



Official Minutes Town Council Regular Meeting | 5:30 PM

Wednesday, October 15, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/82181690748>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 821 8169 0748

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. Call to Order

Mayor Earle B. called the meeting to order at 6:31pm.

2. Roll Call and Pledge of Allegiance

Council present: Mayor Earle Bidez and Town Council Members Lynn Feiger, Gusty Kanakis, Brian Rodine, and Kate Schifani. Tom Priest was excused absent.

Staff Members present: Town Manager Rob Gutierrez, Town Clerk Jay Brunvand, Town Attorney Mike Sawyer and Deputy Clerk Cindy Krieg (Zoom).

3. Approval of Consent Agenda

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.

A. 10-1-2025 Minutes

B. Resolution No. 42 - Series 2025 (A Resolution to Amend Resolution 41)

Motion by Gusty K., second by Lynn F., to approve the consent agenda of October 15, 2025 as presented. Motion passed 6-0. Tom Priest was excused absent.

4. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Eric G., second by Gust K., to approve the regular agenda of October 15, 2025 as presented. Motion passed 6-0. Tom Priest was excused absent.

5. Declaration of Conflicts of Interest

6. Public Comment

Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

7. Council and Committee Reports

Gusty K:

MFC Board Meeting Updates: Revenue up 7.8% over last year. Personal training, annual and 6-month memberships are all up.

8. Staff Reports

A. Manager's Report

Top Updates

1. Snow Removal – Weekend snow removal for the 2025-2026 season will not be contracted out but be performed by Minturn Public Works.

2. Suspicious Emails – The Town has observed suspicious emails appearing to come from Town staff requesting payment on invoices. Residents are advised to avoid opening attachments and to contact Town Hall directly to verify authenticity. No breaches of Town systems have been identified.

3. Staffing progress - Recruitment continues to strengthen Minturn's Public Works team. Two additional Equipment Operator candidates are in final offer stages, with anticipated start dates in early November. This brings the department close to full winter staffing for the 2025–2026 season.

Active Initiatives

Public Works Department

- The department currently consists of three staff members: Mike, Grant, and Billy (from Red Cliff), with two additional candidates expected to start in early November.
- We are working on offers for two other candidates with potential start dates in the first week of November.
- We have determined that weekend snow removal for the 2025-2026 season will not be contracted but will be performed by Minturn Public Works.
- We have ordered a new **SnowEx truck plow** and expect arrival in 4-8 weeks.

Highlands Property

- The Council will discuss the next potential steps at the October 15th, 2025, Council Meeting.

Town Hall 2-Bedroom Apartment & Building Systems Improvement RFP

- A design-build RFP was posted to the town's website on October 8th for reconstruction of the two-bedroom apartment and other building improvements. We are accepting submission until October 31st. Included in the other improvements are:
 - o Ventilation system for the former Police Department office space (potential lease to Radio Free Minturn).
 - o New file storage system to consolidate existing archives.
 - o Possible conversion of a storage area into additional office space.

Comprehensive Impact Fee Study RFP

- RFP was issued on October 10th, 2025, and seeks a consultant to prepare a Comprehensive Impact Fee Study for transportation, parks, public safety, housing, and infrastructure. Includes a separate Plant Investment Fee (PIF) analysis for the Water Enterprise Fund to maintain TABOR compliance.
- Proposals due later this month; staff expects to bring a recommended consultant in November for Council consideration.

Minturn Forward Land Use Code Update

- At their regular meeting of October 8th, the Planning Commission continued their review of Article 3 - Zoning Regulations where the Commission is focusing on the review of new zone districts, the table of permitted uses, use standards, dimensional limitations, and methods for measurement of things like building height and setbacks.
- The Commission will wrap up their review of Article 3 at a special meeting on October 29th. Following completion of the zoning regulations, the Commission will review draft subdivision (design) standards. The project is on track to wrap up review of most modules by the end of 2025 and to start the official review and adoption of the new code to start the new year.

Emerging Initiatives

Minturn Shooting Range

- Discussion item is planned for the November 5th Council Meeting to talk about potential steps for improving management of the range.

Housing

- Staff are researching long-term employee housing options. One potential approach involves placing a 1–2-bedroom modular ADU on the Town Manager's property, estimated at \$150,000–\$225,000 total, with a projected cost recovery in 7–10 years at a monthly rent of \$1,800
- Staff are exploring participation in the regional Housing Action Plan led by Avon and Eagle County, which could increase funding flexibility and coordination for future housing projects.

Parks and Recreation

- We have been selected to participate in the Colorado OEDIT Rural Technical Assistance Program. Graduate students from the Masters of Environment Program at CU Boulder and CSU Extension will take on the role of community consultants to develop a Community Action Plan in winter 2025/2026.
- The Minturn Fitness Center Board met on October 7th. The MFC has been experiencing its strongest fiscal performance since its opening over the last several

months. The town is exploring ways that we can support the MFC's continued growth in 2026.

Economic Development

- The Downtown Development Authority will hold a workshop on its Plan of Development from **October 20–22, 2025**.
- Staff are preparing a new ordinance regulating mobile businesses and vendors, targeted for consideration in **late Fall 2025**.
- Efforts are underway to identify barriers to entry for small businesses and explore ways the Town can help create additional commercial space for startups.

Gusty K – Inquired about the timing of Taylor St. repaving. Rob G. confirmed that this project would be put off until Spring.

Brian R – He has worked with graduate students on other projects through OEDIT, and found them to be very professional and great to work with. He also offered to help with this project if needed.

Rob G. noted that we would need a group willing to engage with the students during this process. They will come out for 2 days in March as a kickoff, Rob will share more information about this when available.

9. Special Presentations

Presentations are typically limited to 5 minutes. Invited presentations are typically limited to 10 minutes if prior arrangements are made with the Town Clerk.

A. Proclamation - High Five Access Media Day (in conjunction with High Five Media's 40th anniversary)

JK Perry – Executive Director, High Five Access Media, addressed the Council. Mr. Perry reiterated the services that High Five provides. In addition to municipal meetings coverage / streaming, and online posting for viewing, High Five serves the community in many other ways, and works to recognize community media both locally and across the nation. He also spoke about the importance of getting and being involved at the local level, and encouraged the public to attend and view council meetings to be informed and involved.

Mr. Perry introduced the board members who were present.

Earle B inquired about meeting archives.

Mr. Perry noted that they began archiving meetings in 2023, and everything from that point on is accessible via the High Five website. They are utilizing a service called Internet Archive for this project. They are constantly updating and pulling more into the website. There is an effort underway to archive more historically, and are working with EVLD to potentially house the more historical archives, and help with digitizing.

Earle B. read the Proclamation into the record.

B. Regional Housing Strategy Kick-Off Presentation

DUE TO THE COMPLEXITY OF THIS PRESENTATION AND THE ONGOING

WORK INVOLVED IN THIS PROCESS, THIS PRESENTATION IS EXPECTED TO BE 1 HOUR IN LENGTH.

Augustin Leone and Brian Pool with Government Performance Solutions presented. They are representing Housing Eagle County and the Avon Community Housing. Those 2 entities were awarded a state grant for this project this project, and GPS was selected as the consulting experts to execute it.

This is the first in a series of community workshops to shape coordinated, community-driven housing solutions across Eagle County in the Eagle River Valley.

Priorities / Strategies:

- **Local Economy:** A strong workforce = competitive resorts. Steamboat, Aspen, Park City, Tahoe all invest in housing to keep talent close.
- **Workforce Flight:** When workers live beyond Eagle County, costs rise, service accessibility diminishes, and the community ultimately loses.
- **Stability:** Homeownership anchors families, schools, and neighborhoods; it's the keystone to a resilient community.
- **Broken Ladder:** Today's market has too few rungs; middle-income mobility is nearly gone.
- **Location:** Housing near jobs and transit cuts congestion and advances climate goals.
- **Market Gap:** Free market won't serve low and middle-income households; strategic action is essential.

Statistics Shared:

- Home prices in Eagle County have skyrocketed; outpacing local incomes and pricing out the workforce. From 2015 to 2023, median home prices in non-resort areas have nearly doubled across most towns. Even traditionally more affordable towns like Gypsum and Eagle have seen sharp increases, approaching or exceeding \$1M.
- **Wages in Eagle County no longer match the cost of housing for home buyers.** In Eagle County, a household would need 5.2 median-wage earners (\$53,000) to afford a median-priced home.
- **Typical rent far exceeds what most households can afford. To rent a 2-bedroom at \$3,000/month, it would take 2.3 median-wage earners to rent a median-price rental.**
- The Valley Home Store has 1,500 buyers actively looking to purchase.
- A life-long valley resident retires but stays in their deed restricted home. Now there is one less employee and one less housing unit.
- A purchase 10 years ago with a median-home sales price of \$700,000 provided easier step-up inventory in the housing spectrum of needs. That inventory is now priced at \$1.6M, so is unattainable for move-up buyers.
- Higher rental rates are pushing buyers to purchase to relieve the pressure of unknown housing impacts, like a landlord selling the unit.

- Based on the Eagle County Regional Housing Needs Assessment completed in 2025 there is a current need for 2,638 units and a future need of 3,736 units over the next decade, amounting to a need for 6,375 total units by 2035.
- Vail, Avon and Eagle County are contributing resources to help with the housing gap (unit numbers were shared).

How we operate today:

- Housing partnerships exist, but with different goals, programs, inconsistent funding, and priorities.
- We collaborate, but differing boards create localized goals.
- The result? Progress, but inefficient.
- We could be aligned in vision, coordination, funding and impact.

Possible Solutions:

Option 1: Non-Revenue Housing Solutions were discussed. Policy-based and regulatory tools that enable housing creation without direct public funding. Examples include:

- Housing mitigation requirements
- Inclusionary zoning
- Development incentives
- Community housing overlays
- Fast-track approvals.

Option 2: Continued Local Collaboration

Each jurisdiction keeps control of its own housing programs, but partners via an Intergovernmental Agreement (IGA) to pool programs and services. Together, they launch a regional Housing Coalition to deploy shared tools like buy-downs, deed restriction resales, and housing programs.

Option 3 (Would require a ballot measure):

A regional housing authority with shared governance and a voter-approved revenue stream (e.g. tax or fee) dedicated to housing. Operates independently to plan, fund, and execute housing solutions across the region with scale, speed, and staying power.

The full presentation is included in the meeting minutes.

Brian R. brought up how much out-of-community demand for housing is impact this issue.

Mr. Pool noted that is a little out of scope for this project, but that he would look into that with the County.

Earle B. inquired whether they had done any revenue models regarding what might be palatable with regard to a mill levy / County-wide property tax increases. He also asked if a regional housing authority would be eligible to apply for federal grants.

Mr. Pool noted that is still a little early, they are in the very beginning stages of this project.

Gusty K. inquired about whether they factor in private development at all? Are some of the private developments happening down valley deed restricted? He also asked about private development / more units being built hopefully bringing prices down somewhat.

Mr. Pool noted that he would confirm those details with Tori at Eagle County, but that sometimes more inventory still does not help those in lower income brackets as they often are still not priced very affordably, especially with private developments.

Brian R. asked about whether community focus could change / could be lost to some extent if you elevate this to a regional level. Our community has very specific needs and challenges.

Rob G. noted that as part of the regional needs assessment - a percentage of housing units delivered over the last 10 years, the unincorporated areas are the second lowest of delivering those units. Before the County asks some communities to do more and voters to pay more, he feels that they need to speak to a strategy to deliver housing units in the unincorporated areas.

GPS will be back in January / February to present and discuss progress so far, and next steps.

10. Business Items

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

Tom Priest joined the meeting at 6:35pm.

A. Resolution No. 43 - Series 2025, A Resolution to Award a Contract for Design and Construction Management Services for the Bellm Bridge Replacement.

CDOT-funded off-system bridge program. We need to select based on qualifications. Town Engineer Jeff Spanel and Town Manager Rob Gutierrez are recommending SHE as the most qualified firm for this work. This firm also conducted the feasibility study for the Town.

Timing / downtime was discussed.

Jeff S. noted that one of the considerations was repairing the scour damage on the existing bridge, and to repair the scour damage on that bridge, we'd be digging up the river and getting underneath those piers and supporting them. He did not recall the exact cost for the scour damage but repair was virtually the cost of replacing the bridge itself. Might as well just replace the bridge, because down the road you're going to be redoing that scour damage anyway, because the water's always going to be eating away at it. The new bridge would be designed to minimize scour damage.

Brian R. asked about construction impact to local businesses and residents. He inquired about a temporary bridge?

Rob G. – Cost would be significant, this was not explored. Jeff S. noted that there really isn't room for this option. If you did this, you would need to construct the bridge in two pieces (one lane at a time).

Rob G. noted that they could explore this option with SHE, although the cost would be much higher.

A pre-fabricated bridge was explored / recommended as an option due to the shorter down time.

Jeff S. noted that we could do a separate, adjacent structure pedestrian bridge. This would be more expensive, but would help with the access and impact concerns, especially for the businesses in that area.

Tom P. also recommended that we follow up on implementing load restrictions sooner for Bellm Bridge. Also recommends that we follow up on pros and cons of doing two bridges, one for pedestrians and one for vehicles.

Motion by Eric G., second by Gusty K., to award the contract for Design and Construction Management Services for the Bellm Bridge Replacement to SEH (Short Elliott Hendrickson Inc) as presented. Motion passed 7-0.

11. Discussion / Direction Items

12. Future Agenda Items

A. Future Meeting Topics

13. Executive Session

A. Executive Session for the Purpose of Receiving Legal Advice on Land Parcels

Motion by Brian R, second by Eric G, to convene into executive session pursuant to Colorado Revised Statute (C.R.S.) §24-6-402 (4)(b) for the purpose of receiving specific legal advice on land matters.

Council convened back into regular session following the executive session.

Direction given to Town Manager was pursuant to executive session.

14. Adjourn

Motion by Eric G, second by Gusty K, to adjourn the regular session at 9:05pm.

Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

Information Only Items

Upcoming Council Meetings: 11/5, 11/19, 12/3, 12/17. Upcoming Special Events: November First Friday (11/7) at the Mexican Bar & Grill. December First Friday - Christkindlmarkt (12/5) at Minturn Whisky. Holiday Market (Saturday 12/6) at The Barn. DDA Workshop October 20 - 22.

Regional Housing Solutions: Action, Investment, & Impact in Eagle River Valley



Insights & Strategies



Envisioning Futures
Custom Solutions
Beyond the Drawing Board

Agenda

- **Introductions**
- **Purpose of Today's Session**
- **Background**
 - Eagle County Housing Issue
 - Local Progress & Community Solutions
 - The Remaining Gap
 - Regional Solutions
- **Community Discussion**
- **What's Next?**



Government Performance Solutions, Inc.

Brian Pool



Agustín Leone



Erin Ulric



- Brian, Erin & Agustín work for Colorado-based Government Performance Solutions, Inc. (GPS)
- GPS partners with public and social sector organizations to navigate change by:
 - Using deep listening & a collaborative approach,
 - Engaging agency staff, their partners, and the community to co-create solutions that drive sustainable transformations, and
 - Reconnecting staff to align and rally around measurable goals.

Learn more about GPS at:
<https://www.governmentperformance.us/>



Today's Purpose & Your Role



This is the first in a *series of community workshops* to shape coordinated, community-driven housing solutions across Eagle County in the Eagle River Valley.

What We're Doing Today

- Ground in the facts and local context
- Spotlight what's working and what's missing
- Explore options for doing more, together
- Hear directly from you

What We're Asking of You

- **Listen actively** > Take in facts, stories, and possibilities.
- **React honestly** > What surprises you? What resonates?
- **Gauge boldness** > What's the appetite for bigger moves?
- **Spot the gaps** > What are we missing?



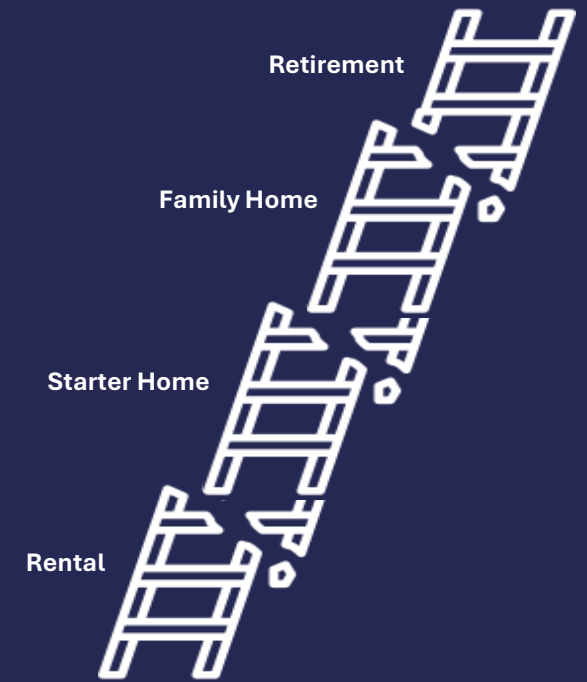
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Got more to say?
Scan here.**



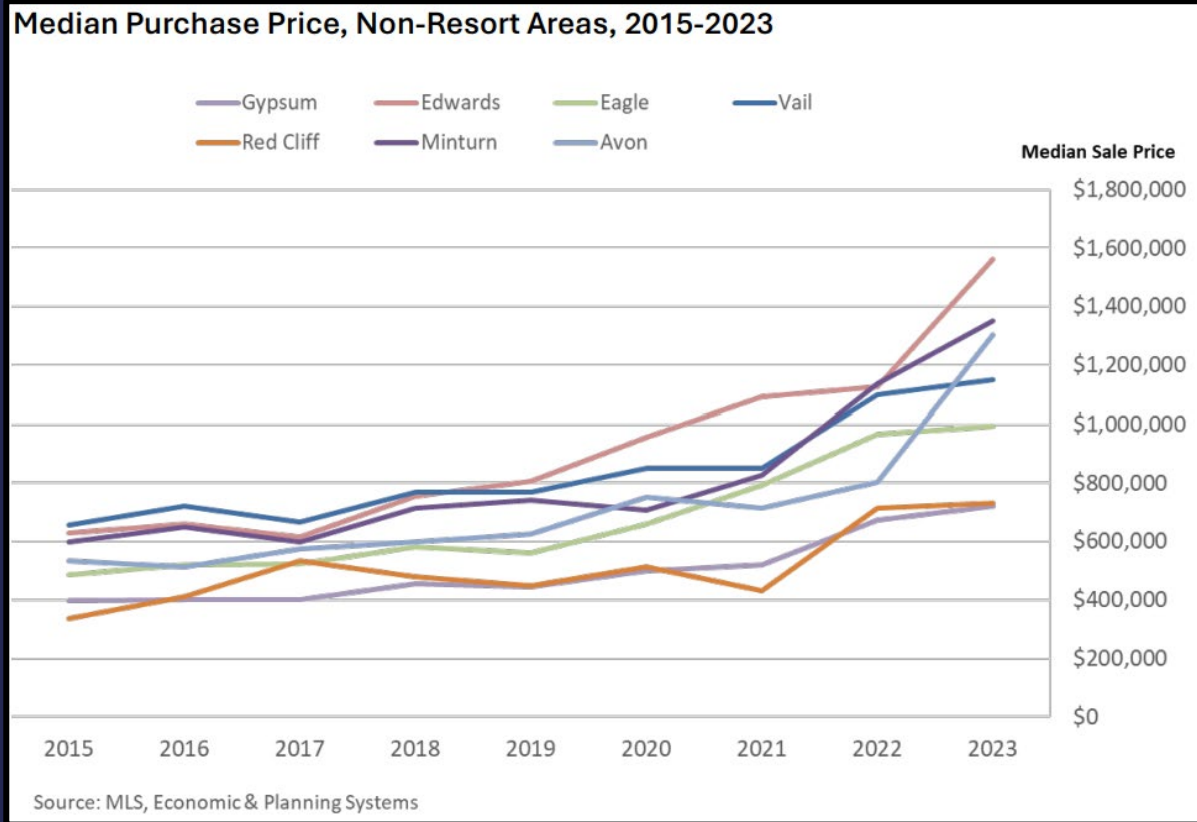
Why Housing Matters for Eagle County's Future

World-class communities require a world-class workforce, and that means housing locals here, not elsewhere.

- **Local Economy:** A strong workforce = competitive resorts. Steamboat, Aspen, Park City, Tahoe all invest in housing to keep talent close.
- **Workforce Flight:** When workers live beyond Eagle County, costs rise, service accessibility diminishes, and the community ultimately loses.
- **Stability:** Homeownership anchors families, schools, and neighborhoods; it's the keystone to a resilient community.
- **Broken Ladder:** Today's market has too few rungs; middle-income mobility is nearly gone.
- **Location:** Housing near jobs and transit cuts congestion and advances climate goals.
- **Market Gap:** Free market won't serve low and middle-income households; strategic action is essential.



The Housing Market Has Moved Beyond Reach



Home prices in Eagle County have skyrocketed; outpacing local incomes and pricing out the workforce.

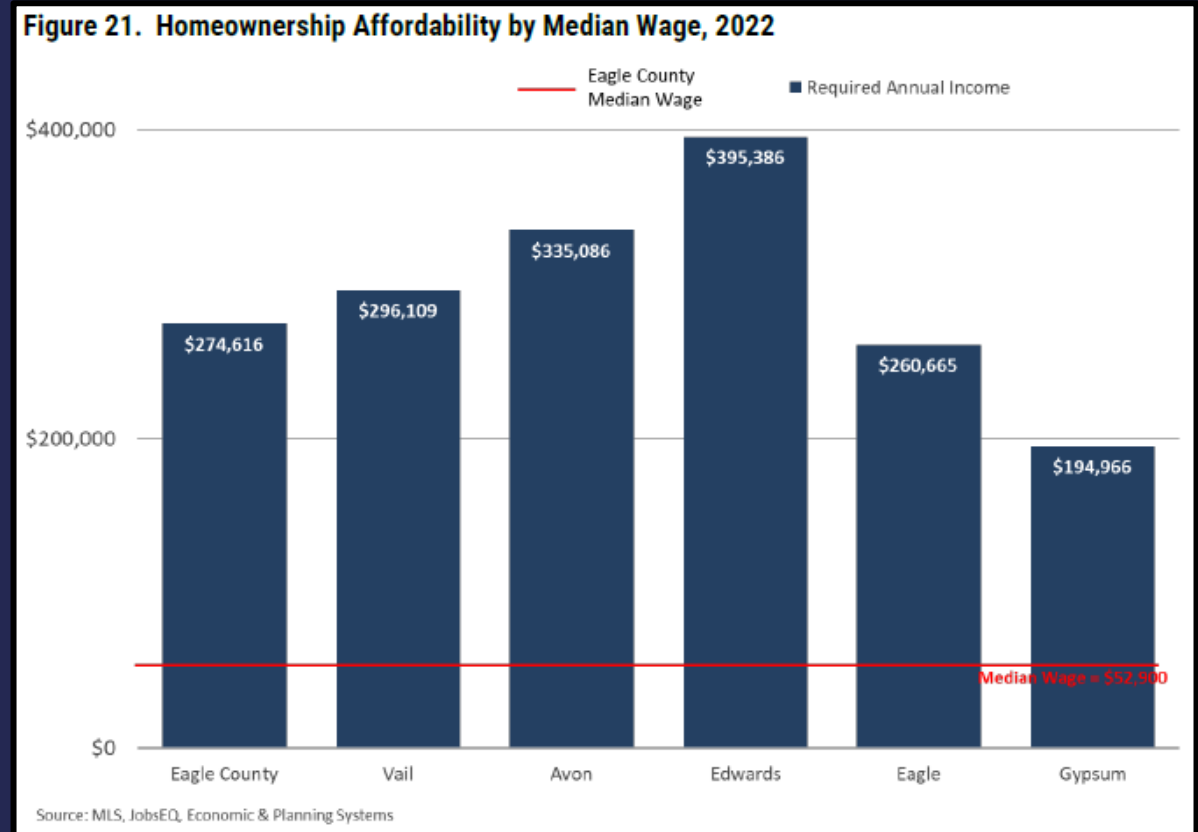
- From **2015 to 2023**, median home prices in non-resort areas have **nearly doubled** across most towns.
- **Even traditionally more affordable towns like Gypsum and Eagle have seen sharp increases**, approaching or exceeding **\$1M**.



The Housing Affordability Gap - Homebuyers

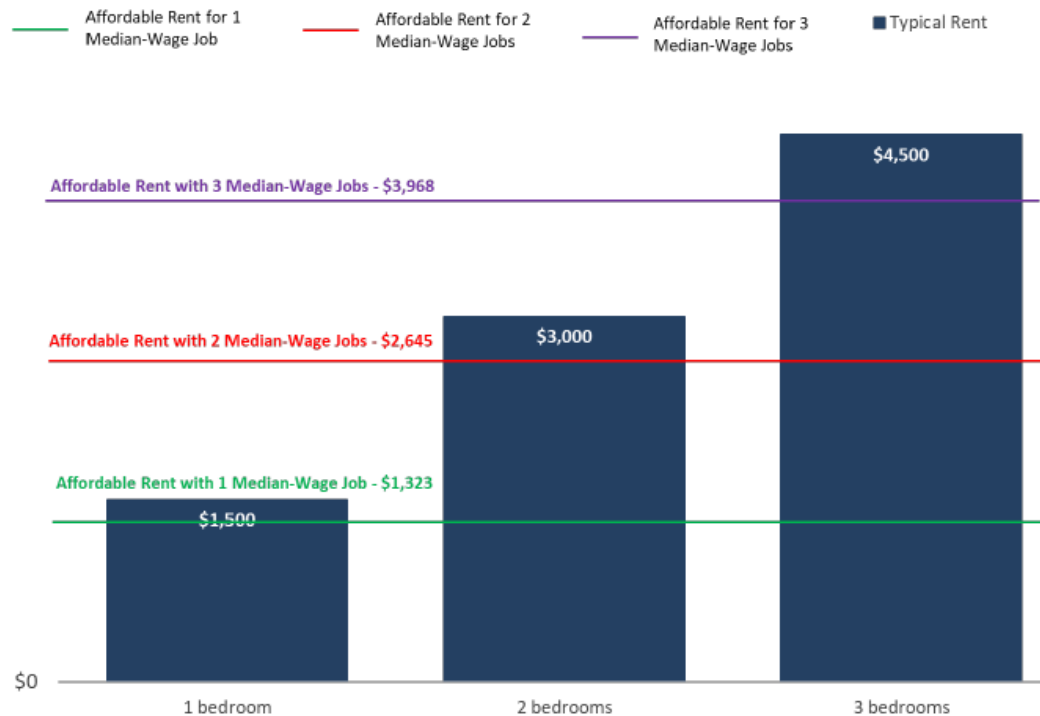
Wages in Eagle County no longer match the cost of housing for home buyers.

In Eagle County, a household would need 5.2 median-wage earners (\$53,000) to afford a median-priced home.



The Housing Affordability Gap - Renters

Figure 16. Rental Affordability by Bedrooms for Median Wage, 2022



Source: U.S.Census Bureau, JobsEQ, Economic & Planning Systems

Typical rent far exceeds what most households can afford.

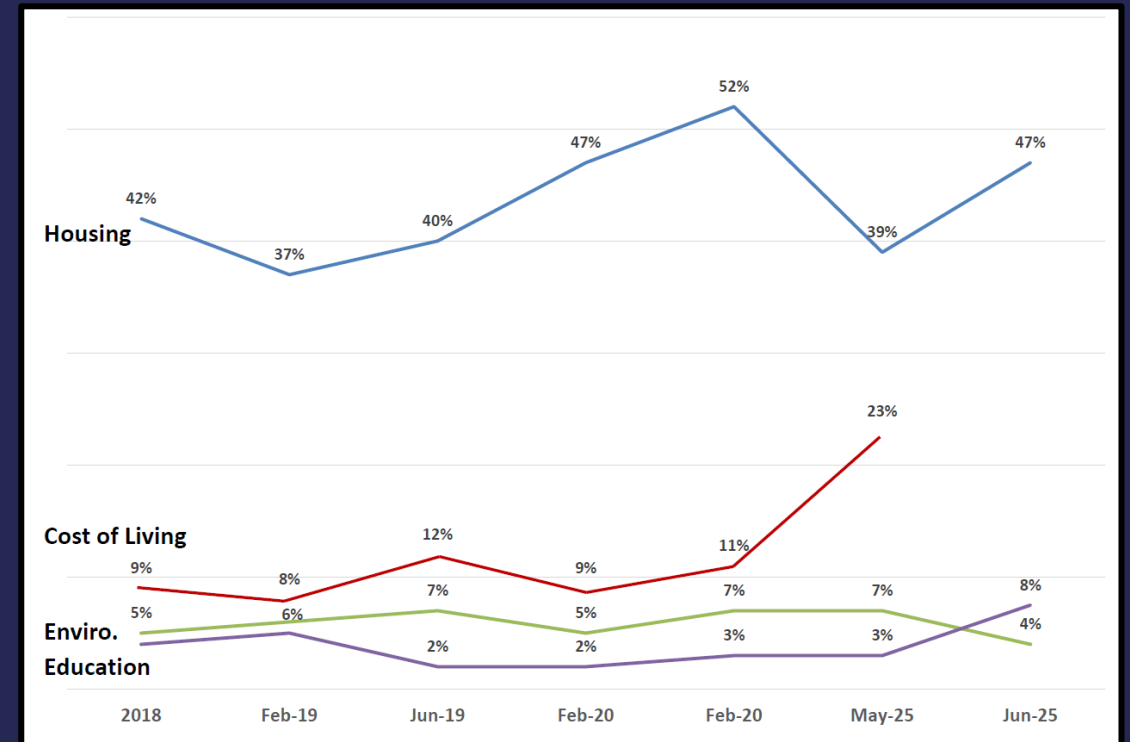
To rent a 2-bedroom at \$3,000/month, it would take 2.3 median-wage earners to rent a median-price rental.



Housing: Eagle County's Top Priority

Year after year, housing stands out as the *#1 concern* for residents and business owners.

- Since 2018, housing has **consistently ranked** as the most pressing issue among Eagle County residents.
- Housing concern outpaces other major issues like **cost of living (9 – 23%)** **environment (4 – 7%)** and **education (2 – 8%)**.



Not Just Numbers — Our Neighbors' Realities

Every statistic hides a story: here's what it looks like on the ground.

- The Valley Home Store has 1,500 buyers actively looking to purchase.
- A life-long valley resident retires but stays in their deed restricted home. Now there is one less employee and one less housing unit.
- A purchase 10 years ago with a median-home sales price of \$700,000 provided easier step-up inventory in the housing spectrum of needs. That inventory is now priced at \$1.6M, so is unattainable for move-up buyers.
- Higher rental rates are pushing buyers to purchase to relieve the pressure of unknown housing impacts, like a landlord selling the unit.



Current and Future Housing Demand

Based on the Eagle County Regional Housing Needs Assessment completed in 2025 there is a current need for 2,638 units and a future need of 3,736 units over the next decade, amounting to a need for 6,375 total units by 2035.

Jurisdiction/Entity	Estimated Allocation for Next 10 Years
Eagle County Housing & Dev. Authority	24%
Town of Vail	26%
Town of Avon	25%
Eagle	16%
Gypsum	8%
Minturn	1%



What Communities are Already Investing

Across Eagle County, local jurisdictions are contributing real resources. Here's how much.

Jurisdiction/Entity	Estimated Total Units Preserved/Created Over Past 5 Years
<i>Eagle County Housing & Dev. Authority</i>	747 units
<i>Town of Vail</i>	690 units
<i>Town of Avon</i>	69 units
<u>5 Year Total</u>	<u>1506 Units</u>



Investment in Action

Local housing investments are delivering units and preserving affordability.

- **County Investment:** \$65M invested over 4 years with 747 units/families supported, leveraging proceeds from Lake Creek Village sale (2021) and \$10M Commissioner allocation.
- **Deed Restriction Programs:**
 - **Good Deeds** – ~176 units, permanent price caps, immediate demand (“funds gone within days”).
 - **Vail In-Deed, Mi Casa Avon** – additional permanent affordability; hundreds of units preserved.
- **Local Code Updates:** Eagle County, Eagle, Gypsum, and Minturn advancing zoning updates to promote housing.
- **Employers Stepping Up:** Eagle County School District, ERWSD, Vail Health actively investing in workforce housing.



Beyond the Numbers — Real People, Real Impact

“We thought we’d never be able to buy a home, but this program changed everything and gave us real hope in Eagle County.” — Local couple, 15 years in Eagle County.

“This is the only way we could afford a home here. We feel blessed to be part of this community and finally put down roots.” — School administrator, 18 years in Eagle County.

“Owning a home here once felt out of reach. Now, I finally have a place to call my own and a sense of stability.” — Local family, after moving three times in three years as renters.

“We never thought we could own a home here. This program let us stay, build our future, and start our family in the community we love.” — Newlyweds working in healthcare and education.



How We Operate Today

Multiple jurisdictions working through The Valley Home Store with aligned programs. Diverse goals for each entity.

- Housing partnerships exist, but with different goals, programs, inconsistent funding, and priorities.
- We collaborate, but differing boards create localized goals.
- **The result?** Progress, but inefficient.
- We could be **aligned in vision, coordination, funding and impact.**



Today	Missing
Partnerships	Centralized Execution
Localized Goals	Unified Board Leadership
Collaboration	Strategic Coordination
Localized Impact	Regional Scaling



Meeting Local Demand for Community Housing

What Could we Achieve?

Scenario	Dedicated Funds	Estimated Units Created
Current Dedicated Funds (Assumes no funding change)	~\$8M	53 units per year
Moderate Investment	+ \$25M per year	167 units per year
Bold Investment	+ \$40M per year	267 units per year

Does not include General Fund Investments*

Assumes ~\$150K public investment per unit; costs vary by type and location*



Option 1: Non-Revenue Housing Solutions

Policy-based and regulatory tools that enable housing creation without direct public funding. Examples include: housing mitigation requirements, inclusionary zoning, development incentives, community housing overlays, and fast-track approvals.

When it Shines	Where it Stalls
Leverages Private Development: Captures affordability without tapping public dollars.	No Guarantees: Policies can be revised or repealed; durability depends on political will.
	Equity Concerns: Developers may seek exemptions or pass costs to market-rate buyers/renters.
Scalable Incentives: Density bonuses, fee waivers, or streamlined approvals encourage private participation.	Inconsistent Results: Effectiveness varies widely based on local enforcement and market conditions.
	Limited Impact: Only generates a <i>small fraction of the housing needed</i> .



Option 2: Continued Local Collaboration

Each jurisdiction keeps control of its own housing programs, but partners via an Intergovernmental Agreement (IGA) to pool programs and services. Together, they launch a regional Housing Coalition to deploy shared tools like buy-downs, deed restriction resales, and housing programs.

When it Shines	Where it Stalls
Real Dollars: Collective funding creates scale - cash, land, fee offsets	Voluntary: No guaranteed baseline funding; participation may shift
Flexible Tools: Can support diverse needs such as preservation and buy-downs	Admin Burden: Heavy lift to manage and coordinate across entities
Some Quick Wins: Some solutions (like <i>Mi Casa Avon</i> or Good Deeds) can show results within months	Leadership Changes: Turnover can disrupt continuity and weaken commitment
Local Control: Each jurisdiction still runs its own programs and priorities in collaboration	Competing Priorities: Housing may lose focus to other local needs
	Sustainability: Without long-term strategy, efforts risk being short-lived

Option 3: Regional Housing Authority (RHA)

A regional housing authority with shared governance and a voter-approved revenue stream (e.g. tax or fee) dedicated to housing. Operates independently to plan, fund, and execute housing solutions across the region with scale, speed, and staying power.

When it Shines	Where it Stalls
Plans & Build at Scale: Based on funding source, can deliver hundreds of units/year with long-range pipeline visibility	Needs a Ballot Win: Must mount a successful public campaign to secure RHA with funding
Stable Funding: Voter-approved revenue unlocks bonding power and predictable cash flow	
One Stop Shop: For programs, partnerships, and buyers/sellers	Funding Source is Political: Sales tax vs. property tax vs. fee; each has tradeoffs
More Bang for the Buck: Greater administrative efficiency, centralized staff, fewer redundancies	
One Playbook: Client ease of use, education, unified programs, standard processes, one application for the public	Trust Must be Earned: Collaborative success yields more value to the community
Developer Friendly: Easier, more attractive partner with streamlined processes for development partnerships	

Discussion

1. *When you first bought or rented in Eagle County, what was that experience like? Could someone repeat it today?*
2. *How is the housing challenge impacting you and your friends in Eagle County?*
3. *What other challenges are important?*
4. *What options are the most appropriate for the Eagle County community today?*
5. *How would you define a successful regional housing program?*
6. *What strategies or ideas should be included?*



Next Steps



Phase 1:
*Insights &
Strategies*

Phase 2:
*Options &
Proposals*

- **Engagement in Motion**

We're meeting with partners across Eagle County; surfacing themes, gaps and shared direction.

- **After the New Year**

Potential solutions will be presented for review, discussion and input at a second series of community workshops.



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Engagement**

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