road and infrastructure projects

How?

- Can we operate at the preferred locations?
- If not, what needs to be done so we can?

When?

- Contingent upon infrastructure improvements and funding availability
- Phasing is flexible

Questions?

EAGLE COUNTY

2026-2030

AGING WELL ROADMAP

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Dear Community Members,

For over a decade, Eagle County has been a leader in redefining what it means to grow older in a mountain community. Now, as we unveil the **2026-2030 Aging Well Roadmap**, we reaffirm our commitment to a simple but profound goal: ensuring that every resident can grow up and grow older in Eagle County with dignity, purpose, and independence.

Our community is changing. Between 2010 and 2035, the population of residents aged 65 and older is projected to nearly triple, representing over 15% of our neighbors. While our life expectancy of 89.4 years is among the highest in the nation, longevity alone is not the goal—**thriving** is.

This Roadmap is a community-owned strategy built on the lived experiences of hundreds of residents. From the Eagle River Valley to the Roaring Fork Valley, we heard a consistent message: Eagle County is a place we love, but it is becoming increasingly difficult to navigate as we age.
The 2026 Roadmap targets four interconnected pillars that are essential to a "livable community" for all:

- **Health and Well-being**
- **Housing Stability**
- **Accessible Transportation**
- **Social Connection**

The work ahead requires shared leadership. No single government, department, district or organization can solve the challenges of rural mountain aging alone. However, by aligning our resources and grounding our actions in equity and accountability, we ensure that everyone thrives.
We invite you to join us in turning this Roadmap into reality. Together, we are building a community for all ages.

Sincerely,
Carly Rietmann, Eagle County Healthy Aging Manager
Jeff Shroll, Eagle County Manager
Tom Boyd, Chairman, Eagle County Board of County Commissioners

EXECUTIVE SUMMARY

Eagle County residents are living longer than almost anywhere else in the country, with a life expectancy of 89.4 years. At the same time, the population of older adults is growing rapidly. Between 2010 and 2020, the number of residents age 60 and older increased by 125%, and today nearly one-third of Eagle County residents are age 50 or older. These demographic shifts are reshaping community needs and highlighting the importance of planning for how residents can age well—now and in the future.

The Aging Well Roadmap was developed in response to this moment through extensive community engagement, including interviews, focus groups, community conversations, and surveys. Older adults, caregivers, service providers, and community partners shared their experiences navigating daily life in Eagle County. While many expressed deep appreciation for the community, they also described growing challenges related to affordability, access to care, transportation, housing, and social isolation.

"I love living here, but as I get older, it feels like everything gets harder to manage."

Across engagement efforts, community members consistently emphasized that aging well is not defined by healthcare alone. It is shaped by whether people can remain safely housed, access care and support, get where they need to go, and stay connected to others. Barriers in one area often create strain in others, underscoring the need for coordinated, community-driven solutions.

In response, the Aging Well Roadmap identifies four interconnected strategic priority areas:

HEALTH & WELL-BEING

Focuses on improving access to physical and mental health, and in-home supports so older adults and caregivers can stay healthy, age in place, and navigate care with dignity. This includes strengthening coordination among providers, expanding non-medical and preventive supports, and better supporting caregivers.

HOUSING

Addresses the growing challenges of affordability, safety, and suitability. Community members shared concerns about being able to remain in their homes, downsize locally, or access age-friendly options. The Roadmap emphasizes a mix of approaches, including adapting existing housing, supporting home modifications and repairs, exploring creative models such as home sharing, and identifying policy and partnership opportunities that support age-friendly housing over time.

TRANSPORTATION

Recognizes mobility as essential to independence and access. Older adults described difficulty driving as they age, limited transit options in rural areas, and challenges getting to medical appointments, services, and social activities. Action steps focus on improving coordination, expanding accessible transportation options, and strengthening connections between transportation, health, and community services.

SOCIAL CONNECTION

Responds to widespread experiences of loneliness and isolation shared across engagement efforts. Older adults, caregivers, LGBTQ+ residents, and Spanish-speaking community members emphasized the importance of belonging, welcoming spaces, and opportunities for everyday connection. This priority focuses on strengthening existing programs, expanding informal and low-cost opportunities, improving access to information, and fostering inclusive, community-based connections.

"I don't just want something to do. I want to feel like I belong somewhere."

Together, these priorities reflect a shared understanding that aging well requires strong systems, supportive environments, and meaningful connection. The Roadmap builds on existing strengths and partnerships while identifying gaps where new collaboration or investment is needed.

While the planning process laid an important foundation, implementation is where real change happens. This is a community-owned plan, with shared leadership across organizations, municipalities, service providers, and residents. Eagle County will continue to play a convening and supporting role, while different partners lead specific actions based on their expertise and capacity. The Roadmap anticipates the creation of a Steering Committee and working groups to guide implementation, coordinate efforts, and adapt strategies over time.

Our 2026 Roadmap is not just a policy document; it is a commitment to the future needs of our neighbors. Our goal is simple: to make Eagle County a place where you can grow up and grow old with dignity. By creating a livable community for all ages, we ensure that every resident can call this county "home" throughout their entire life.

Background

For over ten years, Eagle County has led the way in honoring and supporting our older community members. Since launching the *Aging Well Initiative* in 2013, and building on the success of our 2017 and 2021 editions, we have worked to shift the narrative of "aging as a burden" to "aging as an asset."

Community Wins: A Foundation of Support

Each success story over the years is more than just progress; they are lifelines built by partners and community members. Because of this collective work, we now have:

- **Volunteers in Action:** More neighbors than ever are volunteering to help older adults age safely in their homes.
- **Support for Families:** New respite programs are providing critical relief to families managing memory loss.
- **Expanded Access:** We have established full-time support at the El Jebel Healthy Aging Site.
- **Connection & Education:** Our yearly Aging Expos and popular speaker series are connecting residents across our valleys.
- **Healthcare Partnerships:** We have deepened collaboration with local providers to help ensure our healthcare systems are adapting to meet the needs of older adults.
- **Aging with Grace:** The narrative has changed about what it looks like to age with dignity and purpose in Eagle County.

A Quick Note on Aging Definitions

Our Healthy Aging program supports community members who have reached the age of 60 and older. However, we recognize that calendar age is often a poor indicator of an individual's actual health, cognitive capacity, or daily needs. There is significant variation in quality of life within every age group, meaning two people of the same age may have very different physical abilities and health trajectories. For our Roadmap strategies, we focus on ‘functional age’, a measure of an older adult's ability to perform daily roles and maintain their independence. This enables us to better design the specific services and support systems needed to promote healthy aging for everyone in our community.

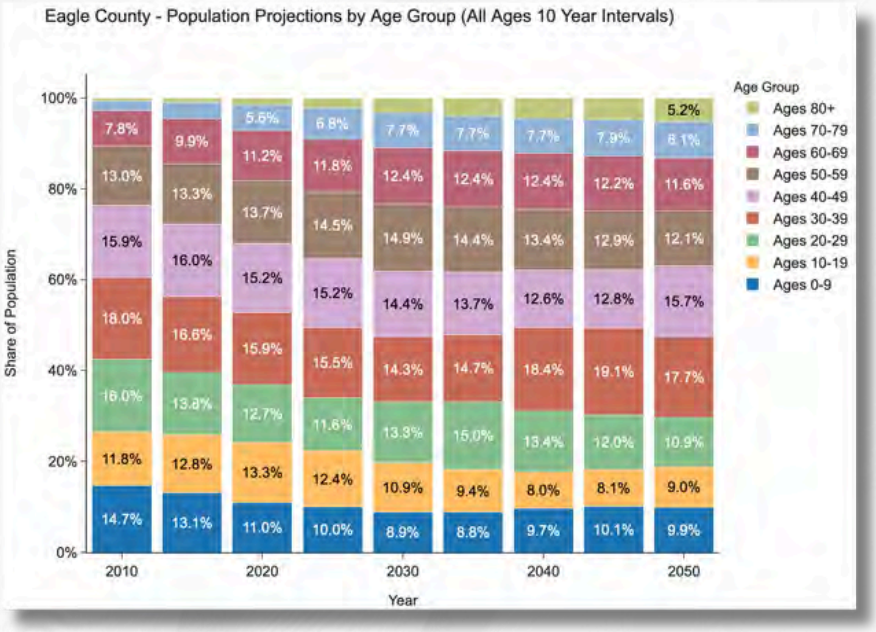
DEMOGRAPHICS

Our Changing Community

To plan effectively, we must understand who we are serving. The data tells a clear story: Eagle County is becoming older and more diverse. These shifts will significantly influence housing, healthcare, transportation, and community design over the next decade and provide context for the actions we outlined in this plan.

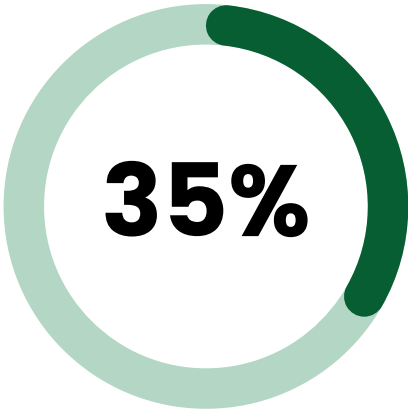
Rapid Growth Among Older Adults

According to the 2020 Census, Eagle County had 55,731 residents, but more recent population estimates from July of 2024 reflect a decrease of 2.5% (54,330), while we are seeing accelerated growth among residents aged 65 years and older. Growth among this age group demonstrates an increased demand for services to help people remain active, connected and supported as they age.

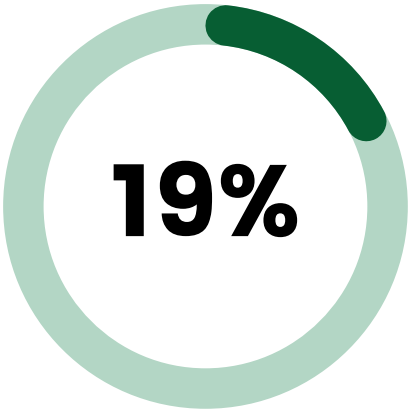


Depending on the source of the data, different age ranges are available, e.g. 60+ vs. 65+. We have used consistent age ranges where possible to ensure accurate comparisons.

As of 2025



of our residents are **50 or older**



of our residents are **60 or older**

(Community Assessment Survey for Older Adults, 2023)

28% of people **65 or older** report living alone

By 2035

Residents aged **65+** will represent more than **15%** of the county's population

+9.2%

up from **5.8%** in **2010**

Source: Colorado State Demography Office

Cultural Strength: Diversity & Multigenerational Living

Our older adult population is becoming more racially and culturally diverse, a community strength that reinforces the importance for bilingual and bicultural programming.

- Among adults ages 50 and over, 16 percent identify as Hispanic or Latino, and nearly 9 percent identify as two or more races.
- 7.4% of people 65 and older speak Spanish at home with pockets rising above 8% (Gypsum) (Colorado Multi-sector Plan on Aging Data Dashboard).
- Multigenerational households (3% of all households) are largely Hispanic or Latino (57.5%), requiring housing and care policies that support these resilient families. (Census.gov)

Accessible Community: Health, Mobility, and Information

As nearly 20% of our older neighbors manage sensory and mobility changes (Colorado Multi-sector Plan on Aging Data Dashboard), our physical spaces from sidewalks to healthcare to websites need to become more accessible.

- 12.7% report difficulty hearing and 7.6% report difficulty walking or climbing stairs.
- 31% of people 65 and older report increased confusion or memory loss.
- 27.1% of people 60 and older are managing four or more chronic conditions.
- 5.6% of people 65 and older lack an internet connection.

However, geographic differences exist, with slightly higher rates of health/mobility disabilities identified in the census tracts in the Roaring Fork Valley and western parts of the county.

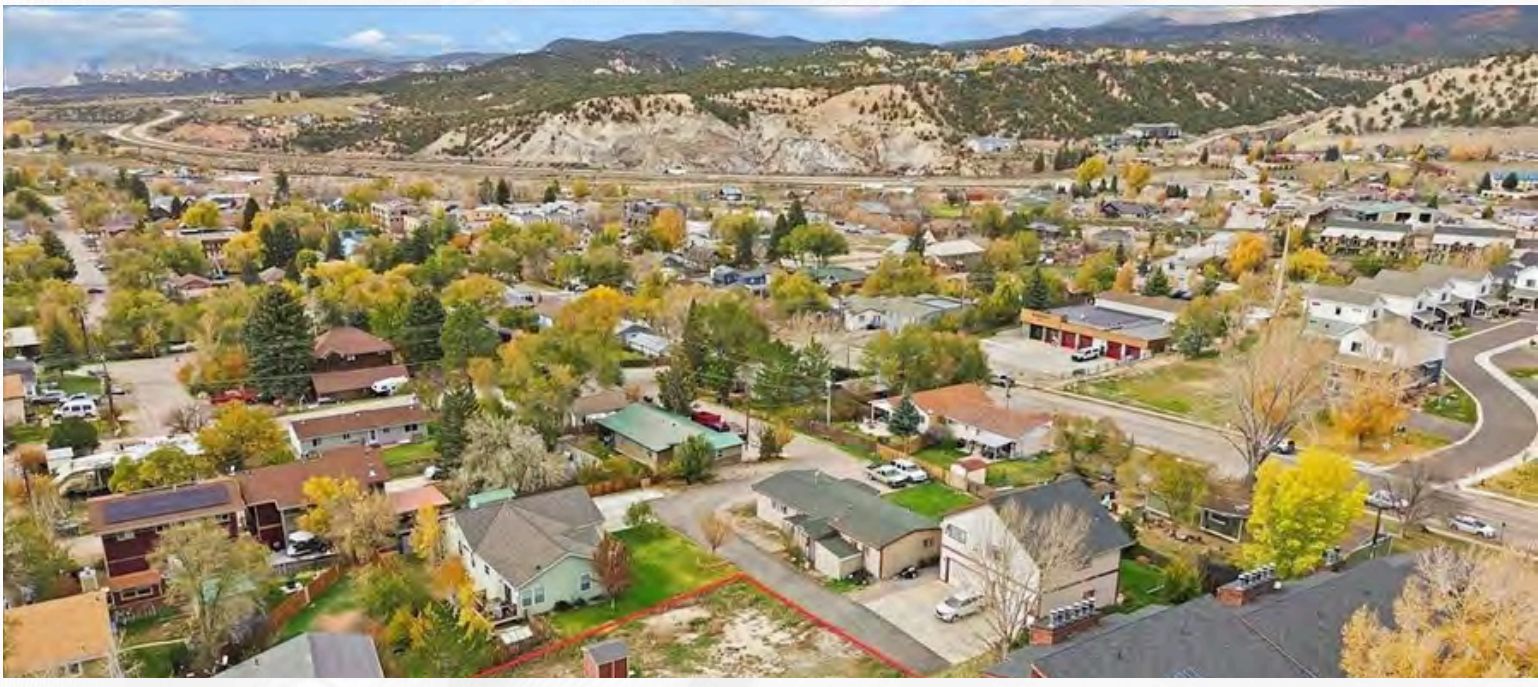
Economic Reality: Housing Stability & Fixed Incomes

While 91% of our residents 65 and older own their homes, many are considered “house rich but cash poor.”

30%

39.5% of older homeowners and **41.6%** of older renters spend more than **30%** of their income on housing (National Housing Preservation Database)

- Many of these homes may not meet accessibility needs, suggesting a growing need for home modification programs and age-friendly housing design.
- Financial strain increases the risk of displacement while reducing affordability for healthcare, foods or other local goods.



PARTNERSHIP GUIDED OUR PROCESS

This *Roadmap* was guided by a collaborative, iterative process that emphasized partnership, accessibility and action. It was not simply created *for* the community but *with* the community. Our process was guided by the core belief - lived experience is a form of expertise. To build a *Roadmap* that truly works, we prioritized listening to the people closest to the challenges.

Guided by partnership between the Planning Team and two regional Advisory Committees (one serving the Eagle River Valley and one serving the Roaring Fork Valley) shaped both the process and final Roadmap. These leaders, representing healthcare, housing, transportation, caregiving, social connection, and community organizations, did not just review the data; they were active participants in the collection of stories to ensure the Roadmap is actionable, accurate and supported by organizations across the county.

EAGLE RIVER VALLEY

- Eagle County Paramedics
- Vail Health
- 4 Eagle Senior Care
- Core Transit
- Eagle County Dept. of Human Svcs.
- Vintage
- Eagle County Housing Department
- Mountain Recreation
- Eagle Valley Community Foundation/MIRA
- Veteran's Services
- Caregiver Connections
- Castle Peak Senior Life and Rehabilitation
- Eagle Valley Library District

ROARING FORK VALLEY

- Northwest Colorado Council of Governments
- Basalt Library
- Roaring Fork Neurology
- Roaring Fork Fire & Rescue
- Mid-Valley Family Practice
- Town of Basalt
- Valley Meals and More
- Pitkin County Senior Services
- Eagle County Healthy Aging

PLANNING TEAM

EXECUTIVE SPONSORS

- Board of County Commissioners
- County Manager's Office

PROJECT MANAGEMENT TEAM

- Carly Rietmann
- Heath Harmon
- Becky Larson
- Jeff Corn
- Kelley Collier
- Abby Dallman

CONSULTANTS: AGING DYNAMICS TEAM

- Rachel B. Cohen, Founder and CEO
- Alexa Ambrose, Associate Consultant

Honoring the voices of our community members was at the heart of the engagement process, meeting people where they are, prioritizing those whose voices are often underrepresented in planning efforts. Throughout 2025, we gathered data and stories through:

- **Culturally Responsive Surveys:** In partnership with Eagle County Public Health & Environment's Campeones del Sistema program, we engaged 91 Spanish-speaking residents. An approach relying on trusted community members, we were able to access information from families about isolation, caregiving, and transportation barriers.
- **Community Conversations:** We hosted 82 residents at gatherings held in Edwards and El Jebel (the latter in partnership with Pitkin County) to hear about both the assets and the barriers to aging well in Eagle County.
- **Focus Groups:** Three targeted sessions with dementia caregivers, Spanish-speaking older adults in Minturn, and older community members in El Jebel where topics such as transportation challenges, the need for affordable housing options, caregiver support, and culturally responsive programming were highlighted.
- **Stakeholder Interviews:** We conducted 26 in-depth interviews with leaders from county departments, healthcare systems, and nonprofits to identify system-level gaps like workforce shortages and geographic inequities.

Throughout the process, the team prioritized transparency and inclusion, using clear and accessible communication, bilingual materials, and diverse channels to reach older adults across cultures, incomes, and geographies. By synthesizing these stories and personal experiences with system-level data, we have created a Roadmap that reflects the diverse realities of aging in Eagle County.

STRATEGIC FOCUS AREAS AND ACTION STEPS

Based on our data and community conversations, we have identified four priority focus areas to foster improved aging in place. While we discuss them as distinct pillars, they are deeply interconnected - success in one area will lead to success in the others.

Aging Well Priority Focus Areas:

HEALTH & WELL-BEING

HOUSING

TRANSPORTATION

SOCIAL CONNECTION

In our daily lives, these issues do not exist in silos - housing is health; transportation is social connection. For example, a simple home modification, like installing a ramp, is more than a safety improvement. It allows a resident to leave their home, attend a community event (social connection) or visit their doctor (health and well-being). Because of this, our action steps are designed intentionally to have a ripple effect, helping to establish multiple improvements simultaneously.

Action steps alone are not enough. To ensure this Roadmap translates into real-world change, every strategy is grounded in **three foundational commitments**:

- **Shared Leadership & Accountability:** We are moving beyond general ideas to specific oversight. Strong administration will ensure coordination among partners, while transparent tracking will allow the public and policymakers to measure our collective progress.

- **Equity & Language Access:** We are making an explicit commitment to design programs and resources in Spanish at the onset, rather than an afterthought. This includes training staff and partners to ensure our systems are inclusive, welcoming, and culturally responsive to all families.
- **Creative & Sustained Collaboration:** Complex challenges require resources that no single organization can provide alone. We will prioritize collaborative approaches to services and funding, leveraging the collective strength of our county's nonprofits, government, and healthcare systems.

In the following sections, we explore each priority area in depth, detailing what we heard from the community, why it matters, and the specific steps that can yield the desired impact. The following sections include an overview of each priority area and a sampling of the actions for the near-, mid-, and longer term time frames. See the Appendix for a comprehensive list of actions, outcomes and possible collaborators.

FOCUS

HEALTH AND WELL-BEING

Eagle County is a place where people can live long lives. Our life expectancy of 89.4 years is one of the highest in the nation (County Health Rankings). However, living longer does not automatically mean living healthier or thriving.

With our population of residents aged 60 and older growing by 125% since 2010, we face a critical challenge: closing the gap between the quality of care available and residents' ability to access it. Whether the barrier is cost, long wait times, provider shortages, or transportation, the message we received was consistent across all conversations:

"The care here is good, but actually getting in to see someone is the hard part."

"Going to the doctor is so expensive. Sometimes I just wait and hope it gets better."

The Reality - We Have an Access Gap

Across all engagement methods, older adults shared similar experiences. While many expressed appreciation for local providers, structural barriers prevent many from getting the care they need, when they need it. In short, access is not the same for everyone. Numerous barriers exist:

- **Wait Times:** Residents report long wait times for primary care and specialists exacerbated by local and regional provider shortages.
- **The Cost of Distance:** When specialty or rehabilitation care requires travel to Denver or Grand Junction, the cost is not just the medical bill, but the added travel expenses (e.g. gas or transportation, hotel, and personal time).
- **Financial Strain:** 61% of older adults report struggling to meet daily expenses, and healthcare costs were frequently cited as a reason people delay or avoid care.

The Equity Gap

Access to care is not experienced equally. For our Hispanic and Latino neighbors (30.5% of the total population in Eagle County), the lack of bilingual and bicultural providers adds a layer of fear or confusion to an already complex healthcare system. Interviewees noted that resources are often developed in English and then translated, rather than being developed in Spanish from the start. While meaning well, this approach misses the nuance of culture and language, leaving many to feel disconnected from their own health decisions.

Aging in Place & Caregiver Crisis

Most older adults want to stay in their homes, but aging in place requires support. It isn't always a medical crisis that forces people to move; often, it's the inability to manage basic housekeeping, home maintenance or snow shoveling. The lack of in-home care both medical (such as home health) and non-medical (help with daily tasks) remains a critical gap.

Community members shared that when someone is recovering from illness or managing chronic conditions, there are few options available to support care at home. This impacts not only the patient but places significant strain on caregivers. Family caregivers are the backbone of our system, yet they report feeling exhausted and unsure where to turn for respite. While partners like Caregiver Connections and Healthy Aging (a program of Eagle County Public Health & Environment) offer workshops and support groups, the need is outpacing current capacity.

System Alignment

Our findings are reinforced by the 2025 Vail Health Community Health Needs Assessment, which identified similar gaps in the continuum of care including skilled nursing, long term care, end of life and palliative care, home health care, and aging in place services.

While Castle Peak Senior Life and Rehabilitation remains a central element of this continuum, we recognize the need for additional resources to maintain this key piece of community infrastructure. An operational assessment of Castle Peak is currently underway; therefore, specific action steps regarding this facility will be integrated into future updates of this *Roadmap.*

"Shoveling gets harder every year. I want to stay in my home, but I don't know how long I can manage."

"Caregivers are doing so much behind the scenes, but they're exhausted and often invisible."

The Hidden Struggle: Mental Health

Isolation, mental and emotional health also emerged as a top concern. Older adults spoke openly about the "invisibility" of aging - the loneliness that follows retirement, the loss of a partner or changes to one's mobility.

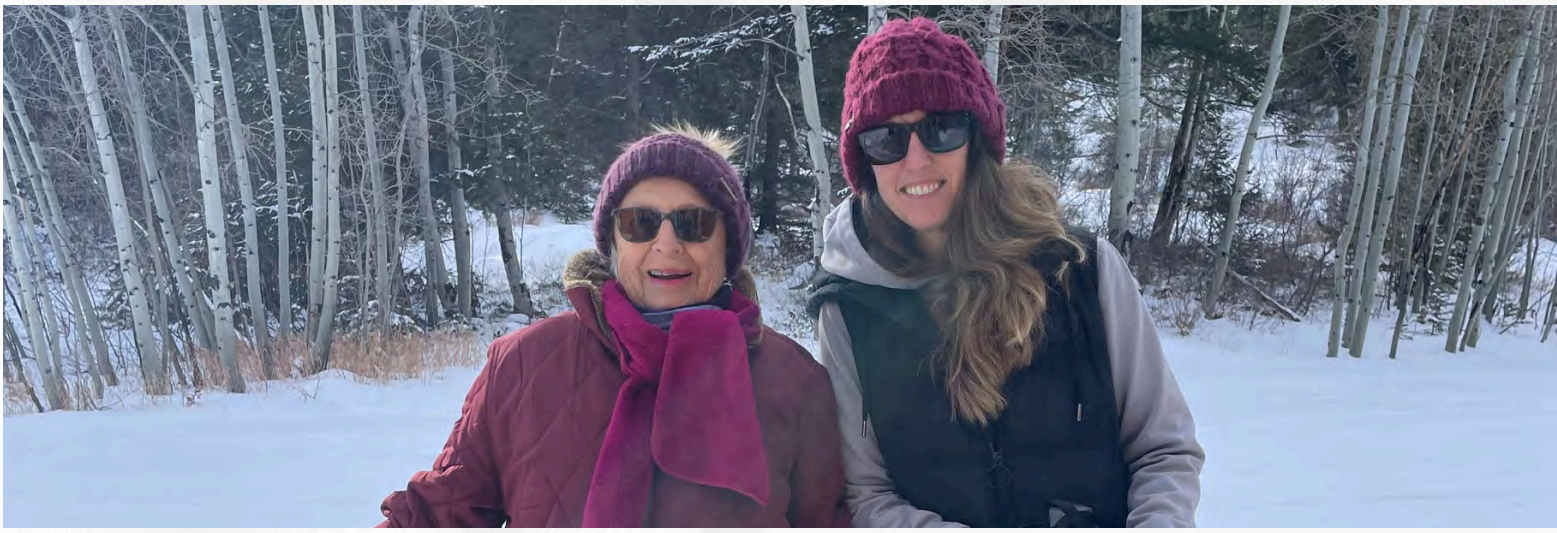
- 9.4% of residents 65 and older have been diagnosed with a depressive disorder.
- Access to mental health service has improved, but significant gaps in substance abuse treatment and ongoing behavioral health support for older adults remain.

"I feel invisible. Being alone can be really hard, and no one checks in."

Building on Strength: Current Momentum

We are not starting from scratch. We are building on a foundation of strong partnerships:

- **Age-Friendly Health:** Vail Health is pursuing certification as an Age-Friendly Health System and deploying the MIRA Bus to bring care directly into neighborhoods.
- **Mobile Services:** A home health pilot was launched in 2025 by Eagle County Paramedic Services with partnership and funding support from Vail Health and Eagle County Public Health & Environment. In 2026, services are expected to be expanded - a game-changer for rural residents.



What We Are Working Toward

Our goal is to build a coordinated, community-driven system where every older adult can navigate care with confidence. The action steps in this Roadmap focus on:

- **Strengthening and expanding existing efforts:** expanding mobile in-home health services.
- **Improving coordination:** across healthcare, behavioral health, and community-based supports.
- **Building workforce capacity:** including exploring partnerships with Colorado Mountain College to strengthen the geriatric healthcare pipeline.
- **Reducing barriers to access:** particularly for more rural residents, caregivers, and Spanish-speaking older adults.

NEAR TERM

- Expand access to home health and primary care for older adults
- Increase community education on topics covering Medicare, wellness, behavioral health, and navigating care
- Grow peer caregiver support networks (in-person & virtual)
- Improve language access and cultural relevance of health information

$200,000
per Year

MID TERM

- Expand in-home support for aging safely at home and primary care access.
- Collaborate with CMC and Explore options to build the geriatric healthcare workforce pipeline
- Train new caregiver support facilitators and offer support in English & Spanish
- Improve access of health services directly to Spanish-speaking residents

$375,000
per Year

FAR TERM

- Support high-need older adults through wraparound care models (e.g. Program for All-Inclusive Care for the Elderly)
- Strengthen long-term caregiver financial supports
- Reduce transportation barriers to specialty healthcare

$ To Be Determined
Significant Uncertainty

FOCUS

HOUSING

Housing is more than just a roof over our heads; it is a foundation for health, community connection and personal dignity. As our population ages, the safety, affordability, and suitability of our homes determine whether residents can remain independent and connected to the neighborhoods they helped build. In addition, this was one of the most frequently raised concerns across all engagement efforts.

"I've lived here my whole life, but I don't know how I can afford to stay."

"Everything goes up, but my income doesn't."

The Reality: The Housing Squeeze

Housing challenges are not just about shelter; they directly impact health, stress, and safety. When housing is unstable or physically unsafe, it becomes nearly impossible to stay socially connected or manage health conditions. Residents across our valleys described feeling "stuck" - caught between rising costs and a lack of options.

The Financial Vise: Affordability

Affordability emerged as the strongest theme. Many older adults, especially those on fixed incomes, face a difficult trade-off: housing costs are limiting their ability to afford all other necessities - healthcare, healthy food, and transportation. This pressure is compounded by rising property taxes, home insurance premiums, and maintenance costs.

The Safety Gap: Suitability

Many homes in Eagle County were not built with an aging in place lens. Stairs, narrow doorways, and inaccessible bathrooms turn daily routines into safety hazards. Residents expressed a strong desire to age in place but feel overwhelmed by the physical and financial scale of necessary renovations.

The Inventory Shortage: Nowhere to Go

For those willing to move, there are few viable options. Residents described looking for opportunities to downsize to single-level or smaller homes, only to find that affordable, accessible alternatives simply do not exist in their communities.

"I want to stay in my house, but it wasn't built for aging and fixing it feels out of reach."

"There's nowhere to downsize that's affordable, accessible, and still feels like home."

Building on Strengths: Community-Led Solutions

While the challenges are significant, our community is ready to innovate. Throughout our engagement process, residents didn't just share the problems; they offered creative, flexible solutions that move beyond a "one-size fits all" approach.

- **Creative Models:** Residents championed ideas like piloting a Home Share program, which pairs older homeowners who have extra space (and a need to help with snow removal and other housekeeping chores) with younger individuals seeking affordable housing.
- **Age-Friendly Development:** There is strong support for developing dedicated 55+ communities or a continuing care model that includes independent living, assisted living, and nursing care.
- **Policy Shifts:** Community members identified the need to expand eligibility for workforce housing and adjust regulations to encourage wider eligibility to include older adults.
- **Financial Accessibility:** Increasing the number of affordable housing units.

What We Are Working Toward

We recognize that building new affordable housing is a long-term strategy that requires significant funding and time. Therefore, this Roadmap balances long-term development with immediate creative actions to help people now. Our actions focus on:

- **Expanding Access for Repairs:** Connecting residents with trusted skilled professionals for home repairs and safety modifications to enhance aging in place.
- **Piloting Innovation:** Launching a Home Share pilot to maximize existing housing stock while fostering intergenerational connection.
- **Policy & Navigation:** Exploring regulatory changes that encourage or enable more age-friendly development and improving navigation support so older adults and caregivers can easily find the housing resources that already exist.

NEAR TERM

- Create a Senior Home Repair Program that matches homeowners, especially seniors, with licensed trades.
- Launch a Seniors First program similar to Locals First.
- Expand affordable housing options through home-share partnerships
- Strengthen Aging in Place supports for home stability
- Improve access to property tax relief for older home owners

$ 2,722,000 - 2,767,000
per Year

MID TERM

- Update workforce housing policies' eligibility options to better support aging in place
- Streamline referrals to connect older adults with available housing
- Expand Seniors First (Phase 2) to include purchase, deed restriction, and resale
- Support adaptive reuse of non-residential properties for housing and community space

$2,700,000
per Year

FAR TERM

- Explore development of a senior/55+ rental community with a full continuum of care
- Establish long-term funding and affordability mechanisms (local levy, community land trust)
- Launch housing land banking to acquire and prepare sites for development

$24M - $55M
+ $3,099,000/year

FOCUS

TRANSPORTATION

Transportation is the lifeline that connects us to our health, our friends, and our community. Yet, for many older adults in Eagle County, getting around is becoming the primary barrier to independence.

As our population ages, the question "How will I get there?" is becoming harder to answer. Whether it is a doctor's appointment in Denver or a social gathering in town, transportation barriers are increasingly limiting access to essential services and deepening social isolation.

"If you can't drive, you're stuck—and everything else becomes harder."

"I hate having to ask for rides, but I don't have another option."

The Reality: When You Can't Drive, You're Stuck

For many, the transition away from driving is a significant emotional and practical loss. Older adults consistently shared that they no longer feel safe driving long distances, at night, or in winter conditions. But without a robust alternative, the decision to stop driving often means a loss of freedom.

The Burden on Relationships

Without reliable public options, many residents rely on friends, family, or caregivers for rides for errands or healthcare. While networks are loving, asking for rides can feel burdensome and stressful on the relationships.

Systemic Gaps

Even for those willing to use public transit, the current system has significant limitations:

- **First & Last Mile:** Getting to a bus stop can be physically impossible for those with mobility challenges, especially in winter.
- **Rural Geography:** In many parts of our county, transit simply does not exist.
- **Complexity:** Navigating schedules, transfers, and eligibility requirements feels confusing and inconsistent.

The Ripple Effect: Health & Isolation

Transportation is not just a logistics issue; it is a health issue. Residents described missing medical appointments or delaying therapy simply because they couldn't find a ride. Beyond physical health, the lack of mobility shrinks one's world, accelerating isolation and loneliness.

"Once you stop driving, your world gets a lot smaller."

Building on Strength: Current Momentum

We are building on a legacy of community support. Volunteer driver programs and existing transit services provide a critical foundation. However, as the demand grows, we must move from a patchwork of solutions to a coordinated network that serves the entire county—from the rural edges to the town centers.

What We Are Working Toward

The Roadmap focuses on a coordinated approach to keep Eagle County moving. Our strategies include:

- **Improving Coordination:** Breaking down silos between transportation providers to create a seamless experience for the rider.
- **Expanding Options:** Increasing access to age-friendly, accessible transportation, including volunteer and peer-based programs that can fill the gaps public transit cannot reach.
- **Simplifying Access:** Improving signage, communication, and "ease of use" so that navigating the system is intuitive for everyone.
- **Connecting Systems:** Aligning transportation planning with housing and health services, ensuring that new developments and clinics are accessible to those who do not drive.

NEAR TERM

- Develop resources and capacity to offer wheelchair access for medical transport.
- Support community carpools and on-demand rides for medical and daily needs.
- Increase the availability of Eagle and Minturn Healthy Aging Site shuttle services.
- Explore how microtransit can support participation in expanded programming schedule

$208,000
per Year

MID TERM

- Improve coordination of on-demand and paratransit services with older adults
- Pilot shuttle “circulator” for medical and daily trips.
- Co-design an age-friendly way-finding system (signage, maps, mobile tools)

$ To Be Determined

FAR TERM

- Expand toward a countywide senior transportation system

$ To Be Determined

FOCUS

SOCIAL CONNECTION

Social connection is not a luxury; it is a biological necessity for health and resilience. Yet, loneliness emerged as one of the most emotionally powerful themes in our engagement process. Highlighted as the “hidden struggle” in the Health and Well-being section, older adults spoke openly about feeling
invisible - particularly after the loss of a partner, changes in health, reduced mobility, or the transition to retirement.

The Eagle County Public Health Improvement Plan reinforces these stories, with significant portions of residents - especially LGBTQ+ and Hispanic community members - reporting feelings of loneliness. This isolation is frequently linked to depression, anxiety, and a declining motivation to stay active or seek help.

“It feels like everything is built for visitors, not for people who live here year-round.”

“I feel invisible. If I didn’t reach out first, no one would notice I was gone.”

The Reality: Not Belonging

Community members repeatedly shared that Eagle County can feel fragmented. Without daily interactions of a workplace or school, the opportunities for connection shrink. Add in the context of our county’s geography and seasonal challenges (driving in winter), and the need to promote social connections is not only important for older adults, it is also necessary for all age groups and identities within Eagle County.

Built for Visitors, Not Locals

Many older adults feel that the county's social infrastructure is designed more for tourists, rather than the long-term residents. Social opportunities often feel limited, expensive, or difficult to access, resulting in the desire for more casual, low-cost, and organic connections.

Barriers to Participation

Even when events exist, structural barriers may prevent more older adults from showing up:

- **The Information Gap:** Residents struggle to find out what is happening and where.
- **Logistics:** Transportation remains a major hurdle, as does the timing of events (often difficult for those who still work or cannot drive at night).
- **Inclusivity:** There is a lack of truly welcoming spaces, particularly for LGBTQ+ residents, Spanish speakers, caregivers, and people with disabilities.

Connection vs Activity

Community members were clear: social connection is about more than filling a calendar with activities; it is about belonging. Residents expressed a strong desire for places and programs that feel welcoming, inclusive, and reflective of the people who live in Eagle County.

"There are things happening, but you don't always know about them—or how to get there."

"I don't just want something to do. I want to feel like I belong somewhere."

Building on Strength: The Desire to Connect

While barriers are real, the desire for connection is strong. Older residents expressed a readiness to look out for one another. There is significant community energy and interest behind creating intergenerational spaces and "neighbor-to-neighbor" networks where residents can check in on those living alone. This grassroots willingness is our greatest asset in combating isolation.

What We Are Working Toward

Our goal is to weave a stronger social fabric where no resident goes unnoticed. The Roadmap highlights several actions:

- **Creating Welcoming Spaces:** Expanding access to welcoming, age-friendly gathering spaces.
- **Low Barrier Connection:** Increasing opportunities for low-cost and informal opportunities for connection.
- **Centralizing Information:** Improving coordination and visibility of programs and events through shared calendars.
- **Strengthening Networks:** Building formal and informal peer support, volunteer groups, and intergenerational programming that broadens support, including increasing outreach to residents who live alone or are more isolated.

NEAR TERM

- Expand Healthy Aging Meal Programs (and target high-need areas)
- Increase access to welcoming gathering spaces & diverse programming
- Launch a centralized community activity calendar
- Establish a countywide "buddy check-in" system

$ 206,500 - $224,500
per Year

MID TERM

- Expand Healthy Aging Meal Program to 3 days/week
- Work collectively to create a countywide strategy to offer older adult programming that encourages healthy aging
- Improve language access and cultural relevance of resources, services, and programs for older adults across the County

$ To Be Determined

FAR TERM

- Explore partnerships to establish senior centers up Valley in Eagle River Valley and mid-Valley in the Roaring Fork Valley
- Ensure diverse programming is available 7-days/week in English & Spanish.

$ To Be Determined

MOVING FORWARD: FROM VISION TO ACTION

This Roadmap belongs to the community. It was built by your voices, and its success depends on continued partnership. This is not a document to sit on a shelf; it is a living plan designed to be owned and implemented by residents, organizations, and agencies across Eagle County.

Planning is an important first step, but implementation is where real change happens. Moving from ideas to action will require the same inclusive, community-centered approach that brought us this far. We invite every resident and partner to stay at the table as we refine these ideas and respond to new challenges on the horizon.

Guiding Principles for Implementation

- **Building on Strength:** Leverage existing partnerships and programs rather than reinventing the wheel.
- **Creative Coordination:** Breaking down silos between organizations to solve complex problems together.
- **Community Leadership:** Ensuring residents are not just beneficiaries, but remain active participants in completing actions.
- **Adaptability:** Committing to annual reviews and remaining flexible to change course as needs evolve.

Shared Leadership: A call for Creative Collaboration

No single organization can implement this *Roadmap* alone. The challenges we face - housing, health, transportation, connection - are too complex for any single agency to solve on their own. Success requires creative collaboration, where nonprofits, government, businesses and community members combine their unique strengths.

Depending on the specific action, different organizations may serve as the convener, coordinator, funder or partner. To keep us on track, we will establish a Steering Committee and focused working groups, building on the dedicated work of our existing Advisory Committees. Progress will rely on clear communication, a willingness to experiment, and a shared commitment to inclusion and flexibility.

A Community for All Ages

Finally, this Roadmap is more than just a plan for older adults, it is a blueprint for a more resilient and thriving Eagle County that benefits everyone.

The pillars of this plan - health, housing, transportation and social connection - are universally important regardless of your age. A safer, accessible sidewalk or a new transit option helps a young family with a stroller just as much as an older adult using a walker. By addressing these core needs, we are building a "livable community" where every person, at every stage of life, can grow up and grow old with dignity.

APPENDIX: COMPLETE ACTIONS MATRIX

Aging Well Roadmap Comprehensive Actions Matrix

This comprehensive actions matrix provides the complete list of actions identified through the Aging Well Roadmap process. Actions are organized by the four strategic priority areas—Health & Well-Being, Housing, Transportation, and Social Connection—and further grouped by near-term, mid-term, and far-term timeframes. While an abbreviated set of actions is included in the main body of this report, this matrix offers the full picture, including brief descriptions of each action, anticipated outcomes, and potential collaborators.

This Roadmap is intended to be a living document that will be reviewed and updated annually by the Steering Committee as implementation progresses. Each action step will be more fully developed at the time it is activated, including identification of lead partners, confirmation of collaborators, and development of an evaluation plan with clear metrics and milestones. Implementation of each action will require funding, and timelines may shift based on available resources. The collaborators listed in the matrix have previously expressed interest in being involved, are not exhaustive and are expected to expand as work begins, reflecting the shared, adaptive, and community-driven nature of the Aging Well Roadmap.

HEALTH & WELL-BEING		
NEAR TERM		
ACTION	**SHORT-TERM OUTCOMES**	**POSSIBLE COLLABORATORS**
Implement in-home health access via Community Paramedic Services or other agencies	• Pilot is successful and expanded program continues • Clients are satisfied with services • Decreased hospital readmission rates • Improved clinical outcomes	• Vail Health • Eagle County Paramedics • Eagle County Public Health & Environment
Partner on health related topics such as: wellness expos, Medicare presentations, behavioral health, dementia, family education and support, women's health, health literacy, navigating health care portals and communication with providers. Including sessions held in Spanish with English interpretation	• Increase topic knowledge and awareness of participants • Increase awareness of county resources and providers	• Mountain Recreation • Vail Health • Vintage • Mid-Valley Family Practice • Eagle Valley Community Foundation/MIRA • Eagle County Healthy Aging • Caregiver Connections
Create new and expand existing peer caregiver networks and regular support groups (in person and virtual) for access across the County. Train new facilitators, offer language support, and increase frequency of groups. Conduct additional outreach to raise awareness of this resource	• Increase the capacity of caregiver support groups • Increase the participation among Spanish speaking caregivers • Improve caregiver satisfaction, belonging & relief	• Vintage • Mid-Valley Family Practice • Eagle Valley Community Foundation/MIRA • Eagle County Healthy Aging • Caregiver Connections
Assess and revise health related information and education resources for language access and cultural relevancy	• Increase number of resources that are provided in both English and Spanish.	• Vintage • Eagle Valley Community Foundation/MIRA • Eagle County Healthy Aging

HEALTH & WELL-BEING

ACTION	SHORT-TERM OUTCOMES	POSSIBLE COLLABORATORS
Expand access to mental health and general health resources for Spanish-speaking older adults through the senior centers, MIRA bus and MIRA Esperanza scholarship program	• Increased access to mental & general health resources	• Eagle Valley Community Foundation/MIRA • Eagle County Healthy Aging • Vail Health
MID TERM		
Expand in home support services to include respite, wellness checks, mental health, personal care, meals, home maintenance, rehab, PT	• Decrease ER visits and/or hospital readmission rates among participants • Improved clinical outcomes • Clients are satisfied with services	• Vail Health • Eagle County Paramedics • Eagle County Public Health & Environment
Collaborate with CMC and others working on expanding healthcare training incentives to include geriatrics in education. This could include exploring development of internship program, preceptorships and collaboration with CU Anschutz Division of Geriatrics and UC Health	• Increased collaboration between partners • More healthcare training incentives available • Increase opportunities for local students to remain in and serve Eagle County	• Vail Health • Eagle County Healthy Aging • Eagle County Dept. of Human Services
Expand access to mental health by bringing providers to senior centers and other community locations, providing education classes and expanding outreach.	• Increased access to mental health services by co-locating services where seniors gather	• Mountain Recreation • Vail Health • Mid-Valley Family Practice • Eagle Valley Community Foundation/MIRA • Eagle County Healthy Aging
Create a centralized volunteer program that coordinates opportunities and matches volunteers with needs in the community.	• Create a one stop resource to streamline volunteer opportunities • Offer a space for organizations to easily find volunteers	• Mountain Recreation

HEALTH & WELL-BEING

ACTION	SHORT-TERM OUTCOMES	POSSIBLE COLLABORATORS
FAR TERM		
Explore PACE program or similar option that offers wrap around care and support for nursing home eligible older adults	• Informed decision on whether to implement a wrap around care program • Explore this option to determine if it is realistic for a county of our size	• Eagle County Healthy Aging
Explore and identify additional sustainable caregiver assistance funds	• Identify a viable caregiver assistance funding strategy or program to implement in Eagle County.	• Vintage • Caregiver Connections • Eagle County Healthy Aging
Provide affordable transportation to specialists appointments at CU Anschutz and in Grand Junction	• Increased access to medical specialist located outside of Eagle County • Increased possibility of older adults ability to remain living in Eagle County vs. having to move closer to their specialty care	• Vail Health • Eagle County Healthy Aging

HOUSING		
NEAR TERM		
ACTION	**SHORT-TERM OUTCOMES**	**POSSIBLE COLLABORATORS**
Create a Senior Home Repair Program that matches homeowners, especially seniors, with vetted/licensed trades (plumbers, electricians, HVAC, roofers). The program maintains a pre-qualified contractor list. Charge a modest, transparent admin fee	• Older adults are able to stay in their homes longer and more affordably	• Eagle County Housing & Development Authority • Eagle County Healthy Aging
Amend the County land use code and align with towns to establish a density bonus program for age-friendly housing where zoning allows	• Increase land use options for developing age-friendly housing across Eagle County	• Eagle County Housing & Development Authority • Eagle County Planning Dept.
Launch a Seniors First Program, similar to Locals First, ECHDA could purchase one level ground floor units, deed restrict with a price cap and resale restriction through TVHS. Then this unit could be offered to a Senior Buyer list with an administrative fee back to the program. ECHDA gets a new unit for the future, and houses a Senior today	• Improved homeowner quality of life (cost savings) • Improved access to older adult friendly housing options (e.g. size, one level, location) to allow them to live independently as long as possible • A win win solution for people of all ages	• Eagle County Housing & Development Authority • Eagle County Government Administration
Partner with a home-share/roommate-matching provider to pair older adults with compatible housemates who can offset housing costs and assist with daily tasks.	• Improved homeowner quality of life (cost savings, assistance with tasks) • Provides an additional solution to housing challenges • A win win solution for people of all ages	• Eagle County Housing & Development Authority • Eagle County Healthy Aging

HOUSING

ACTION	SHORT-TERM OUTCOMES	POSSIBLE COLLABORATORS
Expand the Aging in Place program administered by MIRA to assist with home improvements and provide assistance with mortgage or tax payments	• Improved homeowner quality of life (cost savings)	• Eagle Valley Community Foundation/MIRA
MID TERM		
Evaluate workforce housing policies to better support older adults by considering alternative eligibility options (e.g., volunteer service, long-term residency) and developing transition strategies that allow them to stay in the community	• Improved knowledge/understanding of policy impact and action plan completed	• Eagle County Housing & Development Authority
Develop a streamlined referral process to match older adults with available housing, in collaboration with local housing providers, service agencies, and community partners.	• Increased efficiency (less time spent on matches etc) • Less wait list time for people on the lists	• Eagle County Housing & Development Authority • Eagle County Healthy Aging
Seniors First Program Phase 2: Expand to include the purchase, deed restriction and resale are components that would be in the mid-term.	• Buyer satisfaction & improved financial stability • Keeping older adults in our communities longer	• Eagle County Housing & Development Authority
Develop a county-facilitated adaptive reuse initiative that offers guidance and technical support for repurposing non-residential properties (e.g., commercial, institutional, or public buildings) into housing and community gathering spaces.	• Increased opportunities for adaptive reuse • Working to creatively rethink spaces that already exist	• Eagle County Housing & Development Authority • Eagle County Government Administration
FAR TERM		
Explore possibilities around developing a 55+ community and continuum of care facility offering independent living, assisted living, memory care and skilled nursing.	• Informed decision on creating a 55+ community facility	• Eagle County Housing & Development Authority

HOUSING

ACTION	SHORT-TERM OUTCOMES	POSSIBLE COLLABORATORS
Pursue a senior-focused rental development (50–100 units) on the 3.69-acre Town of Eagle parcel behind the Golden Eagle Senior Center, in partnership with the Town or via a land swap. Deliver accessible, studio and one-bed rental units with on-site services, program/health space, and 60–100% AMI (just guessing) rents under deed restrictions. The adjacency to the senior center and downtown enables a walkable campus and potential cost/time efficiencies.	• Informed decisions on a senior focused rental development • Gives older adults the ability to continue to live in Eagle County longer	• Eagle County Housing & Development Authority • Eagle County Government Administration
Develop and pursue a dedicated local funding mechanism such as a levy to provide long-term support for healthy aging initiatives.	• Dedicated revenue stream for Healthy Aging Initiatives is in place • Ensures support and resources for our aging population for years to come	• Eagle County Government Administration • Eagle County Healthy Aging
Create ways for community members to help local assisted living and care facilities i.e. Castle Peak so staff feel supported and residents benefit.	• Facility staff feel more supported by community members • Residents feel the benefit of community member activities	• Castle Peak Senior Life and Rehabilitation
Create a Community Land Trust (CLT) to secure permanent affordability by placing acquired, entitled sites into a trust that retains land ownership and offers long-term ground leases to developers or homeowners. This model adds durable stewardship, clear resale rules, and community voice, works across housing types, and pairs well with land banking to ensure affordability for future generations.	• Increase affordable housing opportunities for all ages.	• Eagle County Housing & Development Authority • Eagle County Government Administration
Establish a Senior Housing Land Banking program to acquire land or when priced right, complete early due diligence, and develop directly or with mission-driven partners. Use deed restrictions or ground leases to ensure long-term affordability. Fund with a blend of public dollars, low-cost loans, philanthropy, and/or public land transfers. This reduces costs and delays and builds a steady pipeline of senior homes.	• Increase long-term affordable housing strategies for older adults	• Eagle County Housing & Development Authority • Eagle County Government Administration

TRANSPORTATION		
NEAR TERM		
ACTION	**SHORT-TERM OUTCOMES**	**POSSIBLE COLLABORATORS**
Develop resources and capacity to offer more robust wheelchair access for medical transport.	• Improve access to medical appointments • Improve quality of life for persons that may not drive or have mobility challenges • Helps wheelchair-bound people maintain dignity and independence	• Eagle County Paramedics • Core Transit
Support community carpools and on-demand rides for medical and daily needs to improve access to healthcare, visits to long term facilities, and other wellness needs	• Helps older adults maintain dignity and independence • Removes the need to relocate due to inability to drive	• Northwest Colorado Council of Governments (NWCCOG) • Eagle County Healthy Aging
Up Valley and Down Valley Healthy Aging Drivers — serve Eagle and Minturn Healthy Aging sites and offer shuttle services	• Serves a larger number of residents to help maintain independence	• NWCCOG • Vintage • Core Transit • Eagle County Healthy Aging
Explore how microtransit can support participation in expanded programing schedule.	• Helps people address the first and last mile challenge	• NWCCOG • Eagle County Healthy Aging

TRANSPORTATION

ACTION	SHORT-TERM OUTCOMES	POSSIBLE COLLABORATORS
MID TERM		
Pilot shuttle circulator in Eagle, Gypsum, and Avon–Dotsero/El Jebel — grocery, medical, and other - an expansion for riders beyond healthy aging clients	• Increases independence for people that do not drive	• Core Transit
Collaborate with older adults to design an age-friendly wayfinding system—with clear signs, maps, and a potential mobile app—to help residents easily navigate to parks, trails, stores, health services, and community destinations.	• Improved ease of transportation for Older Adults around the County • Increased confidence to navigate our communities safely	• Vail Health • Eagle Valley Community Foundation/MIRA • Eagle County Healthy Aging
Improve coordination of on-demand transit services between the Town of Basalt and Eagle County, and engage older adults and transportation partners to define paratransit needs and develop a rural model that reflects local realities.	• Increased independence for those who do not drive • Ease in scheduling in real time and when needed	• Roaring Fork Transit Authority • Town of Basalt Planning Department
FAR TERM		
Assess opportunity to redirect underutilized vehicles through faith institutions, health systems, and public agencies to expand senior transportation systems	• Creative solutions to use vehicles for other needs and purposes • Helps with social connection - ie using a church van to help seniors get to an event or activity	• 4 Eagle Senior Care • Eagle County Healthy Aging
Work with transportation partners and older adults to understand what makes transit safe, easy, and dependable, and use those insights to create a Core Transit Essentials initiative for improving regional and volunteer transportation.	• The Core Transit Essentials program is developed to improve transportation services for older adults that allows them to age in place.	• Mountain Recreation • Core Transit • Eagle County Healthy Aging

SOCIAL CONNECTION

NEAR TERM

ACTION	SHORT-TERM OUTCOMES	POSSIBLE COLLABORATORS
Expand Healthy Aging meal programs (e.g., add 3rd day in El Jebel; explore Minturn/Eagle)	• Improved social connection • Places that have more activity and services are attractive to those looking to migrate in • Improved nutrition	• Vintage • Eagle County Healthy Aging
Collaborate with community partners such as towns, libraries, schools, faith institutions, and businesses to create welcoming gathering spaces and offer diverse programs at times and locations that accommodate varying schedules such as those working and caregivers.	• Increase opportunities for older adults to engage in activities and other programs • Improves social connection and belonging among participants	• Basalt Regional Library • Mountain Recreation • Pitkin County Senior Services • Vintage • 4 Eagle Senior Care • Eagle County Healthy Aging
Develop a shared community calendar that combines activities and programs offered by towns, recreation centers, libraries, schools, and partner organizations to make it easier to find activities and for agencies to identify gaps or overlaps.	• Increase awareness of activities and services geared towards older adults	• Basalt Regional Library • Mountain Recreation • Pitkin County Senior Services • 4 Eagle Senior Care • Eagle County Healthy Aging
Create a buddy check-in/wellness check-in program countywide to address isolation	• Improves social connection and belonging among participants • Acts as a safety net for those who may not have support otherwise	• 4 Eagle Senior Care • Mid-Valley Family Practice
Expand intergenerational programming such as launching a "Foster Grandparent" Mentoring Program.	• Improved connections between participating generations	• Basalt Regional Library • Mountain Recreation

SOCIAL CONNECTION

ACTION	SHORT-TERM OUTCOMES	POSSIBLE COLLABORATORS
Administration/Implementation of the Roadmap: Dedicated funding to ensure the roadmap has a successful start and future- costs in 2026 include establishing the structures for plan implementation, supporting the sub-committees for each area of focus, steering committees, data dashboard creation, coordination of public outreach of the plan	• Implementation of the Roadmap begins in 2026 • Creates a solid foundation to set the stage of the work • Community members and organizations are satisfied with Implementation structure and approach	• Eagle County Healthy Aging
MID TERM		
Work collectively to create a County wide strategy to identify and offer programming that will fill existing service gaps and encourage healthy aging, fitness, wellness and mental health across recreation departments (Avon, Vail Rec, Mountain Rec, Roaring Fork).	• Increase opportunities for older adults to engage in activities and other programs • Improves social connection and belonging among participants	• Mountain Recreation • Pitkin County Senior Services • Eagle County Healthy Aging
Assess outreach and programming materials to be more inclusive and accessible creating or leveraging easy-to-use places (online and in person) to find information in English and Spanish on resources, services, and programs for older adults across the County	• Increase awareness in community about resources, services and programs	• Mountain Recreation • Vintage • Eagle County Healthy Aging
Develop/Adopt an Age-Friendly Recognition program for businesses, organizations and faith institutions leveraging the experience of other age friendly communities.	• Satisfaction of participating businesses/organizations • Satisfaction of Older Adults frequenting the businesses/organizations • Increased awareness in community of the program	• Eagle County Healthy Aging

SOCIAL CONNECTION

ACTION	SHORT-TERM OUTCOMES	POSSIBLE COLLABORATORS
FAR TERM		
All 3 Healthy Aging sites are able to operate 7 days per week to expand programming variety including a mix of physical and mental wellness such as fitness, educational, Spanish-first, culturally relevant activities	• Reduced social isolation for participating Older Adults • Additional opportunities to connect socially • Additional opportunities for physical, mental and emotional health	• Eagle County Healthy Aging
Partner with Pitkin County to develop a senior center in Basalt	• Informed decision on creation of a new senior center in Basalt • Create a Mid-Valley location for older adults in Eagle and Pitkin Counties to have dedicated place to connect and engage • Provides more visible support for seniors in the Roaring Fork Valley of Eagle County and the lower-valley residents of Pitkin County	• Pitkin County Senior Services • Eagle County Healthy Aging

EAGLE COUNTY

EAGLE COUNTY AGING WELL ROADMAP Update

August 25, 2026 | Eagle Town Council

Carly Rietmann, Eagle County Healthy Aging

EAGLE COUNTY DEMOGRAPHICS

Total Population: 55,374 (2023)

Older Adult Population (60+): 19% (up 125% since 2010)

Residency Patterns:

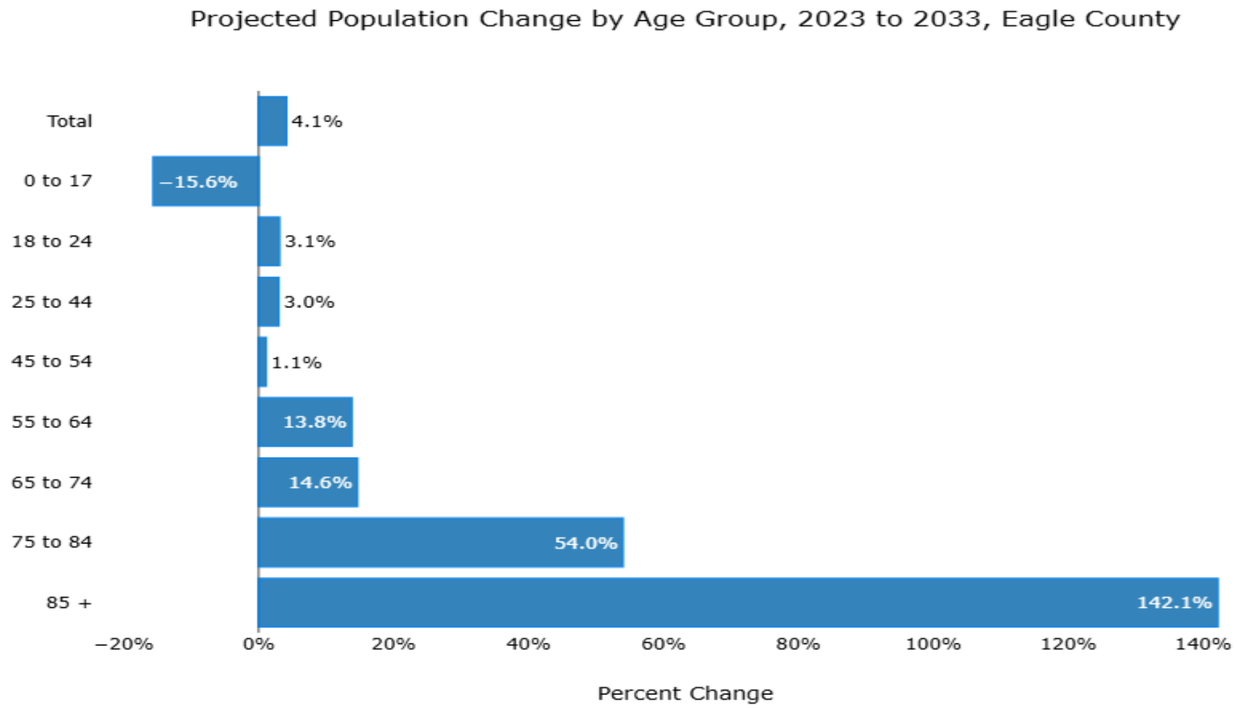
- 70% full-time residents
- 30% part-time/seasonal
- 41% have lived in the county 20+ years

% increase between 2015-2025:

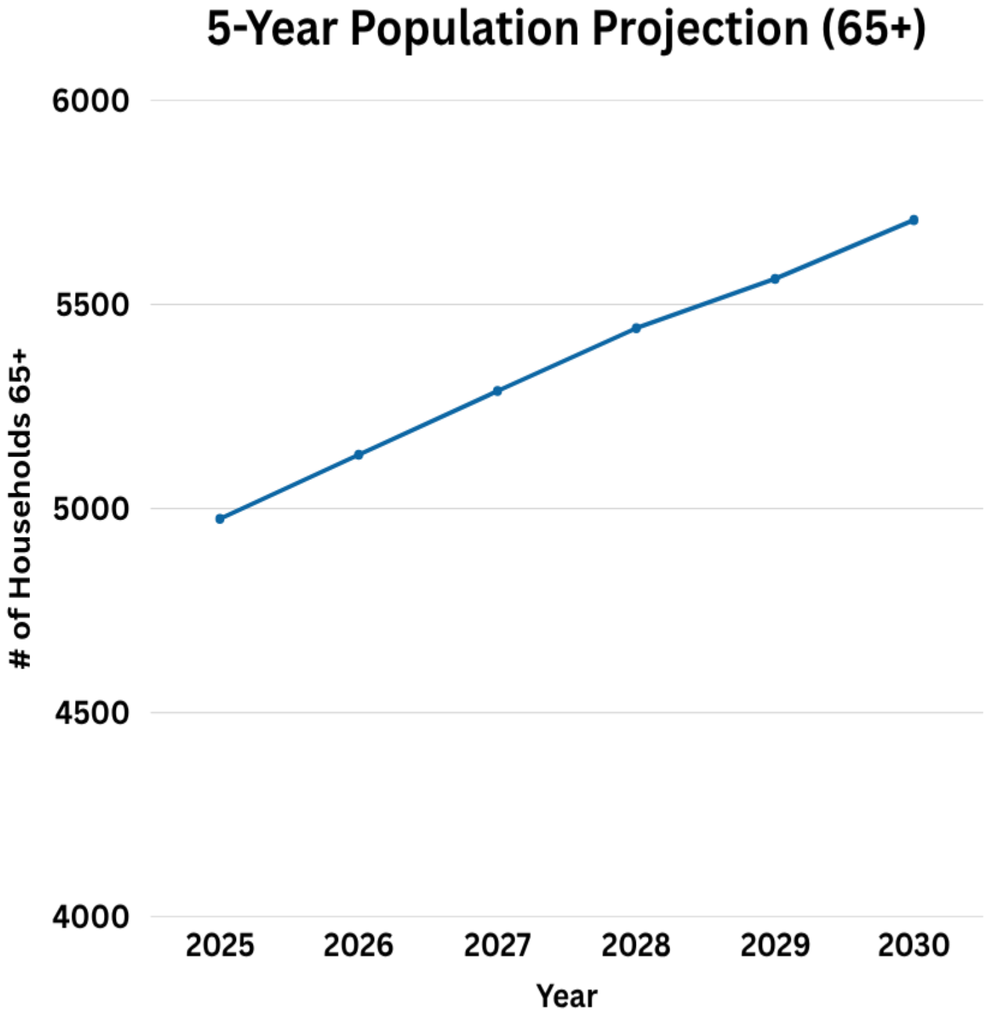
60-69: 16% Increase
70-79: 116% Increase
80-89: 195% Increase
90+: 196% Increase

https://data.census.gov/profile/Eagle_County & 2023 Eagle County CASOA Survey

EAGLE COUNTY DEMOGRAPHICS



Source: https://censusreporter.org/profiles/05000US08037-eagle-county-co/



Source: https://demography.dola.colorado.gov/

Community Engagement

Focus Groups

- 3 sessions (June 24–26, 2025): Dementia caregiver group; Spanish-speakers in Minturn; El Jebel Senior Center.

Community Conversations

- 2 public sessions: July 29 (Edwards, 59 attendees) and August 7 (El Jebel, 23 attendees; held with Pitkin County).

Surveys

- 91 Spanish-speaking respondents; administered in person by the Public Health *Campeones del Sistema*.

Stakeholder Interviews

- 26 one-on-one interviews with Aging Well Roadmap Advisory Committee members.

PRIORITY AREAS

Priority Area: Healthcare

Many older adults in Eagle County face barriers to getting the healthcare they need, accessing support as caregivers, and navigating systems of care.

Opportunities include:

- Expand in-home support services.
- Expand caregiver support services.
- Collaborate with Vail Health and others on wellness expos and Medicare navigation.
- Work with Colorado Mountain College to help local people train for healthcare jobs and stay to work in our county.
- Create one easy-to-use place online and in-person where older adults and caregivers can find help in English or Spanish.

Potential Partners

- Eagle County Paramedic Services
- Vail Health, Valley View, Eagle Valley Family Practice
- Eagle County Healthy Aging
- Caregiver Connections (alignment with respite, case management)
- Community volunteers

Priority Area: Housing

Housing is a pressing concern for older adults including a lack of affordable or accessible options.

Opportunities include:

- Start a home-sharing program where older adults can rent a room to someone to earn extra money, get help at home, or have company.
- Update county rules to encourage building more housing that is safe, affordable, and easy for older adults to live in.
- Make more help available for older adults to fix or update their homes so they can safely stay in their homes as they age.
- Update workforce housing rules so more older adults qualify for housing especially those who've lived here a long time or volunteer in the community.
- Explore property tax deferral programs for older adults.

Potential Partners

- Sunshine Home Share Colorado
- Eagle County Housing & Development Authority (interest in home share/roommate programs)
- Town of Basalt (zoning, deed restrictions, tax deferral)
- Philanthropy, zoning/planning departments
- Other community organizations

Priority Area: Transportation

Transportation can be a daily challenge for those who no longer drive or those who live in more rural locations.

Opportunities include:

- Improve transportation for older adults across the county so it's easier to get to medical appointments and other important places.
- Work with local and regional partners to add more volunteer drivers and carpool options for older adults.
- Work with Core Transit to solve first and last mile solutions

Potential Partners

- NWCCOG / RTCC (regional transit coordination, grant applications)
- Vail Health (mobility & community carpools)
- Core Transit, RFTA, Town of Basalt (paratransit, on-demand services)
- Other non profit organizations

Priority Area: Social Connection

People want more opportunities to connect, socially, culturally, and across ages.

Opportunities include:

- Expand Eagle County Healthy Aging meal programs (e.g., add 3rd meal days in El Jebel, Minturn and Eagle).
- Work with towns, libraries, churches, and other local groups to create more places — in-person and online — where older adults can connect, join programs, and feel part of the community.
- Offer more programs in the evenings and on weekends so older adults who work or care for others can attend.
- Explore opportunities for meaningful intergenerational connections.

Potential Partners

- Eagle County Healthy Aging
- Local kitchens, Healthy Aging team
- Pitkin County Senior Services (monthly lunches/programs in Basalt)
- Mountain Recreation (fitness, dance, enrichment programs)
- Libraries, schools, and faith communities
- Vail Health (Healthy Aging Centers, cultural competency trainings
- Campeones del Sistema / MIRA (Spanish-speaking outreach)
- 4 Eagle Senior Care

Implementation
Spring 2026 & Beyond

We are currently working through a variety of action items within each Priority Area. Some examples include:

Housing:
- Creating a Handyman/Repair Aging in Place Program
- Working with Eagle County Housing Dept. to create a Seniors First Program, modeled after their existing Locals First Program
- Exploring possibilities around creation of a vetted, organized home sharing program

Memory Care Caregiver Support:
- Addition of a 3rd caregiver support meeting per month
- Respite
- Raising Awareness

Transportation:
- Creating more robust volunteer driver programs (ERV, RFV)
- Participating in the Core Transit first and last mile working group
- Continued partnerships with Core Transit and Roaring Fork Transportation Authority (RFTA)

THANK YOU!

EMAIL ADDRESS

carly.rietmann@eaglecounty.us

WEBSITE

http://www.eaglecounty.us/departments__services/public_health/aging_well_roadmap.php

Aging Dynamics

Rachel Cohen

https://www.aging-dynamics.com/

EAGLE COUNTY
Healthy Aging

MEETING MINUTES
Town Council
Tuesday, August 11, 2026
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This was an in-person meeting using Teams.*

CALL TO ORDER

Mayor Woods called the meeting to order at 6:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT

Geoffrey Grimmer, Jamie Woodworth Foral, Bryan Woods, Gina McCrackin, Scott Schreiner, Andrew Atkins, Casey Glowacki

COUNCIL MEMBERS ABSENT

STAFF PRESENT

Melissa Daruna, Town Manager
Richard Peterson-Cremer, Town Attorney
Camille Deering, Town Clerk
Rachel Tand, Finance Director/Treasurer
Carrie Buhlman, Police Chief
Tom Gosiorowski, Public Works Director
Jessica Johnsen, Community Development Director
Lynette Horan, Human Resources Manager (Virtual)
Sydney Dynek, Planner
Kira Koppel, Sustainability Specialist
Alex Smiley, Open Space & Trails Manager (Virtual)
Kevin Aoki, Information Technology Manager
Nikki Davis, Economic Development & Housing Specialist

CONFLICT OF INTEREST DISCLOSURE

Mayor Bryan Woods will recuse himself from the Ordinance 14 discussion involving the purchase of 215 Capitol Street to avoid any conflict of interest due to the proximity of his home to the property.

ADOPTION OF AGENDA

MOTION: Council Member Scott Schreiner motioned to approve the agenda. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

PUBLIC COMMENT

- Arthur Wessel, 520 McIntire St- Asked the Town to continue to support the Eagle River Jamboree event. He complimented the professionalism of the staff, volunteers, and organizers and the high level of production.
- Weston & Aster Beau Arbogast, 511 McIntire St- Thanked the Town for supporting the Eagle River Jamboree and for creating the heat pump rebate program.
- Laura Bohannon, 511 McIntire St- Voiced her support for the Eagle River Jamboree, complimenting the great artists and level of production. She advocated for the Town to continue supporting the event and nonprofit organizations that bring high-quality art and music experiences to Eagle.
- Brenda Wyatt, 128 W 6th St- She expressed concern that the notices for the upcoming Pickleball Open House were biased in favor of pickleball. She referred to research she had shared in previous public comments about the impacts of pickleball on residential areas and asked Council how she could compete with those supporting the courts.
- Joe Russell, 601 Washington St- He criticized the language used in notices for the upcoming Pickleball Open House, stating that it was biased in favor of pickleball and unfair to those opposed to the courts. He said the courts would negatively affect the surrounding community and urged Council to listen to nearby residents. He encouraged the Town to ask Eagle County to build the courts elsewhere.
- Lizbeth Gauthier, 700 Broadway- She encouraged the Town to take steps to protect the climate and conserve water. She proposed an ordinance prohibiting the collection of grass clippings and leaves, encouraging residents to mulch them back into the soil. She also suggested exploring tree planting and rainwater collection to help conserve water and reduce temperatures.

PRESENTATIONS

1. Beyond Lawn, Eagle County Conservation District

   Laura Bohannon and Ryan Villar from the Eagle County Conservation District presented updates on conservation programs, including the Beyond Lawn initiative, and discussed funding needs, program impacts, and future plans.

2. Energy Rebate Update

   Nikki Maline from Walking Mountains provided an update on the Town of Eagle's energy efficiency rebate program, reporting that funds for 2026 were exhausted earlier than usual due to high demand, especially for heat pumps, and Council discussed options for additional funding and the program's impact on community sustainability and equity.

CONSENT AGENDA

MOTION: Council Member Geoffrey Grimmer motioned to approve the consent agenda. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

1. Minutes

2. Bill Schedule

STAFF REPORTS

1. Town Manager Update

2. Department Update

BUSINESS ITEMS

1. Ordinance 13, Series 2026 - An Ordinance of the Town Council of the Town of Eagle, Colorado, Miscellaneous Amendments to Title 4, Specifically Chapters 17 and 20 (Variances) of the Eagle Land Use and Development Code Related to Development Standards and Processes

Community Development Director Jessica Johnsen presented comprehensive amendments to the variance process, including a two-tiered system of mandatory and discretionary criteria, a new definition of undue hardship, and clarification that financial hardship alone is not sufficient for a variance.

Council debated the call-up procedure, with some members advocating for retaining Council oversight and others supporting a staff-initiated appeal mechanism. Council members discussed the implications of removing the call-up provision, the need for accountability of P&Z decisions, and the importance of harmonizing appeal procedures across the code. After discussion, Council deleted the subsection prohibiting the call-up procedure and approved the remainder of the ordinance. Council directed staff to draft language that specifically addresses the call-up procedure.

MOTION: Council Member Andrew Atkins motioned to amend Ordinance 13, Series 2026, An Ordinance of the Town Council of the Town of Eagle, Colorado, Miscellaneous Amendments to Title 4, Specifically Chapters 17 and 20 of the Eagle Land Use and Development Code Related to Development Standards and Processes, amending subsection 2 by deleting subsection 4 of section 2. The motion was seconded and passed with a vote of 5 in favor (Glowacki, McCrackin, Atkins, Woods, Woodworth Foral) and 2 opposed (Grimmer, Schreiner).

MOTION: Council Member Andrew Atkins motioned to approve the amended Ordinance 13, Series 2026, An Ordinance of the Town Council of the Town of Eagle, Colorado, Miscellaneous Amendments to Title 4, Specifically Chapters 17 and 20 of the Eagle Land Use and Development Code Related to Development Standards and Processes. The motion was seconded and passed with a vote of 6 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral) and 1 opposed (Schreiner).

2. Ordinance 14, Series 2026 - An Ordinance of the Town of Eagle, Colorado Authorizing the Purchase of Real Property Located at 215 Capitol Street in Eagle, Colorado, Approving the Buy and Sell Agreement for the Property and Authorizing the Town Manager to Sign Documents on Behalf of the Town that are Necessary to Consummate the Purchase of the Property

Mayor Bryan Woods stepped out of the meeting.

Council discussed and approved the purchase of 215 Capitol Street (St. Mary's Church) for $3.15 million, including a leaseback to the church until January 2028. Council members highlighted the property's prime location, flexibility for future uses (including police facilities, parking, or potential public-private partnerships), and the opportunity to address long-term municipal needs without removing a revenue-generating asset from

the tax rolls.

Public comment:

- Debbie Murphy, Eagle- Asked Council for more information on why the property is being purchased, believing the three million dollars can be put to better use elsewhere. She also inquired about an update on the Town's plans for the Grand Avenue Grill Property.
- Kathy Carlton, 133 Harvester Ct- Also inquired about the Town's plans for the property and why the Town is investing in more real estate when costs are going up.

MOTION: Council Member Geoffrey Grimmer motioned to approve Ordinance 14, Series 2026, An Ordinance of the Town of Eagle, Colorado, Authorizing the Purchase of Real Property Located at 215 Capitol Street in Eagle, Colorado, Approving the Buy and Sell Agreement for the Property and Authorizing the Town Manager to Sign Documents on Behalf of the Town that are Necessary to Consummate the Purchase of the Property. The motion was seconded and passed with a vote of 6 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woodworth Foral, Schreiner), 0 opposed, and 1 abstained (Woods).

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council requested finance staff to present options for allocating additional funds to the Energy Smart Program.

Council agreed to include a discussion on the status, obstacles, and future direction for Brush Creek Road, with input from Public Works and other departments at the next meeting.

Town Manager Melissa Daruna wanted to clarify that the Open House on August 25th is intended to gather broad public feedback on multiple site options that both include and don't include pickleball. She and Council emphasized the importance of clear, data-driven communication, direct follow-up with residents who have raised concerns, and ensuring that the event is not perceived as advocating for a particular outcome. Once the Open House is complete and feedback has been compiled and distributed, it is ultimately up to Eagle County to make the final decision and seek funding from the Town of Eagle. Mayor Woods wants to clearly communicate that the discussion should focus on what should be built at the geothermal build site, not what the best location for pickleball courts would be.

Due to the Pickleball Open House the August 25th Town Council Meeting will begin at 6:30 PM.

ADJOURN

MOTION: Council Member Scott Schreiner motioned to adjourn the meeting. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

Date: 8/25/2026

Bryan Woods, Mayor

Camille Deering, Town Clerk

To: Mayor Woods and Town Council

From: Melissa Daruna, Town Manager

Date: August 25, 2026

Re: Town Manager Report

Staffing Updates

The Town has experienced a lot of incredible growth and promotions among our staff this year. Just last week, we announced that Nikki Davis has been promoted to the role of Assistant Town Manager. Nikki has been dedicated to public service in Eagle since joining the Town in 2021. Her professionalism, creativity and positive approach to the toughest challenges are felt across the organization. The position has been restructured to increase focus and capacity on core strategic initiatives tied to economic development, sustainability, events, marketing, and housing – all areas of service Nikki has been guiding, supporting or collaborating on over the last three years. This position restructuring will also allow us to reallocate staffing resources to additional departments where added capacity may be needed. Nikki brings great experience in organizational support, collaborative project management and community governance and we are excited to have her leadership in this new role.

We have also been fortunate to bring in amazing new talent in our Finance, HR, Buildings & Grounds, Streets, Open Space, and Community Development teams while simultaneously affording current staff with great opportunities to take on new roles within the Town. Providing internal growth opportunities is an intentional commitment to recognizing and investing in the expertise on our team. Having opportunities for growth is one of the most frequently cited requests from staff and is a key retention strategy. I want to note that we have incredible staff who have gained additional professional certifications or applied for and were promoted into new positions in IT, Public Works, Events & Marketing, Water & Wastewater, Police and Community Development in just this year alone.

We are honored to have this level of dedication to professional growth among our team members and I am grateful for their service to our community!

Administrative and Organizational Updates

The last several weeks have been focused on one of the most important efforts we undertake each year: developing the Town's budget and ensuring our resources are aligned with the priorities identified by Council and the community. Department directors and staff have spent considerable time reviewing operations, evaluating service needs, identifying capital priorities, and discussing opportunities to improve efficiency across the organization. These conversations are helping us build a 2027 budget that supports both our day-to-day operations and the long-term goals identified in the Town's Strategic Plan. Budget discussions have taken place across all departments, allowing staff to collaborate on priorities, identify future needs, and align resources with community expectations.

At the same time, we have continued making progress implementing the Strategic Plan adopted earlier this year. Staff are working across departments and with community partners to identify projects and initiatives that will have the greatest impact on our residents, businesses, and overall quality of life. These efforts include ongoing coordination with partner organizations, refinement of departmental work plans, and preparation for upcoming budget discussions where strategic priorities and resource allocations will be evaluated together. As we move into the final months of 2026, this work is helping ensure that our planning, staffing, and financial decisions remain aligned with the vision established by Council and the community.

Our Public Works and Sustainability teams continue to manage a demanding workload while advancing several important community initiatives. Staff remain focused on major infrastructure improvements, project coordination, and continued progress on the Town's building electrification efforts. These projects require significant collaboration across departments and with outside partners, and we appreciate the professionalism, flexibility, and commitment that staff bring to this work every day.

We have also continued moving forward on several organizational priorities, including implementation planning for Tyler Technologies, recruitment efforts, facility planning discussions, and workforce development initiatives. Staff continue evaluating opportunities to strengthen organizational capacity and ensure the Town is well-positioned to meet future service demands and community expectations.

The August Council meeting also generated several follow-up assignments that are underway, including evaluation of additional funding options for the Energy Smart Program, review and proposed updates of land use appeal procedures, and preparation for future discussions regarding infrastructure and transportation priorities.

Finally, I want to thank our department directors and staff for their hard work during an especially busy time of year. Between budget development, project implementation, special events, strategic planning efforts, and daily service delivery, teams across the organization continue to demonstrate a strong commitment to providing exceptional service to the Eagle

community. Their willingness to collaborate, adapt, and support one another is what allows us to continue moving important initiatives forward and preparing for the opportunities ahead.

Our focus in the coming weeks will include:

- Finalizing departmental budget requests and preparing materials for upcoming Council budget work sessions.
- Continuing implementation of the Strategic Plan and aligning priority initiatives with the 2027 budget.
- Working with the DDA, EVC, MEAC, and other partner organizations to advance shared community priorities.
- Continuing to advance critical capital and infrastructure projects throughout the community.
- Preparing Council-directed follow-up items related to Energy Smart funding, appeal procedures, Brush Creek Road, and other Council priorities.
- Continuing organizational planning efforts focused on recruitment, retention, workforce development, and future facility needs.

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. Staff will maintain this table and make adjustments as needed.

WORK SESSIONS in 2026:

Date	Topic
September 1, 2026	CIP Prioritizing, MEAC and Community Grant Funding
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

Town of Eagle

Sales Tax Report

Finance Department

Q2 2026 (Revenue Received in May, June & July 2026)

Change to Reporting

Previously, we reported sales tax **received in the GL** for the period indicated as well as sales tax **earned by filing period**, in the same quarterly report. Going forward, we have reworked the report to only show sales tax **received in the GL** for the period indicated.

The Finance team would like to thank Mark Herota for leading this project and spending many hours reworking the report, including pulling years of past data!

Why did we make this change?

- Eliminate confusion from reporting two different data sets and increase community understanding of our sales tax revenue.
- Previously, we could not report sector or location data for the sales tax actually received in our GL, which made it difficult to compare YOY tax received by source.
- Sales tax earned by filing period pulled in data from all prior periods that were paid late, so the numbers changed in each report and were not always useful to analyze trends.
- Because we receive funds two months delayed from the filing period, we couldn't complete this report until the second month after the quarter end. We will now be able to complete this report the first month after the quarter end, coinciding with our other quarterly reports.

Total Sales Tax Received

Categories

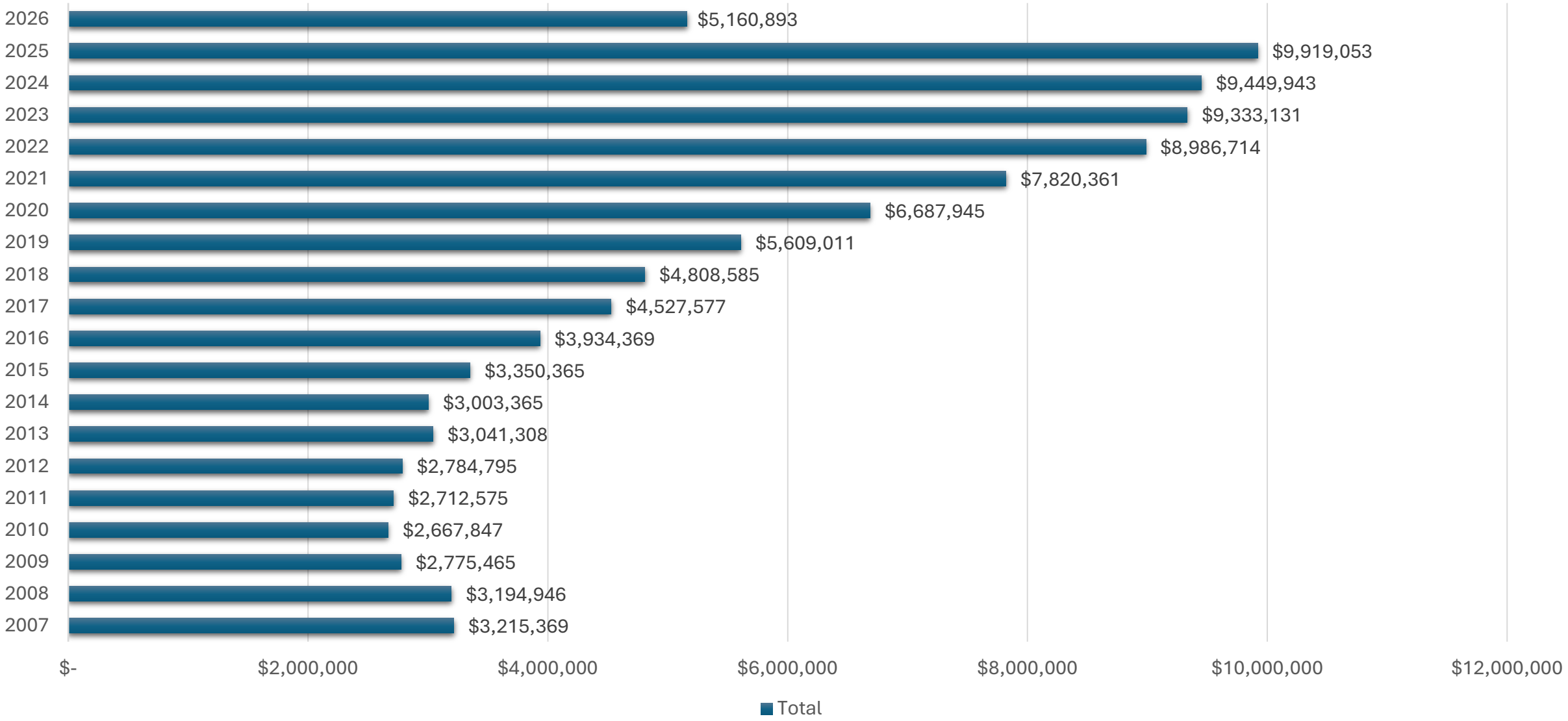
- Online Sales
- Motor Vehicle Sales
- Everything Else

Yellow highlighting indicates that the category increased YOY

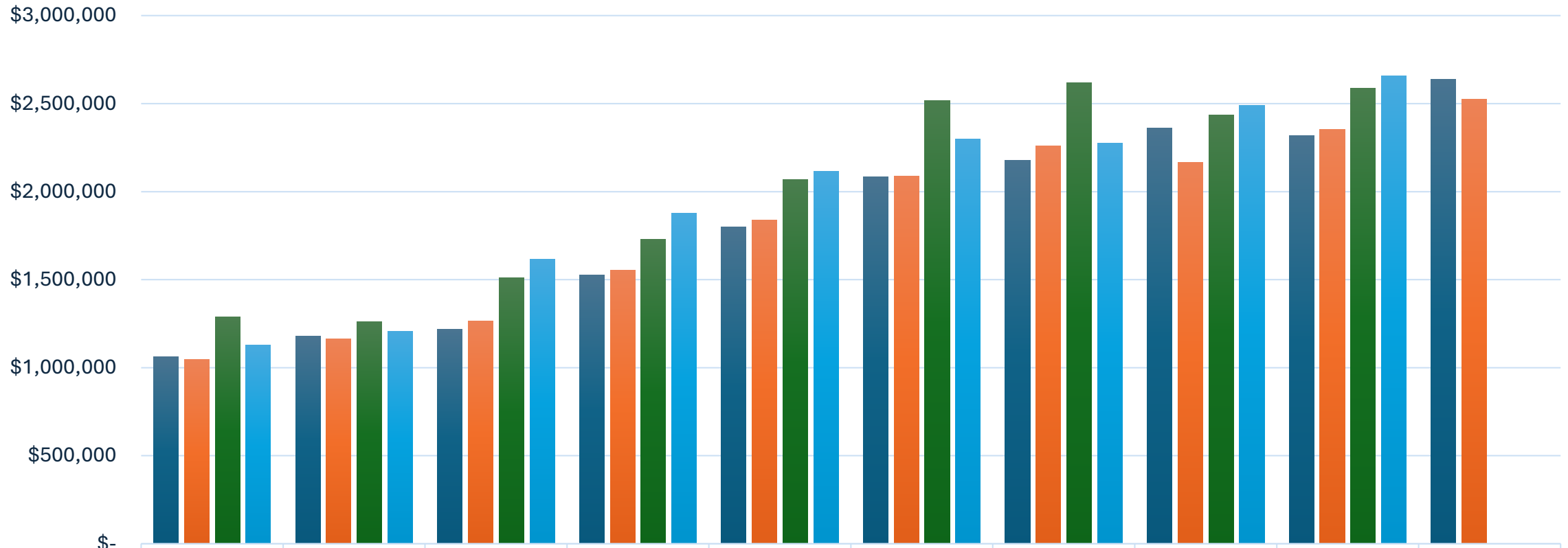
These numbers reconcile to actual funds received and recorded in Caselle in May, June and July 2026. Revenue received is for all filing periods up to and including May 2026, because we receive funds two months after the filing period.

ANNUAL TOTAL SALES TAX INCLUDING MOTOR VEHICLES
2007-2026
REVENUE PERIOD TOTALS

**2016 - PRESENT INCLUDES 0.5% SALES TAX INCREASE*



TOTAL SALES TAX BY QUARTER INCLUDING MOTOR VEHICLES
2017-2026
REVENUE PERIOD TOTALS

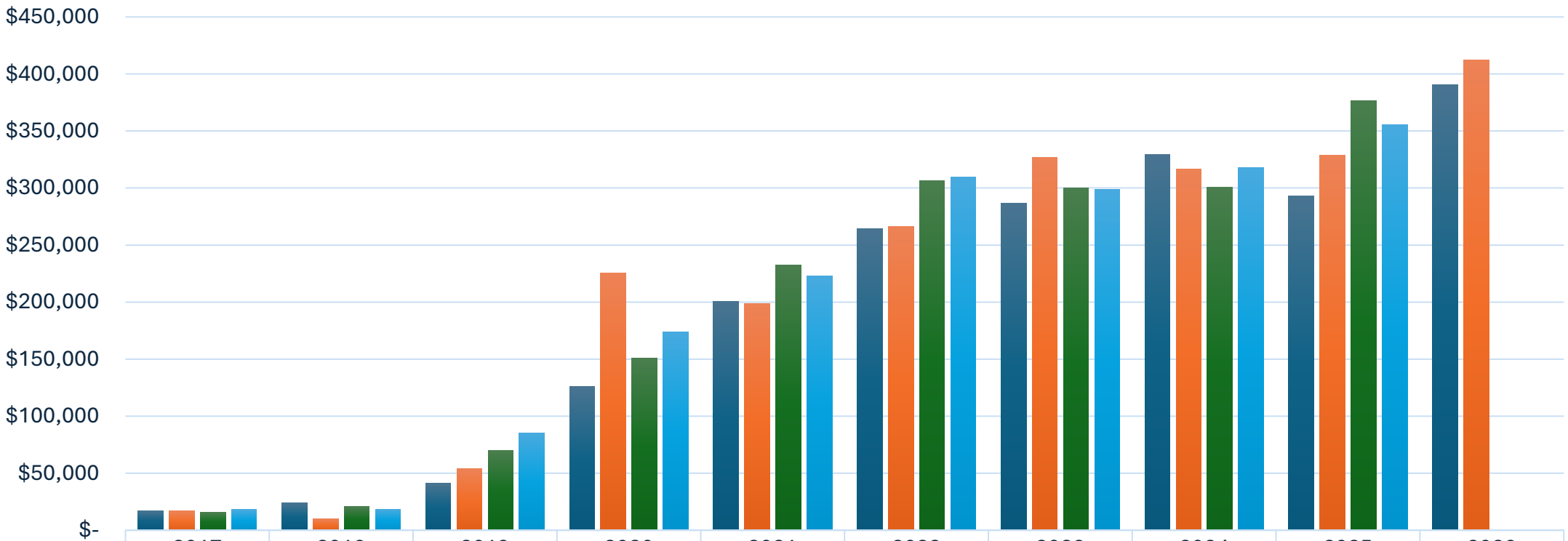


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	$1,063,301	$1,178,719	$1,216,660	$1,524,520	$1,798,370	$2,082,888	$2,177,138	$2,360,246	$2,318,216	$2,636,742
SECOND QUARTER	$1,046,588	$1,162,266	$1,265,853	$1,555,472	$1,838,623	$2,088,121	$2,259,724	$2,164,519	$2,354,029	$2,524,152
THIRD QUARTER	$1,289,013	$1,260,442	$1,509,011	$1,730,598	$2,067,913	$2,516,655	$2,619,814	$2,436,291	$2,588,885	
FOURTH QUARTER	$1,128,675	$1,207,159	$1,617,487	$1,877,355	$2,115,455	$2,299,051	$2,276,455	$2,488,887	$2,657,924	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

YOY Increase 10.5%

ONLINE SALES TAX BY QUARTER
2017-2026
REVENUE PERIOD TOTALS



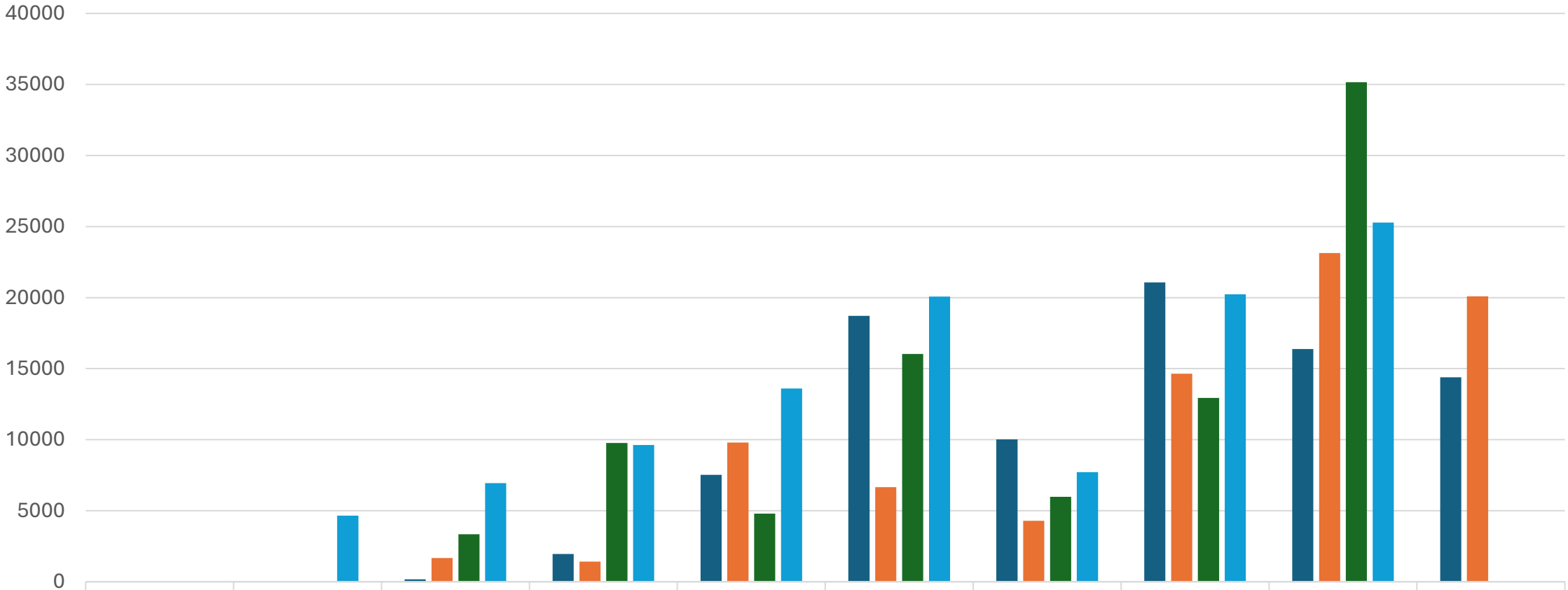
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	$17,179	$24,250	$41,364	$126,299	$200,373	$264,177	$286,437	$329,524	$293,092	$390,582
SECOND QUARTER	$16,876	$10,047	$54,246	$225,510	$199,020	$266,072	$326,860	$316,560	$328,855	$412,350
THIRD QUARTER	$15,759	$20,631	$70,029	$150,797	$232,192	$306,341	$299,787	$300,503	$376,634	
FOURTH QUARTER	$18,013	$18,402	$84,984	$174,102	$222,896	$309,340	$298,504	$317,880	$355,510	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

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

YOY Increase 29.1%

MOTOR VEHICLE SALES TAX BY QUARTER
2017-2026
REVENUE PERIOD TOTALS



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER			$172	$1,954	$7,532	$18,717	$10,021	$21,075	$16,374	$14,385
SECOND QUARTER			$1,677	$1,426	$9,794	$6,652	$4,285	$14,647	$23,142	$20,087
THIRD QUARTER			$3,338	$9,760	$4,799	$16,033	$5,974	$12,937	$35,155	
FOURTH QUARTER		$4,654	$6,950	$9,628	$13,606	$20,077	$7,717	$20,237	$25,283	

YOY Decrease (12.8%)

Sales Tax Received by Sector

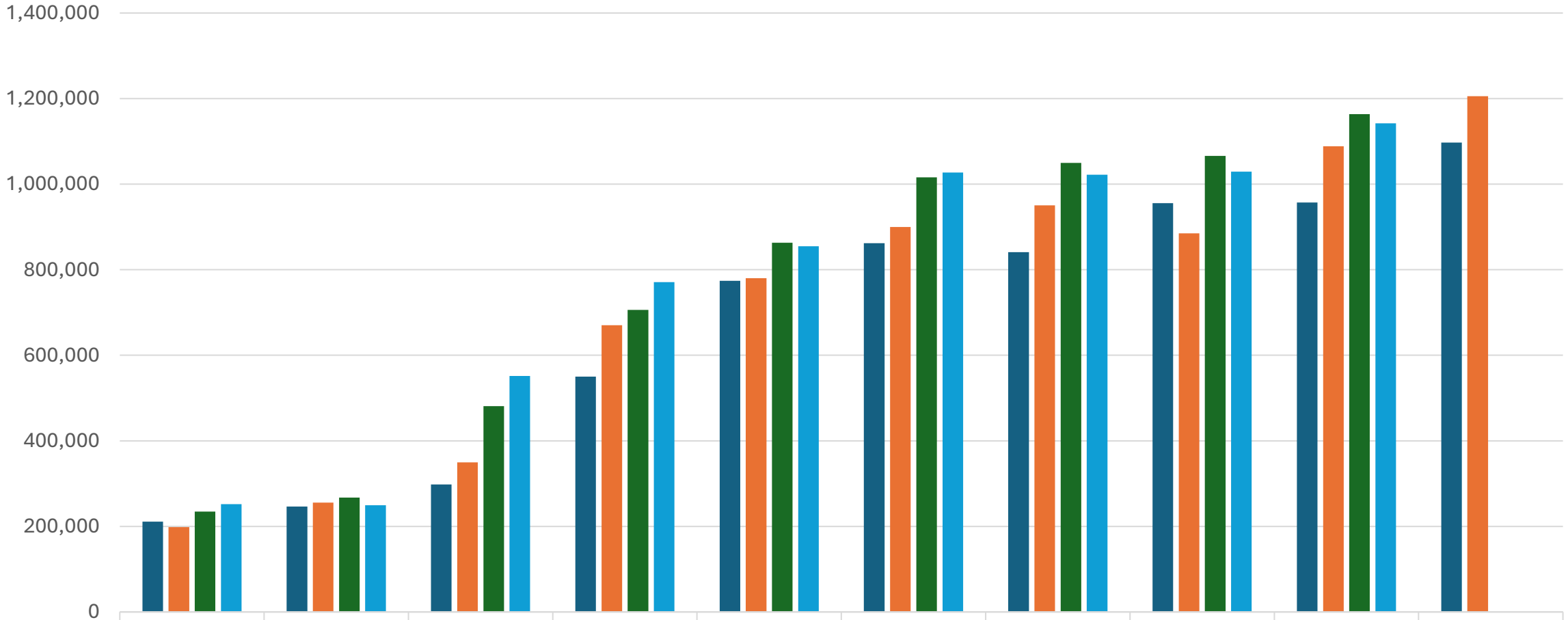
Categories

- Retail
- Food
- Restaurants & Bars
- Liquor Stores
- Lodging
- Utilities
- Automotive
- Building / Construction

Yellow highlighting indicates that the category increased YOY

These numbers reconcile to actual funds received and recorded in Caselle in May, June and July 2026. Revenue received is for all filing periods up to and including May 2026, because we receive funds two months after the filing period.

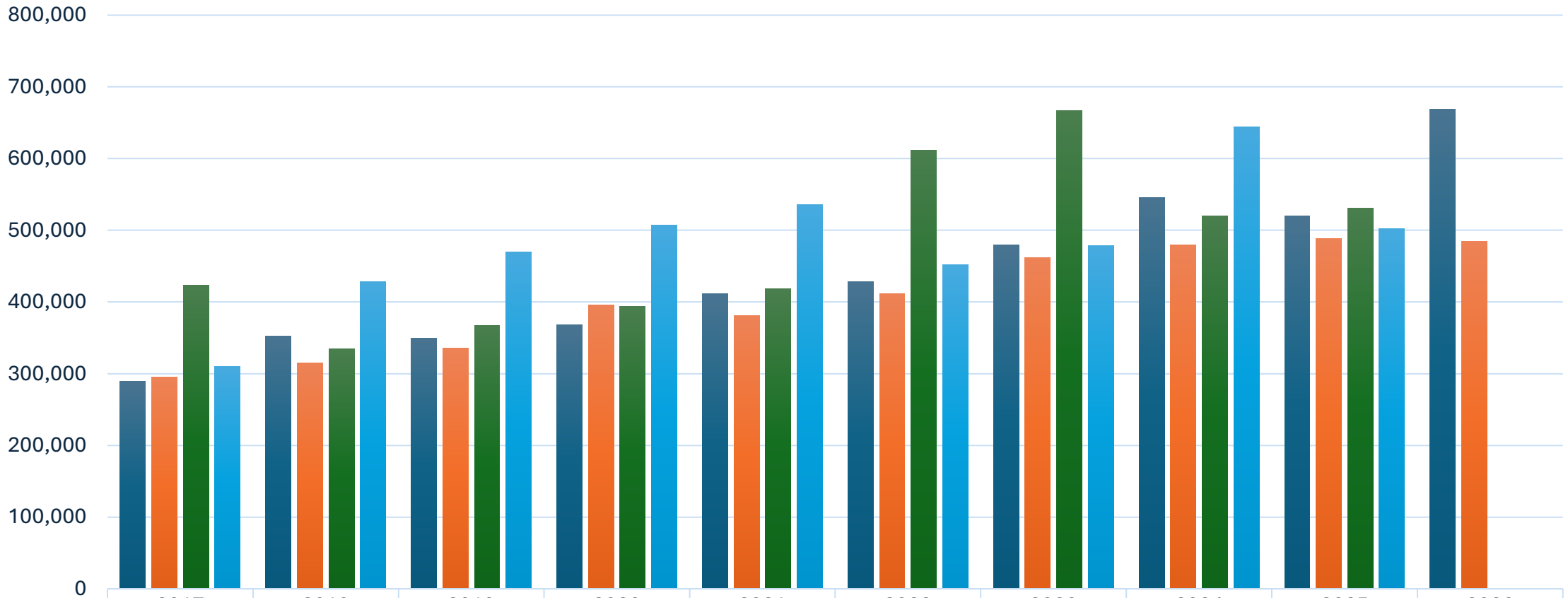
RETAIL SALES TAX BY QUARTER
2017-2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	210,902	246,513	297,839	549,961	774,173	861,942	841,300	955,398	957,250	1,097,101
SECOND QUARTER	198,592	255,464	349,767	670,486	780,106	899,933	950,419	885,166	1,088,303	1,205,633
THIRD QUARTER	234,512	267,616	480,988	705,870	863,109	1,015,909	1,049,495	1,066,045	1,163,651	
FOURTH QUARTER	252,066	249,518	551,456	771,183	854,772	1,027,237	1,021,843	1,029,405	1,142,163	

YOY Increase 12.6%

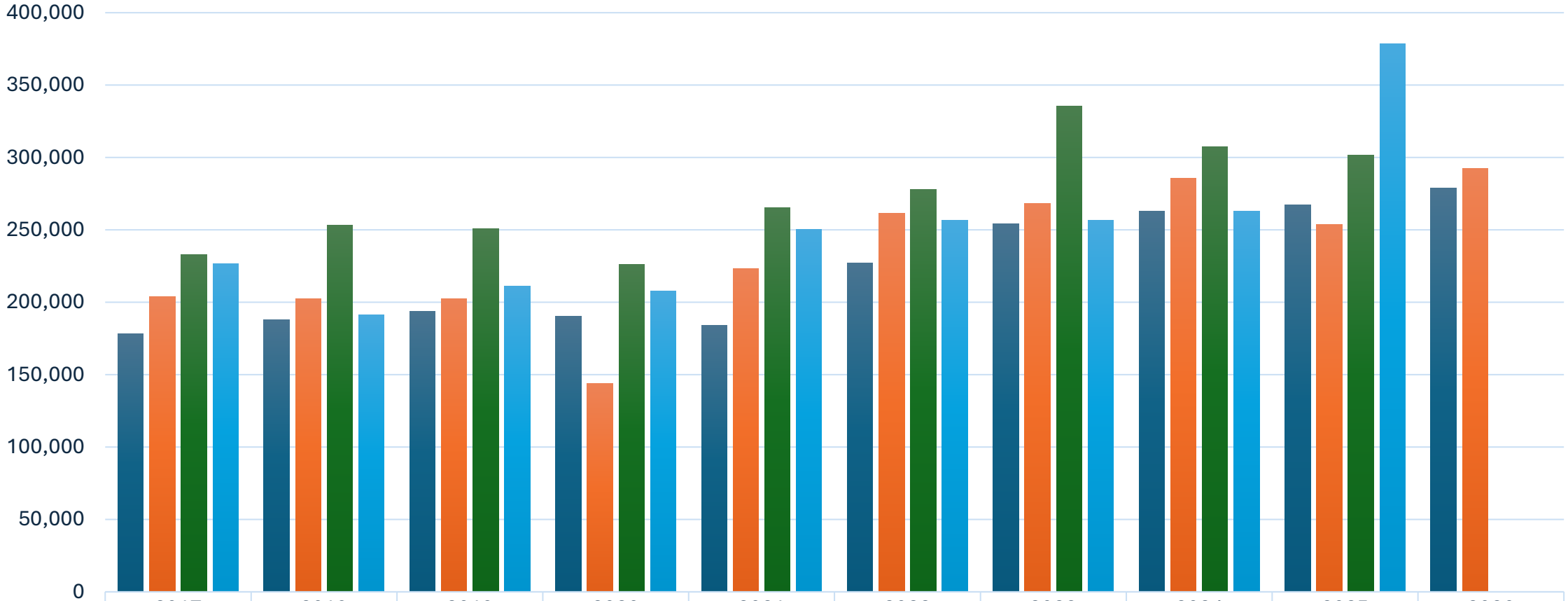
FOOD SALES TAX BY QUARTER
2017-2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	288,952	352,665	349,716	367,982	411,294	428,277	479,261	545,729	520,044	668,825
SECOND QUARTER	295,376	314,664	335,275	395,363	380,688	411,231	461,405	479,531	488,918	484,463
THIRD QUARTER	423,336	335,030	367,537	394,148	418,256	612,014	666,707	519,983	531,327	
FOURTH QUARTER	310,025	427,923	470,028	506,698	535,622	452,054	478,936	644,211	501,990	

YOY Increase 14.3%

RESTAURANTS & BARS SALES TAX BY QUARTER
2017-2026

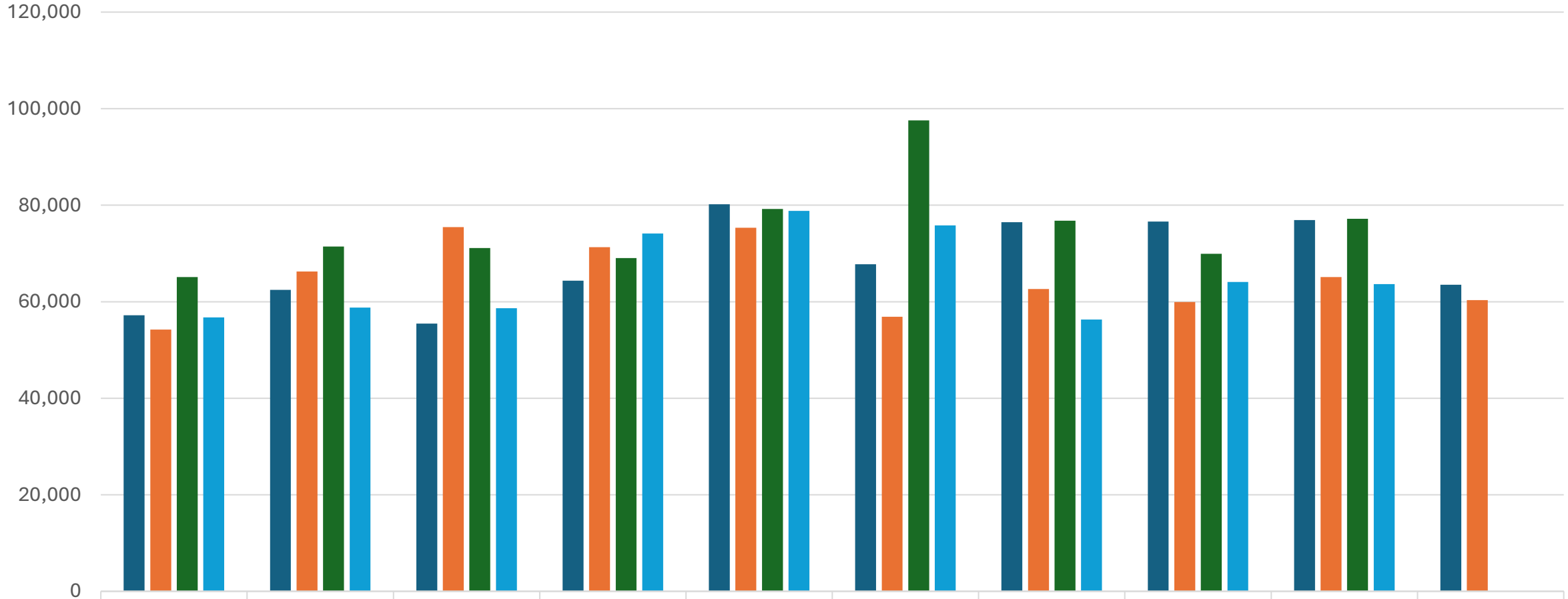


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	178,267	187,925	193,821	190,393	183,820	227,349	254,274	262,897	267,422	279,016
SECOND QUARTER	203,865	202,606	202,423	143,935	223,147	261,296	268,394	285,768	253,875	292,486
THIRD QUARTER	232,756	253,330	250,938	226,283	265,171	277,731	335,690	307,349	301,407	
FOURTH QUARTER	226,746	191,146	210,950	207,641	250,228	256,791	256,612	262,955	378,732	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

YOY Increase 9.6%

LIQUOR STORES SALES TAX BY QUARTER
2017-2026

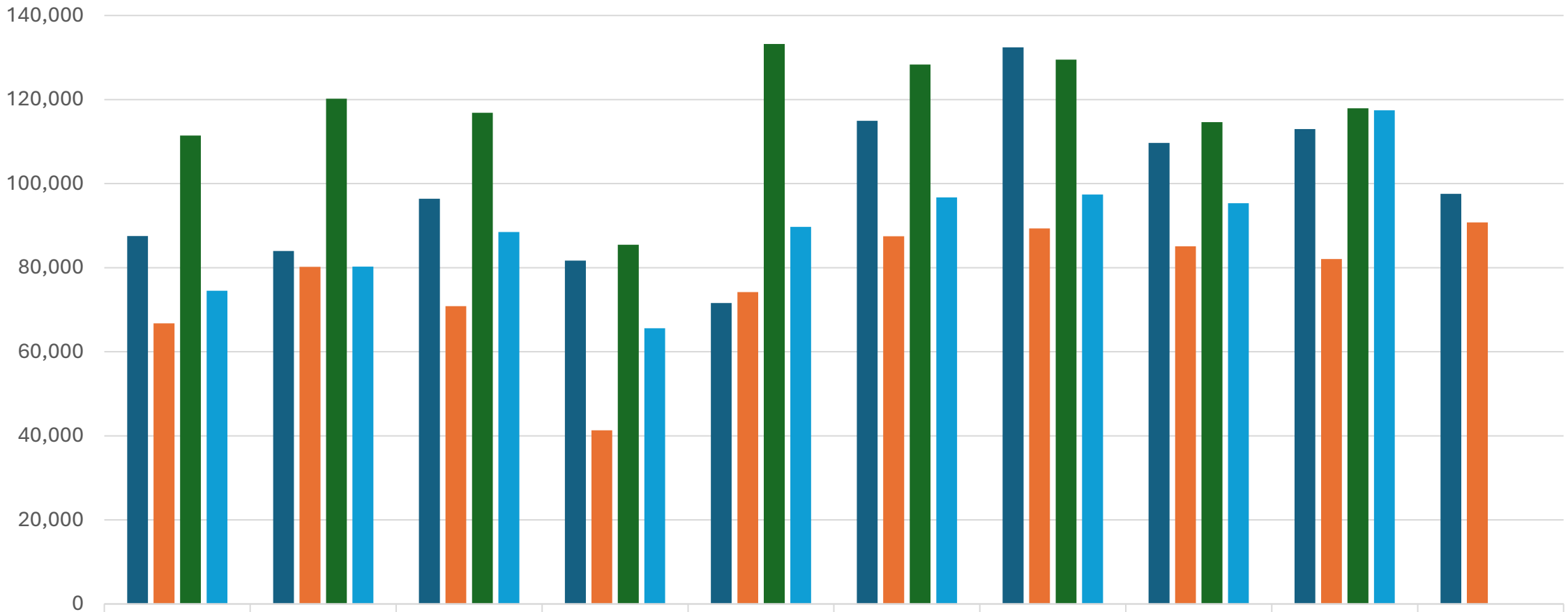


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	57,204	62,453	55,478	64,355	80,175	67,749	76,484	76,600	76,897	63,512
SECOND QUARTER	54,235	66,277	75,478	71,302	75,337	56,884	62,618	59,914	65,107	60,340
THIRD QUARTER	65,116	71,412	71,110	69,044	79,196	97,587	76,792	69,931	77,201	
FOURTH QUARTER	56,764	58,778	58,667	74,126	78,797	75,829	56,291	64,075	63,664	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

YOY Decrease (12.8%)

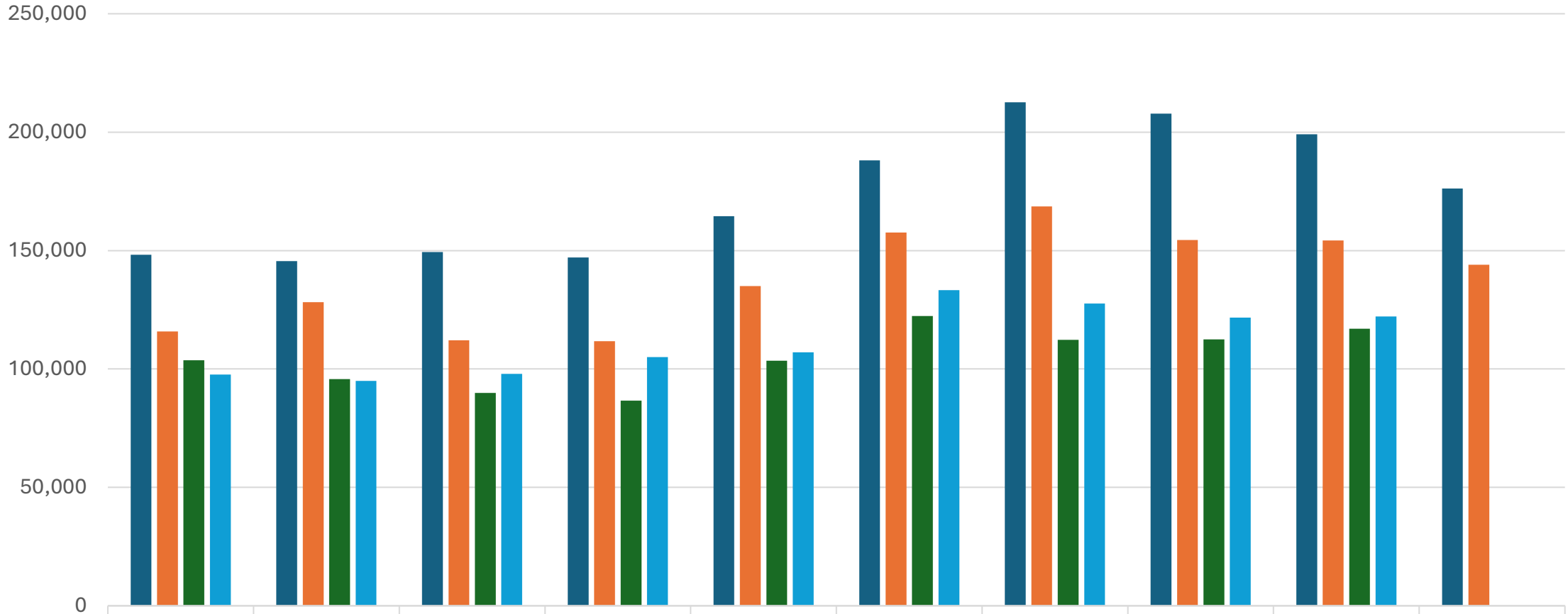
LODGING SALES TAX BY QUARTER
2017-2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	87,509	83,951	96,381	81,706	71,599	114,967	132,427	109,675	113,000	97,598
SECOND QUARTER	66,783	80,207	70,845	41,334	74,204	87,490	89,329	85,071	82,088	90,768
THIRD QUARTER	111,452	120,233	116,884	85,449	133,244	128,346	129,483	114,615	117,908	
FOURTH QUARTER	74,508	80,265	88,498	65,567	89,721	96,749	97,403	95,333	117,458	

YOY Decrease (3.4%)

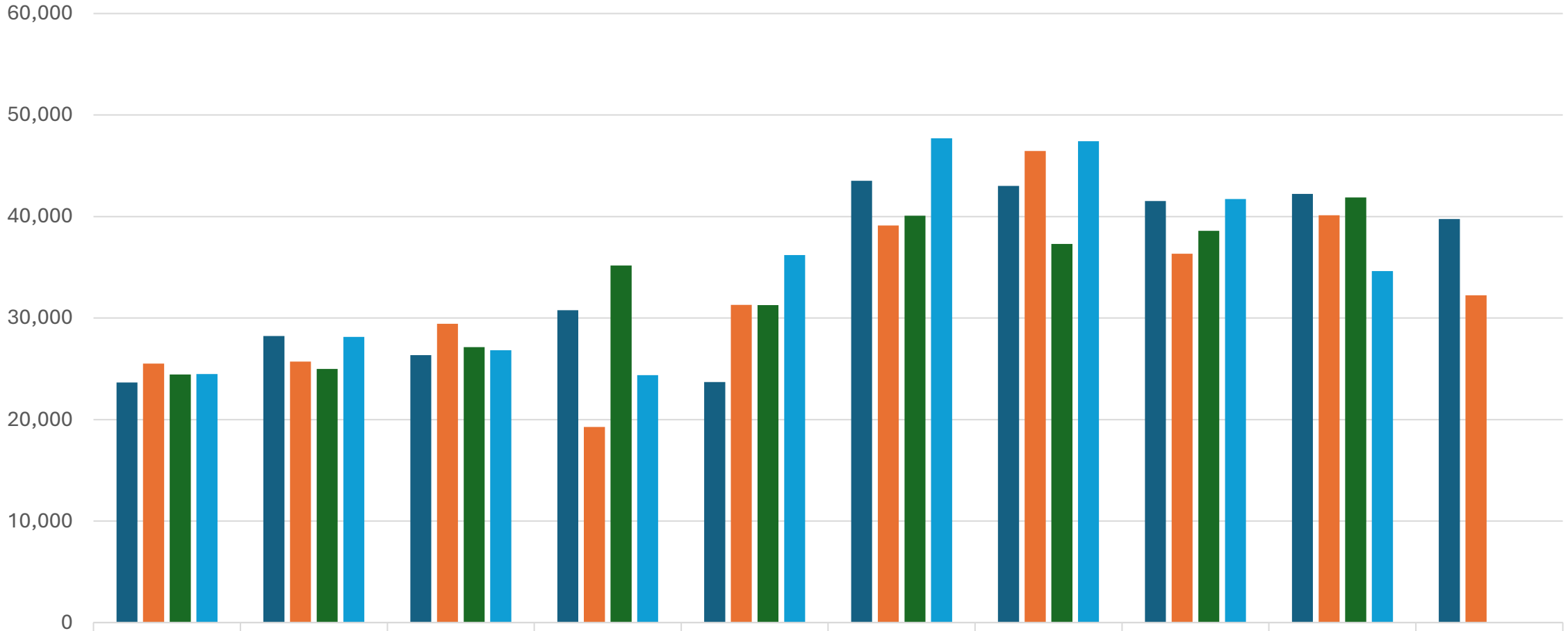
UTILITIES SALES TAX BY QUARTER
2017-2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	148,216	145,530	149,334	147,109	164,541	188,072	212,570	207,857	199,142	176,231
SECOND QUARTER	115,865	128,223	112,076	111,745	134,968	157,571	168,638	154,470	154,239	144,015
THIRD QUARTER	103,633	95,736	89,864	86,602	103,509	122,388	112,280	112,518	116,974	
FOURTH QUARTER	97,660	94,987	97,966	104,985	107,051	133,306	127,642	121,675	122,180	

YOY Decrease (9.4%)

AUTOMOTIVE SALES TAX BY QUARTER
2017-2026

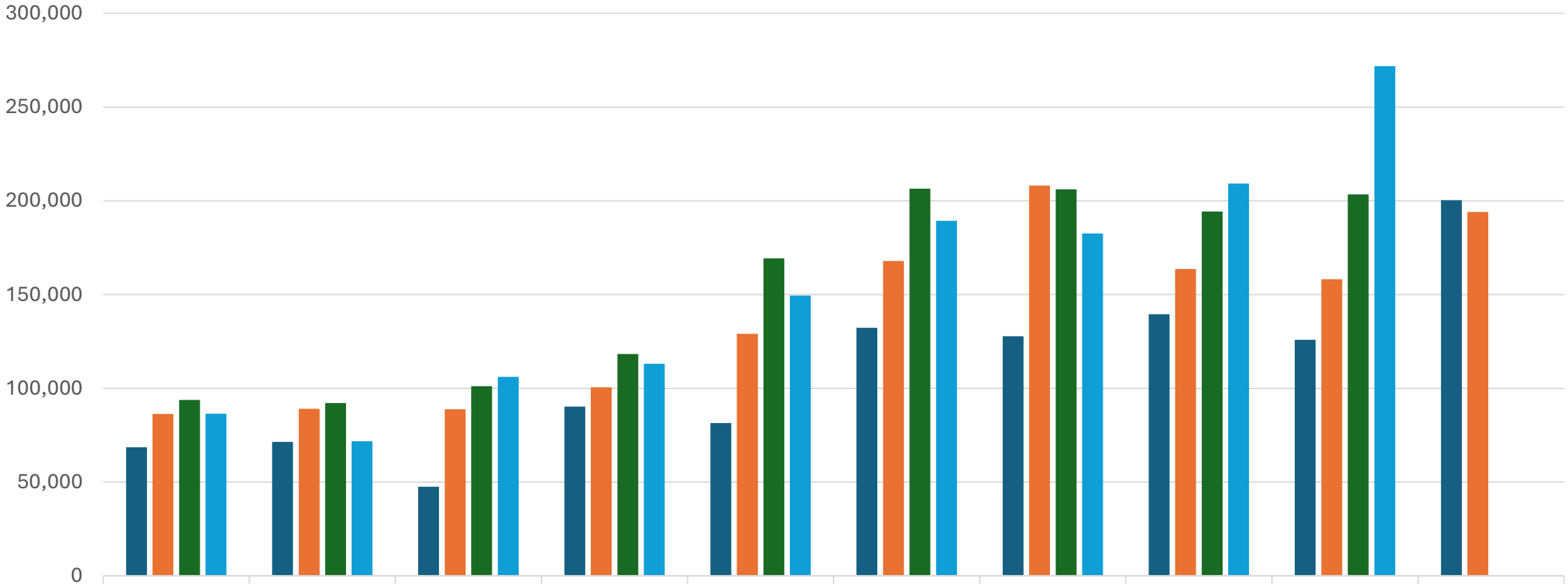


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	23,653	28,236	26,350	30,764	23,697	43,526	43,020	41,536	42,235	39,766
SECOND QUARTER	25,518	25,714	29,432	19,272	31,298	39,113	46,460	36,335	40,126	32,239
THIRD QUARTER	24,445	24,985	27,146	35,168	31,281	40,089	37,294	38,603	41,871	
FOURTH QUARTER	24,475	28,150	26,838	24,386	36,210	47,701	47,416	41,721	34,631	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

YOY Decrease (12.6%)

BUILDING/CONSTRUCTION SALES TAX BY QUARTER
2017-2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	68,598	71,444	47,570	90,295	81,539	132,291	127,780	139,480	125,852	200,309
SECOND QUARTER	86,354	89,112	88,880	100,608	129,081	167,950	208,176	163,615	158,230	194,121
THIRD QUARTER	93,762	92,099	101,206	118,274	169,348	206,558	206,100	194,310	203,390	
FOURTH QUARTER	86,432	71,738	106,134	113,142	149,448	189,308	182,596	209,275	271,823	

YOY Increase 38.8%

Sales Tax Received by Location

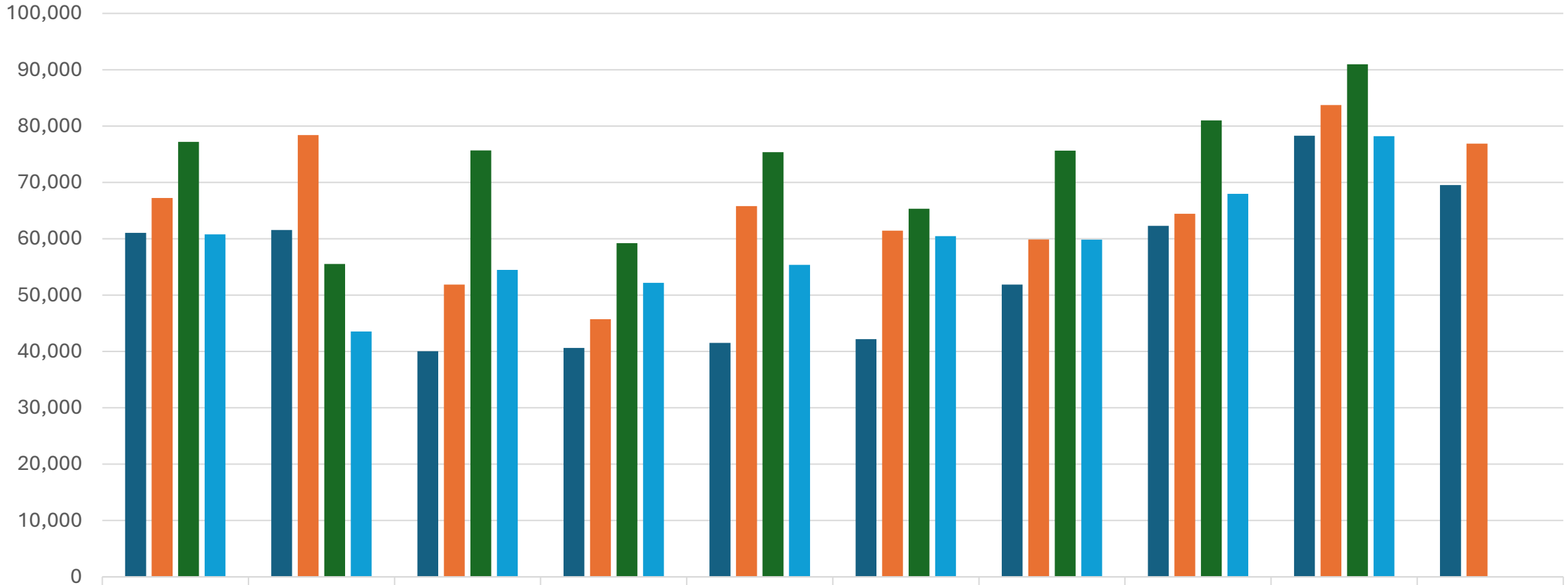
Categories

- Downtown District
- Chambers Avenue
- Market Street
- Grand Avenue
- Eagle Ranch
- Other Areas, including Online

Yellow highlighting indicates that the category increased YOY

These numbers reconcile to actual funds received and recorded in Caselle in May, June and July 2026. Revenue received is for all filing periods up to and including May 2026, because we receive funds two months after the filing period.

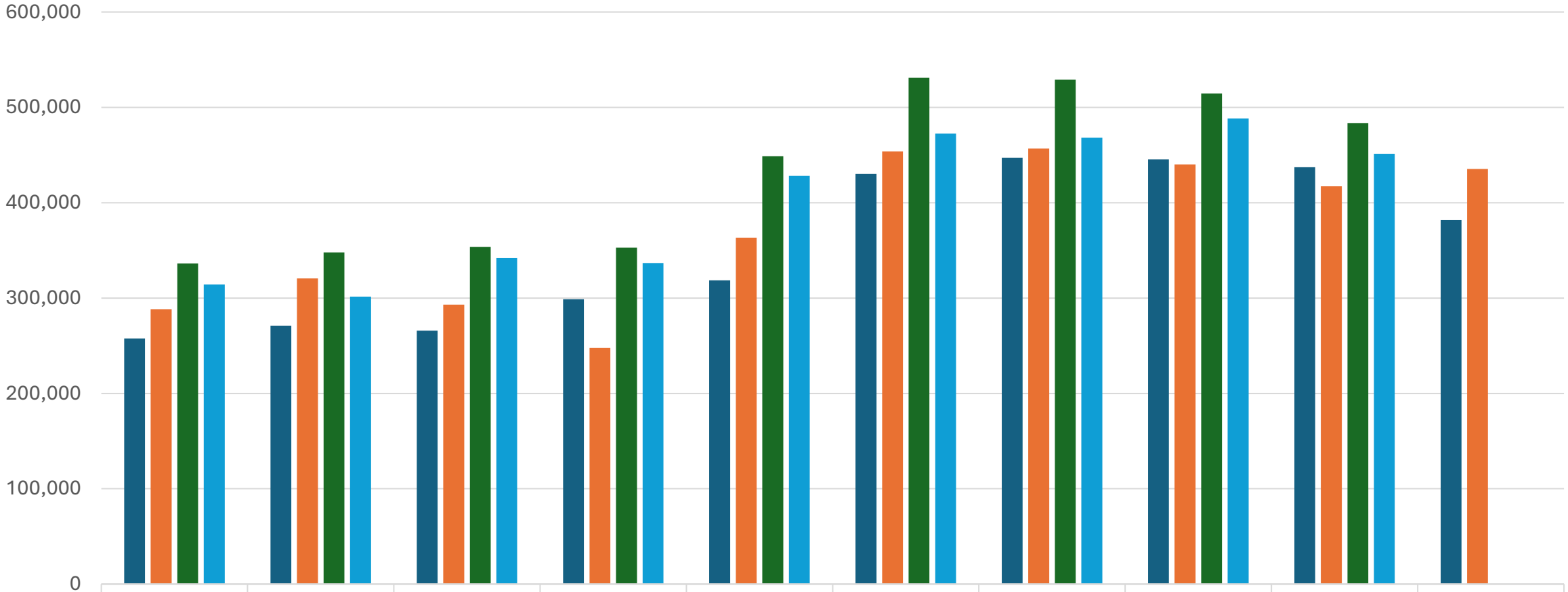
DOWNTOWN DISTRICT SALES TAX BY QUARTER
2017-2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	61,075	61,549	40,065	40,615	41,510	42,175	51,864	62,300	78,309	69,528
SECOND QUARTER	67,230	78,425	51,859	45,709	65,804	61,444	59,898	64,457	83,739	76,907
THIRD QUARTER	77,219	55,530	75,693	59,239	75,355	65,332	75,658	81,003	90,967	
FOURTH QUARTER	60,769	43,549	54,490	52,173	55,386	60,486	59,831	67,991	78,210	

YOY Decrease (9.6%)

CHAMBERS AVENUE SALES TAX BY QUARTER
2017-2026

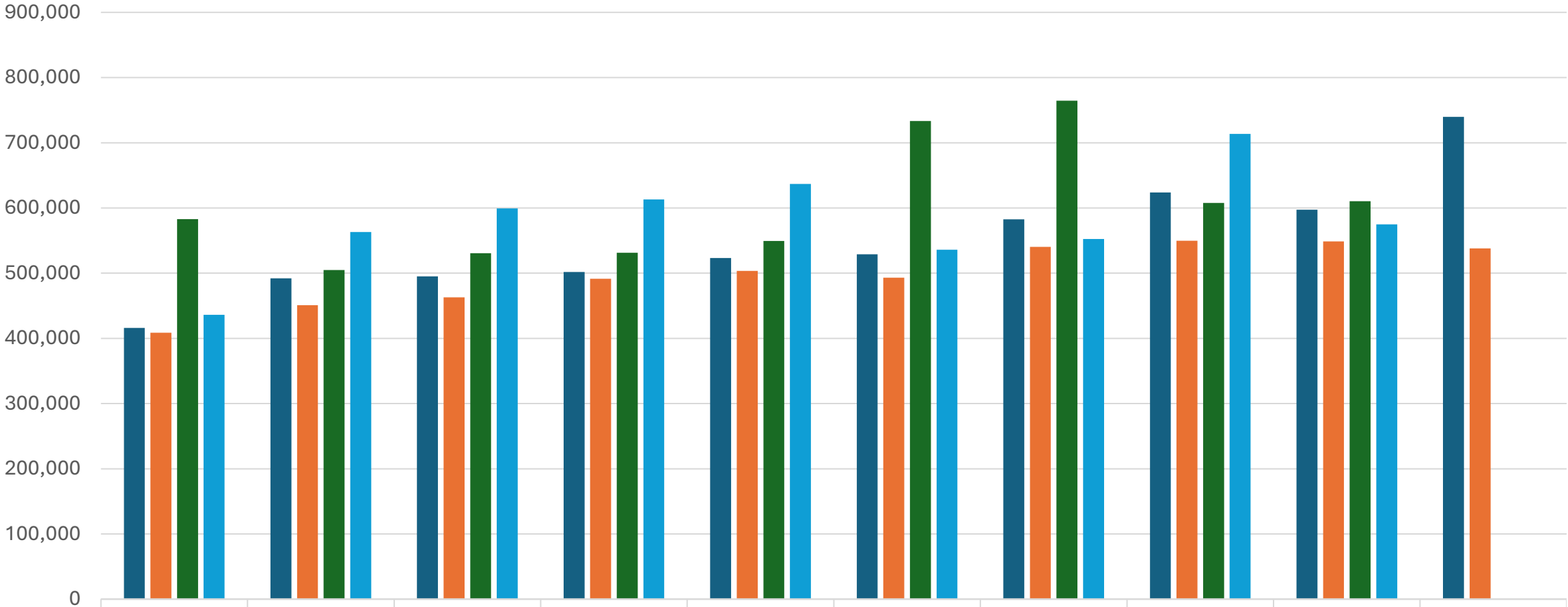


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	257,647	271,123	265,720	298,873	318,627	430,235	447,175	445,477	437,216	381,728
SECOND QUARTER	288,249	320,597	293,089	247,635	363,217	453,716	456,648	440,160	417,089	435,275
THIRD QUARTER	336,299	347,939	353,494	352,875	448,801	531,165	529,078	514,496	483,300	
FOURTH QUARTER	314,234	301,581	341,920	336,701	428,163	472,460	468,152	488,363	451,202	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

YOY Decrease (4.4%)

MARKET STREET SALES TAX BY QUARTER
2017-2026

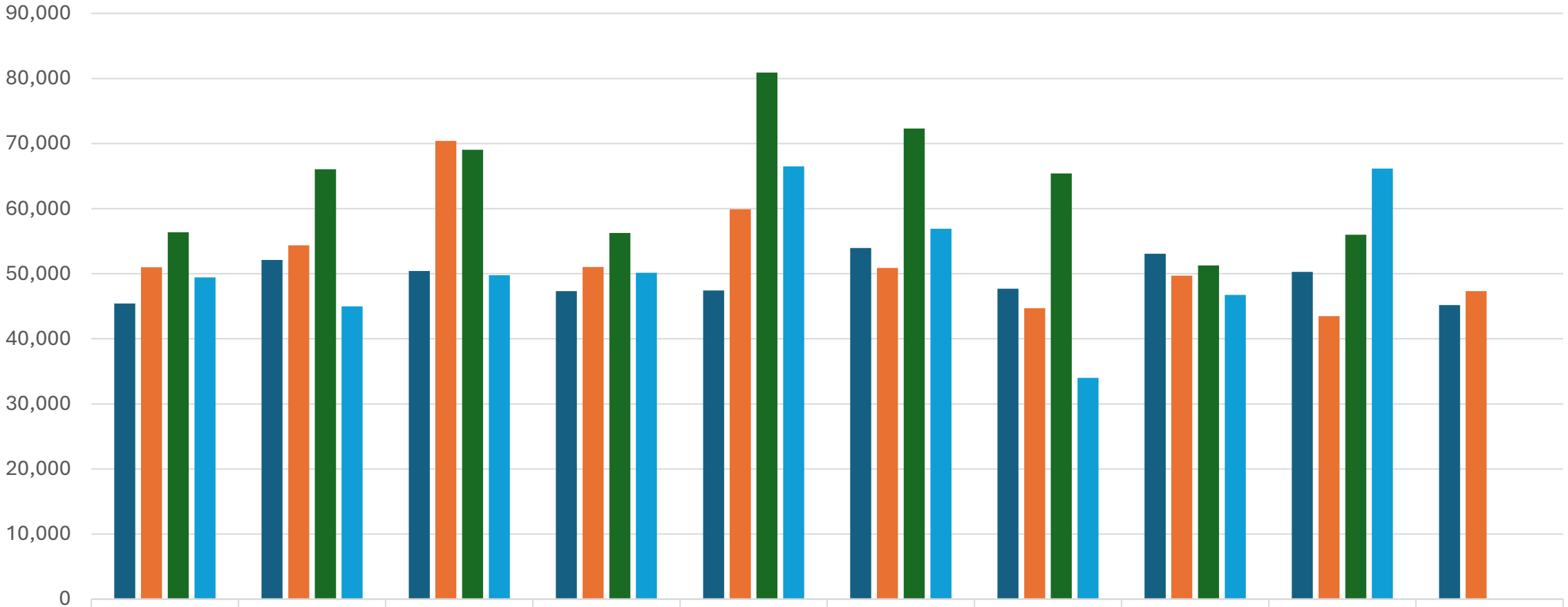


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	415,905	492,125	495,109	501,843	523,214	528,819	582,530	623,749	597,266	739,660
SECOND QUARTER	408,522	450,945	462,837	491,552	503,448	493,042	540,357	549,765	548,789	537,833
THIRD QUARTER	582,790	504,858	530,761	531,167	549,423	733,405	764,530	607,700	610,334	
FOURTH QUARTER	436,138	563,270	599,310	613,038	636,894	535,964	552,479	713,489	574,915	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

YOY Increase 11.5%

GRAND AVENUE SALES TAX BY QUARTER
2017-2026

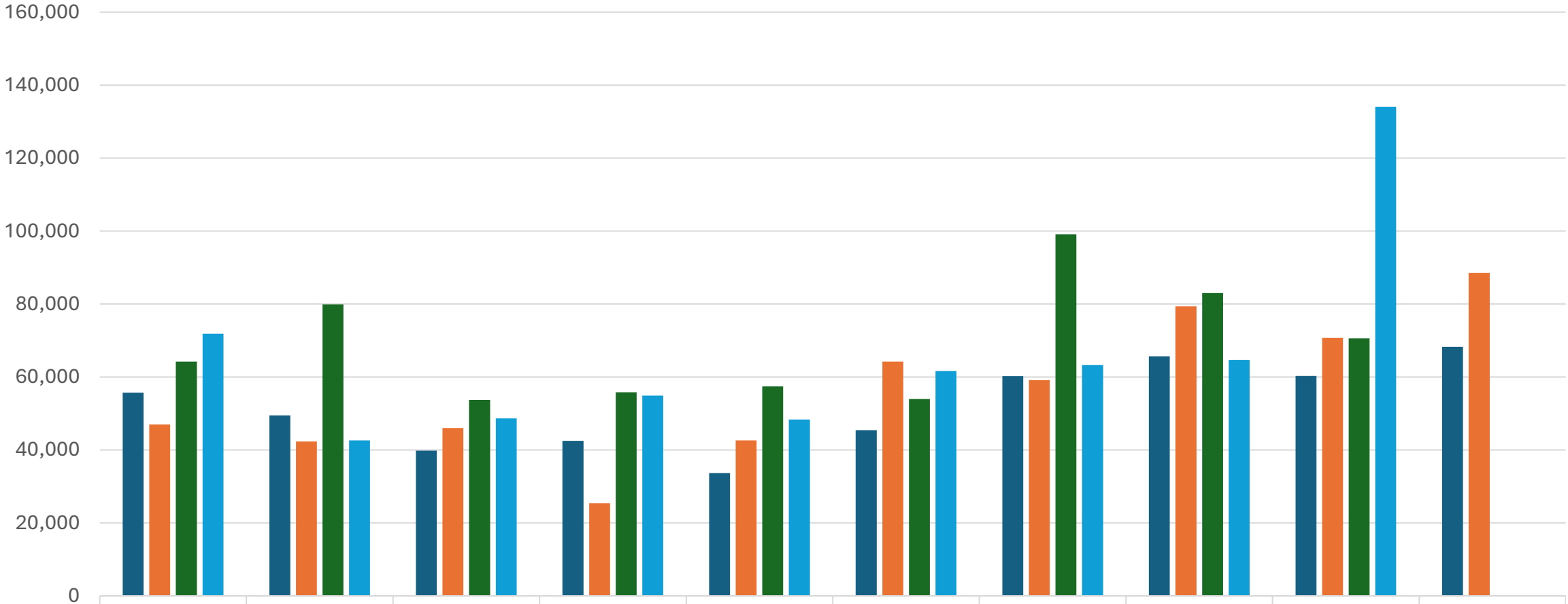


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	45,416	52,104	50,418	47,338	47,417	53,937	47,699	53,081	50,263	45,168
SECOND QUARTER	50,982	54,360	70,392	51,034	59,909	50,881	44,712	49,687	43,476	47,336
THIRD QUARTER	56,350	66,037	69,047	56,247	80,901	72,313	65,391	51,254	55,981	
FOURTH QUARTER	49,444	44,962	49,757	50,137	66,480	56,918	34,001	46,734	66,144	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

YOY Decrease (1.3%)

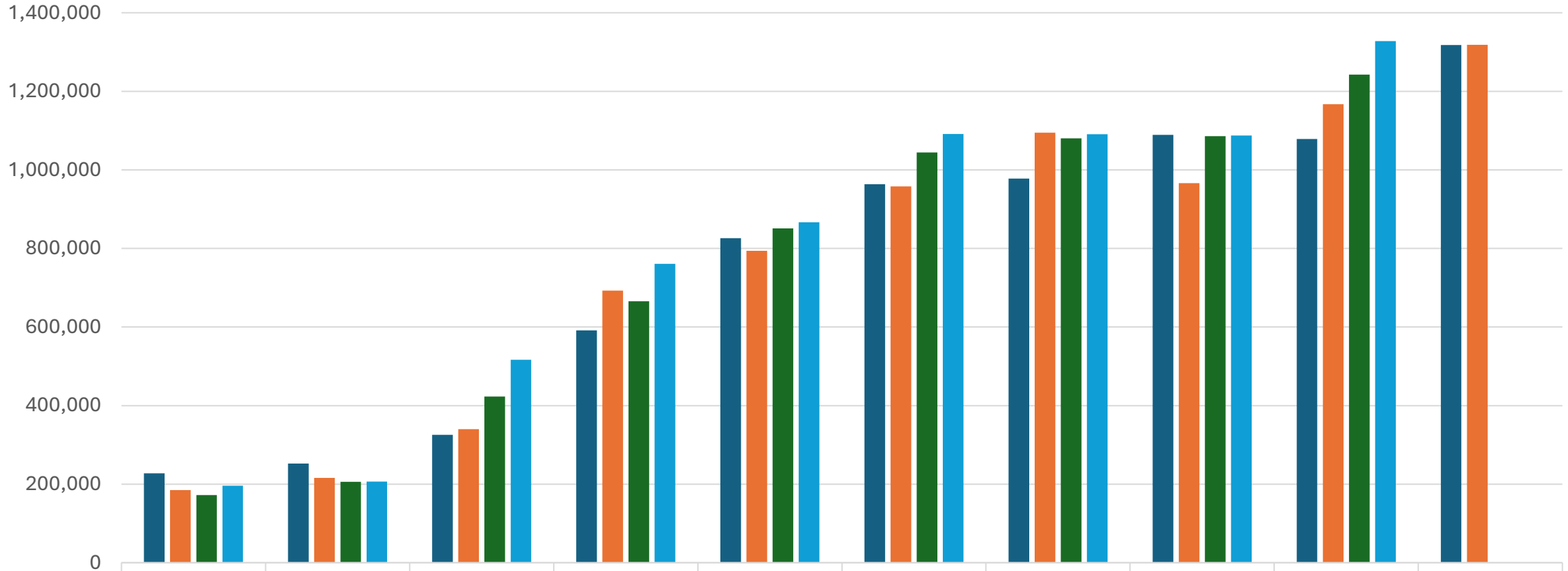
EAGLE RANCH SALES TAX BY QUARTER
2017-2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	55,671	49,468	39,806	42,498	33,702	45,453	60,233	65,629	60,297	68,300
SECOND QUARTER	46,984	42,309	46,038	25,370	42,599	64,191	59,149	79,338	70,706	88,535
THIRD QUARTER	64,232	79,904	53,696	55,811	57,408	53,931	99,100	83,032	70,597	
FOURTH QUARTER	71,864	42,620	48,649	54,912	48,356	61,628	63,288	64,708	134,092	

YOY Increase 19.7%
The outlier in Q4 2025 is from a restaurant that filed multiple past-due returns in Nov 2025

OTHER AREAS INCLUDING ONLINE SALES TAX BY QUARTER
2017-2026



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FIRST QUARTER	227,587	252,351	325,370	591,397	826,369	963,552	977,616	1,088,936	1,078,492	1,317,973
SECOND QUARTER	184,620	215,631	339,961	692,746	793,854	958,195	1,094,676	966,465	1,167,087	1,318,179
THIRD QUARTER	172,123	206,172	422,983	665,497	851,225	1,044,477	1,080,084	1,085,870	1,242,550	
FOURTH QUARTER	196,226	206,523	516,409	760,766	866,572	1,091,517	1,090,986	1,087,367	1,328,077	

FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER

YOY Increase 17.4%

Karp.Neu.Hanlon PC
ATTORNEYS AT LAW

WWW.MOUNTAINLAWFIRM.COM

Mail to:
Glenwood Springs
201 14th Street
Suite 200
Glenwood Springs, CO 81602

Aspen
0133 Prospector Road
Suite 4102-J
Aspen, CO 81611

Basalt
200 Basalt Center
Suite 200
Basalt, CO 81621

Ridgway
565 Sherman Street
Suite 6
Ridgway, CO 81432

DATE: August 18, 2026

TO: Town of Eagle Mayor and Council

FROM: Town Attorney

RE: Red Mountain Ranch Metropolitan District Service Plan Approval

---

In March the Town Council conditionally approved a Preliminary Plan, Major Development Permit and associated development and subdivision improvements agreement (DSIA) for Red Mountain Ranch (RMR), Parcel 1. One condition of that approval was establishing a metropolitan district (hereafter "metro district") that would, at minimum, be responsible for maintaining wastewater infrastructure including a new lift station. The Developer is now proposing to establish two related metro districts that would be responsible for the construction and maintenance of most public improvements throughout both parcels 1 and 2 of the development.

Metro districts in Colorado are governed by C.R.S. Title 32, Article 1, known as the "Special District Act" and more specifically authorized by C.R.S. Sec. 32-1-1004, which delineates metro district's specific powers and limitations. Metro districts are a type of special district authorized to provide multiple services, including street improvements, water, sanitation, parks and recreation, and other public facilities. Special districts generally are classified as quasi-municipal corporations, political subdivisions of the State of Colorado, and public entities. As statutory creatures, they possess only those powers expressly conferred by constitution or statute, alongside any incidental implied powers reasonably necessary to execute those express powers.

Metro districts are an attractive tool for developers because they can issue tax-exempt bonds to finance the construction of public infrastructure that are then paid back over time through property tax revenue instead of incorporating those costs upfront into unit sale prices. Any special district to be established in a municipality must seek approval of the service plan by the town council. The municipality reviews the proposed service plan and may approve it without condition, disapprove it, or conditionally approve it subject to submission of additional information or modification. The service plan essentially acts similar to a municipal charter in the operation of the district. The Eagle Town Charter and Code are silent on any additional requirements for metro districts or service plan approval beyond statutory requirements.

Currently there are three other developer-created metro districts in the Town: Eagle Ranch, Eagle River Station, and Haymeadow (Nos. 1-6). There are also several other special districts that overlay the Town providing fire, ambulance, recreation, and library services. In addition to these existing districts the Town provides various services that may also be provided by metro districts.

The intent here is that the districts be supplemental and not interfere with the provision of services by the Town and other existing districts.

Submission and approval of a service plan is governed by C.R.S. Sec. 32-1-201 through 209 and we have confirmed that the proposed service plan conforms with statute. Town staff and the Town Attorney have worked with the developer and counsel to negotiate the proposed service plan to ensure that the proposed metro districts have the powers necessary to construct and maintain public infrastructure, that long-term ownership and maintenance obligations are assigned to the appropriate parties, and that Town services are supplemented but not duplicated. The powers enumerated in Section VII of the service plan are generally those provided in statute with a few deletions and modifications to ensure that the Town's interests and authorities are properly observed. Town consent is required for certain decisions or modifications to ensure that the Town's interests are protected consistent with the municipality's authority to condition service plan approval.

One area that inevitably attracts attention is proposed mill levy structure. The proposed service plan provides for authority to impose up to 20 mills for operations and maintenance mill and 50 mills for debt service. In the event that the district's debt is equal to or less than fifty percent of the assessed valuation, then the debt service mill may be unlimited and levied at a rate necessary to pay the debt. According to the proposed District's counsel and financial team this provision is helpful in obtaining competitive financing terms but is rarely, if ever, exercised in practice.

The metro district proponents have timely requested this hearing to ensure that its deadlines for court proceedings and a TABOR election this coming November are observed.

Recommended Motion: Move to approve Resolution No. 52, Series 2026 approving a the consolidated service plan for Red Mountain Ranch Metropolitan Districts Numbers 1 and 2.

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 52
(SERIES OF 2026)

A RESOLUTION OF THE TOWN OF EAGLE, COLORADO APPROVING THE CONSOLIDATED SERVICE PLAN FOR RED MOUNTAIN RANCH METROPOLITAN DISTRICT NUMBERS 1 AND 2

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

WHEREAS, the Town Council of the Town ("Council") has received and reviewed the Consolidated Service Plan for Red Mountain Ranch Metropolitan District Nos. 1-2 in the Town of Eagle, Eagle County, Colorado (the "Service Plan"); and

WHEREAS, a duly noticed public hearing to consider the Service Plan was held on August 25, 2026; and

WHEREAS, Red Mountain Ranch Metropolitan District Nos. 1 and 2 (the "Districts") are proposed to serve the public improvement and service needs of the development known as Red Mountain Ranch; and

WHEREAS, the Districts are located wholly within the boundaries of the Town; and

WHEREAS, pursuant to Section 32-1-204.5, Colorado Revised Statutes, no special district shall be organized if its boundaries are wholly contained within the boundaries of a municipality unless the governing body of the municipality adopts a resolution approving the special district's service plan; and

WHEREAS, Council believes it is in the best interest of the Town to approve the Service Plan.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE THAT:

SECTION 1. The Town Council hereby determines that all the requirements of Title 32, Article 1, Part 2, C.R.S., as amended, relating to the filing of the Service Plan for the Districts have been fulfilled and that notice of the hearing was given in the time and manner required by law.

SECTION 2. The Town Council further determines that all pertinent facts, matters, and issues were submitted at the public hearing, that all interested parties were heard or had the opportunity to be heard and that evidence satisfactory to the Town Council of each of the following was presented:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;

B. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;

C. The proposed Districts are capable of providing economical and sufficient service to the area within its proposed boundaries;

D. The area to be included in the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

SECTION 3. The Town Council of the Town of Eagle, Colorado, hereby approves the Consolidated Service Plan for Red Mountain Ranch Metropolitan District Nos. 1-2, attached hereto as Exhibit A.

INTRODUCED AS A RESOLUTION, READ, MOVED, AND ORDERED PUBLISHED ON AUGUST 25, 2026.

TOWN OF EAGLE, COLORADO

_____
Bryan Woods, Mayor

ATTEST:

_____
Camille Deering, Town Clerk

Exhibit A
Red Mountain Ranch Metropolitan District Nos. 1 and 2
Consolidated Service Plan
(See Attached)

CONSOLIDATED SERVICE PLAN

FOR

RED MOUNTAIN RANCH METROPOLITAN DISTRICT NOS. 1-2

TOWN OF EAGLE, EAGLE COUNTY, COLORADO

Prepared

by

Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203

August 18, 2026

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Exhibit A Vicinity Map

Exhibit B Legal Descriptions

Exhibit C District Boundaries Map

Exhibit D Cost of Improvements

Exhibit E Map of Improvements

Exhibit F Financial Plan

Exhibit G Ownership and Maintenance Responsibility Matrix

I. INTRODUCTION

This service plan (the "Service Plan") for the Red Mountain Ranch Metropolitan District Nos. 1-2 (the "Districts") is for metropolitan districts organized under Title 32 of the Colorado Revised Statutes to serve the public improvement and service needs of the development known as Red Mountain Ranch (the "Project"). The Project is currently being developed by Griffin Development LLC (the "Developer"). The Project and the Districts are generally located between Highway 6 and the Eagle River, near the intersection of Highway 6 and Nogal Road, in the Town of Eagle, Colorado (see **Exhibit A**, Vicinity Map), and at full buildout will encompass approximately 23.045 acres (see **Exhibit B**, Legal Description, and **Exhibit C**, District Boundaries Map).

Pursuant to the requirements of the Control Act, C.R.S. § 32-1-201, *et seq.*, as amended, the following items are included in this Service Plan:

1. A description of the proposed services of the Districts;

2. A financial plan showing how the proposed services of the Districts are to be financed, including the proposed operating revenue derived from property taxes for the first budget year of the Districts, which shall not be materially exceeded except as authorized pursuant to Sections 32-1-207 or 29-1-302, C.R.S.;

3. A preliminary engineering or architectural survey showing how the proposed services of the Districts are to be provided;

4. A map of the Districts' boundaries and an estimate of the population and valuation for assessment of the Districts;

5. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the Districts are compatible with facility and service standards of the Town, and of municipalities and special districts which are interested parties pursuant to Section 32-1-204 (1);

6. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the Districts; and

7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the Districts and such other political subdivision.

Exhibits A through **G,** attached hereto, are hereby incorporated into the Service Plan.

II. PURPOSE OF THE DISTRICTS

The purpose of the Districts is to provide public improvements and services for the benefit of all anticipated residents, taxpayers, owners and constituents of the Districts, either within or without the Districts' boundaries. The Districts also serve to finance and oversee the construction of these public improvements and to provide for certain ongoing operations and maintenance services not provided by the Town.

III. DISTRICT FRAMEWORK

Multiple districts will be utilized for the Project in order to permit the provision of the Public Improvements according to the phasing and pace of development, as well as to promote equitable allocation of costs among properties within the Project. It is anticipated that the Districts will cooperate and coordinate on the financing and construction of the Public Improvements for the Project and to provide certain ongoing operations and maintenance services.

Each of the Districts will be authorized to provide improvements and certain ongoing operations and maintenance services, including but not limited to acquisition of completed improvements, to property within and without their respective legal boundaries, as they may be amended from time to time. Debt may be issued by the Districts as appropriate to deliver the improvements and services. However, it is expected that the Districts will enter into one or more intergovernmental agreements to set forth the roles and responsibilities of the Districts, in order to avoid duplication and clarify the respective responsibilities and the nature of the functions and services to be provided by each of the Districts. Any intergovernmental agreement between the Districts which affects Town standards, Town acceptance, Town rights-of-way, provision of Town utility service, or future Town maintenance shall be subject to Town review and approval.

IV. NEED FOR THE DISTRICTS

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practicable to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and ongoing operations of the Public Improvements and services needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements and services to be provided in the most economical manner possible.

V. LOCATION AND BOUNDARIES

The Districts are generally located between Highway 6 and the Eagle River, near the intersection of Highway 6 and Nogal Road. A vicinity map is attached hereto as **Exhibit A**. The area of the initial boundary of District No. 1 encompasses approximately 17.510 acres, and the area of the initial boundary of District No. 2 encompasses approximately 5.535 acres. A legal description of the Districts' initial boundaries is attached hereto as **Exhibit B**. A map of the initial Districts' boundaries is attached hereto as **Exhibit C**.

The boundaries of either of the Districts may change through inclusions or exclusions to include or exclude portions of the other District as land use development plans are finalized and approved by the Town in order to harmonize with such approved plans. Thereafter, the Districts' boundaries may change from time to time consistent with the inclusions and exclusions processes pursuant to C.R.S. §§ 32-1-401, *et seq.*, and C.R.S. §§ 32-1-501, *et seq.*, as amended. Prior to any inclusions or exclusions of property that is not included in the initial boundaries of one of the Districts, the Districts shall provide forty-five (45) days published notice and written notice to the Town pursuant to C.R.S. § 32-1-207(3)(b). If, within such forty-five (45) day period, the Town objects to the inclusion or exclusion, then the inclusion or exclusion shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2); if the Town does not object to the inclusion or exclusion in such time, then the inclusion or exclusion may proceed without modification to this Service Plan.

VI. ASSESSED VALUATION/PROJECTIONS/LAND USE/POPULATION

The current assessed value of property within the initial boundaries of the Districts is considered to be zero ($0.00) for the purposes of this Service Plan. The estimated assessed value at full build-out is approximately $10,000,389 in District No. 1 and $6,526,429 in District No. 2, which is expected to be sufficient to reasonably discharge the Districts' anticipated Debt under the Financial Plan. It is anticipated that District No. 1 will include approximately 66 townhouse, duplex and single-family residential units in total, and District No. 2 will include approximately 4,800 square feet of commercial property and a 60-room hotel. Based upon an estimated 2.4 persons per residence, the population of the Districts at build-out is expected to be approximately 158 residents.

VII. POWERS AND RESPONSIBILITIES

The Districts shall have the power and authority to provide the Public Improvements and related operation and maintenance services not provided by the Town within and without the boundaries of the Districts as such power and authority is permitted by the Special District Act, this Service Plan, and other applicable statutes, common law, and the Colorado Constitution, subject to the limitations set forth herein.

A. General Powers

The Districts shall have the authority to construct, operate, and maintain the facilities and to provide services as described in the Special District Act and Section VIII.A of this Service Plan.

B. Miscellaneous Powers

In addition to the powers enumerated above, the Districts' Boards shall have the power and authority:

1. To amend this Service Plan as provided in the Special District Act and in Section XIII of this Service Plan, Modification of Service Plan;

2. To forego, reschedule, or restructure the financing and construction of certain improvements and facilities in order to better accommodate the pace of growth, resource availability, and potential inclusions and exclusions of property within the Districts;

3. To have and exercise all rights and powers necessary or incidental to, or implied from, the specific powers granted to the Districts in this Service Plan; and

4. To have and exercise the power of eminent domain, but only as necessary to construct, install, access, relocate or redevelop the Public Improvements identified in this Service Plan. Any other use of eminent domain shall require the Districts to provide forty-five (45) days published notice and written notice to the Town pursuant to C.R.S. § 32-1-207(3)(b). If, within such forty-five (45) day period, the Town objects to the use of eminent domain, then it shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2); if the Town does not object to the use of eminent domain in such time, then the use of eminent domain may proceed without modification to this Service Plan. The District shall not exercise eminent domain against Town-owned property or Town rights-of-way without the Town's prior written consent.

VIII. DISTRICTS' SERVICES, FACILITIES, AND IMPROVEMENTS

A. Services and Facilities

The Districts shall have the authority to provide services and public improvements pursuant to the Special District Act, as amended, including but not limited to those described in this section, unless otherwise expressly limited herein. In addition, the Districts shall have the power and authority to contract with other private or governmental entities to provide any or all of the public improvements and services that the Districts are authorized or empowered to provide, but not those that are provided by the Town.

The ultimate ownership and operation responsibilities for the various improvements within the Districts will be determined by applicable land use and development approvals. However, the Ownership and Maintenance Responsibility Matrix attached hereto as Exhibit G sets forth the anticipated ownership and maintenance responsibilities for the various proposed improvements.

1. Water

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public

purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

The Districts shall have the power and authority to contract with the Town to provide any or all of the water improvements or services the Districts are authorized or empowered to provide.

It is anticipated that the Districts will construct or cause to be constructed the water infrastructure needed for the Project, but water services, ownership, and maintenance of the water lines serving the properties within the District will be provided by the Town.

2. Non-potable Irrigation Water

The Districts shall have the power and authority, alone or in coordination with the Town, to finance, construct, operate and maintain an irrigation (non-potable) water system as incidental to and in connection with its other public improvement and service powers described herein, including, but not limited to, water rights, water supply, storage, transmission, and distribution systems for irrigation and other public non-potable purposes.

3. Storm Sewer

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary, incidental and appurtenant facilities including but not limited to non-potable irrigation facilities to irrigate and maintain the same, land and easements, together with extensions and improvements thereto.

4. Sanitation and Wastewater Treatment

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, assess tap or other facility fees for, and provide for sanitary and wastewater sewer collection, transportation, and treatment facilities, together with all necessary, incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

The Districts shall have the power and authority to contract with the Town or private service providers to provide any or all of the sanitation and wastewater treatments services that the Districts are authorized or empowered to provide.

It is anticipated that the Districts will construct or cause to be constructed the

sanitation and wastewater infrastructure needed for the Project and will continue to own and operate certain sanitary sewer infrastructure, but wastewater treatment services will be provided by the Town. District No. 1, and not the Town, shall be responsible for operating and maintaining the sanitation and wastewater infrastructure, including lines and the proposed lift stations necessary to serve the properties within the Districts.

5. Street Improvements

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial and collector streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, detention and retention ponds, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, landscape and non-potable irrigation, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The Town shall not be obligated to provide any operations and/or maintenance services for street improvements within the Districts which are not owned by the Town.

6. Traffic Safety Protection

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, including, but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance and driver information signs, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto. All traffic and safety control devices will be consistent with and in compliance with Town rules and regulations and applicable State of Colorado law.

7. Television Relay and Translation

The Districts shall have the power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

8. Mosquito Control

The Districts shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for elimination and control of mosquitoes.

9. Covenant Enforcement and Design Review

It is expected that the Developer will establish one or more owners associations within the Districts to own and maintain certain common areas and to provide ongoing covenant enforcement, design review, and other customary owners association services. Therefore, the Districts shall not have the power and authority to provide covenant enforcement and design review services.

10. Park and Recreation

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation facilities, services, or programs, including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs, and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with all extensions and improvements thereto.

The Districts are located within the boundaries of the Mountain Recreation Metropolitan District. The Districts' authority to provide park and recreation improvements and services shall not duplicate, supplant or interfere with the park and recreation improvements and services provided by the Mountain Recreation Metropolitan District.

11. Fire Protection

The Districts are located within the boundaries of the Greater Eagle Fire Protection District. The Districts are not authorized to provide fire protection services or improvements and shall not duplicate or interfere with any fire protection services or improvements provided by the Greater Eagle Fire Protection District. The authority to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire hydrants and related fire protection improvements incidental to and in connection with the Districts' other public improvement and service powers described herein shall not be limited by this subsection.

B. Estimated Costs and Phasing of Improvements

An estimate of the costs of the Districts' proposed Public Improvements is approximately $31,141,318 as shown in **Exhibit D**. The specific improvements and the estimated costs for future phases of the Project are not known at this time and are not described in this Service Plan. All descriptions of the Public Improvements proposed to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements, and construction scheduling may require. The Districts will continue to develop and refine cost estimates contained herein. All construction cost estimates assume construction to applicable local, State, or Federal requirements.

Maps showing the preliminary location of the proposed Public Improvements are attached hereto as **Exhibit E**. Phasing of construction shall be determined by the Districts to meet the needs of development within the Districts' boundaries. The Districts shall own, maintain, and replace public improvements constructed, installed, or acquired by the Districts or shall dedicate such public improvements to such other entities, such as the Town, as shall accept dedication, subject to any limitations specified in this Service Plan.

In all instances, the Districts shall ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town or other such entity that may have authority over such design and construction. The Districts shall obtain approval of civil engineering and other plans and any applicable permits for the construction and installation of Public Improvements from the Town and/or other appropriate regulatory agencies. Water, wastewater, and street Public Improvements shall be designed by a professional engineer licensed in the State of Colorado. The Town shall have the right to inspect all work, require testing, require correction of defective work, and require compliance with approved plans and specifications as a condition of acceptance of any Improvements.

C. Services to be Provided by Other Governmental Entities

The Districts are located within the boundaries of the Greater Eagle Fire Protection District, and fire protection services will be provided to the Project by Greater Eagle Fire Protection District.

Public safety services will be provided by the Town Police Department and the Eagle County Sheriff's Office, Colorado State Patrol and other authorized law enforcement agencies.

The Districts are located within the boundaries of the Mountain Recreation Metropolitan District, and the residents and owners within the Districts will be able to utilize Mountain Recreation Metropolitan District's improvements and services.

The Districts are within the boundaries of the Town. Potable water and sanitation and wastewater treatment services will be provided by the Town.

IX. EXISTING AND PROPOSED AGREEMENTS

A. Existing Agreements

None.

B. Proposed Agreements

It is anticipated that the Districts will enter into one or more intergovernmental agreements with each other to set forth the roles and responsibilities of the Districts, to avoid duplication, and to clarify the respective responsibilities and the nature of the functions and

services to be provided by each of the Districts. The Districts are authorized by this Service Plan to enter into one or more agreements with each other and any other entity in order to facilitate the financing, construction, operation and maintenance of the Public Improvements and the provision of services described in this Service Plan.

More specifically, it is anticipated that the Districts will enter into a cost sharing agreement regarding improvements which benefit the properties within both Districts, and pursuant to which District No. 1 will be responsible for the ongoing ownership and maintenance of the sanitary sewer lines and lift station serving the properties within the Districts.

X. FINANCIAL INFORMATION

A. General

This section describes the nature, basis, and method of funding the Public Improvements. A detailed Financial Plan and statement of assumptions is contained in **Exhibit F**.

B. Financial Plan

The Financial Plan demonstrates that the Districts have the ability to finance the Public Improvements identified herein, will be capable of discharging the indebtedness on a reasonable basis, and will operate on a sound fiscal basis. The Financial Plan shall be implemented in a manner that minimizes impacts to residents and taxpayers and avoids shifting unanticipated costs to the Town or the public.

C. Identification of Districts' Revenue

Each of the Districts may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of Debt and for operations and maintenance. The Districts may also rely upon various other revenue sources authorized by law. At the Districts' discretion, these may include the power to assess fees, rates, assessments, tolls, penalties, or charges, as provided for in C.R.S. § 32-1-1001(1), as amended.

If, after approval of this Service Plan, the applicable laws, rules, guidance, or other regulations change with respect to the assessment of property for taxation purposes, the method of calculating assessed valuation or any other similar changes occur, the Districts' mill levies may be increased or decreased, as determined by the Board of each District in good faith, so that to the extent possible the actual tax revenues generated by a mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes ("Assessment Rate Adjustment"). For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

D. Debt Service Mill Levy

Each of the Districts is authorized to impose a mill levy to support the debt service of the

Districts as provided in C.R.S. § 32-1-1001, as amended, of up to 50.000 mills, subject to the Assessment Rate Adjustment. It is expected that an initial debt service mill levy of 50.000 mills will produce revenue sufficient to support debt service costs through the anticipated bond repayment period (see **Exhibit F**, Financial Plan).

At such time as any one of the District's Debt is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the debt service mill levy to be imposed to pay the Debt may be unlimited as to rate, and may be levied at the rate necessary to pay the debt service on such Debt, provided however that under such circumstances such District shall not issue additional Debt that would cause the aggregate Debt to exceed 50% of the District's then assessed value. For the purposes of the forgoing, each of the Districts may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in such District's Debt to assessed valuation ratio.

None of the Districts shall impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board of Directors of the District imposing the mill levy are residents of such District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in C.R.S. §§ 11-56-101, C.R.S., *et seq.*

E. Operations and Maintenance Mill Levy

Each of the Districts is authorized to impose a mill levy to support the operations and maintenance of Districts services and public improvements of up to 20.000 mills, subject to the Assessment Rate Adjustment. It is anticipated that an initial operations and maintenance mill levy of 10.000 mills will produce revenue sufficient to support the operations and maintenance of Districts services and public improvements (see **Exhibit F**, Financial Plan).

F. Fees

The Districts may assess fees, rates, assessments, tolls, penalties, or charges as provided for in the Special District Act, as amended, including but not limited to tap fees, development fees, facility fees, and other capital related charges. Any such fees, rates, assessments, tolls, penalties, or charges may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

G. Estimated Expenditures

The estimated cost of the initial Public Improvements, in current dollars, that are expected to be provided by the Districts is $31,141,318, as detailed in **Exhibit D**. It is anticipated that any Public Improvements costs not able to be financed by the Districts will be borne by the Developer.

The Districts will require operating funds to plan and cause the Public Improvements contemplated herein to be constructed, operated, and maintained as permitted herein. Such costs are expected to include reimbursement of organizational costs, legal, engineering, accounting, bond issuance costs, and compliance with State budgeting, audit, and reporting, and other administrative and legal requirements. The combined organizational costs for the Districts for legal, engineering, surveying, and accounting services are estimated to be $250,000. The Districts' combined first year's operating budget is estimated to be $100,000.

H. Debt

1. Maximum Term of Debt

The Districts may issue Debt only as permitted by statute and the Colorado Constitution. The maximum term of any bond issue shall be thirty (30) years from the original date of issuance, excluding any refunding or refinancing of the same.

2. Maximum Authorized Debt.

The Districts are authorized to issue Debt up to $19,000,000 in principal amount (total combined for all Districts). The debt issuance authorization is based upon the proposed completion of an estimated $31,141,318 of Public Improvements, including, but not limited to, street, water, sanitary sewer, stormwater, and park and recreation improvements. The cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer's and Districts' control. In particular, the initial cost estimates only include the public improvement portion of costs—the total project improvement costs (including items such as dry utilities, etc.) may be significantly higher and will likely materially increase the overall development costs. Notwithstanding the foregoing, the District may not issue debt in a principal amount, term, or structure that is materially inconsistent with the Financial Plan without Town approval.

Agreements among the Districts, including but not limited to any agreements whereby one of the Districts pledges property tax mill levy revenue or other revenue to another of the Districts, shall not count against the foregoing Debt limit.

3. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the maximum voted interest rate on any Debt shall not exceed twelve percent (12%). The maximum underwriting discount shall be five percent (5%). Debt, when issued, shall comply with all relevant requirements of this Service Plan, State law, and Federal law as is then applicable to the issuance of public securities.

I. Revenue Bonds

The Districts shall be authorized to issue bonds or other obligations payable solely from fees, rates, assessments, tolls, penalties, or charges, such as water revenue bonds or sanitary sewer revenue bonds. Any bonds or other obligations issued by the Districts payable solely from fees, rates, assessments, tolls, penalties, or charges shall be considered revenue bonds, shall not be considered Debt, and shall not be subject to or count toward the Districts' total debt issuance limitation set forth in this Service Plan.

J. Special Improvement Districts

Consistent with the provisions of Section 32-1-1101.7, C.R.S., the Districts shall, with consent from the Town, be authorized to establish one or more special improvement districts within the boundaries of the Districts and in connection therewith, to levy and collect assessments and to issue bonds or other obligations payable from the assessments to finance all or part of the costs of the Public Improvements. The foregoing consent may be provided by written letter from the Town Manager or by resolution of the Town Council. Assessments levied by the Districts pursuant to Section 32-1-1101.7, C.R.S., may be used to finance, plan, acquire, and construct the Public Improvements, pay debt service, and for any other purpose permitted by the Special District Act. Any bonds or other obligations issued by the Districts payable solely from assessments shall be considered revenue bonds, shall not be considered Debt, and shall not be subject to or count toward the Districts' total debt issuance limitation set forth in this Service Plan.

XI. DEVELOPER ADVANCES AND REIMBURSEMENTS

The Districts anticipate receiving initial funding for both capital and ongoing administrative requirements from Developer advances. Such advances may be made to the Districts subject to the Districts' obligation to reimburse the same, as may be evidenced by short-term reimbursement agreements or other acceptable agreements or resolutions.

Such advances, which the Board is obligated to appropriate on an annual basis, may be repaid by the Districts from bond proceeds or other legally available sources of revenue. Developer advances shall be subordinate to the Districts' general obligation bonds and refinancing of the same shall not require Town approval. Any such agreements with the Developer which obligate the Districts only to appropriate on an annual basis shall not be considered Debt and shall not count against the Districts' Debt limit set forth herein.

XII. ANNUAL REPORT

The Districts shall be responsible for submitting an annual report to the Town in accordance with the procedures set forth in C.R.S. § 32-1-207(3)(c) and (d), as amended (currently required to be submitted no later than October 1 of each year).

XIII. MODIFICATION OF SERVICE PLAN

Pursuant to C.R.S. § 32-1-207, as amended, the Districts shall obtain prior written approval of the Town before making any material modification to this Service Plan. Material modifications require a Service Plan amendment and include modifications of a basic or essential nature, including, but not limited to, the following: any addition to the types of services provided by the Districts; a decrease in the level of services; a decrease in the financial ability of the Districts to discharge the existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Inclusion of property that is located in a county or municipality with no other territory within the Districts may constitute a material modification of the Service Plan.

In the event the Districts plan to undertake an action which may not be permitted by this Service Plan, it shall be the Districts' responsibility to contact Town staff to seek an administrative determination as to whether the action in question is permitted by the Service Plan. If Town staff determines that the action may constitute a material modification, the District(s) shall submit a proposal for action to the Town. Thereafter, the Town will determine whether the proposed action constitutes a material modification. If the Town determines that the proposed action constitutes a material modification, then the action shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to this Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

The Town may require reasonable amendments to this Service Plan to address changes in law, Town standards, or project phasing, and the Districts shall cooperate in good faith to implement such amendments.

XIV. DISCLOSURE STATEMENT

The Districts shall provide notice to all purchasers of property in the Districts regarding the Districts' authority to levy and collect ad valorem taxes and to impose and collect rates, fees, tolls, and charges, as well as the limited nature of the Town's obligations, by recording a disclosure statement against the property within the Districts with the Office of the Eagle County Clerk and Recorder. Such disclosure statement shall also provide information concerning the structure of the Board and summarize how purchasers may participate in the affairs of the Board. The disclosure statement shall be recorded prior to the issuance of Debt by the Districts.

XV. CONSOLIDATION; DISSOLUTION

The Districts may consolidate with one another in order to facilitate the efficient provision of the Public Improvements and the operations and services of the Districts, or for any other reason, consistent with the provisions of the Special District Act.

The Districts may consolidate or dissolve upon payment or defeasance of all Debt incurred, as well as when the Districts have been fully developed, all public improvements provided for in the Service Plan have been completed, or upon a court determination that adequate provision has been

made for the payment of all Debt, and adequate provision for continuation or assignment and assumption of all operations and maintenance responsibilities for the Districts' improvements and at such time as the Districts do not need to remain in existence to discharge their financial obligations or perform their services.

It shall be mandatory for the Districts to initiate dissolution proceedings when the Districts have neither any financial obligations nor operations and maintenance obligations. The Districts may file a petition in the district court for dissolution when there are no financial obligations or outstanding bonds, or any such financial obligations or outstanding bonds are adequately secured by escrow funds or securities meeting the investment requirements in C.R.S. §§ 24-75-601, *et seq.,* as amended. The Districts' dissolution shall be subject to approval of a plan of dissolution in the district court of the County, pursuant to C.R.S. § 32-1-704, as amended.

XVII. MISCELLANEOUS

The following is additional information to further explain the functions of the Districts:

A. Special District Act.

The contemplated municipal services are under the jurisdiction of the Special District Act and not the Public Utilities Commission.

B. Service Plan not a Contract.

The grant of authority contained in this Service Plan does not constitute the agreement or binding commitment of the Districts as to each other or enforceable by third parties to undertake the activities described, or to undertake such activities exactly as described.

C. Land Use and Development Approvals.

Approval of this Service Plan does not imply approval of the development of a specific area within the Project, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto. All such land use and development approvals shall be processed and obtained in accordance with Town and other applicable rules, regulations and policies.

XVI. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Boards: the board of directors of any District, or in the plural, the boards of directors of all the Districts

Control Act: Part 2 of Title 32 (Special Districts) of the Colorado Revised Statutes (C.R.S.), which outlines review procedures for service plans for a special district

County: Eagle County, Colorado

Debt: any bond, note, debenture, contract, or other multiple-year financial obligation of the Districts for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation

Developer: the owner and/or developer of the property proposing development of the project

District: any one of Red Mountain Ranch Metropolitan District Nos. 1-3, as the context implies

District No. 1: Red Mountain Ranch Metropolitan District No. 1

District No. 2: Red Mountain Ranch Metropolitan District No. 2

Districts: Red Mountain Ranch Metropolitan District Nos. 1-2, collectively

Districts' Boundaries: the boundaries of the area described in the legal description attached hereto as **Exhibit B**

District Boundaries Map: the map attached hereto as **Exhibit C**, showing the Districts' boundaries

Financial Plan: the Financial Plan described in Section X and attached as **Exhibit F**, which describes: (a) how the Public Improvements are expected to be financed; (b) how the Debt is expected to be incurred; and (c) the estimated operating revenue derived from property taxes for the first budget year

Project: the development or property commonly known or referred to as Red Mountain Ranch

Public Improvements: the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed by the Districts as generally described in the Special District Act to serve the future taxpayers, customers and inhabitants of the Districts as determined by the Boards of Directors of the Districts

Service Plan: the service plan for the Districts approved by the Town

Special Districts Act: C.R.S. § 32-1-101, *et seq.*, as amended

State: the State of Colorado

Town: the Town of Eagle, Colorado

XVII. STATUTORY FINDINGS AND CONCLUSIONS

It is submitted that this Service Plan for the Districts, as required by C.R.S. § 32-1-203, as amended, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be served by the Districts;

2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;

3. The Districts are capable of providing economical and sufficient service to the area within its boundaries;

4. The area to be included in the Districts has, or will have, the financial ability to discharge the indebtedness on a reasonable basis;

5. Adequate service is not, or will not be, available to the area through the Town or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

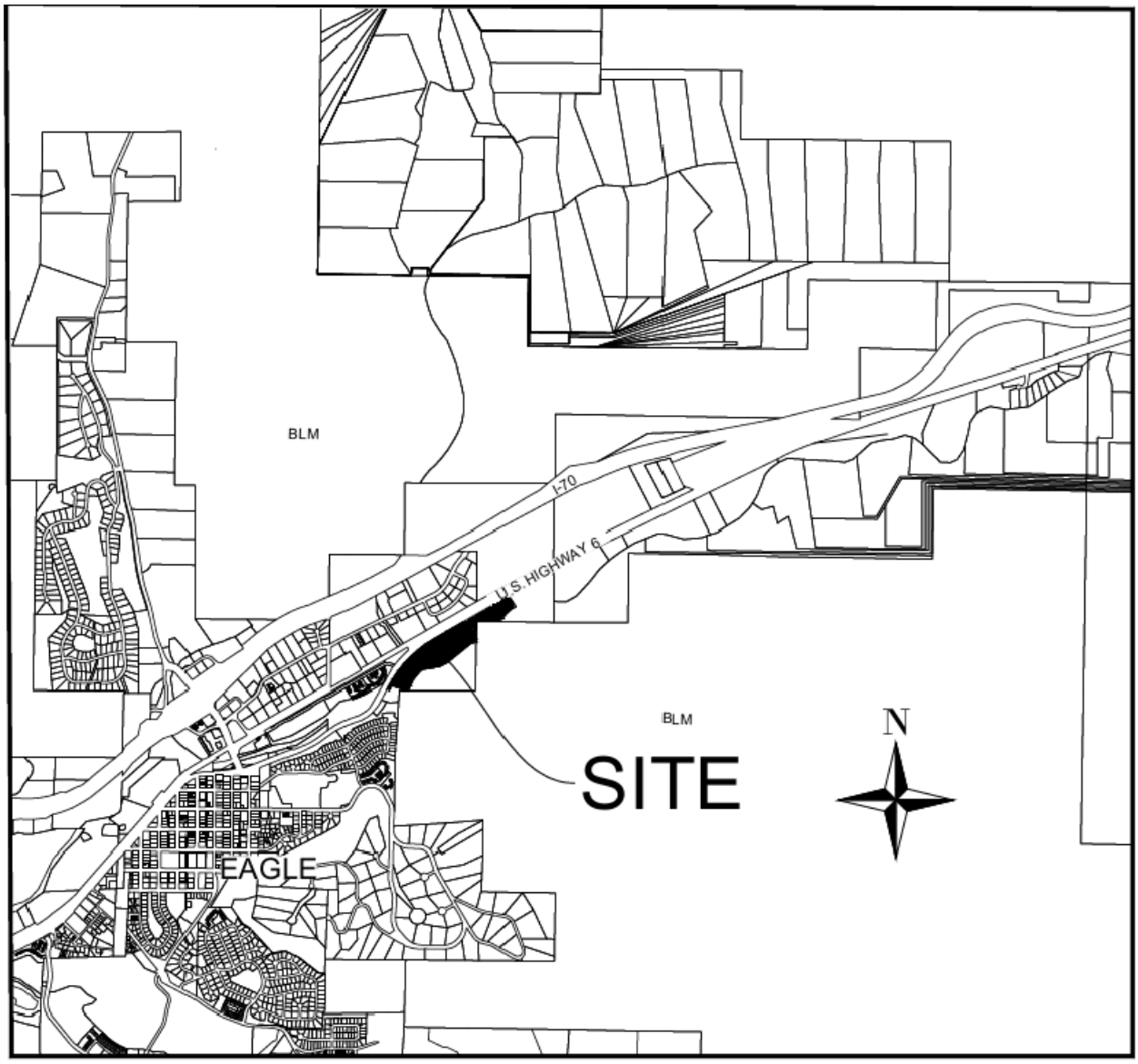
6. The facility and service standards of the Districts are compatible with the facility and service standards of each county within which the Districts are to be located and each municipality which is an interested party under C.R.S. § 32-1-204(1), as amended;

7. The proposal is in substantial compliance with the Town's applicable comprehensive plan, as amended;

8. The proposal is in compliance with all applicable duly adopted county, regional, or state long-range water quality management plan(s) for the area; and

9. The creation of the Districts will be in the best interests of the area to be served.

Exhibit A
Vicinity Map



~ NOT TO SCALE ~

Exhibit B
Legal Descriptions

District No. 1:

PARCEL 1, RED MOUNTAIN RANCH, FILING NO. 5, ACCORDING TO THE PLAT RECORDED NOVEMBER 6, 2020 AT REC. NO. 202020731, COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING 17.510 ACRES, MORE OR LESS.

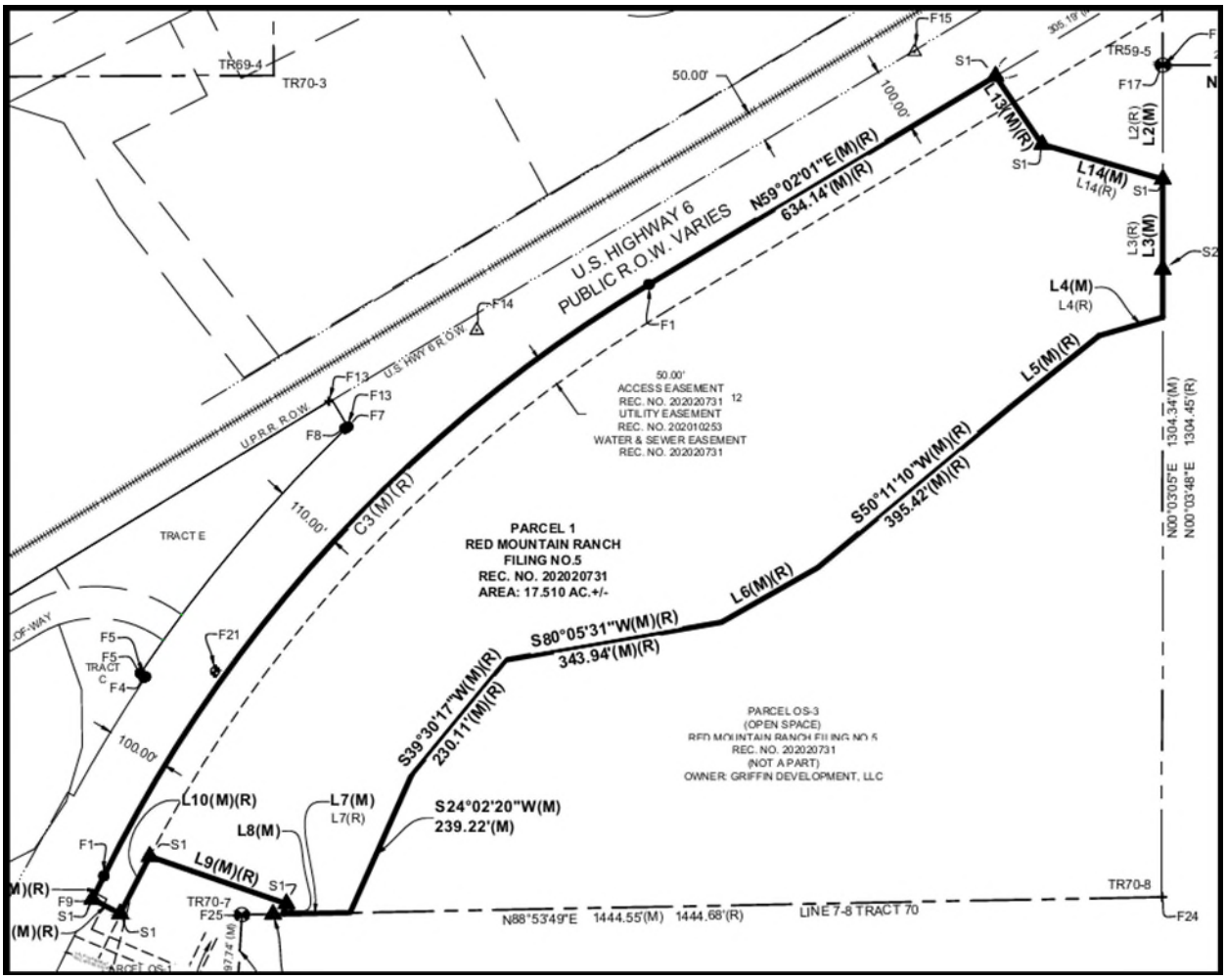
District No. 2

PARCEL 2, RED MOUNTAIN RANCH, FILING NO. 5, ACCORDING TO THE PLAT RECORDED NOVEMBER 6, 2020 AT REC. NO. 202020731, COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING 5.535 ACRES, MORE OR LESS.

Exhibit C
District Boundaries Map

District No. 1:



District No. 2:

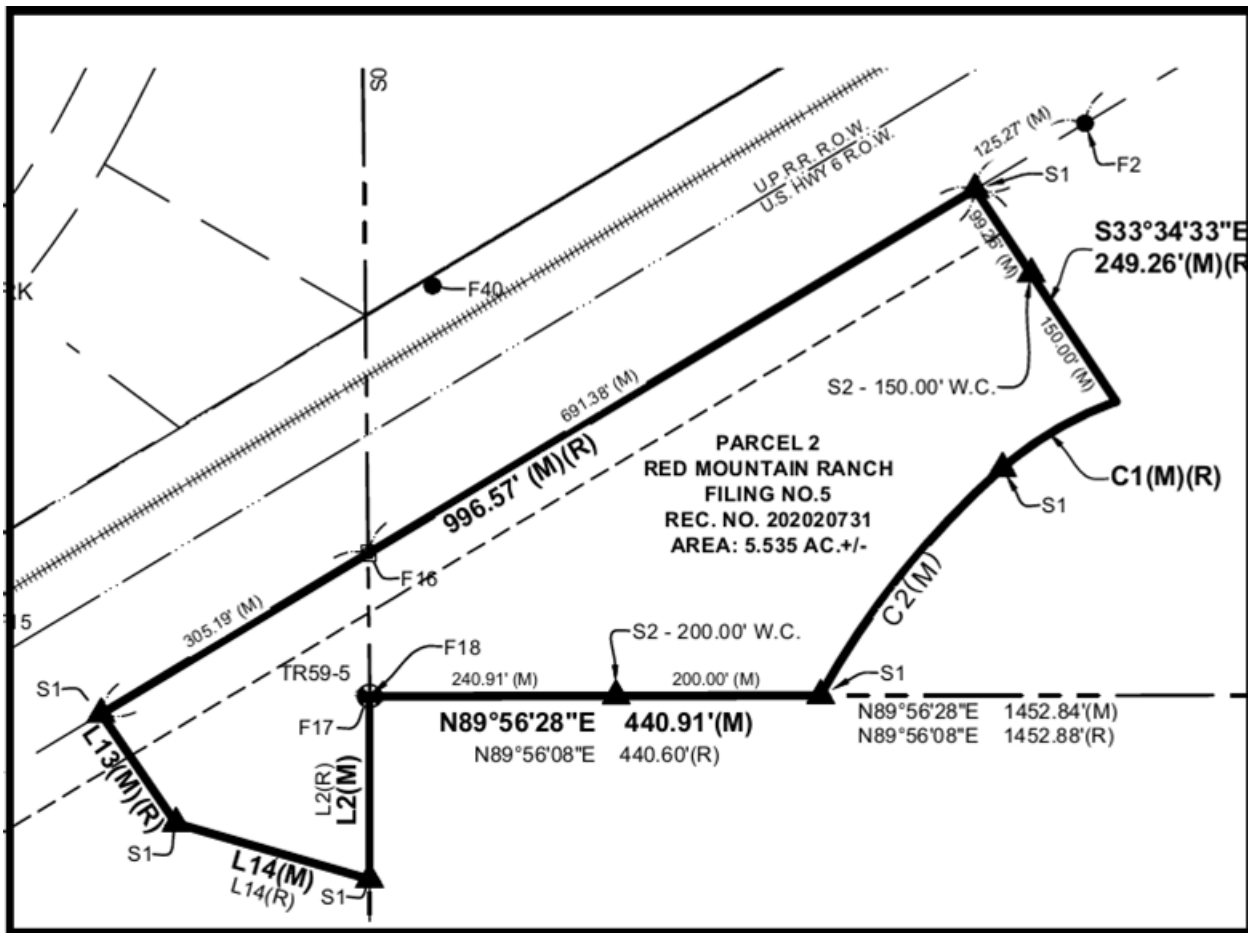


Exhibit D
Cost of Improvements

Red Mountain Ranch — Parcel 1 Metro District Improvements

Opinion of Probable Cost Estimate | Date: May 14th, 2026 |

Description	Quantity	Unit	Unit Price	Total Cost
GENERAL				
Mobilization (grading, utilities, streets) — 1% Total Costs	1	PER	$174,182	$174,182
Surveying (1%)	1	PER	$174,182	$174,182
Construction Management (8%)	1	PER	$1,393,458	$1,393,458
Design and Planning Fixed Fee Allotted	1	PER	$500,000	$500,000
General Subtotal				**$2,241,823**
EROSION CONTROL and STORMWATER BMP'S				
Installation and Maintenance	14	AC	$7,500	$105,000
Erosion Control and Stormwater BMP's Subtotal				**$105,000**
STORM SEWER				
36" Diameter RCP Culvert (0-8' depth) @ Two-way	68	LF	$380	$25,840
36" Diameter RCP Culvert (0-8' depth) @ One-way	60	LF	$380	$22,800
8'x3' Box RCBC	60	LF	$1,300	$78,000
Headwall and Wingwall Structures	4	EA	$50,000	$200,000
Pond Outlet Structure	2	EA	$75,000	$150,000
Pond Inlet Structure	1	EA	$75,000	$75,000
Storm Sewer Subtotal				**$551,640**
WATER				
Fire Hydrant Assembly	8	EA	$12,000	$96,000
FURNISH AND INSTALL 12" DIP from E. Chambers to North Bore Pit	1,123	LF	$175	$196,525
Connect to Existing Main	1	EA	$8,500	$8,500
FURNISH AND INSTALL 12" DIP P1	2,200	LF	$175	$385,000
E. Water Main Bore and 12" DIP Install	266	LF	$1,000	$266,000
W. Water Main Bore and 12" Dip Install	150	LF	$1,000	$150,000
W. Water Connection from Bore 12" Dip Install	310	LF	$175	$54,250

12" Gate Valve	22	EA	$4,500	$99,000
2" Blow off and Testing	1	EA	$4,000	$4,000
Furnish and Install Polywrap on 12" Dip	4,049	LF	$3	$12,147
FURNISH AND INSTALL 8" DIP	1,900	LF	$155	$294,500
Connect to Existing to 12" Main	2	LF	$3,500	$7,000
Furnish and Install Polywrap on 8" Dip	1,900	LF	$3	$5,700
8" Gate Valve	1	EA	$3,900	$3,900
2" Blow off and Testing	1	EA	$4,000	$4,000
Pressure Testing	5,949	LF	$5	$29,745
12" x 8" Cross Fitting	1	EA	$1,100	$1,100
12" x 8" Tee	4	EA	$1,100	$4,400
Water Subtotal				**$1,621,767**
SANITARY SEWER				
Connection to Existing Sewar Main @ Nogel Rd.	1	EA	$8,500	$8,500
8" SDR-35 PVC (48" depth)	3,400	LF	$120	$408,000
4" SDR-35 PVC Force Main (48" depth)	630	LF	$100	$63,000
4' Dia. Manhole (48" depth)	35	EA	$8,000	$280,000
W. 4" Force Main Bore and 4" SDR-35 PVC Install	150	LF	$1,800	$270,000
8" Flush Sewer & Video	3,400	LF	$5	$17,000
Air Test 8"	3,400	LF	$5	$17,000
4" Flush Sewer & Video	780	LF	$5	$3,900
Air Test 4"	780	LF	$5	$3,900
Furnish Materials and Equipment for East Lift Station	1	EA	$152,000	$152,000
Furnish Materials and Equipment for West Lift Station	1	EA	$235,000	$235,000
Installation of East and West Lift Station	1	EA	$150,000	$150,000
Sanitary Sewer Subtotal				**$1,608,300**
STREET IMPROVEMENTS				
Base Prep, Asphalt, Concrete Curb and Gutter	4,800	LF	$850	$4,080,000
Base Prep, Asphalt for Bicycle Pedestrian Acess	400	LF	$400	$160,000
Retaining Walls for Bike Path North of HWY 6	450	SF	$45	$20,250
Site Lighting on Public Streets and Discovery Trail	1	LS	$250,000	$250,000

Site Signage for Public Areas Including Discovery Trail	1	EA	$50,000	$50,000
Street Subtotal				**$4,560,250**
LANDSCAPE				
4' Public Discovery Trail Crushed Refines	2,800	LF	$80	$224,000
4' Public Discovery Trail Prep and Base Course	2,800	LF	$40	$112,000
Bridges for the Discovery Trail	2	EA	$60,000	$120,000
Irrigation Furnish and Install Inlet	1	EA	$250,000	$250,000
Landscape Common Areas- Trees,Shrubs,Grasses	348,480	SF	$20	$6,969,600
Irrigation of Common Area	348,480	SF	$4	$1,254,528
Detention Ponds	10,285	SF	$4	$41,140
Landscape Subtotal				**$8,971,268**

Subtotal				**$19,660,048**
Contingency (25%)				$4,915,012
TOTAL COST				**$ 24,575,059**

Red Mountain Ranch — Parcel 2 Metro District Improvements

Opinion of Probable Cost Estimate | Date: May 14th, 2026 |

Description	Quantity	Unit	Unit Price	Total Cost
GENERAL				
Mobilization (grading, utilities, streets) — 1% Total Costs	1	PER	$45,164	$45,164
Surveying (1%)	1	PER	$45,164	$45,164
Construction Management (8%)	1	PER	$361,310	$361,310
Design and Planning Fixed Fee Allotted	1	PER	$285,000	$285,000
General Subtotal				**$736,637**
EROSION CONTROL and STORMWATER BMP'S				
Installation and Maintenance	5	AC	$7,500	$37,500
Erosion Control Subtotal				**$37,500**
STORM SEWER				
36" Diameter RCP Culvert (0-8' depth) @ Two-way	60	LF	$380	$22,800
Headwall and Wingwall Structures	2	EA	$50,000	$100,000
Pond Outlet Structure	1	EA	$75,000	$75,000
Pond Inlet Structure	1	EA	$75,000	$75,000
Storm Sewer Subtotal				**$272,800**
WATER				
Fire Hydrant Assembly	5	EA	$12,000	$60,000
Connect to Existing Main	1	EA	$4,250	$4,250
FURNISH AND INSTALL 8" DIP	960	LF	$155	$148,800
Connect to Existing to 12" Main	1	LF	$8,500	$8,500
Furnish and Install Polywrap on 8" Dip	960	LF	$3	$2,880
8" Gate Valve	2	EA	$3,900	$7,800
2" Blow off and Testing	1	EA	$4,000	$4,000
Pressure Testing	960	LF	$5	$4,800
12" x 8" Cross Fitting	1	EA	$1,100	$1,100

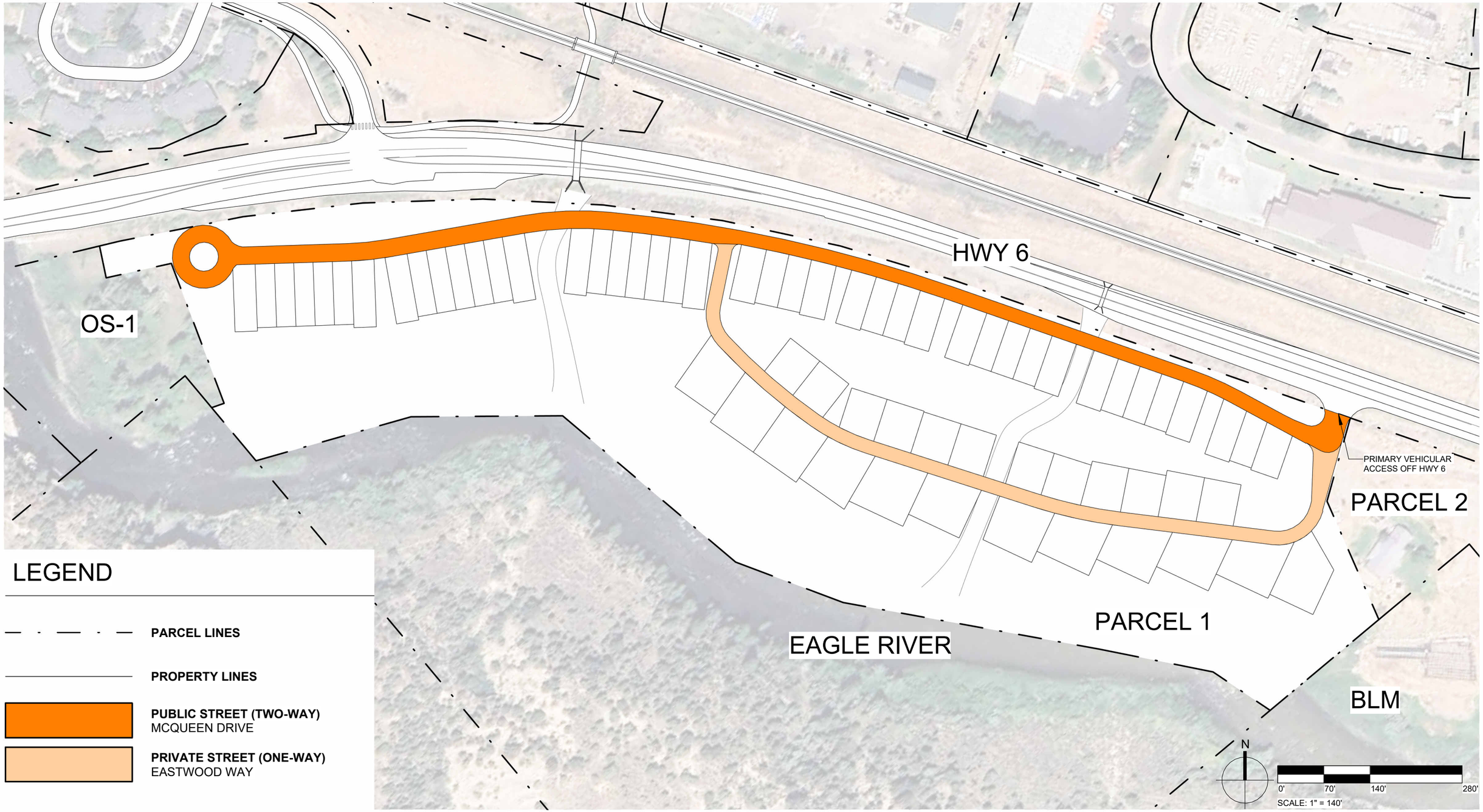
12" x 8" Tee	1	EA	$1,100	$1,100
Water Subtotal				**$243,230**
SANITARY SEWER				
8" SDR-35 PVC (48" depth)	960	LF	$120	$115,200
4' Dia. Manhole (48" depth)	5	EA	$8,000	$40,000
8" Flush Sewer & Video	960	LF	$5	$4,800
Air Test 8"	960	LF	$5	$4,800
Sanitary Sewer Subtotal				**$164,800**
STREET IMPROVEMENTS				
Base Prep, Asphalt, Concrete Curb and Gutter	860	LF	$850	$731,000
Site Lighting on Public Streets and Discovery Trail	1	LS	$50,000	$50,000
Site Signage for Public Areas Including Discovery Trail	1	LS	$25,000	$25,000
Street Subtotal				**$806,000**
LANDSCAPE				
4' Public Discovery Trail Crushed Refines	1,300	LF	$80	$104,000
4' Public Discovery Trail Prep and Base Course	1,300	LF	$40	$52,000
Irrigation Furnish and Install Inlet	1	EA	$250,000	$250,000
Landscape Common Areas- Trees,Shrubs,Grasses	108,900	SF	$20	$2,178,000
Irrigation of Common Area	108,900	SF	$4	$392,040
Detention Ponds	4,000	SF	$4	$16,000
Landscape Subtotal				**$2,992,040**

Subtotal				**$5,253,007**
Contingency (25%)				$1,313,252
TOTAL COST				**$6,566,259**

Exhibit E
Map of Improvements

STREETS

05.08.2026



LEGEND

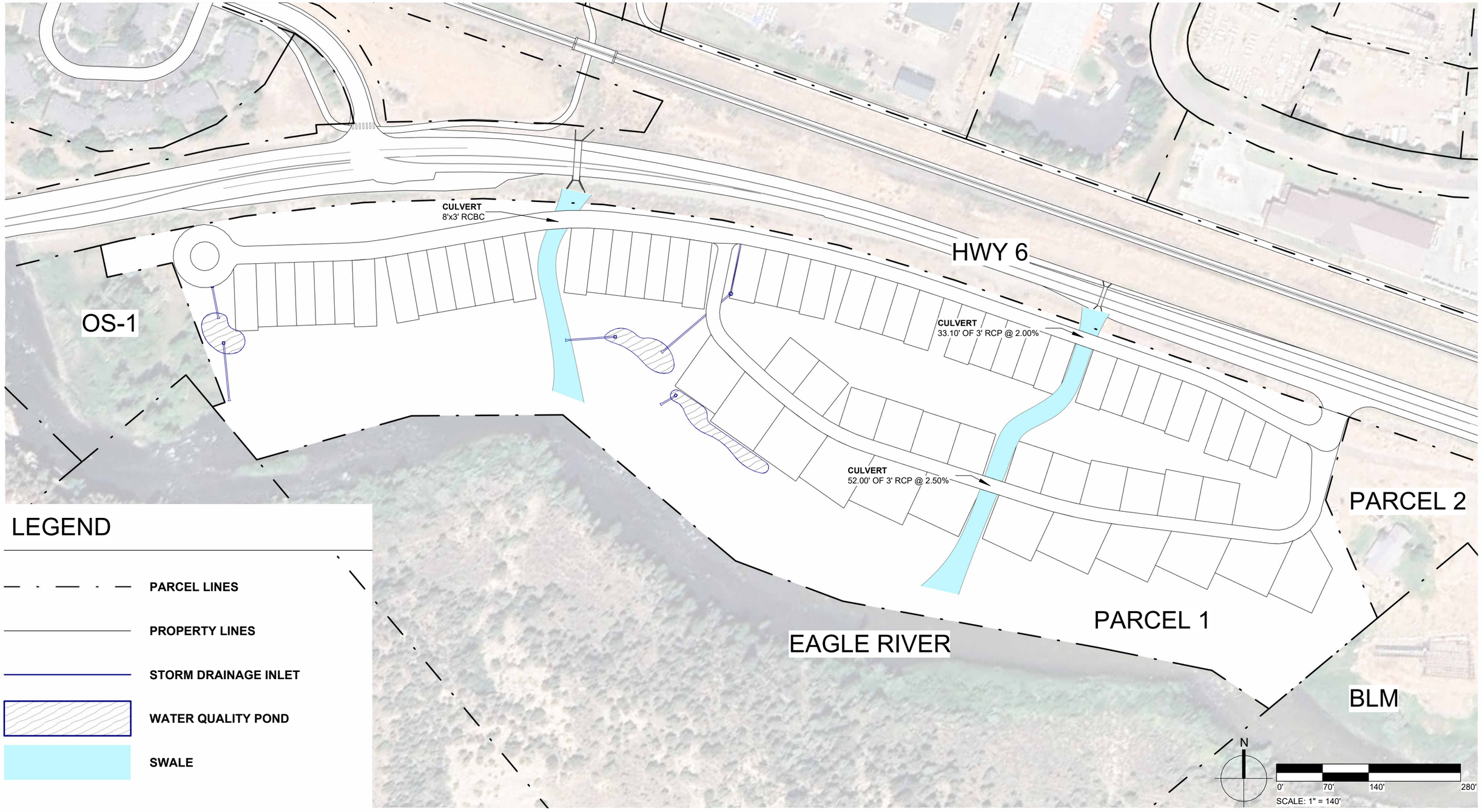
- **PARCEL LINES**
- **PROPERTY LINES**
- **PUBLIC STREET (TWO-WAY)** MCQUEEN DRIVE
- **PRIVATE STREET (ONE-WAY)** EASTWOOD WAY

SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

STORM DRAINAGE

05.08.2026



LEGEND

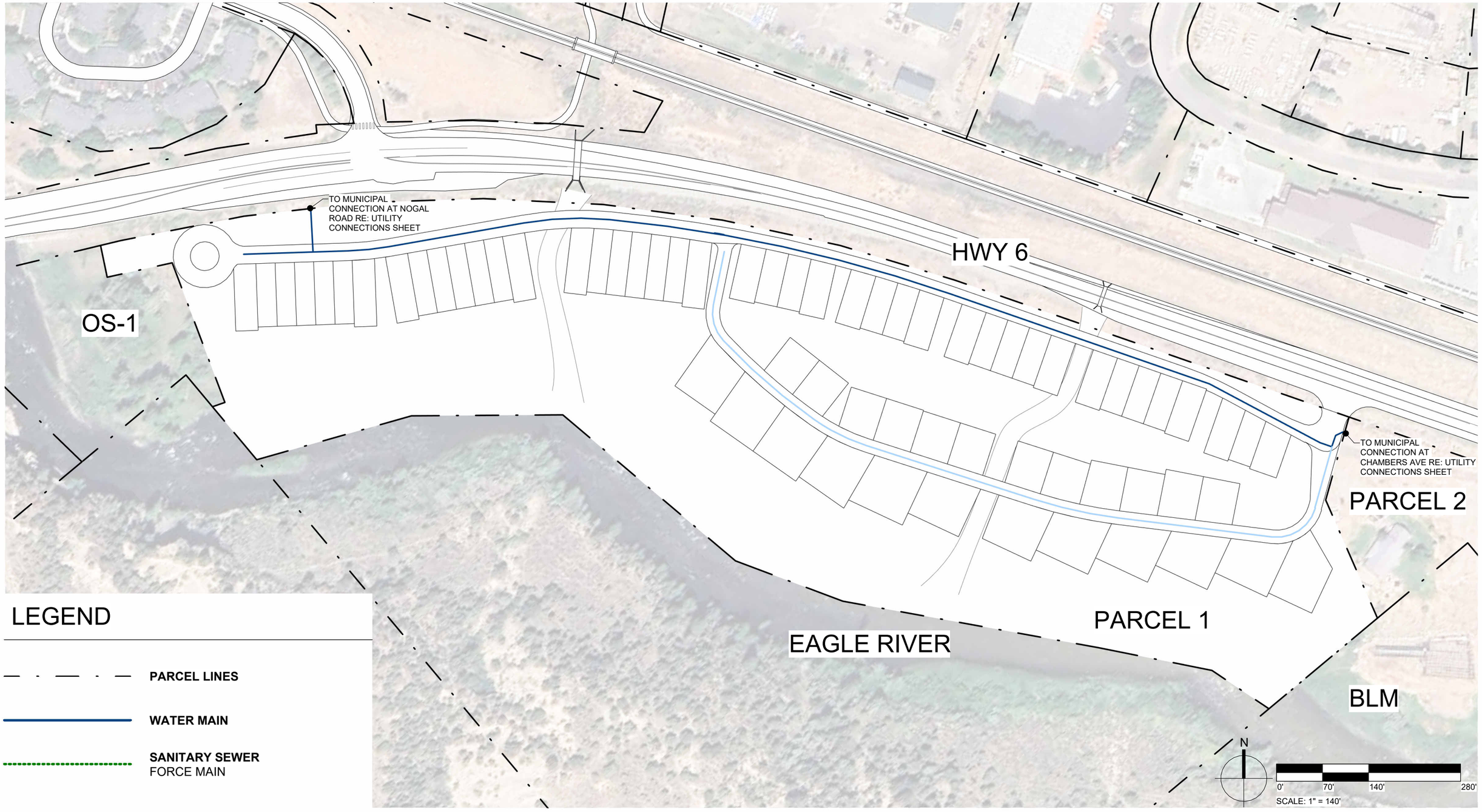
- PARCEL LINES
- PROPERTY LINES
- STORM DRAINAGE INLET
- WATER QUALITY POND
- SWALE

SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

WATER MAIN

05.08.2026



LEGEND

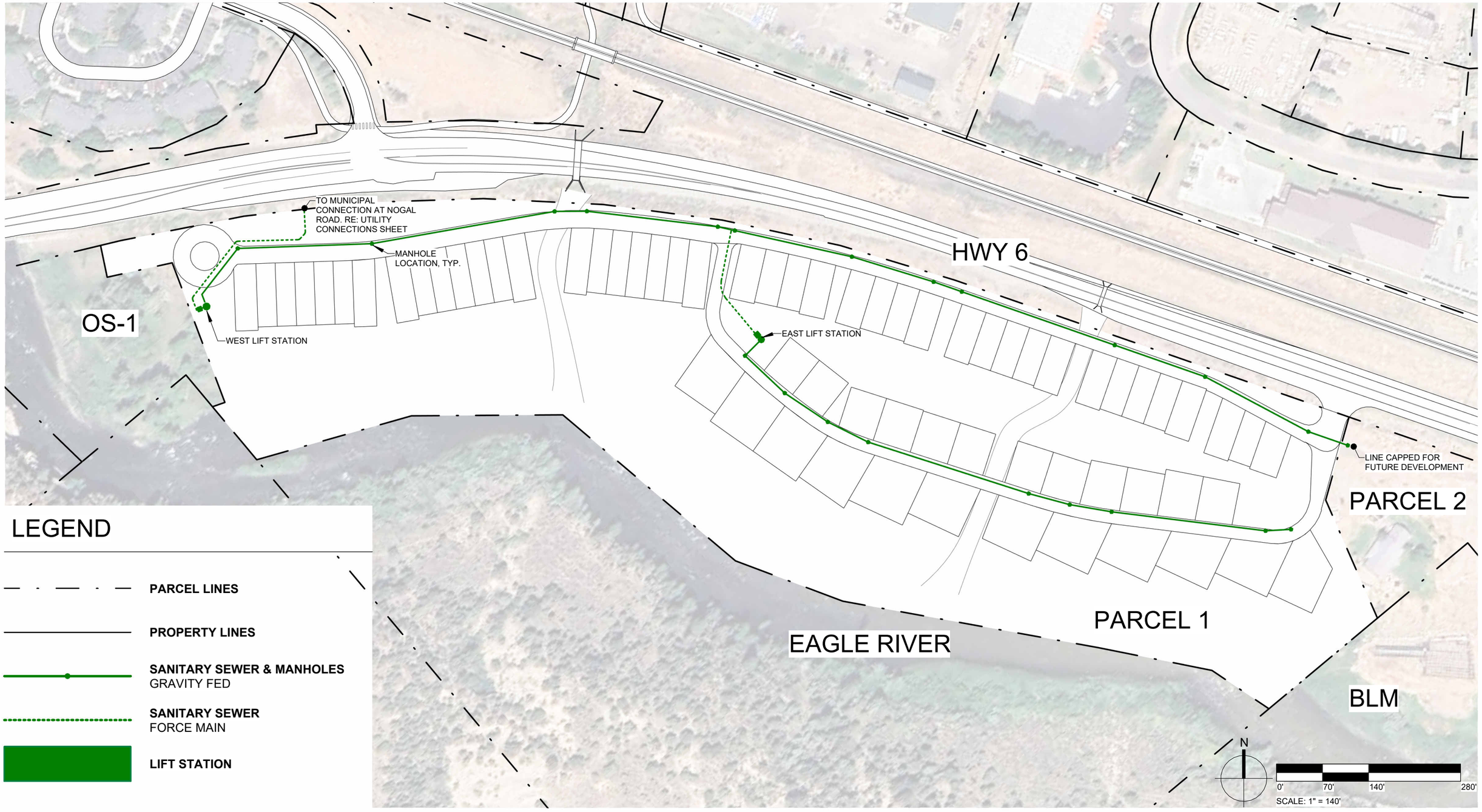
- PARCEL LINES
- WATER MAIN
- SANITARY SEWER FORCE MAIN

SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

SANITARY SEWER

05.08.2026

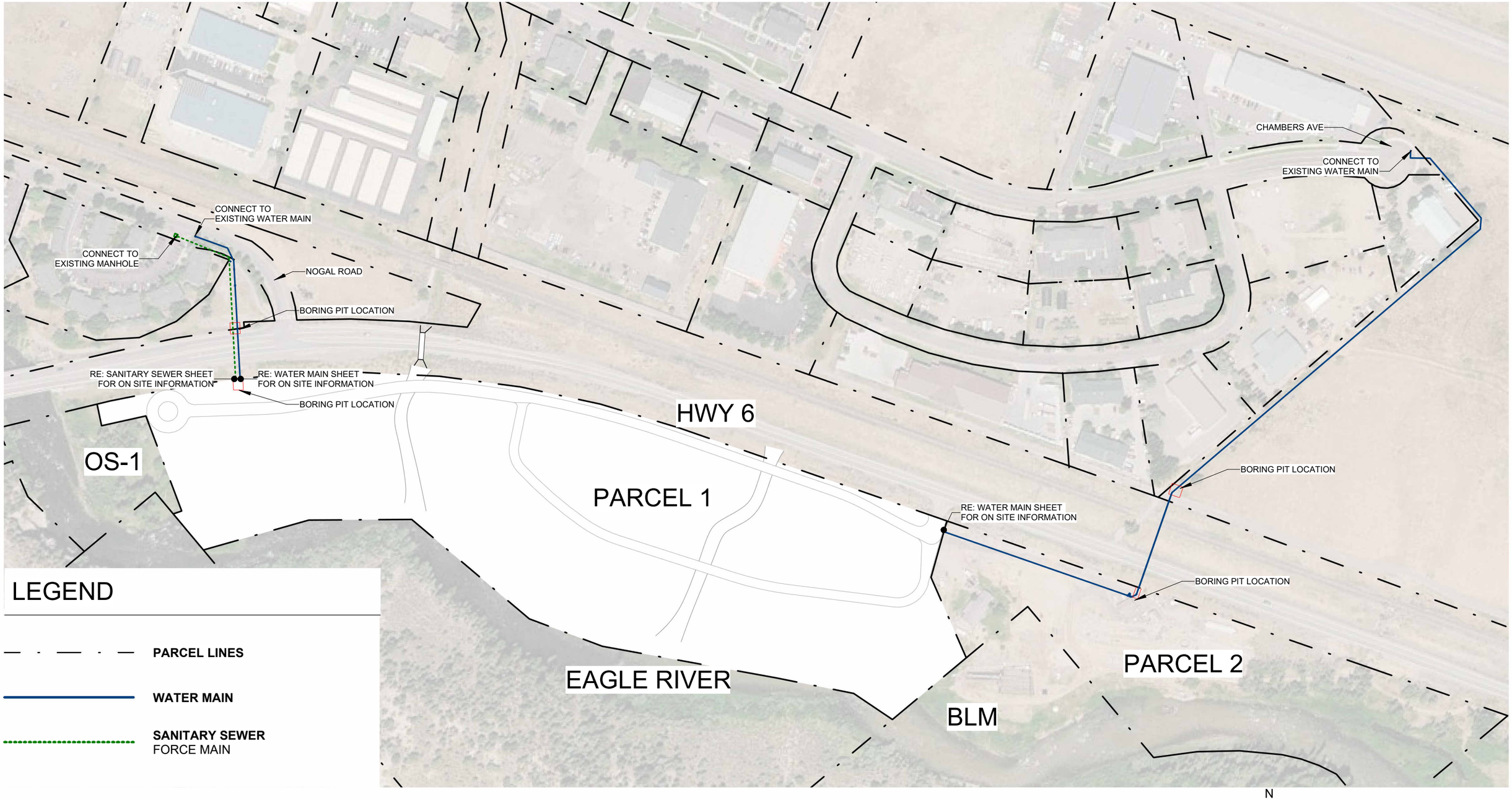


SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

UTILITY CONNECTIONS

05.08.2026



LEGEND

- **PARCEL LINES**
- **WATER MAIN**
- **SANITARY SEWER**
  FORCE MAIN

N

0' 105' 210' 420'

SCALE: 1" = 210'

SERVICE PLAN

RED MOUNTAIN RANCH | PARCEL 1

tres birds

LANDSCAPED AREAS

05.08.2026

HWY 6

OS-1

PARCEL 2

PARCEL 1

EAGLE RIVER

BLM

IRRIGATION INTAKE PUMP

LEGEND

- **PARCEL LINES**
- **PROPERTY LINES**
- **LANDSCAPE**
  MAINTAINED BY HOA
- **PRIVATE PARK**
  SHARED AMENITY FOR RESIDENTS
- **PROTECTED RIPARIAN BUFFER**
  PUBLIC ACCESS; RE: ACCESS PLAN

N

0' 70' 140' 280'

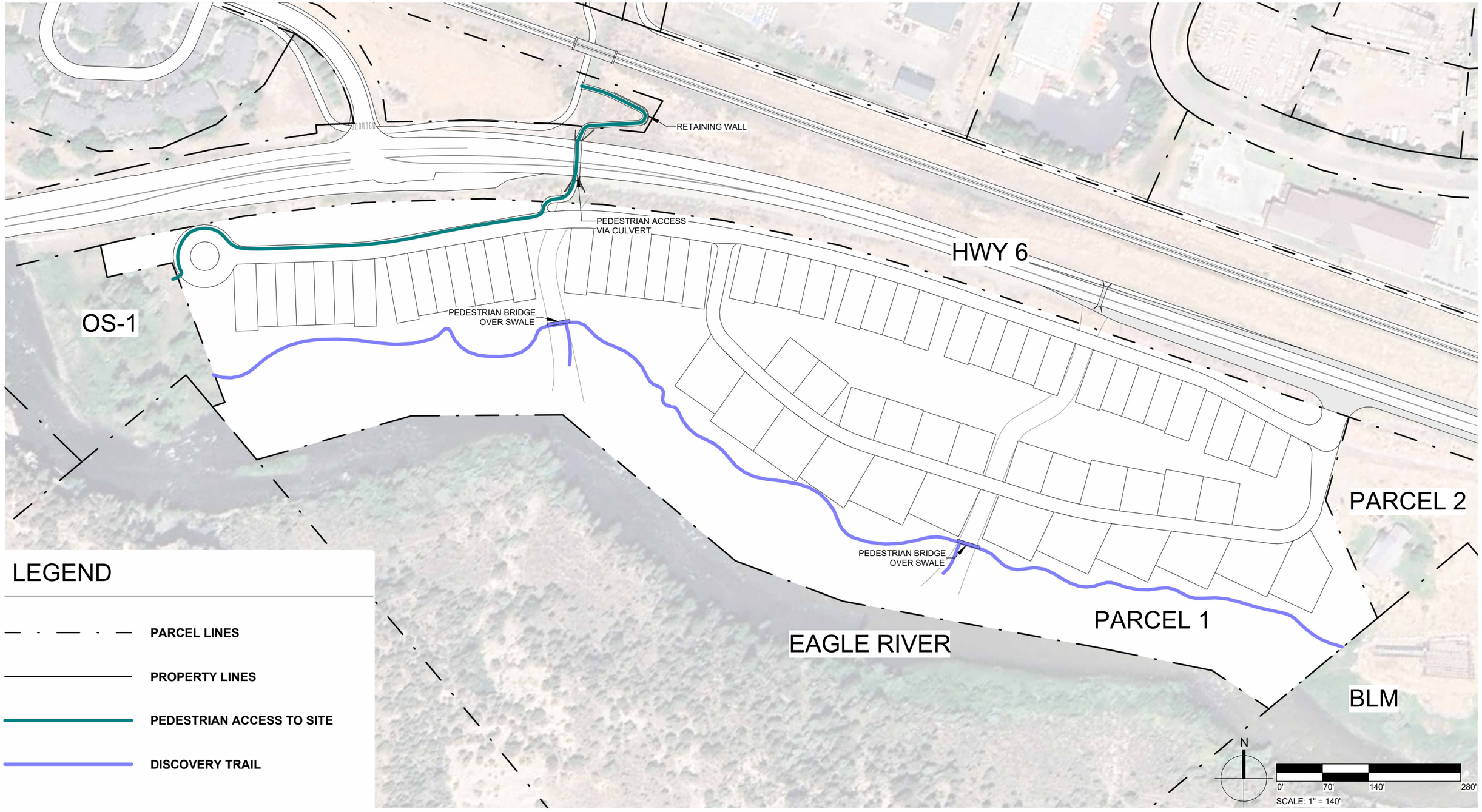
SCALE: 1" = 140'

SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

PUBLIC ACCESS

05.08.2026



LEGEND

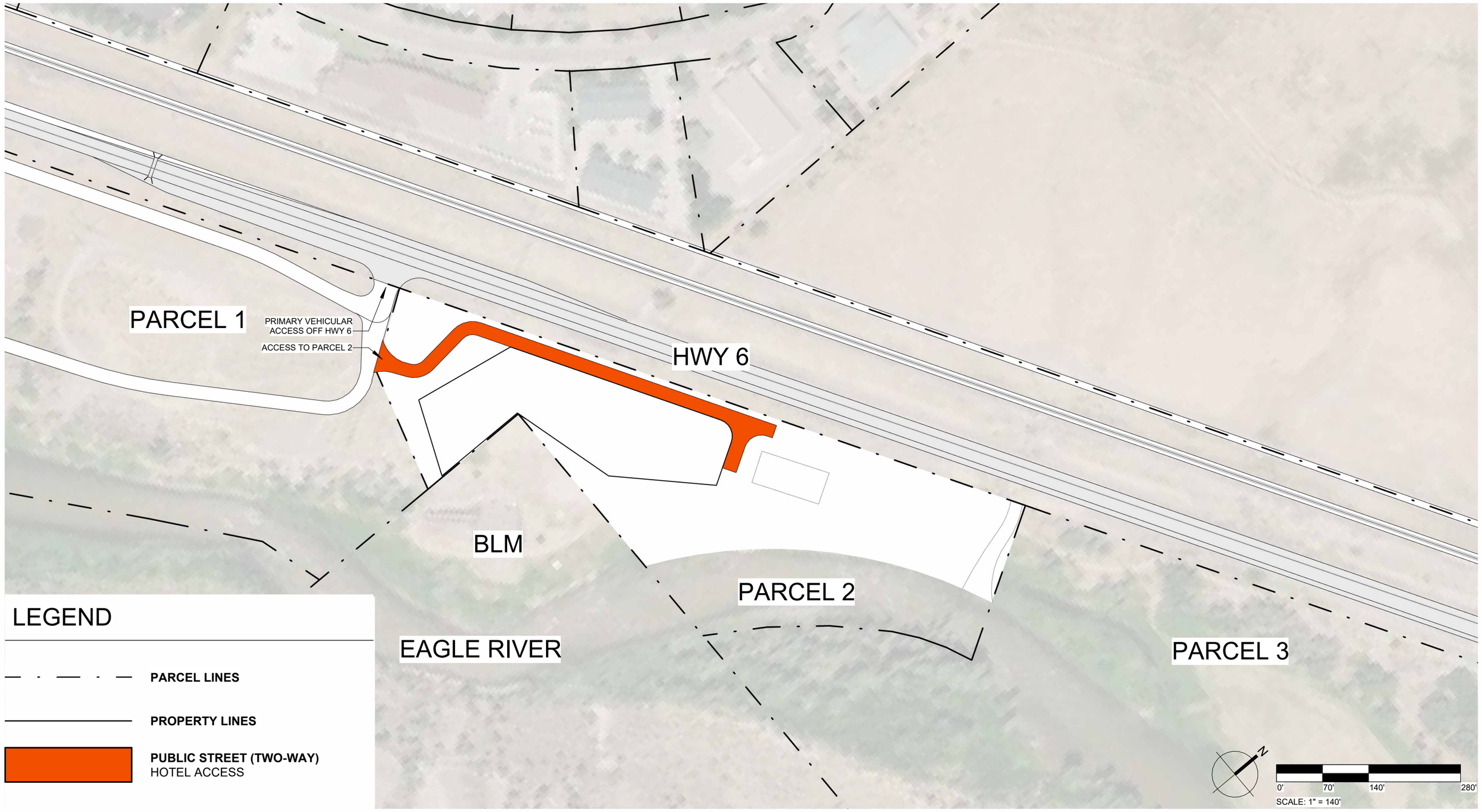
- PARCEL LINES
- PROPERTY LINES
- PEDESTRIAN ACCESS TO SITE
- DISCOVERY TRAIL

SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

PARCEL 2 - STREETS

05.20.2026

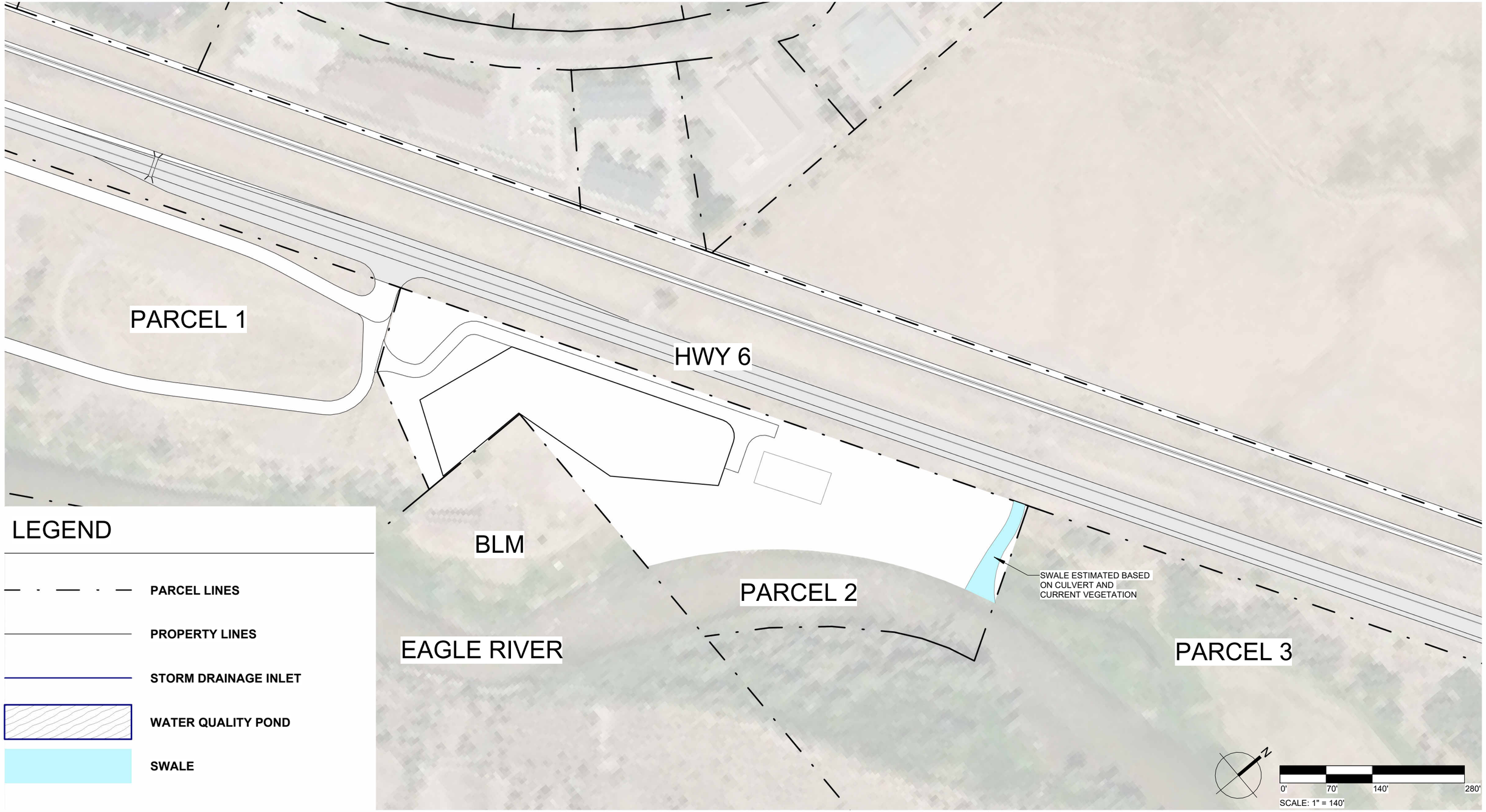


SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

PARCEL 2 - STORM DRAINAGE

05.20.2026

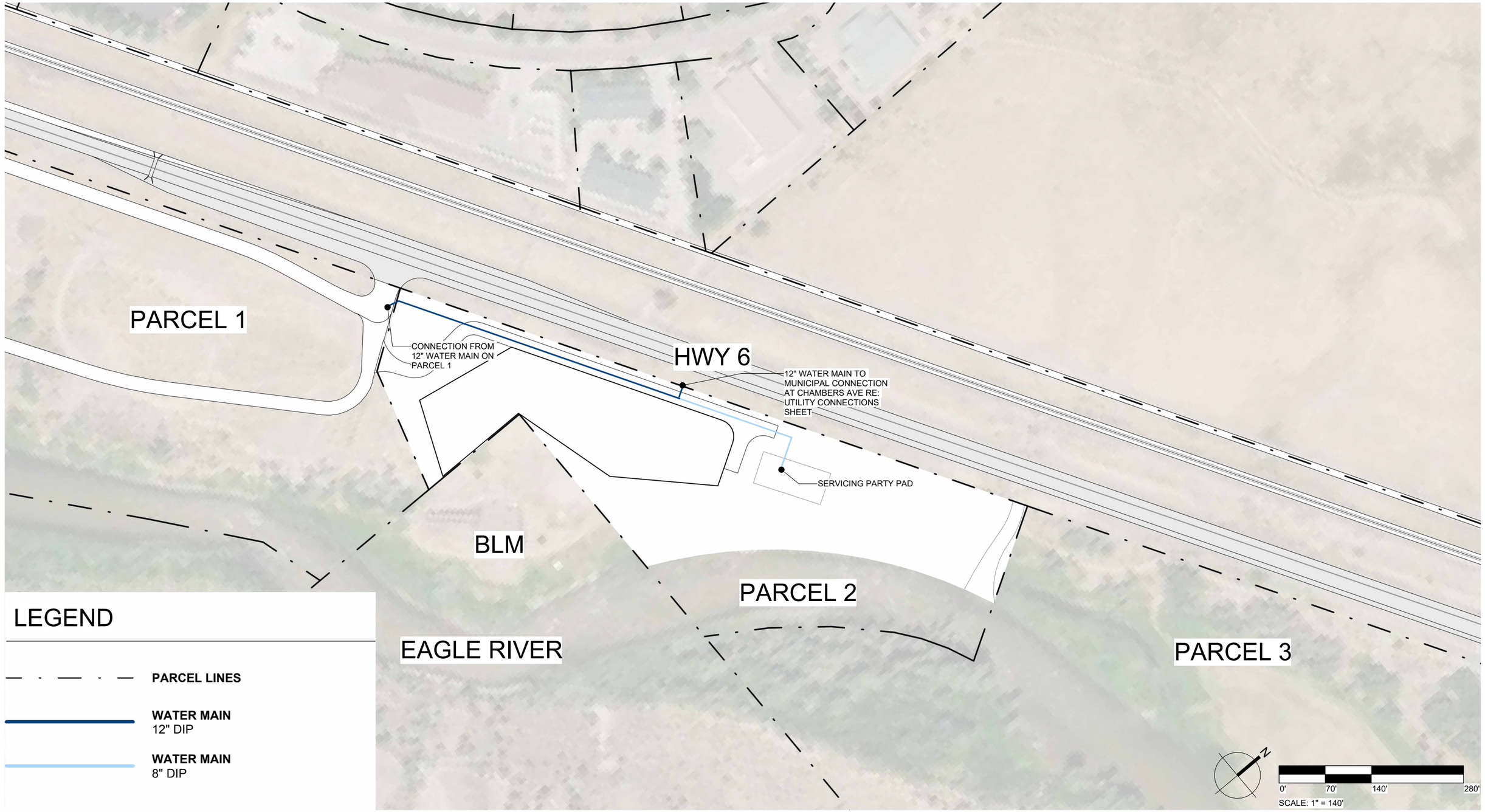


SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

PARCEL 2 - WATER MAIN

05.20.2026

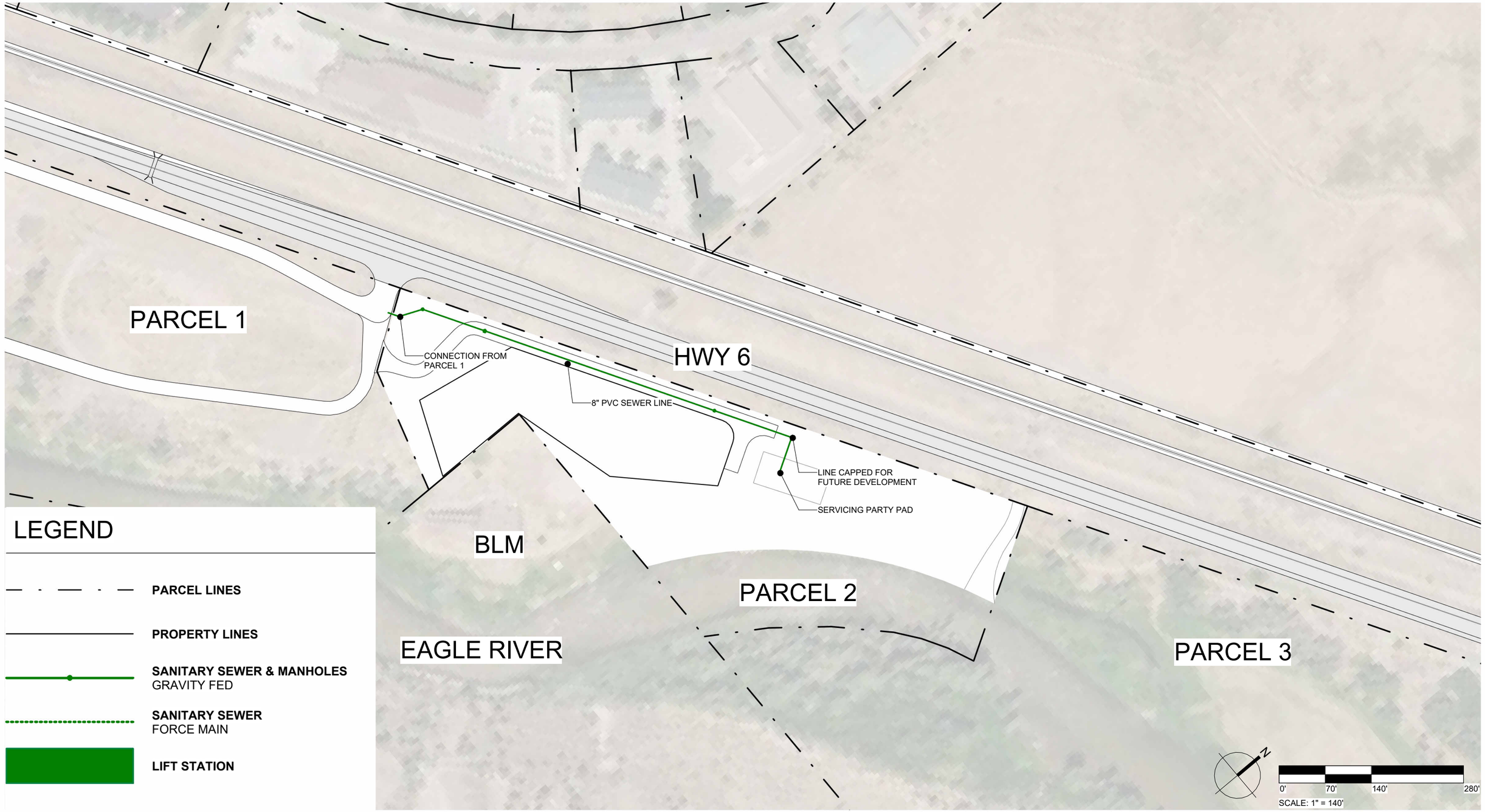


SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

PARCEL 2 - SANITARY SEWER

05.20.2026



SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

PARCEL 2 - LANDSCAPED AREAS

05.20.2026

PARCEL 1

HWY 6

AMENITY: PARTY PAD

BLM

PARCEL 2

IRRIGATION INTAKE PUMP

EAGLE RIVER

PARCEL 3

N

0' 70' 140' 280'

SCALE: 1" = 140'

LEGEND

PARCEL LINES

PROPERTY LINES

LANDSCAPE
MAINTAINED BY HOA

PRIVATE PARK
SHARED AMENITY FOR RESIDENTS

PROTECTED RIPARIAN BUFFER
PUBLIC ACCESS; RE: ACCESS PLAN

SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

PARCEL 2 - PUBLIC ACCESS

05.20.2026

PARCEL 1

HWY 6

CONNECTION FROM BLM PUBLIC LAND

BLM

CONNECTION FROM PARCEL 1

PARCEL 2

CONNECTION TO PARCEL 3

EAGLE RIVER

PARCEL 3

N

0' 70' 140' 280'

SCALE: 1" = 140'

LEGEND

- PARCEL LINES
- PROPERTY LINES
- PEDESTRIAN ACCESS TO SITE
- DISCOVERY TRAIL

SERVICE PLAN
RED MOUNTAIN RANCH | PARCEL 1

tres birds

Exhibit F
Financial Plan

Red Mountain Ranch Metropolitan District
Eagle County, Colorado
~~~
## General Obligation Bonds, Series 2026A
## Subordinate Cash Flow Bonds, Series 2026B

| Bond Assumptions | Series 2026A | Series 2026B | Total |
|---|---|---|---|
| Closing Date | 12/1/2026 | 12/1/2026 | |
| First Call Date | 12/1/2031 | 12/1/2031 | |
| Final Maturity | 12/1/2056 | 12/15/2056 | |
| **Sources of Funds** | | | |
| Par Amount | 9,645,000 | 3,095,000 | 12,740,000 |
| Total | 9,645,000 | 3,095,000 | 12,740,000 |
| **Uses of Funds** | | | |
| Project Fund | **6,905,100** | **3,002,150** | **9,907,250** |
| Capitalized Interest | 1,446,750 | 0 | 1,446,750 |
| Surplus Deposit | 750,250 | 0 | 750,250 |
| Cost of Issuance | 542,900 | 92,850 | 635,750 |
| Total | 9,645,000 | 3,095,000 | 12,740,000 |
| **Debt Features** | | | |
| Projected Coverage at Mill Levy Cap | 1.50x | 1.00x | |
| Tax Status | Tax-Exempt | Tax-Exempt | |
| Interest Payment Type | Current | Cash Flow | |
| Interest Frequency | Semiannual | Annual | |
| Rating | Non-Rated | Non-Rated | |
| Coupon (Interest Rate) | 5.000% | 6.500% | |
| Annual Trustee Fee | $4,000 | $3,000 | |
| **Biennial Reassessment** | | | |
| Residential | 2.00% | 2.00% | |
| Commercial | 2.00% | 2.00% | |
| **Future Refunding**[1] | **Series 2031A** | **Series 2031B** | |
| Project Fund | 0 | 1,700,000 | 1,700,000 |

| Tax Authority Assumptions | |
|---|---|
| Metropolitan District Debt Service Mill Levy Revenue | |
| Service Plan | |
| Service Plan Base Year | 2025 |
| Residential Base Rate | 6.70% |
| Commercial Base Rate | 27.90% |
| Debt Service Mills | |
| Service Plan Mill Levy Cap | 50.000 |
| Specific Ownership Tax | 6.00% |
| County Treasurer Fee | 3.00% |

1. Senior Series 2031A (4.50%, 1.20x) plus subordinate Series 2031B (6.50%, 1.00x)
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Red Mountain Ranch Metropolitan District
Development Summary

	Residential - District No. 1									Total
	Townhouse (E1)	Townhouse (E2)	Townhouse (M1)	Townhouse (M2)	Duplex	Single Family Parcel 1 (B)	Single Family Parcel 2 (B)	-	-	
Statutory Actual Value (2026)	$1,978,160	$1,703,730	$1,999,995	$1,632,345	$2,487,200	$3,236,625	$3,236,625	-	-	
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	6	10	15	11	-	-	-	-	-	42
2028	-	-	-	-	12	-	-	-	-	12
2029	-	-	-	-	-	6	6	-	-	12
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
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2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
Total Units	**6**	**10**	**15**	**11**	**12**	**6**	**6**	**-**	**-**	**66**
Total Statutory Actual Value	**$11,868,960**	**$17,037,300**	**$29,999,925**	**$17,955,795**	**$29,846,400**	**$19,419,750**	**$19,419,750**	**-**	**-**	**$145,547,880**

Red Mountain Ranch Metropolitan District
Development Summary

	Commercial - District No. 2					Hotel - District No. 2				
	Restaurant	-	-	-	Total	Hotel	-	-	-	Total
Statutory Actual Value (2026)	$750	-	-	-		$350,000	-	-	-	
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	4,800	-	-	-	4,800	60	-	-	-	60
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
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2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
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2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
Total Units	**4,800**	**-**	**-**	**-**	**4,800**	**60**	**-**	**-**	**-**	**60**
Total Statutory Actual Value	**$3,600,000**	**-**	**-**	**-**	**$3,600,000**	**$21,000,000**	**-**	**-**	**-**	**$21,000,000**

Red Mountain Ranch Metropolitan District
Assessed Value - District No. 1

	Vacant and Improved Land[1]		Single Family Residential								Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Residential Units Delivered	Biennial Reassessment 2.00%	Actual Value	Reduction per Unit (70,000) Inflated at 2.86%	Total Reduction	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2025	0	0	-	-	0	(70,000)	0	0	6.700%	0	0
2026	7,686,198	0	-	-	0	(72,002)	0	0	6.250%	0	0
2027	2,984,640	0	42	-	78,399,220	(74,061)	(3,110,573)	75,288,647	6.800%	0	0
2028	3,883,950	1,921,550	12	1,567,984	111,019,399	(76,179)	(4,113,688)	106,905,710	6.800%	0	1,921,550
2029	0	746,160	12	-	152,236,187	(78,358)	(5,171,637)	147,064,549	6.800%	5,119,628	5,865,788
2030	0	970,988	-	3,044,724	155,280,910	(80,599)	(5,319,546)	149,961,364	6.800%	7,269,588	8,240,576
2031	0	0	-	-	155,280,910	(82,904)	(5,471,685)	149,809,225	6.800%	10,000,389	10,000,389
2032	0	0	-	3,105,618	158,386,529	(85,275)	(5,628,175)	152,758,353	6.800%	10,197,373	10,197,373
2033	0	0	-	-	158,386,529	(87,714)	(5,789,141)	152,597,388	6.800%	10,187,027	10,187,027
2034	0	0	-	3,167,731	161,554,259	(90,223)	(5,954,711)	155,599,549	6.800%	10,387,568	10,387,568
2035	0	0	-	-	161,554,259	(92,803)	(6,125,015)	155,429,244	6.800%	10,376,622	10,376,622
2036	0	0	-	3,231,085	164,785,344	(95,457)	(6,300,191)	158,485,154	6.800%	10,580,769	10,580,769
2037	0	0	-	-	164,785,344	(98,188)	(6,480,376)	158,304,968	6.800%	10,569,189	10,569,189
2038	0	0	-	3,295,707	168,081,051	(100,996)	(6,665,715)	161,415,336	6.800%	10,776,990	10,776,990
2039	0	0	-	-	168,081,051	(103,884)	(6,856,354)	161,224,697	6.800%	10,764,738	10,764,738
2040	0	0	-	3,361,621	171,442,672	(106,855)	(7,052,446)	164,390,226	6.800%	10,976,243	10,976,243
2041	0	0	-	-	171,442,672	(109,911)	(7,254,146)	164,188,526	6.800%	10,963,279	10,963,279
2042	0	0	-	3,428,853	174,871,526	(113,055)	(7,461,615)	167,409,911	6.800%	11,178,535	11,178,535
2043	0	0	-	-	174,871,526	(116,288)	(7,675,017)	167,196,509	6.800%	11,164,820	11,164,820
2044	0	0	-	3,497,431	178,368,956	(119,614)	(7,894,522)	170,474,434	6.800%	11,383,874	11,383,874
2045	0	0	-	-	178,368,956	(123,035)	(8,120,306)	170,248,651	6.800%	11,369,363	11,369,363
2046	0	0	-	3,567,379	181,936,335	(126,554)	(8,352,546)	173,583,789	6.800%	11,592,262	11,592,262
2047	0	0	-	-	181,936,335	(130,173)	(8,591,429)	173,344,906	6.800%	11,576,908	11,576,908
2048	0	0	-	3,638,727	185,575,062	(133,896)	(8,837,144)	176,737,918	6.800%	11,803,698	11,803,698
2049	0	0	-	-	185,575,062	(137,726)	(9,089,886)	176,485,176	6.800%	11,787,454	11,787,454
2050	0	0	-	3,711,501	189,286,563	(141,665)	(9,349,857)	179,936,706	6.800%	12,018,178	12,018,178
2051	0	0	-	-	189,286,563	(145,716)	(9,617,263)	179,669,300	6.800%	12,000,992	12,000,992
2052	0	0	-	3,785,731	193,072,295	(149,884)	(9,892,317)	183,179,978	6.800%	12,235,696	12,235,696
2053	0	0	-	-	193,072,295	(154,170)	(10,175,237)	182,897,058	6.800%	12,217,512	12,217,512
2054	0	0	-	3,861,446	196,933,740	(158,580)	(10,466,249)	186,467,492	6.800%	12,456,238	12,456,238
2055	0	0	-	-	196,933,740	(163,115)	(10,765,584)	186,168,157	6.800%	12,437,000	12,437,000
2056	0	0	-	3,938,675	200,872,415	(167,780)	(11,073,479)	189,798,936	6.800%	12,679,789	12,679,789
Total			66	50,204,213							

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Red Mountain Ranch Metropolitan District
Revenue - District No. 1

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy[1]	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Annual Trustee Fee	Revenue Available for Debt Service
		50.000 Cap 50.000 Target	99.50%	6.00%	3.00%		
2025	0	0.000	0	0	0	0	0
2026	0	50.000	0	0	0	0	0
2027	0	50.000	0	0	0	(7,000)	(7,000)
2028	1,921,550	55.800	106,686	6,401	(3,201)	(7,000)	102,887
2029	5,865,788	51.873	302,752	18,165	(9,083)	(7,000)	304,834
2030	8,240,576	51.707	423,966	25,438	(12,719)	(7,000)	429,685
2031	10,000,389	50.997	507,441	30,446	(15,223)	(7,000)	515,665
2032	10,197,373	51.012	517,590	31,055	(15,528)	(7,000)	526,118
2033	10,187,027	51.064	517,590	31,055	(15,528)	(7,000)	526,118
2034	10,387,568	51.080	527,942	31,677	(15,838)	(7,000)	536,780
2035	10,376,622	51.134	527,942	31,677	(15,838)	(7,000)	536,780
2036	10,580,769	51.150	538,501	32,310	(16,155)	(7,000)	547,656
2037	10,569,189	51.206	538,501	32,310	(16,155)	(7,000)	547,656
2038	10,776,990	51.223	549,271	32,956	(16,478)	(7,000)	558,749
2039	10,764,738	51.281	549,271	32,956	(16,478)	(7,000)	558,749
2040	10,976,243	51.299	560,256	33,615	(16,808)	(7,000)	570,064
2041	10,963,279	51.360	560,256	33,615	(16,808)	(7,000)	570,064
2042	11,178,535	51.378	571,461	34,288	(17,144)	(7,000)	581,605
2043	11,164,820	51.441	571,461	34,288	(17,144)	(7,000)	581,605
2044	11,383,874	51.460	582,891	34,973	(17,487)	(7,000)	593,377
2045	11,369,363	51.526	582,891	34,973	(17,487)	(7,000)	593,377
2046	11,592,262	51.546	594,548	35,673	(17,836)	(7,000)	605,385
2047	11,576,908	51.614	594,548	35,673	(17,836)	(7,000)	605,385
2048	11,803,698	51.635	606,439	36,386	(18,193)	(7,000)	617,632
2049	11,787,454	51.706	606,439	36,386	(18,193)	(7,000)	617,632
2050	12,018,178	51.728	618,568	37,114	(18,557)	(7,000)	630,125
2051	12,000,992	51.802	618,568	37,114	(18,557)	(7,000)	630,125
2052	12,235,696	51.825	630,939	37,856	(18,928)	(7,000)	642,868
2053	12,217,512	51.902	630,939	37,856	(18,928)	(7,000)	642,868
2054	12,456,238	51.925	643,558	38,613	(19,307)	(7,000)	655,865
2055	12,437,000	52.005	643,558	38,613	(19,307)	(7,000)	655,865
2056	12,679,789	52.030	656,429	39,386	(19,693)	(7,000)	669,122
Total			15,881,204	952,872	(476,436)	(210,000)	16,147,640

1. Subject to adjustment based on changes in assessment methodology

Red Mountain Ranch Metropolitan District
Assessed Value - District No. 2

	Vacant and Improved Land[1]		Commercial						Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Commercial SF Delivered	Hotel Rooms Delivered	Biennial Reassessment 2.00%	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2025	0	0	-	-	-	0	27.900%	0	0
2026	0	0	-	-	-	0	27.000%	0	0
2027	0	0	-	-	-	0	25.000%	0	0
2028	2,460,000	0	-	-	-	0	25.000%	0	0
2029	0	0	4,800	60	-	26,105,717	25.000%	0	0
2030	0	615,000	-	-	522,114	26,627,831	25.000%	0	615,000
2031	0	0	-	-	-	26,627,831	25.000%	6,526,429	6,526,429
2032	0	0	-	-	532,557	27,160,388	25.000%	6,656,958	6,656,958
2033	0	0	-	-	-	27,160,388	25.000%	6,656,958	6,656,958
2034	0	0	-	-	543,208	27,703,596	25.000%	6,790,097	6,790,097
2035	0	0	-	-	-	27,703,596	25.000%	6,790,097	6,790,097
2036	0	0	-	-	554,072	28,257,667	25.000%	6,925,899	6,925,899
2037	0	0	-	-	-	28,257,667	25.000%	6,925,899	6,925,899
2038	0	0	-	-	565,153	28,822,821	25.000%	7,064,417	7,064,417
2039	0	0	-	-	-	28,822,821	25.000%	7,064,417	7,064,417
2040	0	0	-	-	576,456	29,399,277	25.000%	7,205,705	7,205,705
2041	0	0	-	-	-	29,399,277	25.000%	7,205,705	7,205,705
2042	0	0	-	-	587,986	29,987,263	25.000%	7,349,819	7,349,819
2043	0	0	-	-	-	29,987,263	25.000%	7,349,819	7,349,819
2044	0	0	-	-	599,745	30,587,008	25.000%	7,496,816	7,496,816
2045	0	0	-	-	-	30,587,008	25.000%	7,496,816	7,496,816
2046	0	0	-	-	611,740	31,198,748	25.000%	7,646,752	7,646,752
2047	0	0	-	-	-	31,198,748	25.000%	7,646,752	7,646,752
2048	0	0	-	-	623,975	31,822,723	25.000%	7,799,687	7,799,687
2049	0	0	-	-	-	31,822,723	25.000%	7,799,687	7,799,687
2050	0	0	-	-	636,454	32,459,178	25.000%	7,955,681	7,955,681
2051	0	0	-	-	-	32,459,178	25.000%	7,955,681	7,955,681
2052	0	0	-	-	649,184	33,108,361	25.000%	8,114,794	8,114,794
2053	0	0	-	-	-	33,108,361	25.000%	8,114,794	8,114,794
2054	0	0	-	-	662,167	33,770,528	25.000%	8,277,090	8,277,090
2055	0	0	-	-	-	33,770,528	25.000%	8,277,090	8,277,090
2056	0	0	-	-	675,411	34,445,939	25.000%	8,442,632	8,442,632
Total			4,800	60	8,340,222				

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Red Mountain Ranch Metropolitan District
Revenue - District No. 2

	Total	District Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	Debt Mill Levy[1] 50.000 Cap 50.000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 3.00%	Revenue Available for Debt Service
2025	0	0.000	0	0	0	0
2026	0	50.000	0	0	0	0
2027	0	50.000	0	0	0	0
2028	0	50.000	0	0	0	0
2029	0	50.000	0	0	0	0
2030	615,000	55.800	34,145	2,049	(1,024)	35,170
2031	6,526,429	55.800	362,354	21,741	(10,871)	373,224
2032	6,656,958	55.800	369,601	22,176	(11,088)	380,689
2033	6,656,958	55.800	369,601	22,176	(11,088)	380,689
2034	6,790,097	55.800	376,993	22,620	(11,310)	388,303
2035	6,790,097	55.800	376,993	22,620	(11,310)	388,303
2036	6,925,899	55.800	384,533	23,072	(11,536)	396,069
2037	6,925,899	55.800	384,533	23,072	(11,536)	396,069
2038	7,064,417	55.800	392,223	23,533	(11,767)	403,990
2039	7,064,417	55.800	392,223	23,533	(11,767)	403,990
2040	7,205,705	55.800	400,068	24,004	(12,002)	412,070
2041	7,205,705	55.800	400,068	24,004	(12,002)	412,070
2042	7,349,819	55.800	408,069	24,484	(12,242)	420,311
2043	7,349,819	55.800	408,069	24,484	(12,242)	420,311
2044	7,496,816	55.800	416,231	24,974	(12,487)	428,718
2045	7,496,816	55.800	416,231	24,974	(12,487)	428,718
2046	7,646,752	55.800	424,555	25,473	(12,737)	437,292
2047	7,646,752	55.800	424,555	25,473	(12,737)	437,292
2048	7,799,687	55.800	433,046	25,983	(12,991)	446,038
2049	7,799,687	55.800	433,046	25,983	(12,991)	446,038
2050	7,955,681	55.800	441,707	26,502	(13,251)	454,959
2051	7,955,681	55.800	441,707	26,502	(13,251)	454,959
2052	8,114,794	55.800	450,541	27,032	(13,516)	464,058
2053	8,114,794	55.800	450,541	27,032	(13,516)	464,058
2054	8,277,090	55.800	459,552	27,573	(13,787)	473,339
2055	8,277,090	55.800	459,552	27,573	(13,787)	473,339
2056	8,442,632	55.800	468,743	28,125	(14,062)	482,806
Total			10,779,485	646,769	(323,385)	11,102,870

1. Subject to adjustment based on changes in assessment methodology

Red Mountain Ranch Metropolitan District

Debt Service

	Total	Net Debt Service	Surplus Fund			Ratio Analysis	
		Series 2026A					
	Revenue Available for Debt Service	Dated: 12/1/2026 Par: $9,645,000 Proj: $6,905,100	Annual Surplus	Cumulative Balance[1] $1,500,500	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
2025	0		0	0	0	n/a	n/a
2026	0	0	0	750,250	0	n/a	n/a
2027	(7,000)	0	(7,000)	743,250	0	n/a	n/a
2028	102,887	0	102,887	846,137	0	n/a	n/a
2029	304,834	0	304,834	1,150,971	0	n/a	n/a
2030	464,854	482,250	(17,396)	1,133,576	0	96%	96%
2031	888,889	592,250	296,639	1,430,215	0	150%	94%
2032	906,807	601,750	305,057	1,500,500	234,771	151%	92%
2033	906,807	600,500	306,307	1,500,500	306,307	151%	89%
2034	925,083	614,000	311,083	1,500,500	311,083	151%	88%
2035	925,083	616,500	308,583	1,500,500	308,583	150%	85%
2036	943,725	628,500	315,225	1,500,500	315,225	150%	83%
2037	943,725	624,500	319,225	1,500,500	319,225	151%	80%
2038	962,739	640,250	322,489	1,500,500	322,489	150%	78%
2039	962,739	639,750	322,989	1,500,500	322,989	150%	74%
2040	982,134	653,750	328,384	1,500,500	328,384	150%	72%
2041	982,134	651,500	330,634	1,500,500	330,634	151%	69%
2042	1,001,917	663,750	338,167	1,500,500	338,167	151%	66%
2043	1,001,917	664,750	337,167	1,500,500	337,167	151%	62%
2044	1,022,095	680,000	342,095	1,500,500	342,095	150%	60%
2045	1,022,095	678,750	343,345	1,500,500	343,345	151%	56%
2046	1,042,677	691,750	350,927	1,500,500	350,927	151%	52%
2047	1,042,677	693,250	349,427	750,250	1,099,677	150%	48%
2048	1,063,670	708,750	354,920	750,250	354,920	150%	45%
2049	1,063,670	707,500	356,170	750,250	356,170	150%	40%
2050	1,085,084	720,250	364,834	750,250	364,834	151%	36%
2051	1,085,084	721,250	363,834	750,250	363,834	150%	31%
2052	1,106,925	736,000	370,925	750,250	370,925	150%	27%
2053	1,106,925	733,750	373,175	750,250	373,175	151%	22%
2054	1,129,204	750,250	378,954	750,250	378,954	151%	17%
2055	1,129,204	749,500	379,704	750,250	379,704	151%	11%
2056	1,151,928	1,517,250	(365,322)	0	384,928	76%	0%
Total	27,250,510	18,762,250	8,488,260		9,238,510		

1. Assumes $750,250 Deposit to Surplus Fund at Closing

Red Mountain Ranch Metropolitan District
Subordinate Debt Service

	Revenue Available for Debt	Current Interest 6.500%	Payment Toward Current Interest	Accrued Interest + Int. on Balance	Payment Toward Accrued Interest	Interest Payment 6.500%	Balance of Accrued Interest	Principal Payment	Principal Balance	**Debt Service** Series 2026B Dated: 12/1/2026 Par: $3,095,000 Proj: $3,002,150	Released Revenue
12/15/2025	-	-	-	-	-	-	-	-	-	-	-
12/1/2026	-	-	-	-	-	-	-	-	3,095,000	-	-
12/15/2027	-	208,998	-	208,998	-	-	208,998	-	3,095,000	-	-
12/15/2028	-	201,175	-	214,760	-	-	423,758	-	3,095,000	-	-
12/15/2029	-	201,175	-	228,719	-	-	652,478	-	3,095,000	-	-
12/15/2030	-	201,175	-	243,586	-	-	896,064	-	3,095,000	-	-
12/15/2031	-	201,175	-	259,419	-	-	1,155,483	-	3,095,000	-	-
12/15/2032	234,771	201,175	201,175	75,106	33,596	234,771	1,196,993	-	3,095,000	234,771	-
12/15/2033	306,307	201,175	201,175	77,805	105,132	306,307	1,169,666	-	3,095,000	306,307	-
12/15/2034	311,083	201,175	201,175	76,028	109,908	311,083	1,135,786	-	3,095,000	311,083	-
12/15/2035	308,583	201,175	201,175	73,826	107,408	308,583	1,102,204	-	3,095,000	308,583	-
12/15/2036	315,225	201,175	201,175	71,643	114,050	315,225	1,059,798	-	3,095,000	315,225	-
12/15/2037	319,225	201,175	201,175	68,887	118,050	319,225	1,010,635	-	3,095,000	319,225	-
12/15/2038	322,489	201,175	201,175	65,691	121,314	322,489	955,012	-	3,095,000	322,489	-
12/15/2039	322,989	201,175	201,175	62,076	121,814	322,989	895,274	-	3,095,000	322,989	-
12/15/2040	328,384	201,175	201,175	58,193	127,209	328,384	826,258	-	3,095,000	328,384	-
12/15/2041	330,634	201,175	201,175	53,707	129,459	330,634	750,506	-	3,095,000	330,634	-
12/15/2042	338,167	201,175	201,175	48,783	136,992	338,167	662,297	-	3,095,000	338,167	-
12/15/2043	337,167	201,175	201,175	43,049	135,992	337,167	569,355	-	3,095,000	337,167	-
12/15/2044	342,095	201,175	201,175	37,008	140,920	342,095	465,443	-	3,095,000	342,095	-
12/15/2045	343,345	201,175	201,175	30,254	142,170	343,345	353,527	-	3,095,000	343,345	-
12/15/2046	350,927	201,175	201,175	22,979	149,752	350,927	226,755	-	3,095,000	350,927	-
12/15/2047	1,099,677	201,175	201,175	14,739	241,494	442,669	-	657,000	2,438,000	1,099,669	-
12/15/2048	354,920	158,470	158,470	-	-	158,470	-	196,000	2,242,000	354,470	-
12/15/2049	356,170	145,730	145,730	-	-	145,730	-	210,000	2,032,000	355,730	-
12/15/2050	364,834	132,080	132,080	-	-	132,080	-	233,000	1,799,000	365,080	-
12/15/2051	363,834	116,935	116,935	-	-	116,935	-	247,000	1,552,000	363,935	-
12/15/2052	370,925	100,880	100,880	-	-	100,880	-	270,000	1,282,000	370,880	-
12/15/2053	373,175	83,330	83,330	-	-	83,330	-	290,000	992,000	373,330	-
12/15/2054	378,954	64,480	64,480	-	-	64,480	-	314,000	678,000	378,480	-
12/15/2055	379,704	44,070	44,070	-	-	44,070	-	336,000	342,000	380,070	-
12/15/2056	384,928	22,230	22,230	-	-	22,230	-	342,000	-	364,230	21,247
	9,238,510	5,100,704				6,122,262		3,095,000		9,217,262	21,247

Exhibit G
Ownership and Maintenance Responsibility Matrix

Improvements	**Ownership**	**Maintenance**
Internal Streets	Districts	Districts
Water Lines	Town	Town
Sanitary Sewer Lines and Lift Stations	District No. 1	District No. 1
Storm water	Districts	Districts
Landscaping	Districts / HOA	Districts / HOA
Park & Rec/Trails/Open Space	Districts / HOA	Districts / HOA

*HOA refers to the owners association(s) expected to be established for the development.

To: Mayor Woods and Town Council

From: Nikki Davis, Economic Development & Housing Specialist

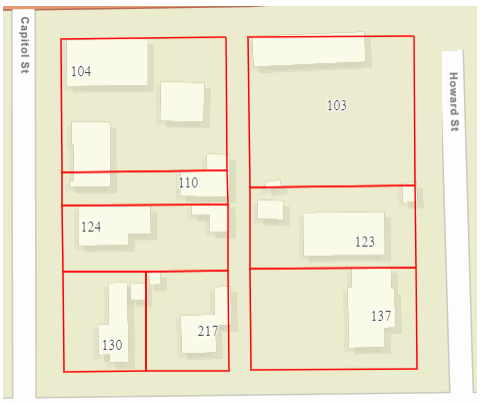
Date: August 25, 2026

Agenda Item: Ordinance 15, Series 2026 - Petitions for Inclusion into the Eagle Downtown Development Authority Submitted by Eagle Multi Family LLC and 241 JAH, LLC

REQUEST: Staff requests the Town Council consider Ordinance 15, Series 2026, approving Petitions for Inclusion submitted by Eagle Multi Family LLC and 241 JAH, LLC and amending the Eagle Downtown Development Authority (DDA) boundary to include the eight properties identified in the petition package.

BACKGROUND: Property inclusion and strategic growth of the boundary are important to the DDA's long-term ability to support programming and redevelopment. Tax increment financing (TIF) is the DDA's primary funding tool. This mechanism captures growth in property tax revenue generated within the boundary, which the DDA can reinvest back into the district. As properties are improved and values increase, the DDA has greater capacity to give back through financial assistance programs, infrastructure investment, beautification, and placemaking.

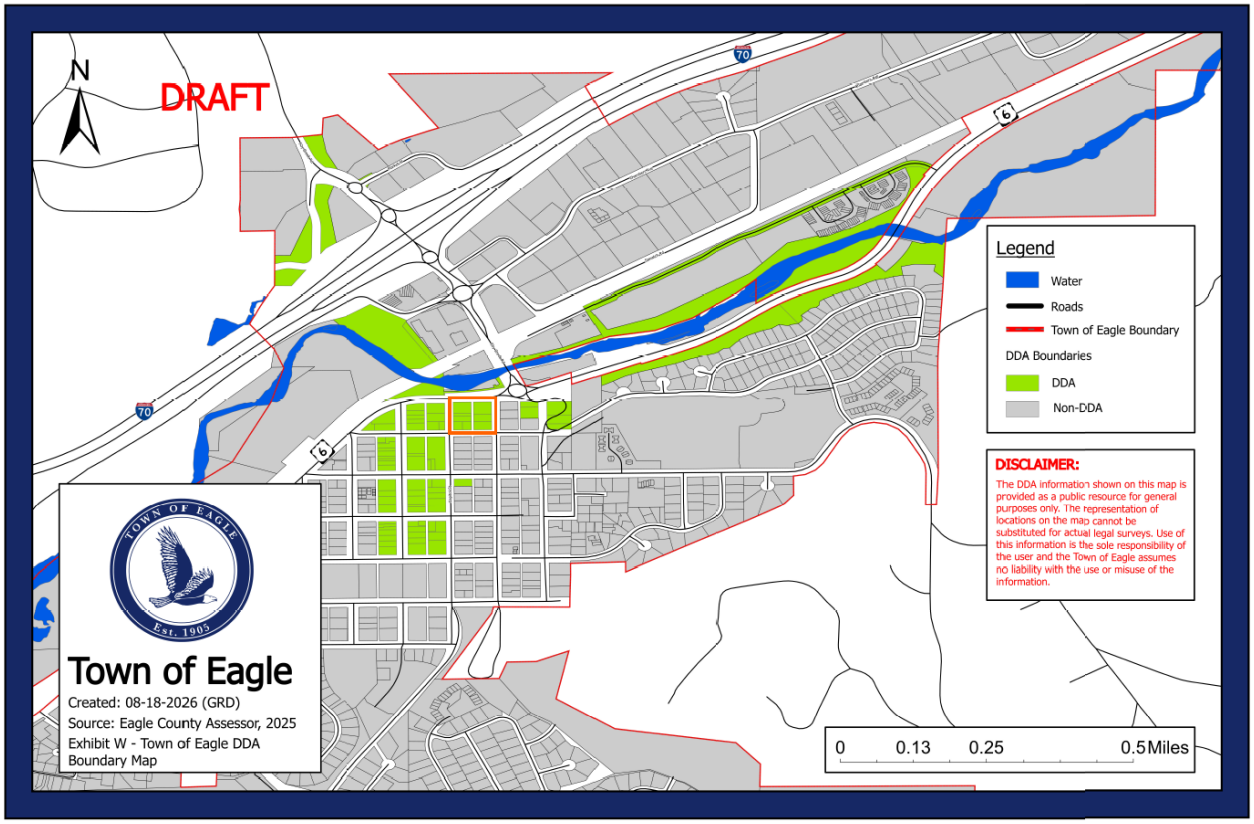
Inclusion in the DDA does not create a new tax or increase existing property tax rates. The Eagle DDA does not impose a separate mill levy.



Most recently, the Town received Petitions for Inclusion requesting that eight properties located within Block 13 of the Town of Eagle be included in the DDA district.

The petitioned properties - *104 Capitol Street, 110 Capitol Street, 124 Capitol Street, 130 Capitol Street, 217 E. Second Street, 137 Howard Street, 123 Howard Street,* and *103 Howard Street* - are held under two ownership entities: Eagle Multi Family LLC and 241 JAH, LLC. The petition package includes recorded property titles and documentation establishing authority to act on behalf of the respective ownership entities. Collectively, the properties comprise the footprint of the proposed Capitol Flats development, which is currently under review through the Town's land use process.

The DDA Board reviewed the petitions at its August 18 meeting. Finding that the petitions substantially comply with statutory adjacency requirements, the Board adopted Resolution 05, Series 2026, recommending approval to Town Council. Alison Perry, representing the development group, attended the DDA meeting virtually and was available to answer questions regarding the inclusion request.



The petitioned properties are identified within the orange box in relation to the existing DDA boundary.

ANALYSIS: Ordinance approval represents the final step in the statutory petition process. This will authorize amendment of the DDA boundary and corresponding district map to include the eight properties identified in the petition package.

Inclusion within the DDA district does not affect the land use review process or predetermine future Town Council action on any proposed development project involving these properties.

COMMUNITY INPUT: The DDA Board provided an opportunity for public comment during its meeting, though none was received.

BUDGET/STAFF IMPACT: There is no immediate budget impact associated with this action. Once inclusion is recorded with the Eagle County Assessor's Office, the properties will become part of the DDA tax increment area. Any future request for DDA financial participation or investment associated with the properties would require separate consideration.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: Inclusion of the properties supports the Town's broader efforts to encourage coordinated reinvestment and economic development within and adjacent to downtown.

RECOMMENDED ACTION OR PROPOSED MOTION: Move to approve Ordinance 15, Series 2026, approving the Petitions for Inclusion submitted by Eagle Multi Family LLC and 241 JAH, LLC and amending Ordinance 25, Series 2020, as amended, to include the petitioned properties within the boundaries of the Eagle Downtown Development Authority pursuant to C.R.S. § 31-25-822.

ATTACHMENTS:

1. Ordinance 15, Series 2026
2. Exhibits A – L: Petitions for Inclusion Package
3. Exhibit M: DRAFT DDA Boundary Map, Created 08-18-2026
4. DDA Resolution 05, Series 2026
5. (LINK) Town of Eagle Active Land Use Applications

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 15
(Series of 2026)

AN ORDINANCE OF THE TOWN OF EAGLE, COLORADO, APPROVING PETITIONS FOR INCLUSION SUBMITTED BY EAGLE MULTI FAMILY LLC AND 241 JAH, LLC, AND AMENDING ORDINANCE NO. 25, SERIES 2020, AS AMENDED, TO INCLUDE THE PETITIONED PROPERTIES WITHIN THE BOUNDARIES OF THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO C.R.S. § 31-25-822.

WHEREAS, the Town Council of the Town of Eagle, Colorado (the "Town Council") adopted Ordinance No. 25, Series 2020 creating the Eagle, Colorado Downtown Development Authority (the "DDA") and established the boundaries of the Downtown Development Authority District (the "DDA District"); and

WHEREAS, by Town Council Resolution No. 44, Series 2022, the Town of Eagle adopted the DDA Amended Plan of Development (the "Plan"); and

WHEREAS, the Town Council subsequently amended the boundaries of the DDA District pursuant C.R.S. § 31-25-822 through Ordinance No. 02, Series 2026, and Ordinance No. 11, Series 2026; and

WHEREAS, C.R.S. § 31-25-822 provides that proceedings for inclusion of additional property within an existing DDA shall be initiated by petition to the Board of Directors (the "Board") signed by the owner or owners in fee of each parcel of land adjacent to the existing DDA District sought to be included; and

WHEREAS, the Board received verified Petitions for Inclusion (collectively, the "Petitions") submitted by Eagle Multi Family LLC and 241 JAH, LLC, as fee owners of the properties identified in the Petitions, adjacent to or capable of connection to the existing DDA District, requesting inclusion of such properties within the DDA District pursuant to C.R.S. § 31-25-822; and

WHEREAS, the Petitions, together with legal descriptions, ownership documentation, and other supporting materials for the subject properties are attached hereto as Exhibits A through L and incorporated herein by this reference; and

WHEREAS, on August 18, 2026, the Board approved the Petitions by way of DDA Resolution 05, Series 2026; and

WHEREAS, the Town Council has determined that the Petitions satisfy the requirements of C.R.S. § 31-25-822; and

WHEREAS, the Town Council further finds that inclusion of the petitioned properties within the DDA District is consistent with the DDA Amended Plan of Development and is in the best interests of the Town and the public health, safety, and welfare.

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

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

Section 2. The petitioned properties identified in Exhibits A through L are hereby incorporated into the Eagle Downtown Development Authority District.

Section 3. Section 2 of Ordinance No. 25, Series 2020, as subsequently amended, is hereby repealed and reenacted to read as follows, with double underlined text added and ~~strike through language~~ deleted:

> Section 2. Boundaries. The boundaries of the Authority shall be as set forth in the map attached hereto as Exhibit ~~W~~ M. ~~Ordinance No. 21, Series 2020.~~ The Authority may include additional property within the boundaries of the Authority as provided in C.R.S. § 31-25-822.
>
> *Exhibit A to Ordinance No. 21, Series 2020 is Exhibit ~~W~~ M to this Ordinance ~~No. 11~~ No. 15, Series 2026.

Section 4. All ordinances heretofore passed and adopted by the Town Council of the Town of Eagle, Colorado are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 5. If any section, subsection, clause, phrase, or provision of this ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired, or invalidated.

Section 6. This ordinance shall become effective pursuant to the Charter Section 6.03(5).

INTRODUCED AS AN ORDINANCE, READ, MOVED, AND ORDERED PUBLISHED ON AUGUST 25, 2026.

TOWN OF EAGLE, COLORADO

_____
Bryan Woods, Mayor

ATTEST:

_____
Camille Deering, Town Clerk

VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is **104 Capitol Street**.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

Todd C. Monson

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 2026, by Todd Monson.

My Commission expires:

(SEAL)

DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

Dana M Hedrick

Notary Public

VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is **110 Capitol Street**.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 202 6, by Todd Morrison.

My Commission expires:

(SEAL)

DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

Notary Public

VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is **124 Capitol Street**.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

Todd C. Norman

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 2026, by Todd Norman.

My Commission expires:

(SEAL)

DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

Dana M Hedrick

Notary Public

VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is **130 Capitol Street**.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 2026, by Todd Monson.

My Commission expires:

(SEAL)

DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

Notary Public

VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is **217 E Second Street**.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

Todd Marnish

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 2024 by Todd Marnish.

My Commission expires:

(SEAL)

Dana M Hedrick
Notary Public

DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is **137 Howard Street**.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 2024, by Todd Morrison.

My Commission expires:

(SEAL)

DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

Notary Public

VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is **123 Howard Street**.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

Todd C. Manson

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 2026, by Todd Manson.

My Commission expires:

(SEAL)

DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

Dana M Hedrick
Notary Public

VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is **103 Howard Street**.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 2026, by Todd Marnson.

My Commission expires:

(SEAL)

DANA M HEDRICK
Notary Public
State of Colorado
Notary ID # 20234000685
My Commission Expires 01-06-2027

Notary Public

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **V50073042-5** Date: **01/20/2026**

Property Address: **103, 123 AND 137 HOWARD ST., 104,110, 124 AND 130 CAPITOL, 217 SECOND ST., EAGLE, CO 81631**

For Closing Assistance

For Title Assistance

Land Title Eagle County Title Team
610 WEST LIONSHEAD CIRCLE, SUITE 200
VAIL, CO 81657
(970) 477-4500 (Work)
eaglecountyrequests@ltgc.com
Company License: CO44565

Seller/Owner
EAGLE MULTI FAMILY LLC
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: V50073042-5 **Date:** 01/20/2026

Property Address: 103, 123 AND 137 HOWARD ST., 104,110, 124 AND 130 CAPITOL, 217 SECOND ST., EAGLE, CO 81631

Seller(s): EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 1,2 ,3 4, 5 AND 8, AND 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 6 AND 7

Buyer(s): None

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	$279.00
TBD - TBD Income	$-279.00
TOTAL	**$0.00**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Eagle county recorded 10/07/2024 under reception no. 202412008
Eagle county recorded 02/20/2024 under reception no. 202401691
Eagle county recorded 09/15/2023 under reception no. 202312693
Eagle county recorded 05/09/2014 under reception no. 201407766
Eagle county recorded 05/09/2014 under reception no. 201407767
Eagle county recorded 02/01/2013 under reception no. 201302329
Eagle county recorded 07/13/2007 under reception no. 200718691
Eagle county recorded 08/12/1997 under reception no. 630438
Eagle county recorded 09/22/1972 under reception no. 121236
Eagle county recorded 08/19/2024 under reception no. 202409541
Eagle county recorded 08/20/2024 under reception no. 202409645
Eagle county recorded 10/13/2020 under reception no. 202018349
Eagle county recorded 10/14/2020 under reception no. 202018416
Eagle county recorded 11/06/2024 under reception no. 202413508

Plat Map(s):

Eagle county recorded 01/01/1876 at book E page 2

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: V50073042-5

Property Address:

103, 123 AND 137 HOWARD ST., 104,110, 124 AND 130 CAPITOL, 217 SECOND ST., EAGLE, CO 81631

1. **Effective Date:**

   01/14/2026 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 1,2 ,3 4, 5 AND 8, AND 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 6 AND 7

5. **The Land referred to in this Commitment is described as follows:**

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: V50073042-5

PARCEL 1:

LOTS 1, 2, 3, 4 AND THE NORTH 1/2 OF LOT 5, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE PLAT RECORDED JANUARY 1, 1876 IN BOOK E AT PAGE 2, COUNTY OF EAGLE, STATE OF COLORADO

PARCEL 2:

LOTS 11, 12 13 AND 14, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE PLAT RECORDED JANUARY 1, 1876 IN BOOK E AT PAGE 2, COUNTY OF EAGLE, STATE OF COLORADO

PARCEL 3:

LOT 15, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE PLAT RECORDED JANUARY 1, 1876 IN BOOK E AT PAGE 2, COUNTY OF EAGLE, STATE OF COLORADO

PARCEL 4:

PARCEL A, A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 5 AND LOTS 6 THROUGH 10, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE FINAL PLAT RECORDED OCTOBER 2, 1997 IN BOOK 739 AT PAGE 307, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 5:

PARCEL B, A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 5 AND LOTS 6 THROUGH 10, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE FINAL PLAT RECORDED OCTOBER 2, 1997 IN BOOK 739 AT PAGE 307, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 6:

LOTS 16 AND 17, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 7:

THE WEST 1/2 OF LOTS 18, 19, AND 20, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 8:

THE EAST 1/2 OF LOTS 18, 19, AND 20, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF EAGLE, STATE OF COLORADO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: V50073042-5

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: V50073042-5

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED OCTOBER 13, 2020 UNDER RECEPTION NO. **202018348** IS CURRENT.

   NOTE: SAID INSTRUMENT DISCLOSES JUDSON HAIMS AND JULIE K. GOLDBERG AS THE MEMBERS AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

2. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED AUGUST 19, 2024 UNDER RECEPTION NO. **202409540** IS CURRENT.

   NOTE: SAID INSTRUMENT DISCLOSES TODD MORRISON AND CHRIS BARBELLA AS THE MANAGERS AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

3. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF SUBJECT PROPERTY.

   NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50073042-5

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 07, 1890, IN BOOK 48 AT PAGE **149**.
9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TOWN OF EAGLE RECORDED JANUARY 1, 1876 IN BOOK E AT PAGE **2**.
10. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS:
    FENCE LINES ENCROACHING
    SHED ENCROACHING
    AS SHOWN AND DISCLOSED ON ALTA/NSPS LAND SURVEY CERTIFIED NOVEMBER 30, 2022 PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2305.1

    SAID DOCUMENT STORED AS OUR IMAGE **56383193**
11. EASEMENT GRANTED TO THE EAGLE VALLEY TELEPHONE COMPANY, FOR TELEPHONE, TELEGRAPH AND TRANSMISSION LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 19, 1939, IN BOOK 116 AT PAGE **539**.
12. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 5 AND LOTS 6 THROUGH 7, BLOCK 13, TOWN OF EAGLE RECORDED OCTOBER 02, 1997 UNDER RECEPTION NO. **635258**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50073042-5

13. MEMORANDUM OF STATUTORY NOTICE PURSUANT TO 40-15-602(2) C.R.S REGARDING NOTICE OF INFORMATION OF EXISTING ELECTRIC EASEMENTS BY HOLY CROSS ELECTRIC ASSOCIATION, ACROSS SUBJECT PROPERTY, RECORDED AUGUST 31, 2021 UNDER RECEPTION NO. **202119898**.

14. MATTERS DISCLOSED ON IMPROVEMENT LOCATION CERTIFICATE PREPARED BY MARCIN ENGINEERING LLC, CERTIFIED DECEMBER 16, 2023, JOB NO. 23095

    SAID DOCUMENT STORED AS OUR IMAGE **64917154**

15. DEED OF TRUST DATED OCTOBER 04, 2024 FROM EAGLE MULTI FAMILY, LLC A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF ANN MARIE ESTEVEZ TO SECURE THE SUM OF $1,007,057.73, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 07, 2024, UNDER RECEPTION NO. **202412009**.

    FIRST AMENDMENT TO THE ABOVE DEED OF TRUST RECORDED OCTOBER 9, 2025 UNDER RECEPTION NO. **202513647**.

16. DEED OF TRUST DATED AUGUST 15, 2024 FROM EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 1,2 ,3 4, 5 AND 8, AND 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 6 AND 7 TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF MAR FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO SECURE THE SUM OF $1,523,848.13, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED AUGUST 20, 2024, UNDER RECEPTION NO. **202409646**.

    FIRST AMENDMENT TO THE ABOVE DEED OF TRUST RECORDED AUGUST 27, 2025 UNDER RECEPTION NO. **202511431**.

17. DEED OF TRUST DATED OCTOBER 07, 2020 FROM 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF ALPINE BANK TO SECURE THE SUM OF $412,500.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 13, 2020, UNDER RECEPTION NO. **202018350**.

    NOTE: THE ABOVE DEED OF TRUST SECURES A LINE OF CREDIT.

    SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 13, 2020 UNDER RECEPTION NO. **202018351**.

18. DEED OF TRUST DATED OCTOBER 07, 2020 FROM 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF ALPINE BANK TO SECURE THE SUM OF $146,250.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 14, 2020, UNDER RECEPTION NO. **202018417**.

    NOTE: THE ABOVE DEED OF TRUST SECURES A LINE OF CREDIT.

    SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 14, 2020 UNDER RECEPTION NO. **202018418**.

19. DEED OF TRUST DATED NOVEMBER 01, 2024 FROM EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF DOUGLAS J. AND KARINA A. STERKEL TO SECURE THE SUM OF $900,000.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED NOVEMBER 06, 2024, UNDER RECEPTION NO. **202413509**.

    FIRST AMENDMENT TO THE ABOVE DEED OF TRUST RECORDED SEPTEMBER 26, 2025 UNDER RECEPTION NO. **202512925**.

Land Title Guarantee Company
Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate

and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurancy Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy

policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   - (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   - (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   - (a) the Notice;
   - (b) the Commitment to Issue Policy;
   - (c) the Commitment Conditions;
   - (d) Schedule A;
   - (e) Schedule B, Part I—Requirements; and
   - (f) Schedule B, Part II—Exceptions; and
   - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   - (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
     - i. comply with the Schedule B, Part I—Requirements;
     - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
     - iii. acquire the Title or create the Mortgage covered by this Commitment.
   - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By President

Attest Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Eagle County, CO 202018348
Regina O'Brien 10/13/2020
Pgs: 1 03:16:53 PM
REC: $13.00 DOC: $0.00

Exhibit J

WHEN RECORDED RETURN TO: **Judson Haims**
PO Box 1020
Eagle, CO 81631

Land Title GUARANTEE COMPANY

STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity[1] named
241 JAH, LLC., A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:
   - ☐ Corporation
   - ☐ Nonprofit Corporation
   - ☒ Limited Liability Company
   - ☐ General Partnership
   - ☐ Limited Partnership
   - ☐ Registered Limited Liability Partnership
   - ☐ Registered Limited Liability Limited Partnership
   - ☐ Limited Partnership Association
   - ☐ Government or Governmental Subdivision or Agency
   - ☐ Trust
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **PO BOX 1020, Eagle, CO 81631**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **Judson Haims and Julie K. Goldberg, Members**
6. The authority of the foregoing person(s) to bind the entity: ☒ is[2] not limited ☐ is limited as follows: Either May Sign
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. [3]
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed **this day of October 7th, 2020**

241 JAH, LLC., A COLORADO LIMITED LIABILITY COMPANY

By: _____
JUDSON HAIMS, MEMBER

NICHOLAS RYAN SHEPTAK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164003583
My Commission Expires January 27 2024

State of **Colorado**)
)ss.
County of **Eagle**)

The foregoing instrument was acknowledged before me on this day of **October 7th, 2020** by **JUDSON HAIMS AS MEMBER OF 241 JAH, LLC., A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 1/27/24

_____
Notary Public

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

Eagle County, CO 202409540
Regina O'Brien 08/19/2024
Pgs: 2 05:00:12 PM
REC: $18.00 DOC: $0.00

Exhibit K

WHEN RECORDED RETURN TO: **Todd Morrison**
PO Box 421
Gypsum, CO 81637

Land Title GUARANTEE COMPANY

STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity[1] named
EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:

☐ Corporation	☐ Registered Limited Liability Partnership
☐ Nonprofit Corporation	☐ Registered Limited Liability Limited Partnership
☒ Limited Liability Company	☐ Limited Partnership Association
☐ General Partnership	☐ Government or Governmental Subdivision or Agency
☐ Limited Partnership	☐ Trust
☐	

3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **PO Box 421, Gypsum, CO 81637**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **TODD MORRISON AND CHRIS BARBELLA, MANAGERS**
6. The authority of the foregoing person(s) to bind the entity: ☒ is[2] not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. [3]
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed **this day of August 15th, 2024**

EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____
TODD MORRISON, MANAGER

By: _____
CHRIS BARBELLA, MANAGER

NICHOLAS RYAN SHEPTAK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164003583
MY COMMISSION EXPIRES 01/27/2028

State of **Colorado**)
)ss.
County of **Eagle**)

The foregoing instrument was acknowledged before me on this day of **August 15th, 2024** by **TODD MORRISON AND CHRIS BARBELLA AS MANAGERS OF EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 1/27/28

_____
Notary Public

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

LIMITED POWER OF ATTORNEY

I, Judson Haims, sole member and manager of 241 JAH, LLC, a Colorado limited liability company, designate and appoint, Todd Morrison, manager of Eagle Multi Family LLC, as 241 JAH, LLC's attorney-in-fact and agent (hereinafter referred to as "My Agent") to act for the 241 JAH, LLC, in my name, place and stead for the limited purpose stated herein. I grant My Agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present and fully competent, with full power of substitution or revocation, hereby ratifying and confirming all that My Agent shall lawfully do or cause to be done by virtue of this Limited Power of Attorney and the powers herein granted.

1. Powers and Authority: My Agent has full power and authority to, with respect to properties located at 130 Capitol Street, Eagle Colorado and 124 Capitol Street, Eagle, Colorado, make an application to the Town of Eagle on behalf of 241 JAH, LLC to abandon any alleys, subdivision application to consolidate the surrounding properties and create a new plat, development application to entitle buildings, and height variance application to exceed the 35 foot limitation, and to execute any and all documents necessary to further said application(s).

2. Revocability: This Power is revocable, provided that, insofar as any governmental agency, bank, depository trust company, insurance company, other corporation, transfer agent, investment banking company, or other person or entity is concerned, who shall rely on this Power, this Power may be revoked only by a notice, in writing executed by me or My Agent and delivered to such person or institution.

3. Third-Party Reliance: Third parties may rely upon the representations of My Agent as to all matters relating to any power granted to My Agent, and no person who may act in reliance upon the representations of My Agent or the authority granted to My Agent shall incur any liability to me or my estate as a result of permitting My Agent to exercise any power.

4. Disability of Principal: This Limited Power of Attorney shall not be affected by My incapacity or disability.

[signatures on following page]

Consent of Representation

124 Capitol Street and 130 Capitol Street, Eagle (continued)

IN WITNESS WHEREOF, I have executed this Limited Power of Attorney this 21 day of October, 2024.

STATE OF Colorado }
}ss:
COUNTY OF Eagle }

The foregoing Limited Power of Attorney was acknowledged before me this 21 day of OCTOBER, 2024, by Judson Haims, sole member and manager of 241 JAH, LLC.

Witness my Hand and Official Seal:

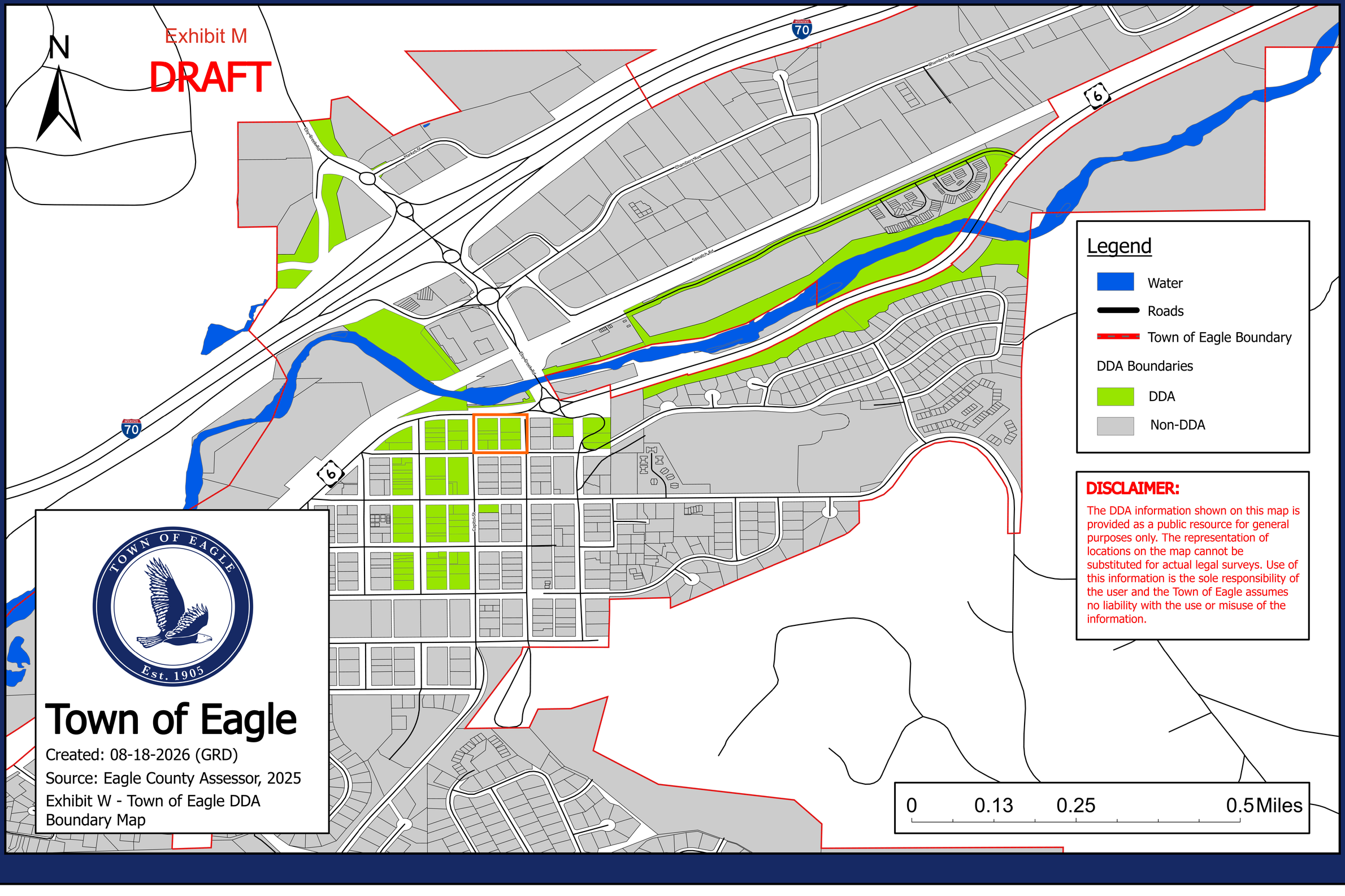
My commission expires: June 14, 2027 Notary Public

TERESA MINETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044003655
MY COMMISSION EXPIRES 06/14/2027

Exhibit M

DRAFT

N



Legend

- Water
- Roads
- Town of Eagle Boundary

DDA Boundaries

- DDA
- Non-DDA

DISCLAIMER:

The DDA information shown on this map is provided as a public resource for general purposes only. The representation of locations on the map cannot be substituted for actual legal surveys. Use of this information is the sole responsibility of the user and the Town of Eagle assumes no liability with the use or misuse of the information.

0 0.13 0.25 0.5 Miles

TOWN OF EAGLE Est. 1905

Town of Eagle

Created: 08-18-2026 (GRD)

Source: Eagle County Assessor, 2025

Exhibit W - Town of Eagle DDA Boundary Map

TOWN OF EAGLE, COLORADO
DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTION NO. 05
(Series of 2026)

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE EAGLE, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY FINDING PETITIONS FOR THE INCLUSION OF ADDITIONAL PROPERTIES INTO THE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT TO BE COMPLIANT WITH C.R.S. § 31-25-822 AND RECOMMENDING APPROVAL TO THE TOWN COUNCIL OF THE TOWN OF EAGLE

WHEREAS, the Town Council of the Town of Eagle, Colorado ("Town Council") adopted Ordinance No. 25, Series 2020 creating the Eagle, Colorado Downtown Development Authority (the "DDA") and establishing the boundaries of the Downtown Development Authority District (the "DDA District"); and

WHEREAS, by Town Council Resolution No. 44, Series 2022, the Town of Eagle adopted the Downtown Development Authority Amended Plan of Development (the "Plan") for the DDA, designating the Plan Area as appropriate for redevelopment; and

WHEREAS, C.R.S. § 31-25-822 pertaining to DDAs provides that proceedings for inclusion of additional property within an existing DDA shall be initiated by petition to the Board of Directors (the "Board") signed by the owner or owners in fee of each parcel of land adjacent to the existing DDA District sought to be included; and

WHEREAS, the Board has received verified Petitions for Inclusion (collectively, the "Petitions") submitted on behalf of Eagle Multi Family LLC and 241 JAH, LLC, as fee owners of the real properties identified in the Petitions, requesting inclusion of such properties within the Downtown Development Authority District pursuant to C.R.S. § 31-25-822; and

WHEREAS, the Petitions, together with the legal descriptions, title, and other supporting documentation for the subject properties attached thereto as Exhibits A through L, has been submitted to the Board and is incorporated herein by this reference; and

WHEREAS, the Board's consideration of the Petitions is limited to the requested inclusions of the subject properties within the DDA District and does not constitute approval or endorsement of the Capitol Flats development project or any pending land use application associated therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAGLE, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY THAT:

Section 1. The Board finds that the Petitions substantially comply with the requirements of C.R.S. § 31-25-822 and that inclusion of the subject properties is consistent with and will further the purposes of the Downtown Development Authority Amended Plan of Development.

Section 2. The Board hereby recommends that the Town Council of the Town of Eagle approve the Petitions and adopt an ordinance amending the Downtown Development Authority District boundary to include the subject properties pursuant to C.R.S. § 31-25-822.

INTRODUCED, READ, PASSED AND ADOPTED ON AUGUST 18, 2026.

TOWN OF EAGLE, COLORADO

Greg Schroeder, Chair
Downtown Development Authority

ATTEST:

Camille Deering, Town Clerk
Town of Eagle

To: Mayor Woods and Town Council

From: Kira Koppel, Sustainability Specialist

Date: August 25th, 2026

Agenda Item: Phase 3 Scope Change – Contract with ESG

REQUEST: Staff requests that Council review and approve the updated scope for an investment grade audit report and energy performance contracting project for phase 3 of our work with ESG.

BACKGROUND: The town has been working with contractor ESG to implement large, sustainability-focused capital projects for the past several years using the state's energy performance contract model. Phase 1 included the 745 kW solar array at the water and wastewater treatment campus. Phase 2 includes building envelope improvements at most town facilities, building electrification elements at Town Hall and the Pavilion and Studio, and a small solar array at Public Works. This phase is currently ongoing. The original scope of phase 3 was presented to Council on June 9, 2026 and is being amended to better fit the needs of the town. The original scope included battery energy storage, water meter replacements, and additional distributed solar installations. Staff would like to change the scope to remove the water meter replacement and expand the battery energy storage component to make the best and most efficient use of town dollars, staff time, and consultant expertise.

ANALYSIS: The approved contract enables the town to undergo an investment grade audit (IGA), or analysis, that will deliver energy savings estimates and cost estimates for the all components of the project. Utilizing the IGA and energy performance contract model positions the town to move directly into the implementation phase with ESG upon additional Council approval of the completed IGA. This approach expedites our ability to complete energy-related capital projects and also to access financing mechanisms for those projects. It is similar to a design-build approach. The IGA will deliver cost estimates for these projects that are essential for the 2027 budget building process.

Staff has confirmed that altering the scope will not change the agreed upon cost of the IGA or the timeline of the IGA development. The Town will have additional flexibility on implementation, should we need more time and capital funds to implement the battery storage component or newer scopes within the project. Separate energy performance contracts can be created for staggered project implementation if needed, and will likely be recommended by staff. Priority will be given to solar array design and implemention to ensure the town can capture the remaining funds from the Inflation Reduction Act that flow into the Investment Tax Credit.

Staff would like to adjust the project scope by removing the water meter replacement scope, maintaining the solar installation scope, expanding the battery energy storage scope, and adding future planning scope as appropriate.

New Scope

REMOVE Water Meter Replacement Scope

After further discussion with relevant town departments and ESG, staff collectively determined that the operational benefits of expediting the water meter replacement project were not outweighed by the estimated implementation costs. Currently, the meter replacement project is reflected in the town budget and water department staff's workplans, though it is spread over the next couple of years. Since the project kickoff, we have learned that we have fewer meters to replace than our original estimate indicates, and that the water savings from expediting meter replacements will be minimal. Involved staff have collectively determined that ESG's resources and town dollars supporting those resources will be best spent tapping into their expertise for expediting the solar portion of the scope and expanding the battery energy storage portion of the scope. Town staff will continue to replace older water meters and remotes to ensure all residents can have access to the AMI meters with more accurate and transparent water usage data. Please see the original water meter replacement scope below.

Original scope

Currently, our water staff have been replacing out-of-date water meters throughout town with advanced metering infrastructure (AMI) water meters. These meters transmit real-time water usage data and help us more accurately account for water use, properly bill customers, and ensure we are not experiencing any water loss. Roughly 2,000 water meters are due for replacement with AMI meters, which would take our staff several years to implement. Utilizing ESG for this work could help us replace the large number of meters with one project and ensure more accurate water accounting immediately after installation and into the future.

MAINTAIN Distributed Solar Installations Scope

The Investment Tax Credit for commercial solar arrays remains available if certain requirements are met and construction is completed by December 2027. It is in the Town's best interest to take advantage of this tax credit, which can be claimed as "elective or direct pay" using the same process the Town underwent for the array at the wastewater treatment plant, to receive a refund of up to 30% of the project cost. Due to this time-limited benefit, staff would like to ensure we include as many small arrays as are advantageous to the town. Arrays are identified as advantageous if they reduce utility costs, pay for themselves over the course of their usable life (through utility savings), can contribute to a future resiliency solution, are 25 kW or smaller so they easily meet Holy Cross Energy requirements, and/or have already been identified as part of the Town's strategy to implement the net zero action plan.

EXPAND Battery Energy Storage Scope

Recent power outage events that have impacted the Town Hall, specifically IT and Police Department functions, have brought vulnerabilities in Town operations to light. Staff has been working across departments to identify critical functions in need of backup power and where battery energy storage will support effective operations of those functions. We'd like to look at battery energy storage as a solution for both utility savings and resiliency. As such, the scope will be expanded to also include the water distribution system (booster pump stations and the Upper Basin Water Treatment Plant), Town Hall, and Public Works in the evaluation. Please see original scope below.

Original Scope

Staff has been working with ESG and CORE Transit to investigate acquiring Proterra bus batteries from the non-functional buses in CORE Transit's possession. The electric bus company is no longer in existence, and the buses can no longer be serviced. However, their batteries remain in good condition to our knowledge. We'd like to investigate repurposing them for resilience measures and tying them into the solar system at our wastewater treatment facility to further reduce utility costs and store solar-generated energy to be used later in the evening during peak times.

FUTURE Planning Scope

Staff would also like to investigate electrification of our wastewater treatment plant (in line with our net zero by 2028 goal and existing onsite solar array), as the existing HVAC system there is nearing end-of-life. This design will require significant staff input and is a process that should not be rushed. Therefore, implementation of this piece of the scope is not anticipated to occur in 2027 or impact the 2027 budget, though initial planning discussions for this component will be part of this overall project phase.

Completing this analysis (the IGA) will provide us with estimated project costs and provide a path to modernize and uprgrade our infrastructure. This effort can work alongside the upcoming facilities maintenance study by going beyond equipment replacements to include utility costs that may be lowered via battery energy storage and distributed solar arrays. Staff will work with ESG to prioritize and expedite the solar portions of the scope to maximize financial benefits to the town. The remainder of the scope will be conducted after the solar portion has achieved significant progress.

COMMUNITY INPUT: No community input at this time.

BUDGET / STAFF IMPACT: The cost of the IGA is $43,800. This cost gets rolled into the full capital project cost, should Council decide to move forward with implementation after the IGA is complete. Implementation costs are likely to occur in 2027 and 2028 and will be incorporated into each year's capital budget process. If Council chooses to decline implementation , the total cost to the town will be $43,800, which will come before Council for approval during the 2026 – 2027 budget process beginning in September 2026. No upfront cost is required.

STRATEGIC ALIGNMENT / STANDARDS ACHIEVED: This analysis incorporates strategies within our Net Zero Action Plan: commercial electrification and renewable energy and grid optimization (battery energy storage and solar), helping us make measurable progress toward our net zero by 2028 goal for town operations. It also incorporates one of the Council's new major objectives: maintain and modernize critical infrastructure.

RECOMMENDED ACTION OR PROPOSED MOTION: Motion to APPROVE the scope changes for Phase 3 of our work with ESG, as they would apply to Resolution 39 Series 2026, which was approved on June 9th, 2026.

ATTACHMENTS:

- Resolution 39, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado, Approving The Contract For An Investment Grade Audit Report And Energy Performance Contracting Project For Phase 3 Of Our Work With ESG: **LINK**

- Staff Memo for original scope: **LINK**
- Investment Grade Audit Report And Energy Performance Contracting Project Proposal Contract: **LINK**
- Town of Eagle Phase 3 Investment Grade Audit Report Contract Exhibits: **LINK**

To:	Mayor and Town Council
From:	Tom Gosiorowski, PE, Public Works Director
Date:	August 20, 2026
Agenda Item:	Shoshone Water Rights Purchase Contribution

As you are likely familiar with, the Colorado River District (CRD) has been spearheading an effort to purchase and preserve the Shoshone water rights. The included memo from CRD provides greater detail on this effort. The CRD is seeking the final $1.7M necessary to fully fund the $97.3M purchase price. I am recommending that Council consider appropriating $100,000 from the Water Fund in 2027 as a contribution to CRDs purchase effort.

As one of the most senior water rights on the Colorado River within our state, the Shoshone water right is foundational to the way the river operates, and to our way of life on the Western Slope. The way we experience agriculture, the natural environment and wildlife, recreation, daily living, and the broader economy we know is all impacted by the existence of this water right. Should it change or be eliminated then all of these things would be detrimentally impacted. Life on the Western Slope would change in ways that none of us would desire.

Because of this, I believe it is in the best interest of our citizens for the Town to join our Western Slope neighbors and contribute to ensuring the future of this water right. Melissa and I have worked with Rachel to determine that the Town has the ability to utilize $100,000 from the Water Fund to make a donation to the CRD to help ensure that the Shoshone water right is preserved, and I recommend that Council endeavor to appropriate these funds in the 2027 budget.

No action or motion is needed at this time, however Staff request that Council provide feedback and direction on preparing the 2027 budget to include funding for a donation to CRD for this purpose.

Attachment: Colorado River District Shoshone Water Rights Preservation Project – Funding Request Memo dated August 14, 2026

COLORADO RIVER DISTRICT

PROTECTING WESTERN COLORADO WATER SINCE 1937

MEMORANDUM

TO: TOWN COUNCIL, TOWN OF EAGLE

FROM: ANDY MUELLER, GENERAL MANAGER
AMY MOYER, CHIEF OF STRATEGY

SUBJECT: SHOSHONE WATER RIGHTS PRESERVATION PROJECT – FUNDING REQUEST

DATE: AUGUST 14, 2026

REQUESTED ACTION: The Colorado River District respectfully requests that the Town of Eagle authorize a financial commitment subject to future annual appropriations in fiscal year 2027 and 2028 to support the acquisition and permanent protection of the Shoshone Water Rights.

Thank you for your engagement on the Shoshone Water Rights Preservation project. We greatly appreciate the Town of Eagle's strong support during the State of Colorado instream flow process. Over the past year, the Project has advanced significantly, with the Coalition completing the State of Colorado instream flow process, nearing its fundraising goal for the purchase price, and initiating the water court process.

Securing a strong local funding commitment is a necessary requirement for the River District to close on the final $99 million purchase to acquire and permanently protect the Shoshone Water Rights. The current funding strategy relies on a diverse partnership of local, state, and federal funding sources. Both the State of Colorado and the Colorado River District have each committed $20 million toward the purchase price. In addition, the Coalition has raised over $17.3 million across 40 local entities, demonstrating a strong, broad-based commitment.

On May 22, 2026, the Bureau of Reclamation announced the award of $40 million in federal funding toward the project, bringing the total amount of funding secured to $97.3 million of the $99 million needed for the purchase. To finalize the purchase price, we respectfully request that the Town of Eagle support the acquisition and permanent protection of the Shoshone Water Rights by committing funding toward the remaining $1.7 million needed to complete the acquisition.

To fulfill the River District's funding commitment under the Purchase and Sale Agreement (PSA) with Public Service Company of Colorado (PSCo), all coalition partners will need to deposit their committed funds into an interest-bearing escrow account within thirty days of the River District successfully obtaining a change decree in water court, which we expect to occur before the end of 2028 or early 2029. Under the PSA, the funds deposited by coalition partners will accrue interest,

970.945.8522 | 201 Centennial Street | Suite 200 Glenwood Springs, CO 81601 | ColoradoRiverDistrict.org

which will be applied towards the purchase price of the Shoshone Water Rights at the time of closing. All funds deposited by partners and held in escrow are fully refundable (with interest) should the PSA be terminated for any reason.

I. SHOSHONE PERMANENCY PROJECT SUMMARY

The Shoshone Hydro Plant, a unique run of the river hydroelectric power plant, sits alongside the Colorado River in Glenwood Canyon, about eight miles east of Glenwood Springs. Owned by the Public Service Company of Colorado (PSCo), a subsidiary of Xcel Energy, it produces 15 megawatts of electricity, enough power to serve approximately 15,000 customers. The Shoshone Power Plant produces hydroelectric power by means of two of the largest, and most senior non-consumptive water rights in the Upper Colorado River Basin, the 1902 senior Shoshone Water Right in the amount of 1,250 cfs, and the 1929 junior Shoshone Water Right in the amount of 158 cfs. The Shoshone Water Rights enable PSCo to divert water from the Colorado River on a year-round basis to operate the power plant and, because these water rights are by nature non-consumptive, all diverted water is returned to the Colorado River un-depleted downstream of the Shoshone Diversion Dam. The long-standing exercise of the Shoshone Water Rights has led to the creation of a historical flow regime which extends down the Upper Colorado River's mainstem, providing vital ecosystem, habitat, recreational, agricultural, and economic benefits.

For more than 20 years, the Colorado River District and 19 other western Colorado governments and water entities, including Summit, Grand, Eagle, Garfield, and Mesa Counties and many of the municipalities and major water organizations therein, have been working together to find a way to permanently preserve the Shoshone flows. In addition, the 2013 Colorado River Cooperative Agreement between Denver Water and 17 West Slope governments/water user organizations expressly recognizes the importance of – and memorialized the need to provide permanent protection of – the Shoshone flows in the Colorado River.

We are now on the cusp of the unprecedented alignment of multiple factors that presents a real opportunity to finalize this long-standing goal. On December 19, 2023, Xcel Energy and the Colorado River District signed a Purchase & Sale Agreement (PSA) to transfer ownership of the historic Shoshone Water Rights to the River District for $99 million. The historic agreement marks a first step towards permanent protection of the historic flows and the resulting economic benefits provided by the Shoshone Water Rights.

Permanent protection of the Shoshone Flows will secure multiple benefits to the Colorado River water users on the West Slope and across the state such as:

> **Ecosystem Benefits and Endangered Species Recovery:** Over 380 miles of the Colorado River mainstem experience a benefit when the Shoshone Water Rights are being administered, preserving aquatic habitat that would otherwise be diminished by the decrease in flows.
>
> The exercise of the Shoshone Water Rights results in an influential "pull" of water down the Colorado River, including through significant tributaries, which maintains baseflows to the Shoshone Power Plant and further downstream. The Eagle River is one such tributary

of the Colorado River upstream of the Shoshone Power Plant, which has seven decreed minimum instream flow reaches across nearly 50 miles. Modeling results show that the Shoshone Water Rights pull approximately 2,200 AF down the Eagle River in wet years and 4,200 AF in average years, which amounts are more significant than any existing contractable storage volumes in the Eagle River Basin. The "Eagle River Community Water Plan" identified potential future in-basin and transmountain diversions, all of which would be subject to the Shoshone Call, as high-risk factors that would negatively impact the Eagle River Basin's riverine ecosystems.[1] Modeling results confirm that the Shoshone Water Rights are a powerful tool to aid in the preservation of instream flows and aquatic habitat in the Eagle River Basin every year under future development conditions.

The Colorado River downstream of Rifle is habitat for four fish listed under the Endangered Species Act, including the 15-Mile Reach, a stretch of critical habitat in the Grand Valley. Preservation of the Shoshone water rights support the recovery of these threatened and endangered fish species by providing well-timed baseflows during important shoulder and late irrigation seasons when the river is prone to higher temperatures and lower flows, as well as during the winter months. All Colorado River water users in the State of Colorado rely upon the benefits of the Shoshone flows as part of the success of the Upper Colorado River Endangered Fish Recovery Program and continued compliance with the Endangered Species Act (ESA), which provides compliance protections for over 1,250 projects in Colorado.

Recreation Economy: Shoshone flows benefit Colorado communities both upstream and downstream of the call. Colorado's robust recreational economy relies heavily on the Colorado River mainstem, with Shoshone flows strengthening the state's iconic river recreation industry throughout Grand, Summit, Eagle, Garfield, and Mesa counties. River recreation in Colorado contributes $18.8 billion annually to the state's GDP, with nearly $4 billion coming directly from the Colorado River basin on the Western Slope. As temperatures rise and streams diminish, Shoshone permanency provides security for this economic industry, protecting the recreational fishery and boating that sustain local businesses and attract water-based recreators.

Drinking Water Improvements: Communities large and small along the Colorado River mainstem benefit from the enhanced water quality Shoshone flows provide, diluting salinity and sediment in source drinking water. Without the higher flows of clean and cold headwater-sourced supplies provided by the Shoshone call, a higher concentration of salinity and other water quality constituents creates increased costs for municipal drinking and wastewater treatment. According to Eagle River Water and Sanitation District, lower water levels mean the water is more difficult to treat, with changes in organic material and increased formation of disinfection byproducts. On the wastewater side, higher river temperatures-especially during longer, hotter, and drier falls-stress aquatic life and complicate its ability to meet permit requirements.

[1] *See* Eagle River Community Water Plan (revised October 2024), https://lotic.quarto.pub/community_water_plan/ (follow "Download the full Eagle River Community Water Plan document by clicking here" hyperlink), p 50.

Maintaining Stream Flow Through Upper Colorado River Wild & Scenic Alternative Management Plan River Sections: The Shoshone Water Rights command higher flows and associated lower water temperatures through key segments with recreational fishing and wildlife habitat identified as Outstandingly Remarkable Values (ORVs) of the Upper Colorado River. The Upper Colorado River Wild & Scenic Stakeholder Group's Alternative Management Plan lists the Shoshone water right as one of four long-term protection measures for the streamflow influenced ORVs – thus providing a critical role in removing the burdens of a potential federal Wild and Scenic designation on the Colorado River from Kremmling to No Name.

Agricultural Benefits: Shoshone flows support Colorado's $47 billion agricultural economy in several important ways. First, water security for West Slope agriculture is intimately linked to the success of the Upper Colorado River Endangered Fish Recovery Program where cooperative water management allows for continued development and diversion of water resources and power production while maintaining compliance with the Endangered Species Act (ESA). Second, if the Shoshone Water Rights were not exercised, irrigators would be directly impacted by a foreseeable and likely increase in the frequency and duration of the Cameo Call to supply major irrigation water rights near the City of Grand Junction. The resulting impact would trigger less opportunity for upstream agricultural diversions, a greater frequency of river administration in the month of April, and insufficient replacement supplies for some West Slope augmentation plans.

Furthermore, the Shoshone flows create higher water quality for irrigators up and down the mainstem which brings greater agricultural production. Agricultural producers benefit significantly from improved water quality, bringing greater agricultural production to the West Slope. High salinity levels in the Colorado River can negatively impact crop yields and soil health, especially for salt-sensitive cash crops, such as fruits and vegetables.

II. PURCHASE AND SALE AGREEMENT

The Purchase and Sale Agreement ("PSA") contemplates the conveyance of the Shoshone Water Rights from the Public Service Company of Colorado (PSCo) to the Colorado River District. As defined in the PSA, the "Shoshone Water Rights" to be acquired by the Colorado River District include both the senior Shoshone Power Plant water right in the amount of 1,250 cfs with an appropriation date of January 7, 1902, and the junior Shoshone Power Plant water right in the amount of 158 cfs with an appropriation date of May 15, 1929. The purchase price for the Shoshone Water Rights is $98,500,000, with an additional $500,000 payment for PSCo's transaction costs.

To close the transaction and authorize the expenditure of public funds for the acquisition of the Shoshone Water Rights, the PSA contains the following four closing conditions that must be met.

1. **Negotiation of an instream flow agreement with the CWCB.** The PSA contemplates that the River District and PSCo will negotiate with the CWCB for an agreement that authorizes the CWCB to use the Shoshone Water Rights for instream purposes when the rights are not being used for hydropower generation.

On November 19, 2025, the CWCB voted unanimously to accept the joint offer by the Colorado River District and PSCo of a perpetual interest in the use of the Shoshone Water Rights for instream flow purposes.

2. **A change of water right decree**. The PSA provides that the parties anticipate being co-applicants with the CWCB in the filing of an application for adjudication of a change of water right decree to allow the Shoshone Water Rights to be used by the CWCB for instream flow purposes in accordance with the terms of the instream flow agreement. On November 20, 2025, the Colorado River District, CWCB, and PSCo jointly filed a change of water rights application in Division 5 Water Court.

3. **Approval by the Colorado Public Utilities Commission**. The PSA contemplates that PSCo will petition the Colorado Public Utilities Commission (PUC) to approve the sale of the Shoshone Water Rights and the disposition of proceeds.

4. **Secured funding.** The PSA requires the River District to secure funding for the negotiated purchase price prior to the commencement of the PUC process.

III. STATUS OF FINANCING FOR SHOSHONE ACQUISITION

The funding strategy to acquire and permanently protect the Shoshone Water Rights relies on a diverse partnership of local, state, and federal funding sources. Fundraising efforts continue, and to date, the Coalition has secured $97.3 million in local, state, and federal funding commitments. Of that amount, 40 local and regional entities have contributed just over $17.3 million.

On November 14, 2024, the River District submitted its funding request to the U.S. Bureau of Reclamation, requesting $40 million for the Shoshone Water Rights Preservation Project. While the project was initially awarded funding by the Bureau of Reclamation in January 2025, the project recently received an award announcement confirming funding from the current administration on May 22, 2026. This news was widely celebrated on Colorado's Western Slope and beyond.

State and Local Funding Commitments (as of 08/14/2026)

State and Local Funding Commitments	
State of Colorado	$20 million
Colorado River District	$20 million
Garfield County	$3 million
Eagle County	$2 million
City of Glenwood Springs	$2 million
Ute Water Conservancy District	$2 million
Eagle River Water and Sanitation District and Upper Eagle Regional Water Authority	$1 million

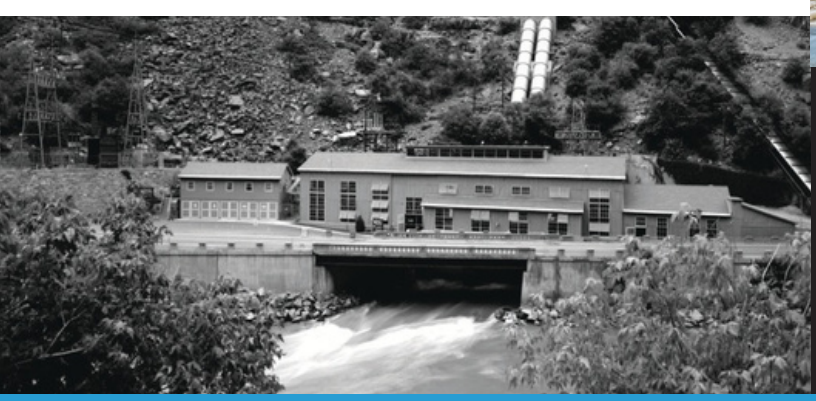
Grand County	$1 million
City of Grand Junction	$1 million
Mesa County	$1 million
Pitkin County	$1 million
Summit County	$1 million
Colorado Mesa University	$500,000
Clifton Water District	$250,000
Grand Valley Irrigation Company	$250,000
Basalt Water Conservancy District	$100,000
Grand Valley Power	$100,000
Grand Valley Water Users Association	$100,000
Middle Park Water Conservancy District	$100,000
Orchard Mesa Irrigation District	$100,000
City of Rifle	$100,000
Snowmass Water & Sanitation District	$100,000
Town of Breckenridge	$100,000
Town of New Castle	$100,000
Town of Silverthorne	$100,000
Town of Silt	$75,000
Mesa County Irrigation District	$50,000
Palisade Irrigation District	$50,000
West Divide Water Conservancy District	$50,000
Kobe Water Authority	$25,000
Town of Parachute	$25,000
Town of Gypsum	$15,000
Eagle County Conservation District	$10,000
Town of Basalt	$10,000
Town of Palisade	$10,000
Bluestone Ditch Association	$5,000
Bookcliff Soil Conservation District	$5,000
De Beque Plateau Valley Soil Conservation District	$5,000
Grand River Ditch Company	$5,000
South Side Soil Conservation District	$5,000
Mount Sopris Soil Conservation District	$5,000

Town of De Beque	$1,500
Total:	**$57.3M**

SHOSHONE
WATER RIGHTS PRESERVATION

A LEGACY OF PROTECTION FOR THE COLORADO RIVER

For over a century, the Shoshone Hydroelectric Power Plant in Glenwood Canyon has commanded river flows through two of the oldest and largest non-consumptive water rights on the Upper Colorado River. The Shoshone water rights maintain vital flows that preserve the health of our namesake river, benefiting agriculture, recreation, drinking water, and rural communities that depend on a clean, reliable water supply.



A HISTORIC OPPORTUNITY

In December 2023, the Colorado River District signed an agreement with Xcel Energy subsidiary Public Service Company of Colorado (PSCo) to acquire and permanently protect the Shoshone Water Rights for $99 million.

WHY IT MATTERS

SECURES AGRICULTURE
Supports critical irrigation flows for farmers and ranchers, bolstering Colorado's $47 billion agricultural economy, which includes 90% family-owned farms and ranches.

ENHANCES WATER QUALITY
Ensures cleaner drinking water for communities by diluting salinity and sediment.

STRENGTHENS COMMUNITIES & ECONOMIES Protects flows and fishing habitats that support Colorado's $18.8 billion recreation industry and countless small businesses.

SUSTAINS RIVER HEALTH
Maintains water levels essential for supporting four threatened and endangered fish species and critical aquatic ecosystems.

PROGRESS & NEXT STEPS

The Shoshone Water Rights Preservation Coalition has secured a remarkable $57 million in funding commitments from state and local sources, demonstrating the project's broad and enthusiastic support. Additionally, in January 2025, the Bureau of Reclamation announced $40 million to fund the purchase of the Shoshone Water Rights, bringing the total funding amount to $97 million.

JOIN US IN PROTECTING COLORADO'S WATER

Securing these critical water rights is crucial for ensuring the future of the Colorado River. Learn more about this effort and how you can support it at **keepshoshoneflowing.org.**

SHOSHONE WATER RIGHTS PRESERVATION
PROJECT SUPPORTERS

COUNTIES AND LOCAL GOVERNMENTS

Archuleta County
Delta County
Eagle County $
Garfield County $
Gunnison County
Grand County $
Hinsdale County
La Plata County
Mesa County $
Montezuma County
Montrose County
Ouray County
Pitkin County $
Routt County
San Miguel County
Summit County $
City of Glenwood Springs $
City of Grand Junction $
City of Rifle $
Town of Basalt $
Town of Breckenridge $
Town of De Beque $
Town of Gypsum $
Town of New Castle $
Town of Palisade $
Town of Parachute $
Town of Silt $
Town of Silverthorne $

WATER PROVIDERS AND DISTRICTS

Basalt Water Conservancy District $
Clifton Water District $
Clinton Ditch & Reservoir Company
Collbran Water Conservancy
De Beque - Plateau Valley Soil Conservation District $
Eagle County Conservation District
Eagle Park Reservoir Company
Eagle River Water and Sanitation District $
Grand Valley Irrigation Company $
Grand Valley Water Users Association $
Kobe Water Authority $
Mesa County Irrigation District $
Middle Park Water Conservancy District $
Orchard Mesa Irrigation District $
Palisade Irrigation District $
Silt Project
Snowmass Water & Sanitation District $
Tri-County Water
Upper Eagle Regional Water Authority $
Upper Gunnison River Water Conservancy District
Ute Water Conservancy District $
West Divide Water Conservancy District $

ELECTED OFFICIALS

U.S. Sen. Michael Bennet
U.S. Sen. John Hickenlooper
U.S. Rep. Joe Neguse (CD-2)
U.S. Rep. Jeff Hurd (CD-3)
U.S. Rep. Jason Crow (CD-6)
U.S. Rep. Brittany Pettersen (CD-7)
U.S. Rep. Diana DeGette (CD-1)
Governor Jared Polis
Sen. Dylan Roberts (SD-8)
Speaker Julie McCluskie (HD-13)

ELECTED OFFICIALS (CONT.)

Former Sen. Perry Will (SD-5)
Sen. Cleave Simpson (SD-6)
Sen. Janice Rich (SD-7)
Sen. Janice Marchman (SD-15)
Sen. Jeff Bridges (SD-26)
Rep. Karen McCormick (HD-11)
Rep. Meghan Lukens (HD-26) Rep.
Matt Soper (HD-54)
Rep. Rick Taggart (HD-55)
Rep. Elizabeth Velasco (HD-57)
Rep. Marc Catlin (HD-58)
Rep. Barbara McLachlan (HD-59)
Rep. Matthew Martinez (HD-62)
Rep. Mike Lynch(HD-65)

ECONOMIC AND REGIONAL PARTNERSHIPS

Associated Governments of Northwest Colorado
Club 20
Colorado Basin Roundtable
Colorado Mesa University $
Colorado River Valley Economic Development Partnership
Conscience Bay Company
Craig Chamber of Commerce
Fruita Area Chamber of Commerce
Glenwood Springs Chamber Resort Association
Grand Junction Economic Partnership
Grand Valley Power $
Gunnison Basin Roundtable
Gunnison County Chamber of Commerce
Grand Junction Chamber of Commerce
Marble Distilling
Northwest Colorado Council of Governments QQ Committee
Palisade Chamber of Commerce
Shoshone Outfitter Partnership
Southwestern Water Conservation District
Steamboat Springs Chamber
The Summit Chamber
The Vail Chamber & Business Association
Vail Valley Partnership
Western States Ranches
Xcel Energy
Yampa White Green Basin Roundtable

ENVIRONMENTAL AND RECREATION ORGANIZATIONS

American Rivers
American Whitewater
Audubon Rockies
Blue River Watershed Group
Business for Water Stewardship
Conservation Colorado
Colorado River Outfitters Association
Eagle River Coalition
Environmental Defense Fund
Middle Colorado Watershed Council
RiversEdge West
Roaring Fork Conservancy
The Nature Conservancy
The Sonoran Institute
Theodore Roosevelt Conservation Partnership
Trout Unlimited
Western Resource Advocates

$ = Financial Contributor

SHOSHONE
WATER RIGHTS PRESERVATION

FOR IMMEDIATE RELEASE
Friday, May 22, 2026

CONTACT:
Lindsay DeFrates, Colorado River District Public Information Officer — 970.456.8973

Department of Interior releases $40 million award for the Shoshone Water Rights Preservation Project

Glenwood Springs, Colorado — On Friday, May 22, Congressman Jeff Hurd announced the release of a $40 million award to the Colorado River District for the purchase and permanent protection of the Shoshone Water Rights. The final approval of $40 million award brings the total amount of funding secured to $97 million of the $99 million needed for the purchase. The process now moves into the contracting phase during which the River District will work with the Bureau of Reclamation to finalize the terms of the award.

Colorado River District General Manager Andy Mueller offered the following remarks regarding the broad, bi-partisan support of this project from our local, state and federal representatives:

"This award is a major breakthrough in our coalition's effort to permanently secure historic flows on the Colorado River. This funding would not have been possible without the leadership of Representative Jeff Hurd. His unwavering advocacy within the Administration helped secure this once-in-a-generation investment in a project that is vital to the prosperity of rural communities, farmers and ranchers on the Western Slope.

Senator Michael Bennet demonstrated valuable foresight appropriating Inflation Reduction Act funding to address the growing water challenges facing the Colorado River Basin. His leadership helped deliver this historic investment in long-term water security and protect our state's namesake river for generations to come.

As founders of the Colorado River Caucuses in both the Senate and House, Senator Hickenlooper and Representative Neguse fought for these dollars by developing and strengthening coalitions across divides – both geographical and political. By advocating for the Shoshone Water Rights Project in Colorado and Washington, they helped deliver a durable and permanent solution for the entire Colorado River system.

Finally, none of this would have been possible without the dedicated support of our broad-based, local coalition. Across the western slope, counties and cities, ditch companies and conservation leaders have led the way in demonstrating how uniting diverse voices around a common cause can create a powerful force for change. We are grateful for their trust and support and are proud to represent them."

In 2023, the Colorado River District entered into a Purchase and Sale Agreement with Public Service Company of Colorado (a subsidiary of Xcel Energy) to buy the water rights associated with the Shoshone Hydropower Plant for $99 million. The agreement contained several contingencies, one of which was the successful fundraising of the total purchase price which is now nearing completion. Another key contingency - the acceptance of the water rights into Colorado's instream flow program - was completed in November 2025 with unanimous approval from the state's water board. The River District recently filed in Colorado's water court for a change of water rights which will allow for the Shoshone Water Rights to be used for both hydropower production and instream flow purposes.

The Shoshone Water Rights Preservation Coalition includes over 100 water providers, local governments and regional entities, along with the State of Colorado and a bi-partisan group of elected officials. Learn more at www.keepshoshoneflowing.org

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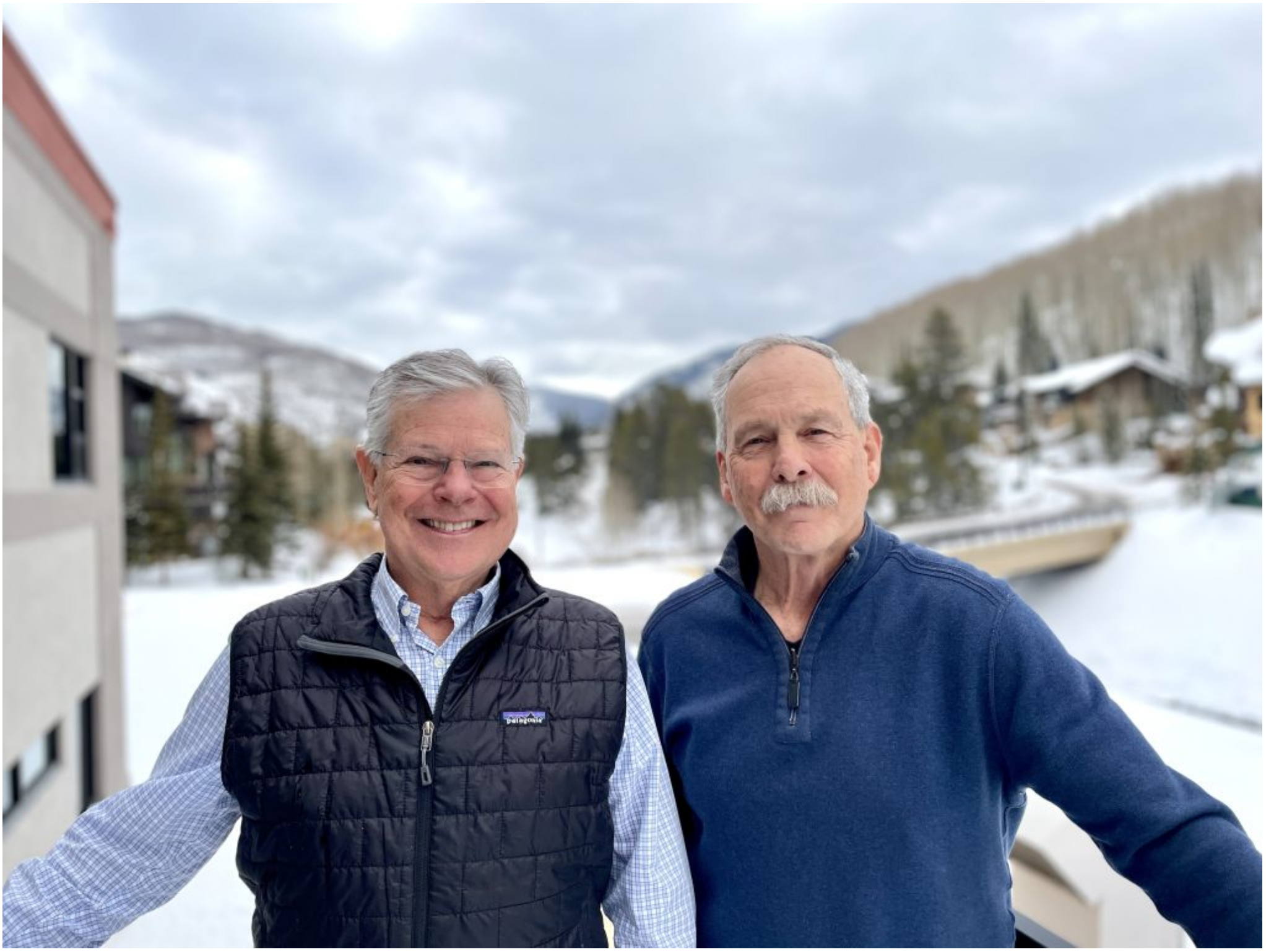
VailDaily

YOUR AD HERE »

Valley Voices: How the Shoshone Hydropower Plant helps the Eagle River and Gore Creek

Opinion FOLLOW OPINION | Jan 25, 2024

Dick Cleveland and George Gregory
Valley Voices



George Gregory and Dick Cleveland
Courtesy photo

In the Eagle River Valley, we have abundant recreation, beautiful vistas, and a thriving tourism economy — it's a great place to live and work. Providing reliable drinking water for the people who love living here as much as we do is work we're passionate about.

At Eagle River Water & Sanitation District and Upper Eagle Regional Water Authority, we know that the health of our rivers directly impacts the health of our communities. Our local streams are both the source of our drinking water and the water that sustains aquatic health and recreation. They are the very essence of our headwater community.

This is why we are proud to have been working for more than 20 years alongside the Colorado River District and other Western Slope governments to achieve permanency for the water rights tied to power production at the Shoshone Hydropower Plant in Glenwood Canyon.

These water rights are special. As the oldest (1902) and largest non-consumptive water right on the mainstem of the Colorado River, when Shoshone "calls," stretches of the Upper Colorado and the Eagle River carry essential water downstream to meet that historic

3

turbines, it is returned to the river in full. But aging (1919) infrastructure, wildfires, and mudslides have all threatened the ability of the historic plant to call for its water. This collaborative effort aims to protect the critical and historic flow regime on the Upper Colorado River system.

Many West Slope communities directly depend on the Colorado River system for municipal water sources. More water flowing in the rivers results in better, more affordable water treatment for public consumption. When flows are diminished, treatment becomes more complex and more expensive, and can affect drinking water quality.

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The historic purchase and sale agreement signed by the River District and Xcel Energy on Dec. 19, 2023, allows for the sale of the Shoshone water rights to the Colorado River District, which will then work with the state of Colorado to protect Shoshone's critical instream flows in perpetuity — meaning that the water will stay in the river regardless of the power plant's future operational status. Permanent protection of the Shoshone water rights ensures the communities in the Eagle River Valley and along the mainstem Colorado River will have safe, reliable drinking water for generations to come, even as we face the impacts of a hotter, drier climate.

We encourage anyone invested in Colorado's water future and a sustainable, thriving Western Slope to learn more about the Shoshone Water Right Preservation Campaign at Keepshoshoneflowing.org.

> *Dick Cleveland and George Gregory are the board chairs of Eagle River Water & Sanitation District and Upper Eagle Regional Water Authority. Eagle River Water & Sanitation District provides efficient, effective, and reliable water and wastewater utility services in a manner that respects the natural environment. ERWSD's water service area is Vail and Wolcott, while the sewer service area is Vail to Wolcott. ERWSD also operates and maintains, by contract, the Upper Eagle Regional Water Authority public water system, which provides water service to Arrowhead, Avon, Bachelor Gulch, Beaver Creek, Berry Creek, Cordillera, EagleVail, and Edwards.*

FOR IMMEDIATE RELEASE
Tuesday, May 28, 2024

CONTACT: CRD, Lindsay DeFrates - 970.456.8973
ERWSD: Diane Johnson – 970.477.5457

Upper Eagle River Water Providers Commit a Combined $1 Million towards Shoshone Permanency

Eagle River Water & Sanitation District and the Upper Eagle Regional Water Authority Boards' contribution brings total fundraising efforts to $51.15 million.

Vail, Colorado — On May 23, during their respective meetings, the boards of the Eagle River Water & Sanitation District and the Upper Eagle Regional Water Authority supported a joint contribution of $1 million towards the Colorado River District's purchase of the Shoshone water rights. Combined, these two entities are the second largest water provider on the Western Slope, operating the public water system that serves East Vail through Edwards in the Eagle River Valley.

"In 2012, both our organizations, along with Eagle County and Eagle Park Reservoir Company, were the first among 17 West Slope signatories to sign the historic Colorado River Cooperative Agreement, which is foundational to Shoshone permanency," said UERWA Board Chair George Gregory. "We're thrilled with the progress of this long-term project."

"This is a permanent investment in the health of our rivers," said ERWSD Board Chair Dick Cleveland. "Continuing the historic flow regime associated with the Shoshone water rights ensures that our community's rivers keep flowing and can provide us with water for recreational, environmental, and domestic uses."

Since the signing of the purchase and sale agreement in December, 18 entities on the West Slope have committed $11.15 million to the purchase and permanent protection of the historic Shoshone water rights. Along with the $20 million appropriated by the State of Colorado and the $20 million from the Colorado River District's Community Funding Partnership, the amount raised is over halfway to the total purchase price of $99 million.

"We could not do this without the support of all the organizations that make up the West Slope Coalition," said Amy Moyer, Director of Strategic Partnerships for the Colorado River District. "This momentum not only highlights the community's commitment to preserving our precious water resources, but also strengthens our collective efforts to ensure a sustainable future for the Colorado River Basin."

The broad-based Shoshone Water Right Preservation Coalition will continue to seek funding to fulfill the final $99 million purchase price and additional closing conditions by the end of 2027.

At the same time, the Colorado River District continues to negotiate an instream flow agreement in partnership with the state to ensure that the water will continue to flow regardless of the status of power production at the Shoshone Hydroelectric Plant in Glenwood Canyon.

These very senior, non-consumptive rights are a cornerstone of West Slope communities, supporting recreational and agricultural economies, municipal water and wastewater providers, and ensuring the continued health of the 15-Mile Reach – a critical stretch of river for the recovery of threatened and endangered fish.

A durable solution and multi-generational investment, Shoshone permanency will ultimately provide priceless benefits for water users on both sides of the divide. More information about the Shoshone Water Right Preservation Campaign & Coalition can be found at: www.KeepShoshoneFlowing.org.

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SHOSHONE
WATER RIGHT PRESERVATION

FOR IMMEDIATE RELEASE
Tuesday, April 23, 2024

CONTACT:
Grand County, Christine Travis – 970.531.0554
Eagle County, Claire Noble – 970.471.4994
Mesa County, Stephanie Reecy – 970.640.7732
CRD, Lindsay DeFrates – 970.456.8973
Xcel Energy, Tyler Bryant – 813.951.4169

Three West Slope Counties Pledge $4 Million Towards Shoshone Water Right Preservation

Grand, Eagle, and Mesa County's commitments bring total funding for the Shoshone permanency effort to $48.05 million.

Glenwood Springs, Colorado — On Tuesday, April 23, the counties of Grand, Eagle, and Mesa pledged $4 million collectively towards the purchase and permanent protection of the Shoshone water rights. During their respective public board meetings on Tuesday morning, Grand County committed $1 million through their Open Lands, Rivers and Trails grant fund; Eagle County expressed its intent to commit $2 million; and Mesa County, $1 million. As longtime partners in the Shoshone Water Right Preservation Coalition, these diverse counties represent some of the most populous West Slope communities from the headwaters to the state line, all of which depend on the sustained flows of the Colorado River provided by Shoshone's very senior, non-consumptive water rights.

Along with previous commitments from 11 other West Slope partner organizations, the Colorado Water Conservation Board, and the Colorado River District's own Community Funding Partnership, the Coalition has raised $48.05 million towards the $99 million purchase price.

"The Colorado River District's acquisition of this water right provides a significant level of protection for agriculture, ranching, and outdoor recreation, safeguarding these activities for Grand County residents for generations to come," said **Grand County Commissioner Chair Merrit Linke.** "There is no other water right that has a greater impact and benefit to our rivers in Grand County than Shoshone."

"This partnership to keep the water flowing through Colorado's namesake river is a once-in-a-lifetime opportunity," said **Eagle County Commissioner Kathy Chandler-Henry.** "Protecting Shoshone's senior water rights benefits both the Roaring Fork and Eagle River Valley portions of Eagle County, as well as the entire state of Colorado. Our agricultural and outdoor recreation economies depend on water, and our quality of life is tied to the benefits of this great flowing river. If the Shoshone Hydro Plant were to cease operation without permanent protection of the water rights, the negative economic and environmental impacts to Western Colorado and the state would be immediate and profound. Eagle County is proud to stand with the Colorado River Water

Conservation District and our many partners in securing this legacy for future generations in the west."

"Mesa County's $1 million investment in the Shoshone water rights is not just a financial commitment, but a pledge to our community's future," said **Bobbie Daniel, Chair of the Board of Mesa County Commissioners.** "By safeguarding these rights, Mesa County ensures that the West Slope's lifeblood — our beloved Colorado River — continues to sustain our families, farms, and natural habitats. We stand united with our fellow counties and stakeholders in protecting and preserving our most precious resource for future generations."

“We’re proud to be a part of the Colorado River District’s efforts to preserve the rights allowing water to flow through our Shoshone Hydro Plant turbines on the Colorado River,” said **Robert Kenney, president of Xcel Energy – Colorado**. “This is an important agreement for the 1.6 million electric customers and communities we serve statewide by allowing us to continue generating clean electricity as part of our commitment to be good stewards of the Colorado River and all who rely on it.”

On December 19, 2023, the Colorado River District signed a Purchase and Sale Agreement with Xcel Energy for the Shoshone water rights on behalf of a diverse and growing group of local governments and water entities. Many organizations that make up the Shoshone Water Right Preservation Coalition were original signatories to the Colorado River Cooperative Agreement and have worked for over twenty years to permanently protect the Shoshone water rights. Currently attached to hydropower production at the Shoshone Hydroelectric Plant in Glenwood Canyon, the full Shoshone “call” can command up to 1,408 cubic feet per second, or up to 1 million acre-feet, of Colorado River water a year.

The finalization of the agreement depends on securing funding and successfully negotiating an instream flow agreement between the Colorado River District and the Colorado Water Conservation Board. The River District will continue to lease the water back to Xcel for clean power generation at no cost, the water rights reverting to instream flow only when the turbines are not active. Xcel Energy must also receive approval from the Public Utilities Commission for the dispersal of profits from the sale.

More information about the Shoshone Water Right Preservation Campaign & Coalition can be found at: www.KeepShoshoneFlowing.org.

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To: Town Council
From: Ryan Johnson, PE, Town Engineer; Tom Gosiorowski, PE, Public Works Director
Date: August 25, 2026
Re: Grand Avenue Corridor Monument Signage

REQUEST:

The purpose of this memorandum is to request input from the Town Council on how to proceed with signage options within the initial Broadway Phase of the Grand Ave Corridor Project.

BACKGROUND:

General Project Status Update:
The Stolfus and Associates Design team is progressing the 60% design documents to 90% shooting for a goal of late October to have the 90% plans in for review by Town Staff. Input on signage will guide the design team in completion of final construction documents.

Signage

The 30% Grand Ave Corridor plans had previously presented signage options that were reviewed by Town Council and the Stakeholder Committee in late 2024, these concepts were refined in the 60% plan documents. Since that time the Wayfinding Plan was adopted, which provides additional options to consider for implementation of Monument Signage, and other wayfinding signage elements within the project limits. The wayfinding plan indicates Auto directional signage update as high priority in the plan.

Wayfinding plan can be found at the link:
Community Plans & Studies | Town of Eagle, CO - Official Website

Attached is an exhibit that depicts all the proposed signage from the wayfinding plan within the project limits.

Staff would like input on the following questions:

1. How much of the wayfinding plan do we want to implement with this project?
    - How useful is the pedestrian signage without a larger scale implementation?
    - Is District Entry signage useful if only one district being Broadway is established?

2. What Primary Monument Style is preferred?

3. What Secondary Monument / Gateway Sign style is preferred?

4. What Auto-Directional Sign style is preferred?

Please Review the exhibit materials.

Public works has the following input to offer for the 4 questions.

1) Implementation of pedestrian signage and district signage limited only to the project area limits the effectiveness of these signage packages. These signs can be added at a later date with a larger scale implementation.

2) Primary Monument: Vertical style options A2, A4, and option B are better for the proposed location. Option B is more consistent with the current I-70 Off Ramp Town of Eagle Entry Signage.

3) Secondary Monument: Option A is an opportunity to implement a portion of the wayfinding plan as a district element as a pilot project. Option B matches the sign elements with Option B in the primary monument signs.

4) Auto Directional: The older style signs could use an update, this would be a good opportunity to develop the detailed design for Option A1

BUDGET/STAFF IMPACT:

The monument and secondary is currently part of the project scope, so adjusting those signs will result in a minor scope change. Adding Pedestrian directional Signage, District Signage, and additional auto directional signage would be an increase in scope for the design team and will increase in cost to the Grand Ave project.

Detailed costs of the individual options are not available currently, but are likely to be on a similar order of magnitude.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

1. Match Infrastructure to Quality of Life
2. Stimulate Economic Vitality and Development

RECOMMENDED ACTION OR PROPOSED MOTION:

Staff requests for Council's feedback on the 4 questions presented in the Background section.

ATTACHMENTS:
Grand Ave Monument and Wayfinding Plan Exhibit

Grand Ave Monument and Wayfinding Plan Exhibit
Date: 8/25/2026

Map Color Key

- Signs Proposed in the Wayfinding Plan
- Signs Proposed in the Grand Ave Plans
- Existing Signs

Proposed Secondary Gateway Sign

Pedestrian directional sign

Existing Auto-directional Sign (to be Relocated)

Gateway Sign

Existing Variable Message Sign

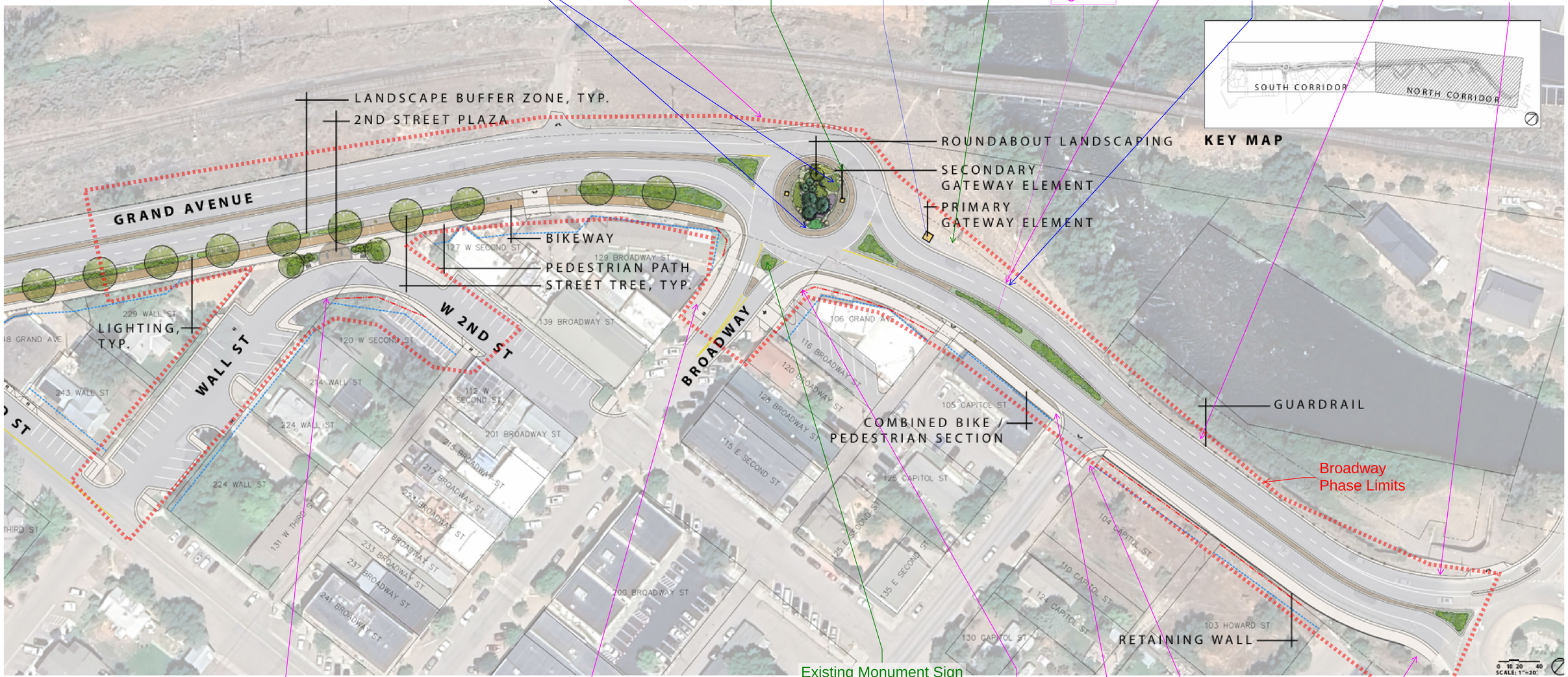
Gateway Sign

Auto-Directional Sign

Relocated auto directional sign

District Entry Sign

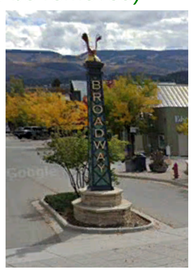
Auto-Directional Sign



Street Name Sign

Pedestrian Kiosk sign

Existing Monument Sign (to be removed)



Street Name Sign

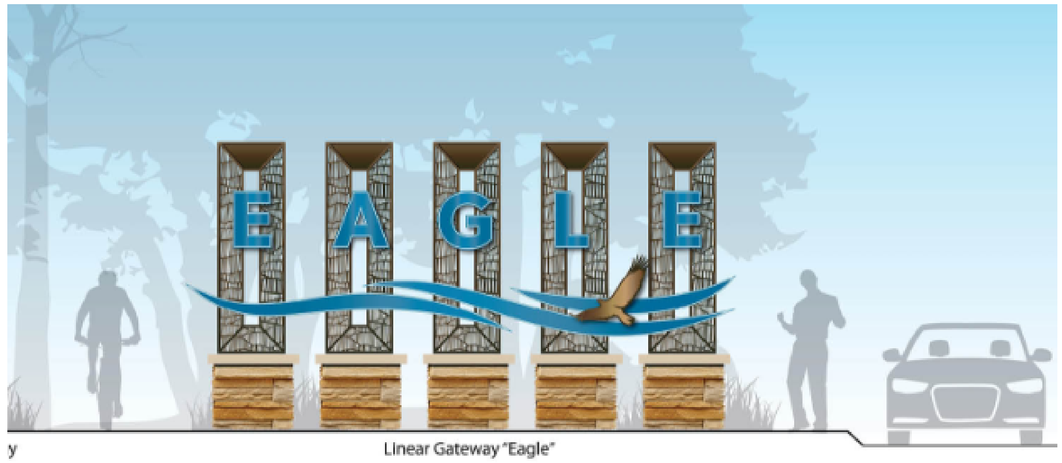
Pedestrian directional sign

Street Name Sign

Pedestrian directional sign

Primary Monument Sign

Option A1: Wayfinding Plan



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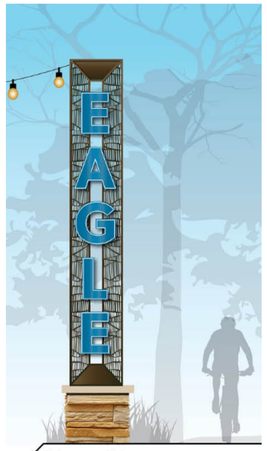
Linear Gateway "Eagle"

Option A2: Wayfinding Plan



Columnar Gateway
Pillar "Eagle"

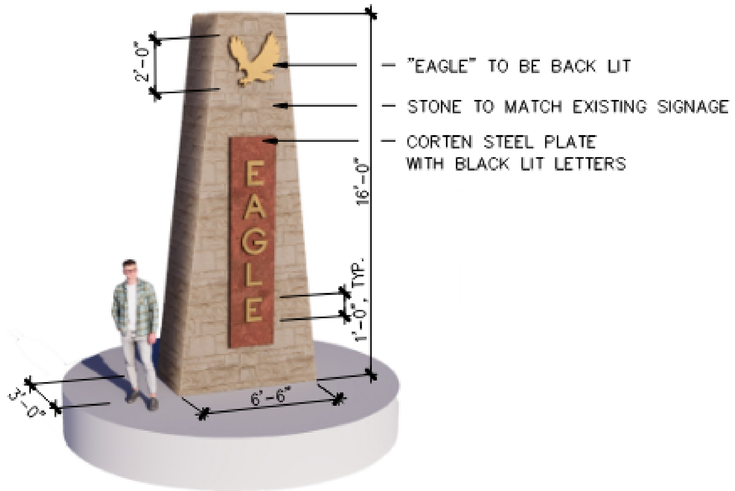
Option A3: Wayfinding Plan

Linear Gateway "Eagle"

Option A4: Wayfinding Plan

Pillar Gateway "Eagle"

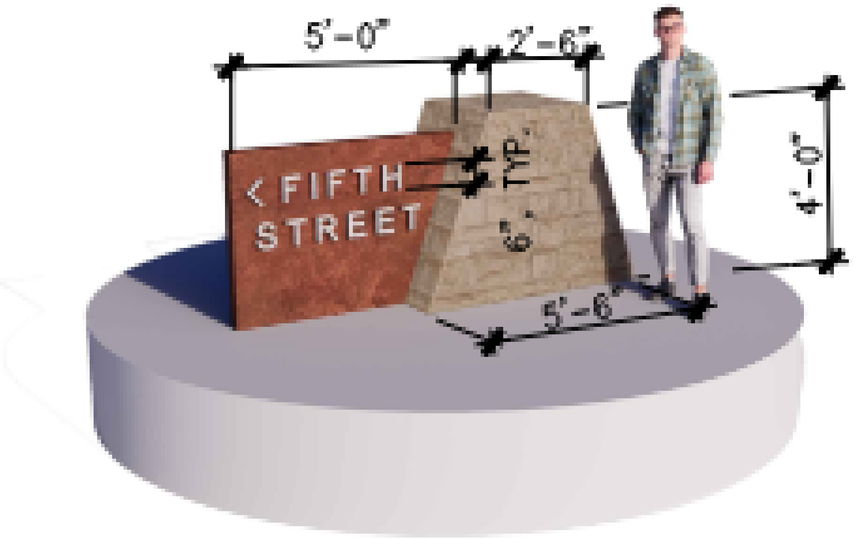
Option B: Grand Ave Plans



Secondary Monument / Gateway Sign

Option A: Wayfinding Plan

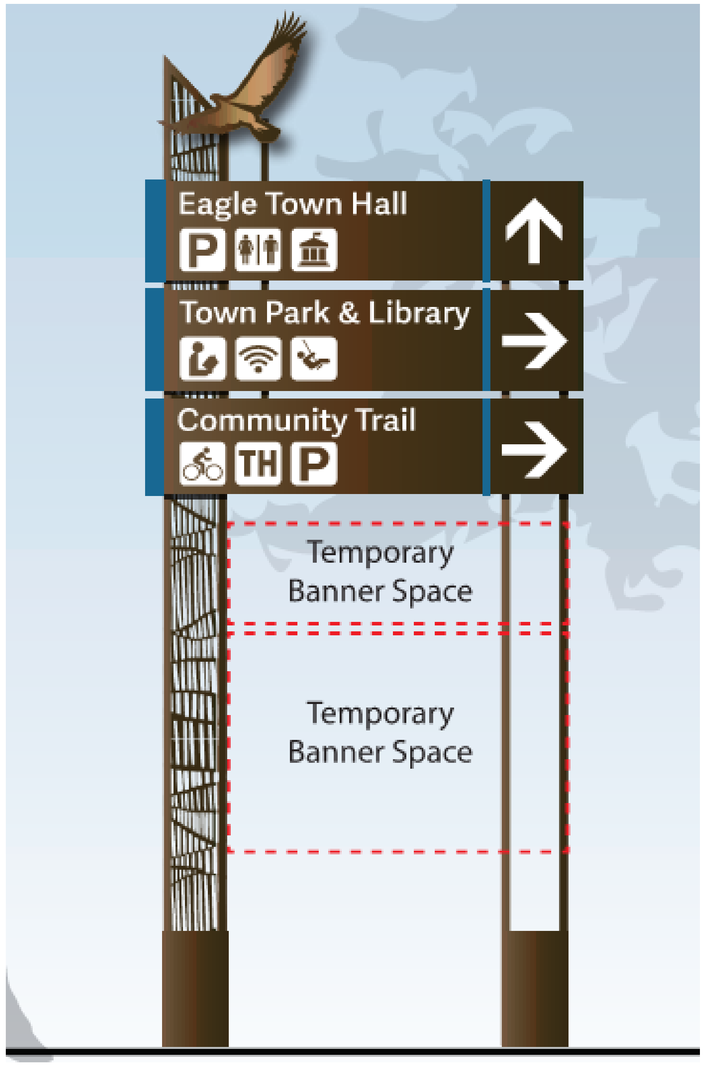
Option B: Grand Ave Plans



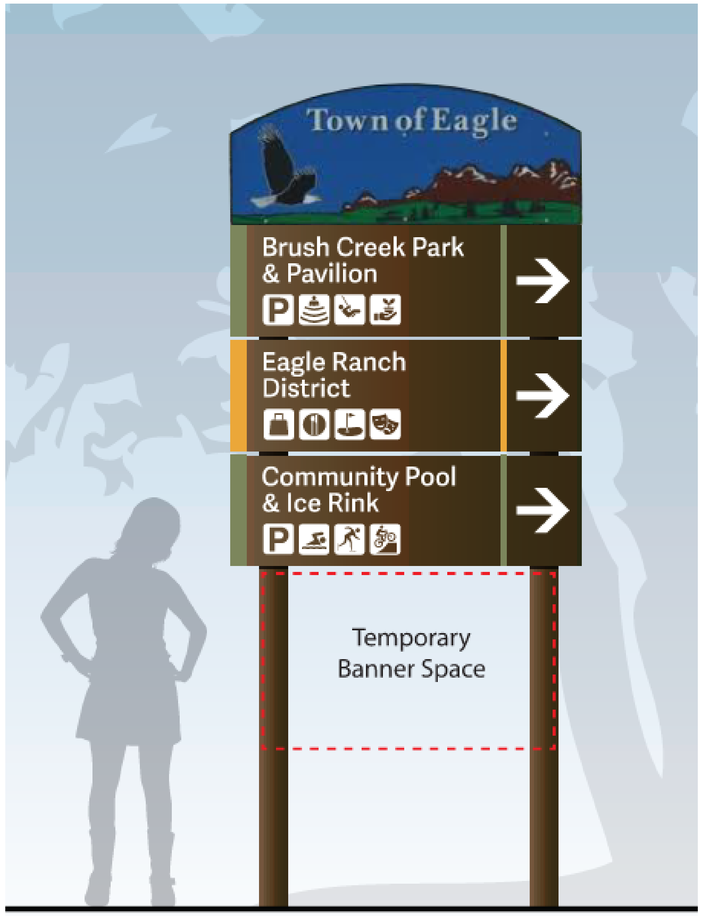
2 SECONDARY ENTRY MONUMENT

Auto-Directional Sign

Option A1: Wayfinding Plan (new)



Option A2: Wayfinding Plan (retrofit)



Option B: Grand Ave Plan (Reset Existing)

To:	Mayor Woods and Town Council
From:	Melissa Daruna, Town Manager & Tom Gosiorowski, Public Works Director
Date:	August 25, 2026
Agenda Item:	Update on the Brush Creek Road Extension Project

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REQUEST:
Staff is providing an update on the Brush Creek Road Extension (BCRE) to offer more background information, confirm the roles established by the Sixth Amendment to the Haymeadow Annexation and Development Agreement (ADA), and give more details on the next steps for right-of-way (ROW) acquisition and road construction.

BACKGROUND:
The BCRE is a planned connection from the Brush Creek Road and Capitol St. intersection to Grand Avenue. An overview of the road is depicted in the West Eagle Sub Area Plan (Link). The extension will include a four-way stop at Brush Creek Road and Capitol St. and a recreation path that also connects to Grand Ave. This important connector has been part of community planning in different variations as far back as the 1990s in order to reduce traffic impacts on Capitol St. When the Haymeadow annexation and PUD was approved, the construction of the BCRE became the responsibility of the developer and was required to begin when the 300th building permit was issued.

In 2024, the Town and the Haymeadow developer, Abrika, agreed upon the Sixth Amendment to the ADA which revised the roles and responsibilities around the BCRE, among other terms (Link). The Town assumed responsibility for negotiating the ROW necessary to construct the road and the developer agreed to continue to fund the ROW acquisitions and design and construction of the road.

Haymeadow ADA – Current BCRE roles and responsibilities:

Developer design: The developer must design, at its expense and subject to Town approval, the BCRE plan set. The design must include two through lanes; an approved connection at Grand Avenue; a four-way stop at Brush Creek Road and Capitol Street; a Town-approved recreation path; storm drainage and water-quality improvements; lighting; and necessary utility

relocations. The design details are outlined well in the Sixth Amendment to the ADA Staff Memo (Link). The developer is currently working on aspects of the design and sharing elements with Public Works staff for review and comments.

Right-of-way acquisition: The Town must use its best efforts, with support from the Haymeadow Metropolitan District, to acquire the necessary ROW and/or easements, which will be based on the design criteria noted above. If the necessary property interests cannot be acquired, the developer must work with the Town to modify the design.

Acquisition costs: The developer is generally responsible for reimbursing the Town for costs associated with acquiring or condemning BCRE ROW and easements, subject to the limitations in the Sixth Amendment. This includes the ROW through or adjacent to the West Eagle property owned by the County. During the negotiation of this ADA amendment, it was anticipated that the Town may annex West Eagle as part of a proposed development project and have the ability to negotiate ROW at that time. That annexation and development project did not come to fruition, however, so ROW still needs to be acquired through the site.

Construction: Once the Town has acquired the necessary ROW and/or easements, the developer must submit final plans within 30 days. The developer must begin construction by May 1 of the year following Town approval of the final plans, or by May 1 of the second following year if approval occurs in November or December. Additionally, the developer must diligently pursue completion.

Performance guarantee: Before issuance of the 300th building permit in Haymeadow, the developer must provide a performance guarantee securing the BCRE work.

CURRENT STAFF WORK / NEXT STEPS

The immediate need is securing the ROW property interests and to advance the BCRE design work. Key properties for ROW negotiation include the West Eagle property, CDOT property, and the Grand Avenue Motel property.

Staff had high-level discussions with Eagle County about West Eagle and the ROW need within the last year. The County is aware of the community benefit of the BCRE and staff feel positive about the opportunity to collaborate with them on the necessary acquisition.

Negotiations with CDOT will be essential because the Town cannot exercise eminent domain over a state agency. The Town's strategic acquisition of the Grand Avenue Grill property will improve the Town's ability to discuss a land exchange that supports CDOT’s parking needs on the other side of their facility, hopefully allowing for the acquisition of needed ROW for both Grand Ave and the BCRE.

Additionally, during the Grand Ave. planning and design, it became clear that the Grand Ave. Grill property would be impacted to the degree that it was unlikely to continue to be operated as a restaurant. This could be considered a complete taking under eminent domain which could require the Town to pay for the full property. As such, the Town purchased the property when it

was listed for sale in order to provide more negotiation opportunities and save the additional costs that could come from eminent domain negotiations in the future.

The ability to leverage the Grand Ave. Grill property and negotiate with CDOT would allow for the ROW to be more closely aligned with the CDOT property, significantly reducing the impact the Grand Avenue Motel. See BCRE CDOT Exhibit (Link).

Staff will begin with a negotiation-first strategy for ROW acquisition, with eminent domain or condemnation utilized as the legal tool to finalize acquisitions as needed. The scope and timing of the acquisition effort will depend on negotiations with affected property owners and agencies. Staff intends to begin that outreach by the end of this year so negotiations can begin Q1 of 2027, as indicated in the Strategic Plan. Staff will also be coordinating design plan meetings and reviews with the developer during this time.

BUDGET / STAFF IMPACT

The BCRE ROW effort will require sustained staff time, legal and acquisition support. The Haymeadow ADA provides for developer reimbursement of specified BCRE acquisition costs, but the Town must initially undertake the acquisition process and should plan for costs that may fall outside the developer's reimbursement obligations. We are evaluating those needs and planning the staff capacity as part of the 2027 budget process.

STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies negotiation of the ROWs to begin in Q1 2027. This task is listed as part of the broader task of phasing and planning the Grand Ave. Improvements. This initiative is part the strategic objective to Maintain and Modernize Infrastructure.

RECOMMENDED ACTION

No action is needed at this time.

ATTACHMENTS

- Resolution No. 65, Series of 2024 – Sixth Amendment to the Haymeadow Annexation and Development Agreement.
    - Staff Memo Re: Sixth Amendment to the Haymeadow ADA
- BCRE Conceptual from West Eagle Sub Area Plan
- BCRE CDOT Exhibit