

VAIL TOWN COUNCIL MEETING

Afternoon Session Agenda



The Grand View, 395 S. Frontage Road W. Vail, CO 81657
and virtually by Zoom: https://vail.zoom.us/webinar/register/WN_JmvTNxWSRIW8HGDqJYuNBg

12:20 PM June 4, 2024

Notes:

Times of items are approximate, subject to change, and cannot be relied upon to determine what time Council will consider an item.

1. Call to Order

2. Interviews for Boards, Commissions and Authorities

2.1 Vail Local Housing Authority (VLHA)

5 min.

Interview applicant for vacancy on the Vail Local Housing Authority.

Presenter(s): Stephanie Kauffman, Town Clerk

Background: One vacancy exists on the Vail Local Housing Authority. The term of the new appointment will begin on June 1, 2024 and expires on May 31, 2029 (five year terms). Duties of the five-member VLHA include budget approval, policy recommendations, advocacy, strategic and long-term planning, and making recommendations for development and acquisition parameters.

[VLHA Applications](#)

3. Joint Meeting with Vail Recreation District (120 min.)

3.1 Dobson Arena Update

[Dobson Arena Council Memo 2024-06-04](#)

[Dobson Arena Council Memo and Presentation 2024-06-04](#)

4. Presentation/Discussion

4.1 West Middle Creek Total Budget & Schedule Update

60 min.

Listen to presentation and provide feedback.

Presenter(s): George Ruther, Housing Director and Eric Komppa, President at Corum Real Estate Group

Background: Please see the attached presentation.

[WMC Presentation Council 2024-06-04](#)

[Public Comment - West Middle Creek](#)

4.2 Short Term Rental Update

10 min.

Listen to presentation and provide feedback.

Presenter(s): Carlie Smith, Finance Director

Background: Please see the attached memo.

[2024-06-04 STR Update](#)

5. DRB/PEC

Due to the Memorial Day Holiday, the second PEC meeting in May was canceled. There is no DRB/PEC update for this meeting.

6. Information Update

6.1 April 18, 2024 VLMDAC Meeting Minutes

[2021-04-18 VLMDAC Meeting Minutes](#)

6.2 May 10, 2024 VLMDAC Meeting Minutes

[2024-05-10 VLMDAC Special Meeting Minutes](#)

6.3 May 15, 2024 VLHA Meeting Minutes

[2024-05-14 VLHA Minutes](#)

6.4 May 2024 Revenue Update

[2024-06-04 Revenue Update](#)

6.5 Waste Diversion Update

[2024-06-04 Community Wide Waste Diversion Update](#)

7. Matters from Mayor, Council, Town Manager and Committee Reports (20 min.)

7.1 Town Manager Report

[TM Update 2024-06-04](#)

7.2 Council Matters and Status Report

[2024-06-04 Council Matters](#)

8. Executive Session (60 min.)

Executive Session pursuant to:

- 1. C.R.S. §24-6-402(4)(a) - to consider the purchase, acquisition, lease, transfer or sale of any real, personal or other property interest, §24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations and instruct negotiators and on the topics of: 1. Potential Real Property Acquisitions by the Town; and 2. The redevelopment of the Timber Ridge Apartments; and*
- 2. C.R.S. §24-6-402(4)(b) - to hold a conference with the Town Attorney, to receive legal advice on specific legal questions, and C.R.S. §24-6-402(4)(e) - to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations and instruct negotiators on the topic of Short Term Rental regulation.*

9. Recess 4:55pm (estimate)

Meeting agendas and materials can be accessed prior to meeting day on the Town of Vail website www.vailgov.com. All town council meetings will be streamed live by High Five Access Media and available for public viewing as the meeting is happening. The meeting videos are also posted to High Five Access Media website the week following meeting day, www.highfivemedia.org.

Please call 970-479-2136 for additional information. Sign language interpretation is available upon request with 48 hour notification dial 711.

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

TIME: 5 min.

SUBMITTED BY: Stephanie Bibbens, Town Manager

ITEM TYPE: Worksession

AGENDA SECTION: Interviews for Boards, Commissions and Authorities

SUBJECT: Vail Local Housing Authority (VLHA)

SUGGESTED ACTION: Interview applicant for vacancy on the Vail Local Housing Authority.

PRESENTER(S): Stephanie Kauffman, Town Clerk

ATTACHMENTS:
[VLHA Applications](#)

**• What unique and particular qualifications do you bring to the position?
Please provide specific examples.**

I would bring a new perspective to the Authority. As a landlord in Vail for 28 years I have a unique perspective of knowing and experiencing what the challenges are of being a landlord in Vail. I know what it would take to get property owners to rent to workforce housing. I understand the reasons why property owners want to rent short term renters. I have served on several HOA's that had multi million dollar construction defect lawsuits. The board had to oversee and manage years of litigation and then manage the years long repair process. I have owned various properties in West Vail since 1996. I was a member of the WVMP community advisory committee. The WVMP community advisory committee formulated the the master plan that was adopted by town council. I was a member of the 2006 Chamonix Parcel community advisory committee. This committee led by Scott Hunn The plan that this committee sent to and was approved by town council called for 58 units to be built on the Chamonix parcel.

What is your experience serving on other Boards?

I was a member of the WVMP community advisory committee. The WVMP community advisory committee formulated the the master plan that was adopted by town council. In 2006-2008 I was also member of the Chamonix Parcel community advisory committee. This committee led by Scott Hunn The plan that this committee sent to and was approved by town council called for 58 units to be built on the Chamonix parcel.

What skills and experiences do you have to advance the mission of the Board?

I have been a landlord for over 30 years. I have construction and construction design experience. I have experience working on many different boards The mark of leadership is the ability to handle differences in ways that build trust and create a civic culture of mutual respect that makes progress possible. We must rise above the fray and reach beyond comfort zones and be capable of working closely with those with whom we do not always agree. I have this experience from the many and various boards and committees that I have served on.

What do you see as the primary role of this Board?

To be a voice of moderation. Being on this board is an act of service to the public, not just to those who share your views but to all the residents of Vail.

What do you believe is the largest obstacle facing this Board in 2024?

Maintaining a realistic approach to enacting new rules and regulations regarding deed restriction rules and regulations. Working with the private sector to be able to get them the funding that will make workforce housing a win win proposition.

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

Yes No

If you answered "Yes" to the question above, please explain your conflict:

Interests & Experiences

Question applies to Design Review Board,Vail Local Housing Authority

How would your appointment to the Authority add value and bring about new solutions to the community's housing challenges?

I would bring a new perspective to the Authority. As a landlord in Vail for 28 years I have a unique perspective of knowing and experiencing what the challenges are of being a landlord in Vail. I know what it would take to get property owners to rent to workforce housing. I understand the reasons why property owners want to rent short term renters.

Question applies to Vail Local Housing Authority

What ideas would you suggest the VLHA consider to be more effective in acquiring deed restrictions?

Reevaluate what owners can recoup when they sell their deed restricted home. The town of Vail needs to invest in building more deed restricted housing. Incentivise and work with business and landowners to build deed restricted housing. The town needs to accept the fact that there is no money to be made building deed restricted housing and that private enterprise will only invest in money making opportunities. The town has many avenues to collect funds for workforce housing. The town and VLHA should continue to explore new avenues for federal state and local funding opportunities for workforce housing. The quickest win would be to allow Vail resorts to build their proposed workforce housing development at Booth Heights!

Question applies to Vail Local Housing Authority

What ideas do you have for more effectively implementing these policies and strategies to increase the supply of deed restricted homes?

Why was the already approved workforce housing building not built behind the Highline hotel (I know why) we need to address this issue. We need to actively be working with and talking to the stakeholders of the West Vail mall, other than vail Resorts they are the largest landowners in town. Ernie, the owner of Ace hardware wants to redevelop. This should be viewed as an extremely exciting opportunity to get the ball rolling for the much needed redevelopment of the West Vail Mall.

Question applies to Vail Local Housing Authority

The Vail Local Housing Authority meets the second and fourth Tuesday of each month at 3:00PM. Please describe your ability to attend these board meetings and the support you have from your employer, if applicable, to do so.

As I am retired I should have no trouble finding time to attend all of the meetings.

Question applies to Vail Local Housing Authority

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

No

[VLHA_Whom_It_May_Concern.docx](#)

Upload Letter of Interest

Upload a Resume

VailBioTo Whom It May Concern:

Hi my name is Jack Bergey. I live at 2039 Chamonix lane #2. In 1975 I moved to Colorado to go skiing. I was 19 years old and a friend of a friend who worked in Vail said we could crash at his place for one night. After skiing a foot and a half of powder on a sunny day we got to his place and the floor was already covered with sleeping bags I found a place in the kitchen on the concrete floor next to the door. At 2:00 AM the door opened hit me in the head and woke me up it was then and there that I decided I was going to have a place in Vail someday.

It took a lot of time and effort. In 1996 my wife and I were lucky enough to be able to purchase an old townhome on Chamonix Ln built in 1969. The only way we could afford to make our payments was to live in the small 1 bedroom downstairs lock off and rent the upstairs two bedroom apartment to full time residents. After 3 years of cleaning up dog poop and being kept awake by outrageous parties we finally moved upstairs and rented out the 1 bedroom downstairs lock off.

Over the years I was able to buy the adjoining 6 units and for the last 27 years I've been renting to vail locals. Some of my tenants have been with me for over 10 years.

I have been emersed in the Vail community since I first purchased in 1996. First as renting to locals and then in 2008 I was one of the two citizen members on the committee with George Ruther for the development of the Chamonix affordable housing parcel.

Starting in 1985 I was a licensed Colorado State mortgage broker I helped many of my tenants and many other Vail locals buy their first homes. I am now 68 retired and looking forward to building my dream home in Vail.

In September 2020 I purchased a townhome at 2039 Chamonix Ln #2 That also has a lock off that I rent to a Vail local.

Since 2014 I have lived in Vail full time.

I hope to build and occupy my new home at 2417 Chamonix Ln.

Thank you for your consideration.

Jack Bergey

Application Form

Profile

Emily

First Name

A

Middle
Initial

Gavagan

Last Name

Preferred Name

emilygavagan@yahoo.com

Email Address

Mobile: (908) 938-0110

Primary Phone

Alternate Phone

2444 Chamonix Ln.

Home Address

East Unit

Suite or Apt

Vail

City

CO

State

81657

Postal Code

Gravity Haus

Employer

Retail Buyer

Job Title

What is your work history from the last five (5) years?

Gravity Haus 1/2023 - current New Jersey National Golf Club, 3/2010 - 11/2022

Which Boards would you like to apply for?

Vail Local Housing Authority: Not Submitted

Why are you interested in serving on this board?

I want to contribute to the advocacy and development of housing programs and solutions in Vail.

• What unique and particular qualifications do you bring to the position? Please provide specific examples.

I am a renter in Vail who understands the habitual uncertainty of securing housing in our community.

What is your experience serving on other Boards?

I serve on the Board of Directors for the Aaron Redd Foundation.

What skills and experiences do you have to advance the mission of the Board?

My experience in securing housing as a local motivates me to contribute to lasting and impactful housing solutions.

What do you see as the primary role of this Board?

To work in tandem with the Housing Department and Town Council to create and maintain the inventory of reasonable, affordable housing for year-round locals.

What do you believe is the largest obstacle facing this Board in 2024?

The obstacle for this board is constant, but I think there is an opportunity to calibrate a healthy balance of affordable rental units while continuing to acquire real estate for purchase

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

Yes No

If you answered "Yes" to the question above, please explain your conflict:

Interests & Experiences

Question applies to Design Review Board,Vail Local Housing Authority

How would your appointment to the Authority add value and bring about new solutions to the community's housing challenges?

My experience and dependence on housing opportunity here in Vail makes me an enthusiastic stakeholder in finding solutions.

Question applies to Vail Local Housing Authority

What ideas would you suggest the VLHA consider to be more effective in acquiring deed restrictions?

Develop more financial incentives to encourage landlords to offer long term rentals and

Question applies to Vail Local Housing Authority

What ideas do you have for more effectively implementing these policies and strategies to increase the supply of deed restricted homes?

Question applies to Vail Local Housing Authority

The Vail Local Housing Authority meets the second and fourth Tuesday of each month at 3:00PM. Please describe your ability to attend these board meetings and the support you have from your employer, if applicable, to do so.

I am able to make my schedule work around the meetings.

Question applies to Vail Local Housing Authority

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

No

Upload Letter of Interest

Upload a Resume

May 20, 2024

Dear Members of Vail Town Council,

I am writing to express my sincere interest in applying for a seat on the Vail Local Housing Authority Board. As a current renter in Vail, I am deeply invested in the housing challenges and opportunities that face our community, and I am eager to contribute my perspectives and skills to the Board.

I have experienced firsthand the unique housing landscape of our town. As a renter, I understand the difficulties many residents face in securing affordable and stable housing. This personal experience has given me a deep appreciation for the work of the Housing Authority and a strong desire to be part of the solution.

Professionally, I am employed as the Retail Buyer at Gravity Haus, where I apply the experience of identifying inefficiencies and establishing systems to mitigate them. These skills, combined with my direct experience as a renter, position me well to offer valuable insights and contributions to the Board. I believe my perspective can help shape policies that benefit the entire community.

My commitment to Vail extends beyond my personal housing situation. I strive to support and uplift our community. Serving on the Housing Authority Board would be a natural extension of my dedication to Vail, allowing me to play a more active role in addressing our housing needs.

I am confident that my background, combined with my passion for community service and housing advocacy, makes me a strong candidate for this position.

Thank you for considering my application. I look forward to the opportunity to contribute to the important work of the Vail Local Housing Authority Board.

Sincerely,

Emily A. Gavagan

Emily A. Gavagan
Vail, CO 81657

Phone: (908)938-0110

email: emilygavagan@yahoo.com

linkedin: [linkedin.com/in/emily.gavagan-23B121a](https://www.linkedin.com/in/emily.gavagan-23B121a)

QUALIFICATIONS SUMMARY

Experienced event coordinator and restaurant manager. Proven leader who creates a productive and positive environment that executes with precision and focus.

- Certified event planner
 - Exceptional multitasking skills
 - Demonstrated ability to build strong and profitable customer relationships.
 - Proven track record of providing outstanding customer service.
 - Marketing and social media skills.
 - Experienced trainer and public speaker.
 - Organized, decisive and focused on producing results.
 - Team player with leadership experience.
 - Experience creating and balancing P&L and budgets
-

PROFESSIONAL EXPERIENCE

Gravity Haus

Retail Buyer & Operations Manager

January 2023 - present

- Manage daily operations of Dryland Fitness & Spa and events
- Select all retail soft goods for all nine Gravity Haus locations
- Create brand strategic brand partnerships focusing on sustainability and scalability
- Establish company-wide uniform standards and ordering for all locations

Red Oak Grille,

New Jersey National Golf Club - Basking Ridge, New Jersey

Manager & Event Coordinator

March, 2010 - December 2023

- Manage daily restaurant operations including expediting food and guest relations.
- Oversee planning, set-up and execution of in-house banquet events, as well as special, golf-related events for club members. Exclusively responsible for staging events and acting as liaison between guest and facility. Worked in tandem with golf and administration departments for seamless event experience.
- Lead new-hire training for guest services staff. Developed and delivered training curriculum for Front-of-the-House staff.
- Created systems to streamline services for a better guest experience and more efficient staff.

ADP (Automatic Data Processing)

IRA Implementation Specialist

November, 2014 – April, 2016

(worked part-time at Red Oak Grill while working full-time at ADP)

- Streamlined customer on-boarding experience establishing SIMPLE IRA plans for small businesses
- Increased employee participation and funding of retirement accounts on behalf of clients.
- Educated clients on IRS compliance obligations and benefits of utilizing retirement vehicles.
- Used Series 6 and 63 licenses to provide cross-functional support to Sales Support Team during peak volume periods.
- Assisted the Client Services team in creating a seamless transition from implementation to payroll.

EDUCATION

Rutgers University, Douglass College

Bachelor of Arts, Cum Laude

English

CERTIFICATIONS & AWARDS

Series 6 and Series 63 Licenses

Event Planning Certification - Cleveland Corporate College

Excellence in Peer Leadership, Boston University, 2001

ADDITIONAL SKILLS

Microsoft Suite (Word, Excel, Outlook)

DocuSign

Board Member, Aaron Redd Foundation; Committee Chair, Aaron Redd Award

Application Form**Profile**

Nikola

First Name

Nemcanin

Last Name

Middle
Initial**Preferred Name**

Niko

nikolanemcanin@yahoo.com

Email Address

Mobile: (970) 390-4699

Primary Phone

Mobile: (970) 471-1084

Alternate Phone

PO Box 2321

Home Address

Suite or Apt

Edwards

City

CO

State

81632

Postal Code

Eagle River Water &
Sanitation District

Employer

Field Operations manager

Job Title

What is your work history from the last five (5) years?

06/2018 - present Eagle River Water & Sanitation District 06/2015 - 06/2018 Gallegos Corporation

Which Boards would you like to apply for?

Vail Local Housing Authority: Submitted

Why are you interested in serving on this board?

The availability and affordability of housing is the most critical issue our community is facing. I follow motto - Don't complain, get involved. And hence I would appreciate opportunity to serve on this board.

**• What unique and particular qualifications do you bring to the position?
Please provide specific examples.**

I have been living in various premier international mountain resort communities in Austria, and New Zealand. Housing solutions from those locations will be beneficial for this position. Civil engineer experience in construction, structural, water & sanitation and estimating experience, will be beneficial to think outside the box in finding solutions.

What is your experience serving on other Boards?

Various support, and presentations to the ERWSD board of directors.

What skills and experiences do you have to advance the mission of the Board?

Persistence, people, and management skills to see through goal of 1,000 housing units by 2027.

What do you see as the primary role of this Board?

Provide source of funding, find method, and implement structure in achievable manner.

What do you believe is the largest obstacle facing this Board in 2024?

Real estate, and new construction cost of housing in Vail.

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

Yes No

If you answered "Yes" to the question above, please explain your conflict:

ERWSD housing program that may interact with VLHA.

Interests & Experiences

Question applies to Design Review Board, Vail Local Housing Authority

How would your appointment to the Authority add value and bring about new solutions to the community's housing challenges?

Apply my knowledge from other communities. Be data driven, I ask a lots of questions, and with data acquired, unravel problem to find solution.

Question applies to Vail Local Housing Authority

What ideas would you suggest the VLHA consider to be more effective in acquiring deed restrictions?

Match price increase in housing with deed contribution. Be more nimble in acquiring deed restrictions. Acquire fixer up properties and invest in their improvements.

Question applies to Vail Local Housing Authority

What ideas do you have for more effectively implementing these policies and strategies to increase the supply of deed restricted homes?

Listen and follow hart beat of the community.

Question applies to Vail Local Housing Authority

The Vail Local Housing Authority meets the second and fourth Tuesday of each month at 3:00PM. Please describe your ability to attend these board meetings and the support you have from your employer, if applicable, to do so.

My working day ends at 3:30 pm, and may work schedule is flexible, hence I should not have issues to attend meetings.

Question applies to Vail Local Housing Authority

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

ERWSD housing program that may interact with VLHA.

[Letter Of Interest Nikola Nemcanin VLHA 20240514.pdf](#)

Upload Letter of Interest

[Resume Nikola Nemcanin 20240514.pdf](#)

Upload a Resume

LETTER OF INTEREST – VAIL LOCAL HOUSING AUTHORITY

NIKOLA NEMCANIN

P.O. Box 2321, Edwards CO 81632

Phone: +1 970 390 4699

Email: nikolanemcanin@yahoo.com

Dear Vail Local Housing Authority

I am writing this Letter of Interest to express my strong interest in contributing in finding solutions to most critical issue of Vail community, the availability and affordability of housing. As a passionate individual who lived in various premier international mountain resort communities around the world, I believe that this position will provide me with opportunities to share my knowledge for the benefit of our community.

I have a civil engineering degree, as well as years of experience in construction and government field. Since I moved to Vail valley, I made a strong connection with the community and challenges this community is facing. I consider this position an opportunity to look at those challenges and try to solve them in the most efficient way.

My resume contains additional information on my experiences and skills. I would appreciate the opportunity to present myself to the Vail Town Council.

Thank you for your time and consideration.

Best regards

A handwritten signature in black ink, appearing to be 'Niko Nemcanin', written in a cursive style.

Niko Nemcanin

NIKOLA NEMCANIN

*P.O. Box 2321, Edwards CO 81632
Phone: +1 970 390 4699
Email: nikolanemcanin@yahoo.com*

PERSONAL SUMMARY

An ambitious and dedicated civil engineer with strong practical and technical skills and a range of experience within the civil engineering domain. Works well with others, has collaborative management style and contributes to the success of the organization. Uses a broad range of technical, personal and leadership skills, together with rigorous logic methods to find effective solutions to difficult problems.

CAREER HISTORY

EAGLE RIVER WATER & SANITATION DISTRICT – Vail, CO

Field Operations Manager 06/2021 – present

Responsible for maintenance and repairs of distribution and collection system within Vail valley.

Lead department of 20 employees, member of construction review team.\

Construction Engineer 06/2018 – 06/2021

Responsible for management of project 's design, bidding, construction, and hand off of the Capital Investment Projects within ERWSD system. Interact with other District departments, contractors, government agencies, stakeholders and public during project lifespan and warranty.

GALLEGOS CORPORATION – Wolcott, CO

Estimator 06/2015 – 06/2018

Responsible for providing estimates for various projects.

McCONNELL DOWELL CONSTRUCTION Ltd – Christchurch, New Zealand

Site Engineer 05/2014 – 05/2015

Responsible for construction and quality control of Christchurch infrastructure rebuilt projects.

McMILLAN DRILLING Ltd – Christchurch, New Zealand

Project Manager 05/2013 – 05/2014

Responsible for construction and quality control of deep foundations (reinforced concrete piles, CFA piles, screw piles, jet grouting, stone columns, and anchors).

VARIOUS SKI SCHOOLS – Zell Am See, Austria,

Turoa, New Zealand

Vail, USA

Ski/Snowboard/Adaptive instructor.

ACADEMIC QUALIFICATIONS

University of Canterbury 02/2006 – 11/2009

Bachelor of Engineering with First Class Honors in Civil Engineering

AREAS OF EXPERTISE:

Wastewater, water supply, cast in place concrete, infrastructure, deep foundations, quality control.

PERSONAL SKILLS:

Disciplined, self-motivated, persuasive, aware of ethical issues, practical, methodical, accurate and able to make good judgments.

PROFESSIONAL SKILLS:

Knowledge and understanding of construction management and codes.

Delivering projects to the required quality, timeline, and budget.

Ability to work in multi discipline team including non-engineers.

VOLUNTEERING:

Adaptive ski instructor for local charity Small Champions.

CAREER STATEMENT:

Job must be done.

Application Form**Profile**

Christine

First Name

Santucci

Last Name

Middle
Initial**Preferred Name**

palace9e@gmail.com

Email Address

Home: (970) 331-4431

Primary Phone

Alternate Phone

1390 Buffehr Creek Rd

Home Address

Apt 1

Suite or Apt

Vail

City

CO

State

81657

Postal Code

Vail Valley Foundation

Employer

Volunteer & Operations
Manager

Job Title

What is your work history from the last five (5) years?

Vail Resorts 2018 - 2024 Citigroup 1996 - 2018

Which Boards would you like to apply for?

Vail Local Housing Authority: Submitted

Why are you interested in serving on this board?

I have 25 years of experience in Municipal finance including significant experience in Affordable Housing Finance. I served on the Design Review Board for the City of Denver for 5 years and a variety of other board positions. I believe we all have a civic responsibility to serve where we can to support our community.

**• What unique and particular qualifications do you bring to the position?
Please provide specific examples.**

25 years of Municipal Finance Experience extensive experience in Affordable Housing Finance

What is your experience serving on other Boards?

Lower Downtown Design Review Board (5) years Lower Downtown Neighborhood Association Board (11) years Palace Lofts Homeowners Association (5) years (including 2 years as President Co Founding Member and Board Chair of LoDo Women

What skills and experiences do you have to advance the mission of the Board?

I have a deep knowledge of municipal finance options and contacts within the industry that we could draw upon to solicit interest in supporting our initiatives. I also have knowledge of the most current methods of financing available to municipalities.

What do you see as the primary role of this Board?

I believe the primary role of this Board is to work with the Town Council to build a long term plan to address affordable housing in our community. I also believe that the board should have a voice in amenities in Vail that speak to the needs of our seasonal and long term residents.

What do you believe is the largest obstacle facing this Board in 2024?

The effect Short Term Rentals has on our ability to impact the housing crisis and the reluctance of the biggest employer in the community to commit to building affordable housing for their employees.

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

Yes No

If you answered "Yes" to the question above, please explain your conflict:

Interests & Experiences

Question applies to Design Review Board,Vail Local Housing Authority

How would your appointment to the Authority add value and bring about new solutions to the community's housing challenges?

I would network within the finance industry and the affordable housing authority industry to bring sound solutions to our community.

Question applies to Vail Local Housing Authority

What ideas would you suggest the VLHA consider to be more effective in acquiring deed restrictions?

I'm not fully aware of all of the methods currently being employed in the Indeed program. I believe I would need to understand what has already been applied to be able to formulate and bring a sound idea to the table.

Question applies to Vail Local Housing Authority

What ideas do you have for more effectively implementing these policies and strategies to increase the supply of deed restricted homes?

Please see previous response.

Question applies to Vail Local Housing Authority

The Vail Local Housing Authority meets the second and fourth Tuesday of each month at 3:00PM. Please describe your ability to attend these board meetings and the support you have from your employer, if applicable, to do so.

I do have approval but during our busier time periods around our major events I may have to Zoom into the meeting or miss a meeting.

Question applies to Vail Local Housing Authority

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

No

[VLHA.pdf](#)

Upload Letter of Interest

[Santucci_23.pdf](#)

Upload a Resume



Christine Santucci

May 14, 2024

Vail Local Housing Authority

I am very interested in your open board position on the Vail Local Housing Authority. I believe my 25 years of experience in Municipal Finance, particularly my focus on Affordable Housing Finance, would be valuable to the board. I have previous board experience and a pool of deep connections within the capital markets across the country that could be drawn upon as we move forward in building a plan for the future of our community in addressing the affordable housing crisis.

Thank you in advance for your time and consideration.

Sincerely,

Christine Santucci



1390 Buffehr Creek Rd
Vail, CO 81657



970 331-4431



Palace9e@gmail.com



Christine Santucci

Experience

September 2018 – Current

Hiring Manager and Administration • Vail Ski School • Vail Resorts

- Responsible for managing the vetting, hiring and onboarding of more than 1,200 employees including J1 and O Visa staff.
- Perform in conjunction with various other leaders to streamline and enhance processes to improve efficiency and overall employee experience.

April 1996 – August 2018

Director • Municipal Fixed Income Sales and Management • Citigroup

- Highly effective specialist with more than 20 years of experience in Affordable Housing financings.
- Managed a team of seasoned professionals tasked with business expansion and collaboration with key distribution areas of the organization to optimize financing needs of Housing Development Agencies.
- Developed and maintained relationships with mutual funds, insurance companies and hedge funds in order to aid banking in providing best financing options for issuers.
- Presented at National Housing Conferences, Women's Forums as well as senior manager off site events with Citigroup.



1390 Buffehr Creek Rd
Vail, CO 81657



970 331-4431



Palace9e@gmail.com



Education

Hofstra University, Hempstead, NY Bachelor of Arts Psychology

Civic Roles

Lower Downtown Design Review Board (Mayoral appointment)

2014-2019

Lower Downtown Neighborhood Association

2005-2014

Co-Founder of Lo Do Women and Lo Do Angels

Palace Lofts Homeowner's Association

Language

Native English speaker

Spanish Advanced Intermediate proficiency

Computer Skills

Microsoft Office - Power Point - Publisher - Xcel - Bloomberg

Application Form**Profile**

James

First Name

O

Middle
Initial

Wilkins

Last Name

Preferred Name

James

jamesowilkins@gmail.com

Email Address

Mobile: (303) 875-2994

Primary Phone

Mobile: (303) 875-2994

Alternate Phone

420 Imperial Drive

Home Address

Suite or Apt

Edwards

City

CO

State

81632

Postal Code

La Bottega/Synergy Systems

Employer

Bartender/Sales and Design

Job Title

What is your work history from the last five (5) years?

Bartend 20 - 30 hours per week at La Bottega. Work Full Time in sales and design with Synergy Systems, a low voltage home technology provider based in Edwards but also licensed in Vail.

Which Boards would you like to apply for?

Vail Local Housing Authority: Submitted

Why are you interested in serving on this board?

I have served on this board for the past 12+ years, originally starting when I was employed as a senior lender with FirstBank in Vail. I have been involved in various facets of the local real estate market since moving here in 1999. As a lender I provided hundreds of mortgages for property in the valley, many of those to affordable and first time borrowers. I am keenly aware of the historical challenges faced by homebuyers in the area such as escalating costs, deferred maintenance, lack of "move up" options and competition from second home buyers and investors. I feel my experience and background, as well as my familiarity with the actions and strategies the VLHA has undertaken in the past 7 years, will continue to serve the Town of Vail.

• What unique and particular qualifications do you bring to the position?

Please provide specific examples.

I have worked extensively in the real estate market locally, with several years of my career with FirstBank focused on serving low-to-mod income first time homebuyers. I was also an owner in Vail for 12 years and faced the reality of having few options to "move up" to when I sold my home in 2019. I understand the many challenges to developing attainable housing for locals, including costs, labor shortages, permitting and zoning and the pushback faced by existing owners that don't want development near them.

What is your experience serving on other Boards?

I have served on numerous boards in Eagle County during my 25 years here, including as Treasurer and President for Mountain Youth, Treasurer for the Vail Religious Foundation, Treasurer for Eagle County Charter Academy, advisor on Habitat for Humanity's Finance Committee and as an advisor with the Eagle County Down Payment Assistance Fund.

What skills and experiences do you have to advance the mission of the Board?

I have 25 years of finance and development experience with a focus on real estate. I have raised two children here over the past 20 years, and I have owned multiple residences in the area. As a lender for almost 16 years I worked hand in hand with first time home buyers and witnessed the challenges they faced to get into local "starter" homes of \$300K to \$500K - and that was 10 years ago. I am constantly reading local, regional and national literature on the housing crisis we currently face and the variety of solutions that are being utilized to address it.

What do you see as the primary role of this Board?

Working with Town of Vail Council and community to identify potential solutions to creating and retaining more housing for locals.

What do you believe is the largest obstacle facing this Board in 2024?

The biggest current challenge for the VLHA is identifying opportunities to maintain and increase housing options for locals that represent an achievable price point for locals while not depending heavily on subsidies.

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

Yes No

If you answered "Yes" to the question above, please explain your conflict:

Interests & Experiences

Question applies to Design Review Board,Vail Local Housing Authority

How would your appointment to the Authority add value and bring about new solutions to the community's housing challenges?

Having served on the VLHA for the past 12 years I am familiar with the evolution of the our approach to addressing housing challenges faced by locals. I will continue to offer my insight as both a long time local resident and real estate professional.

Question applies to Vail Local Housing Authority

What ideas would you suggest the VLHA consider to be more effective in acquiring deed restrictions?

Continue collaborating with communities facing similar challenges and relay what's effective. Also, take advantage of down markets when they come around.

Question applies to Vail Local Housing Authority

What ideas do you have for more effectively implementing these policies and strategies to increase the supply of deed restricted homes?

Work with P and Z and DRB to ensure no internal processes are delaying or defeating potential projects.

Question applies to Vail Local Housing Authority

The Vail Local Housing Authority meets the second and fourth Tuesday of each month at 3:00PM. Please describe your ability to attend these board meetings and the support you have from your employer, if applicable, to do so.

I will be able to attend 95%+ of all meetings (as I always have).

Question applies to Vail Local Housing Authority

Do you have any conflicts of interest that may arise due to your employment, personal and/or professional relationships, or financial interests in the Town of Vail?

No

[VLHA Letter of Interest 2024.pdf](#)

Upload Letter of Interest

[James Wilkins 2023 Resume.pdf](#)

Upload a Resume

Dear Town of Vail:

I am writing in response to the upcoming opening on the Vail Local Housing Authority resulting from the completion of my previous term. Having served on the VLHA for over twelve years I have seen the significant evolution of the Authority during the past several years. It has gone from an observer/caretaker role to one of the most proactive champions for creating and retaining attainable housing for locals in arguably all of the United States. Its work is frequently cited as the basis for similar efforts taking place throughout the country, especially in resort communities that have historically had to contend with both prohibitive costs and limited supply.

As you will see from the resume I provided, I was the Director of Finance at Eagle River Water & Sanitation District ("ERWSD") from March of 2015 till July of 2020, where among my many responsibilities I was Director of Employee Housing, overseeing 56 units of quality affordable workforce housing for the District's staff.

At FirstBank I was involved in many programs assisting locals in obtaining housing, including through the instruction of many first time homebuyer classes, the design and provision of several down payment assistance loans and programs, and as a lender on hundreds of mortgages for locals.

Outside of my career I am committed to serving our community in a variety of organizations utilizing my financial and management expertise. As a 20-year board member of Mountain Youth (formerly Eagle River Youth Coalition) I have served as president and treasurer of a non-profit that has grown from a single employee to a staff of fifteen, helping the community to identify issues faced by our local youth and working collaboratively to find solutions. I also currently serve on the Vail Religious Foundation as a board member and treasurer.

Given my background in housing and the many issues that surround it, in both private and government settings, and my dedication to the pursuit of leadership through service, I believe I will continue to make a valuable addition to the successful work the Town of Vail has already achieved in its collaborative work with VLHA. I look forward to the opportunity to discuss my continued interest in this position.

Sincerely,
James O. Wilkins

EXPERIENCE

- Executive Sales, Synergy Systems Edwards, CO** **1/21 – Present**
- Develop relationships with general contractors and residential designers to assist their clients in implementing top tier home automation solutions
 - Research the constantly evolving home automation industry through product demonstration, customer reviews and industry associations to ensure the highest quality, most reliable products are delivered
 - Collaborate with management to further develop best practices processes in the areas of HR, workflows, inventory procurement, project management and accounts payable and accounts receivable management

- CFO/Director of Finance, Eagle River Water & Sanitation District** **3/15 – 7/20**
- Collaborated with executive team to develop an inclusive culture of engagement for the District's 125 employees
 - Motivated a team of six financial professionals to achieve annual goals tied to operating objectives and professional development
 - Responsible for all strategic budget processes, including department level review and approval
 - Accountable for audit reporting, including State and Federal regulatory filing requirements
 - Developed and managed annual operating budget of \$20mm and annual capital budget of \$30mm
 - Issued \$120mm in public revenue and general obligation bonds from 2016 to 2020
 - Managed employee housing program that included 56 District owned properties
 - Completed development of 21 unit, \$14mm employee housing project in 2019 as the District's internal project manager
 - Provided strategic input and fiscal oversight to \$36mm employee retirement fund as Pension Administrator
 - Supervised Contract Admin who coordinated with all staff on negotiations for 3rd party services

- Senior Vice President, FirstBank Vail, CO** **7/99 – 3/15**
- Developed financial models for branch and market level forecasting
 - Presented financial information for large loan relationships to the Board on a weekly basis
 - Sourced, underwrote and managed portfolio of consumer and commercial loans in excess of \$175mm; credits included residential and commercial mortgages, construction and development loans, as well as commercial and industrial loans
 - Led personnel in bank branches with five to thirty employees

- Assistant Analyst, Hanifen, Imhoff Inc. Denver, CO** **1/98 – 7/99**
- Developed financial models for companies and market segments
 - Communicated with executives in publicly traded companies at all levels to facilitate research
 - Worked with corporate finance to develop presentations for potential clients

EDUCATION

BA Economics with Business Emphasis

BA Spanish for the Professions

University of Colorado, Boulder, CO

University of Costa Rica, San Pedro, Costa Rica

Graduate Degree

Graduate School of Banking - University of Wisconsin, Madison

VOLUNTEER INTERESTS

- Mountain Youth – Executive Board Member/Treasurer
- Vail Religious Foundation – Board Member
- Vail Local Housing Authority – Board Member

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

SUBMITTED BY: Stephanie Bibbens, Public Works

ITEM TYPE: Main Agenda

AGENDA SECTION: Joint Meeting with Vail Recreation District (120 min.)

SUBJECT: Dobson Arena Update

SUGGESTED ACTION:

ATTACHMENTS:
[Dobson Arena Council Memo 2024-06-04](#)
[Dobson Arena Council Memo and Presentation 2024-06-04](#)



TO:

FROM:

Vail Recreation District/Vail Town Council Recreation Subcommittee

DATE: June 4, 2024

SUBJECT: Dobson Arena Remodel Project Program Options and Preferred Program

I. SUMMARY

The purpose of this item is to:

- Provide the Town Council/VRD board with an update of the program Options and corresponding construction cost estimates generated by the project team including the CM/GC partner Hyder/McHugh Construction as directed by the Town Council.
- Provide Town Council/VRD Board with a review of the preferred program developed and reviewed by the Vail Recreation District/Town Council Recreation Subcommittee.
- Review the program options, the cost estimate, and direction in preparation of evening session of the Vail Town Council regarding providing design program and costs as the approved project scope
- Update the Town Council on next steps regarding the project.

II. BACKGROUND

On July 18, 2023 a joint meeting of the Vail Recreation District (VRD) and Vail Town Council, project design elements, budget and funding were discussed. The project team and staff returned to the Vail Town Council on August 4 to address concerns as well as provide solutions to issue brought forward.

The August 4, 2023, the Vail Town Council directed staff regarding the program elements components of the conceptual design of the Dobson Arena Project and set an overall project budget of \$55,391,124.

August 18, 2023 the Vail Town Council awarded a design contract to Populous Architects for the Dobson Arena Remodel project. The first phase of the design scope was to develop the conceptual design program into a schematic design package for the project.

October 18, 2023, the Town of Vail issued a Request for Qualifications for CM/GC services for the Dobson Arena Remodel Project

November 17, 2023, the Town shortlisted the RFQ responders to four General Contractors.

- Mortenson
- Hyder- McHugh
- Saunders
- GE Johnson

The design team, owners' representative team, and staff from the Vail Recreation District and the Town took 3 months in progressing the design as part of the schematic design process.

On November 21, the design team presented to the Vail Recreation District/Town of Vail Recreation subcommittee(rec subcommittee) in detail, to review progress of the schematic design package. The rec subcommittee, which includes two Town Council members, and two Vail Recreation Board members agreed the project was delivering on what was approved at the conceptual level.

On December 5, 2023, the team confirmed that the schematic design was in alignment with the goals of the design objectives outlined at conceptual level and received approval to issue a Request for Proposal to the four shortlisted General Contractors regarding providing CM/GC services for the Dobson Arena Remodel Project as presented in the Schematic Design update.

On December 11, 2023, the project team released the RFP which included an extensive schematic design package vetted over three days by the town, VRD, the design team and the owners' representative to the three remaining General Contractors.

On January 30, 2024, the general contractors submitted the detailed responses to the RFP including comprehensive schedules, staffing matrices, general and indirect costs breakdowns, General Contractor Fees and an initial GMP budget based on the schematic design package.

An evaluation team then rated each RFP based on criteria reviewed as agreed on by the team. The evaluation team contained members of the design team, VRD staff, town staff, and the owners' representative Cumming Group.

On February 20, 2024, the three contractors then participated in 2-hour interviews with the evaluation team and were rated on the interview portion of the process.

On March 5, 2024, the team presented the results of the competitive process of hiring a General Contractor, Hyder/McHugh. At that time, the project budget came in significantly over budget; \$76M versus an available budget of \$55,391,000. The team presented multiple program options to Council seeking feedback on the preferred direction forward. Council asked that this team narrow down the options to three main options, one which

repairs and refreshes Dobson as it is today, one that provides for enhanced program that scales up to the available budget and a confirmation of the option as designed in the Schematic Design documents which includes a replaced and raised roof structure.

III. DOBSON ARENA REMODEL PROJECT APPROVED SCHEMATIC DESIGN PROGRAM COMPONENTS

The program goals Dobson were established as follows:

- New roof structure/fix the roof.
- New Mechanical, Electrical and Plumbing Systems
- Six New Locker Rooms and Two official Locker Rooms to address equity issues.
- Code required restroom fixture counts to meet the capacity of the arena.
- New south entry
- New west Main entry
- New second floor lounge/concession flex space
- New skate rental shop
- New south side seating
- Completion of the concourse around the whole ice service
- New Mezzanine level to include fixed and standing room only view space.
- New west Entry
- Plaza and streetscape improvements
- Loading Dock and Storage improvements

In the end the arena and the amenities will enhance the user experiences for those who use the arena on a daily basis to the many spectators who attend the many games, concerts and special events held at the arena.

IV. APPROVED DOBSON ARENA REMODEL PROJECT BUDGET AND FUNDING

We are presenting three options today based on the request from Council to provide refined options. As a reminder, the project funding sources were established and carried over from the last Council memo and are as follows:

Project Funding Sources:

Vail Reinvestment TIF funds	\$ 48.8 M
VRD funding the Ice System Hard and Soft Costs	\$ 3.0 M
Real Estate Tax Funds over the next 5 years allocated	\$ 0.8 M
Reserve Funds allocated for Temp Sheet Ice	\$ 1.0 M
Remaining from reserves, fundraising, and loans	<u>\$ 1.8 M</u>
Initial \$52 M budget funding	\$ 55.4 M

2023/2024 Capital Budget (Approved)	\$ 5.05 M
2025 Proposed Capital Budget	\$ <u>50.35 M</u>
Total Project Budget	\$ 55.40 M

Program Options Analysis:

The Program Options Analysis is summarized below, and a detailed analysis is included as part of this memo.

We started out with the many program elements and built out (6+) options that we whittled down to five in our last presentation to the TOV. We refined initial options further to a final four options that we presented to the rec subcommittee. This team reviewed and vetted these options as a team resulting in our final three options included herein:

Option A is the base option to refresh the MEP and replace the ice system. This base option includes a refresh of the existing locker rooms with new restroom fixtures and includes refreshed finishes in the facility as it is currently configured. This is the minimum option that the Town asked us to develop.

Option B was developed and prepared from two different perspectives. A bottom approach up from option A and a top down from option C. This enabled the project team to achieve better assurances of the various program element costs for the total budget. The goal was to maximize the program while addressing the highest priority program options. This team also developed an alternate reinforcing strategy to resolve the roof capacity while enabling the roof to be preserved in its current iconic form. Our final recommendation was then vetted by the VRD and TOV to achieve final approval for the program as presented in this memo and presentation. Some of the elements of the program have been reduced in scope to allow us to meet the targeted budget and this will be previewed in the presentation to Council.

Option C is the full design option that we developed which included replacing the roof structure creating a larger volume space with more amenities. This includes all our program elements but requires a significant investment which exceeds our current target budget.

The table below recaps the program elements and budget as developed by the Contractor this team.

	Option A	Option B	Option C
	Dobson Ice & MEP / Finish Refresh Throughout	Alternate Analysis for Max Program Enhancement While Reinforcing Roof	Full Renovation Incl. Replacing Roof Structure
Replace MEP	Y	Y	Y
Replace Ice	Y	Y	Y
Refreshed Locker Rooms	Y	Y	Y
Expanded Locker Rooms	N	Y	Y
Add South Seating	N	Y	Y
South Expansion	N	Y - reduced	Y
Lounge/Concessions	N	Y - reduced	Y
West Expansion	N	Y - reduced	Y
Reinforcing the Roof	N	Y	Y
Rigging Capacity	N	Y	Y - roof replaced
Replace Roof Structure	N	N	Y
New Layout per SD drawings	N	Y - Modified	Y
Full SD Interior Finishes	Refresh Only	Y - reduced	Y
Full SD Exterior Finishes	Refresh Only	Y - reduced	Y
Low Voltage Scope	Minimal	Y - reduced	Y
North Restrooms	N	Y - Alternate Price	N
Site Enhancements	N	Y-reduced	Y
Current Budget Update			
Hard Cost	\$25,418,043	\$42,467,540	\$59,204,745
Soft Cost	\$8,074,749	\$12,482,228	\$14,209,139
Total	\$33,492,792	\$54,949,768	\$73,413,884
Targeted Budget	\$55,391,228	\$55,391,228	\$55,391,228
Variance	-\$21,898,436	-\$441,460	\$18,022,656

The overall construction duration for these options is as follows:

	Option A	Option B	Option C
Construction Duration	14 months	18.5 months	22 months

It should be noted that Option C, at this point, would require a 2026 start. This would require us to mitigate an additional 8% escalation due to a later start and later procurement of materials.

Each one of these options is the result of an in-depth cost analysis where we reviewed key scope items and determined if the scope could be included or excluded or if we could revise the scope and include it at a lesser value. You will find the individual recaps of these options in the attached program cost breakdown. Additional key highlights for each option are as follows:

Option A – Repair and Refresh

- Refreshed locker rooms
- Refresh of Finishes
- Full Replacement of MEP
- Essentially as it Exists Today regarding Program Space
- Reinforcing is Additional: \$2.4M
- Reduced Mechanical Option: (\$1.08M)
- Adds an ADA elevator
- Lowest Budget
- Shortest Schedule – Spring Start – 14.5-month Project
- Lose one season of Ice Use

Option B – Recommended Program within Targeted Budget of \$55.4 M

- Reinforced Roof – Keeps the Dobson Look
- Refreshed locker rooms with Expansion
- Provides Full Equitable Solution for Locker Rooms
- Expanded South Lobby & New West Entry
- Sets the Stage for the Civic Center Master Plan
- Full Replacement of MEP
- Updated Envelope will Reduce Operating Costs
- Resolves ADA Access
- Lounge, Concessions and Bathrooms are Improved
- Exterior and Interior Refreshed
- Enhanced Flexibility for Events
- Restrooms designed for Max Hockey Event
- Alternate for North Bathrooms to be Priced

Option C – Full Remodel including New Raised Roof Structure

- All In Revamp of Dobson
- New Roof Structure with New Roof
- Larger South Expansion
- Refreshed Site Hardscapes
- Refreshed locker rooms w Expansion
- New West Entry
- Full Replacement of MEP
- Larger Lounge Concessions
- Provides Mezzanine level
- Full Complement of Restrooms for Max Event
- Option C cannot start until Spring of 2026
- This option would be at risk of additional Escalation due to a 2026 Start

With regards to these options, it is important to understand that they have all been vetted and reviewed by the VRD and TOV. Our presentation will include an overview of the options with visuals to understand the components noted above to a greater degree. Option B was developed by assessing the program elements, adjusting them in scope and

size based on priority, and coming to a consensus on the program that would provide the maximum benefit up to the target budget of \$42,909,000 for construction costs. As well, all soft costs have been adjusted to accommodate the updated programs above.

Finally, in our last session with Council, we noted key concerns as follows:

1. Not enough facilities in Vail to conduct events
2. Maintain and enhance the Core Recreation uses in Dobson
3. Restore Dobson as a destination venue while maintaining the Rec use which is core to the community
4. Equitable facilities is important
5. The original intent was to serve the community
6. Reinforcing and rigging need to be considered
7. Provide a la carte options that the team can consider to build up from the Repair and Refresh Option

V. NEXT STEPS

The Dobson team, upon approval of one of the program options above, will move into the Design Development phase of the project. The team will also prepare and submit entitlement documents to Planning and Environmental Commission (PEC) and seek approval of the design with the Design Review Board (DRB). This process will include continuous budget updates to ensure that we are tracking to budget or below and we expect to come back and present updated designs to the Council, prior to PEC and DRB submittals for progress updates and approval as needed.

The team will update the design schedule based on the final selected program. This team has conducted a preliminary review to confirm that a final Guaranteed Maximum Price Amendment can be executed in the first quarter of 2025 and construction can start shortly thereafter. The Design Development phase of the project is expected to run from now (pending approval) until October of this year. At that time, we will seek approval of the Design Development design and its associated budget and schedule. Based on our budget and executed agreements with consultants, the Town can expect to expend \$1.45 M in the design development phase over the next 5 months.

VI. ACTION REQUESTED

- We request approval of the project program and project budget to move in to Design Development and begin the entitlement process.

VII. ATTACHMENTS

PowerPoint Presentation
Program Options Analysis dated 5/24/24

Dobson - Program Options based on Contractor Feedback
Preliminary Projections
5/24/2024

	Option A	Option B	Option C
	Dobson Ice & MEP / Finish Refresh Throughout	Alternate Analysis for Max Program Enhancement While Reinforcing Roof	Full Renovation Incl. Replacing Roof Structure
Replace MEP	Y	Y	Y
Replace Ice	Y	Y	Y
Refreshed Locker Rooms	Y	Y	Y
Expanded Locker Rooms	N	Y	Y
Add South Seating	N	Y	Y
South Expansion	N	Y - reduced	Y
Lounge/Concessions	N	Y - reduced	Y
West Expansion	N	Y - reduced	Y
Reinforcing the Roof	N	Y	Y
Rigging Capacity	N	Y	Y - roof replaced
Replace Roof Structure	N	N	Y
New Layout per SD drawings	N	Y - Modified	Y
Full SD Interior Finishes	Refresh Only	Y - reduced	Y
Full SD Exterior Finishes	Refresh Only	Y - reduced	Y
Low Voltage Scope	Minimal	Y - reduced	Y
North Restrooms	N	Y - Alternate Price	N
Site Enhancements	N	Y-reduced	Y
Current Budget Update			
Hard Cost	\$25,418,043	\$42,467,540	\$59,204,745
Soft Cost	\$8,074,749	\$12,482,228	\$14,209,139
Total	\$33,492,792	\$54,949,768	\$73,413,884
Targeted Budget	\$55,391,228	\$55,391,228	\$55,391,228
Variance	-\$21,898,436	-\$441,460	\$18,022,656
Previously Reported			
Hard Cost	\$26,400,000	\$42,909,000	\$56,000,000
Soft Cost	\$7,679,760	\$12,482,228	\$12,880,000
Total	\$34,079,760	\$55,391,228	\$68,880,000
Variance (Previous to Now)	-\$586,968	-\$441,460	\$4,533,884
Construction Duration	14 months	18.5 months	22 months

Dobson - Program Options based on Contractor Feedback
Preliminary Projections
5/24/2024

		Repair and Refresh	
		OPTION A+	
		Replace Dobson Ice & MEP, Refresh all Finishes	
Hyder-McHugh Hard Cost for OPTION A	\$	24,207,660	
Cost Escalation if a spring 2025 mobilization isn't realized		TBD	
Locker Rooms			
Locker Room Refresh, New Mech		Included	
Locker Room Rebuild to SD Layouts #4 Premium , incl Demo		not included	
Add Locker Room NE Pop-out (Requires the above to be selected as well)		not included	
Replace MEP, INCL Yard Addition - OPTION A		Included	
Replace Ice		Included	
Addition of Underdrainage System @ 'Path Back' Value		not included	
South Work in Existing Square Footage			
Add South Stadia Seating		not included	
Concourse Level Behind Stadia		not included	
Add Mezzanine (Opt A), incl Elev stop		N/A	
Demo Event Level Offices, Reprogram, Rebuild as New		not included, refresh only	
Add South Bathrooms T.I. Cost - Event Level #2		N/A	
Reconfigure Ice Offices/Storage		not included, refresh only	
South Expansion		not included	
Elevator 2 stops, external, Per Populous Sketch		Included	
West Expansion			
West Entry to Rendered 'Roof to Remain' Concept (Requires Roof Reinf.)		Not included	
West Event Restrooms Re-Build		not included, refresh only	
Reinforcing the Roof		not currently included	
Steel Plate Reinforcing Concept			
Added Rigging Capacity		not included	
Replace Roofing			
Roofing - New on Existing Decking, Ribs at Reinforced Beams		not currently included	
Site Work			
Dock Area Pave/Storm/Fence/Walls		not included	
North Side Dry Well		not included	
Replace Hardscapes as designed in SD			
East Entry Re-pave		not included	
Ramp Value w/ Snowmelt (Brick Sidewalk Separate)		not included	
Library Work (back of curb to bldg)		not included	
Landscape		not included, except patch @ Elev & Yard	
Seating Capacity (hockey)			
Seats		729	
SRO		Confirmed	
Total Hockey Seating		Confirmed	
Total Concert Seating		2841*	
Toilet Fixtures		only existing updated	
Design Contingency	\$	1,210,383	STATED BUDGET
Cost of Construction	\$	25,418,043	\$ 42,909,000
Soft Cost	\$	8,074,749	\$ (17,490,957)
Total	\$	33,492,792	\$ 55,391,549
			\$ (21,898,757)

Scope Adjustments to Option A

Delete Mech 'Yard' and Steel Reinforcement above Lockerrooms	\$	(533,426)	Combine; does not fix current Arena Temperature and Humidity Control
Replace Existing Rink Air Handlers Like-for-Like	\$	(538,000)	

Dobson - Program Options based on Contractor Feedback
Preliminary Projections
5/24/2024

	Toggle	Option B Variant		
				DEDUCTS TO SCOPE
Hyder-McHugh Hard Cost - Path Back Estimate			\$	45,256,848
Cost Escalation if a spring 2025 mobilization isn't realized				TBD
Expanded Locker Rooms				Included
Locker Room Rebuild to SD Concept #4, incl Demo	\$	1,273,133	■	Included
Locker Room NE Pop-out	\$	802,326	■	Included
Replace MEP, INCL Yard Addition; Keep Boilers/Keep Arena Lighting				Included
Replace Ice	\$	3,471,325	■	Included
				Included
Add South Stadia Seating	\$	942,631	■	Included
Concourse Level Behind Stadia	\$	1,721,449	■	Included
South Bathrooms T.I. Cost - Event Level #2	\$	282,001	■	Included
Reconfigure Ice Offices/Storage				Included
South Expansion	\$	5,508,647		Included
Breakout Value of Event Concessions #3	\$	97,102	■	Included
Administration TI w/ Realigned Rooms	\$	272,054	■	\$ (272,054)
Administration 'Wedge' (Pink Area)	\$	233,160	■	\$ (233,160)
Elevator 2 stops, internal	\$	264,908	■	Included
Breakout Value of Mens RR #5	\$	150,918	■	Included
Breakout Value of Womens RR #6	\$	294,523	■	Included
Breakout Value of Upper Concessions #7	\$	147,753	■	Included
Lounge/Pre-Function				Included
West Expansion				Y - reduced
West Entry to Rendered 'Roof to Remain' Concept	\$	612,030	■	Included
West Event Restrooms Layout T.I. Cost #1	\$	462,508	■	\$ (200,000)
NW Lid- Keep Existing Mech Room Lid intact at Current Elevation		TBD		
East Entry storefront - Keep as-is				Included
Reinforcing the Roof				Incl Below
Steel Plate Reinforcing Concept	\$	2,100,000		\$ 2,100,000
Rigging Capacity				
Additional Capacity placed into Roof Reinforcement ROM				\$ 120,000
Replace Roofing				
Roofing - New on New Nailbase				Included
Reduction of South Addition (or other areas) Required				
Reduced South Addition SF and Program -2,000 sf	\$	(2,000,000)	■	\$ (2,000,000)
Monumental Stair Simplification	\$	(35,000)	■	\$ (35,000)
Remove Admin TI, Space to Remain As-is		see above		
Remove Admin 'Wedge' Structure and TI		see above		
			■	
Add for North Addition Restrooms	\$	1,076,000	■	\$ -
Site Work				Included
Valuation : Hardscapes as designed in Option C	\$	1,833,306		
East Entry Re-pave, incl Snowmelt	\$	106,465	■	\$ (106,465)
Ramp Value w/ Snowmelt (Brick Sidewalk Separate)	\$	584,824	■	\$ (584,824)
Library Work (back of curb to bldg)	\$	201,766	■	\$ (201,766)
South Entry & Paver Ramp Sidewalk Reduction & Simplification	\$	311,900	■	\$ (311,900)
Dock Area Pave/Storm/Fence/Walls	\$	160,500	■	\$ (160,500)
Valuation : Softscapes, Furnishings, and Planting as designed (Mtg adjust)	\$	232,487		\$ (25,000)
Valuation : NW San and Water Realignment, Storm Utilities, Elec Lighting (driver	\$	691,089		\$ (391,089)
North Side Dry Well	\$	106,021	■	\$ -
Removal of Underdrainage System @ 'Path Back' Value	\$	487,550	■	\$ (487,550)
Seating Capacity (hockey)				
Seats				
SRO				
Total Hockey Seating				
Total Concert Seating				
Toilet Fixtures				
Design Contingency				
Cost of Construction			\$	42,467,540
Soft Cost			\$	12,482,228
Total			\$	54,949,768
			\$	55,391,228
			\$	(441,460)

Dobson - Program Options based on Contractor Feedback
Preliminary Projections
5/24/2024

		SD w/ VE and Reconcile	
		Toggle	CMGI Option C
			Full Renovation Incl. Replacing Roof Structure
Hyder-McHugh Hard Cost - Full SD Build			\$ 59,204,745
Cost Escalation if a spring 2025 mobilization isn't realized			TBD
Expanded Locker Rooms			Included
Locker Room Rebuild to SD Concept #4, incl Demo	\$ 1,273,133		Included
Locker Room NE Pop-out	\$ 802,326		Included
Replace MEP, INCL Yard Addition			Included
Replace Ice	\$ 3,471,325		Included
Add South Stadia Seating	\$ 942,631		Included
Concourse Level Behind Stadia	\$ 1,721,449		Included
Mezzanine, incl Elev stop	\$ 968,982		Included
Under Concourse			Included
Add South Bathrooms T.I. Cost - Event Level #2	\$ 282,001		Included
Reconfigure Ice Offices/Storage			Included
South Expansion	\$ 5,508,647		Included
Breakout Value of Event Concessions #3	\$ 130,102		Included
Administration TI w/ Realigned Rooms	\$ 272,054		Included
Administration 'Wedge' (Pink Area)	\$ 233,160		Included
Elevator 3 stops, internal	\$ 264,908		Included
Breakout Value of Monumental Stair	\$ 119,290		Included
Breakout Value of Mens RR #5	\$ 185,918		Included
Breakout Value of Womens RR #6	\$ 344,523		Included
Breakout Value of Upper Concessions #7	\$ 191,753		Included
Lounge/Pre-Function			Included
West Expansion			Included
West Entry to Rendered 'Roof to Remain' Concept	\$ 612,030		Included
West Entry to SD Roofline Concept Premium	\$ 359,220		Included
West Event Level Restrooms Full Build Cost #1	\$ 462,508		Included
Replace Entire Roof Structure			Included
Wood Elements Included at Roof (Cladding, wraps, applique)	\$ 3,068,539	■	\$ -
Rigging Capacity			Included
Replace Roofing			Included
Roofing - New on New Nailbase			Included
Site Work			Included
Dock Area Pave/Storm/Fence/Walls	\$ 144,170		Included
North Side Dry Well	\$ 106,021		Included
Replace Hardscapes as designed in SD			Included
East Entry Re-pave	\$ 106,465		Included
Ramp Value w/ Snowmelt (Brick Sidewalk Separate)	\$ 584,824		Included
Library Work (back of curb to bldg)	\$ 201,766		Included
Landscape (softscapes), all sides of the Building	\$ 230,912		Included
Seating Capacity (hockey)			
Seats			1096
SRO			400
Total Hockey Seating			1496
Total Concert Seating			2896
Toilet Fixtures			57
Design Contingency			NIC, By Owner
Cost of Construction		\$ 59,204,745	\$ 42,909,000 \$ 16,295,745
Soft Cost		\$ 14,209,139	
Total		\$ 73,413,884	\$ 55,391,549 \$ 18,022,335

Dobson Arena Renovation – Program Update

| Vail Town Council June 4th, 2024



TOWN OF VAIL

Agenda:

- Recap Results of Program Analysis and Costs
- Make recommendation to Town Council on Preferred Option
- Seek approval from Town Council to move to Design Development

OUR 'NEXT STEPS' FROM THE LAST COUNCIL PRESENTATION:

• Contract Reconciliation with Top Ranked GC	<input checked="" type="checkbox"/>
• Finalization of reconciled project budget and scope for base program as the basis of the initial budget	<input checked="" type="checkbox"/>
• Refinement of program options and cost to build out three major project options	<input checked="" type="checkbox"/>

Results of our Recent Work:

- The Team of Vail Rec District, TOV, Populous, HyderMcHugh and Cumming have vetted Multiple Program Options
- We landed on three major options tailored to your request – started with 6 options
- Program has been revised and scope has been reduced to meet budget
- Our contingency is at the expected level relative to development of design
- The budget has been sliced, diced and picked apart
- We continue to develop alternates so that we may maximize program if costs improve

Let's Recap the Major Options

	Option A	Option B	Option C
	Dobson Ice & MEP / Finish Refresh Throughout	Alternate Analysis for Max Program Enhancement While Reinforcing Roof	Full Renovation Incl. Replacing Roof Structure
Replace MEP	Y	Y	Y
Replace Ice	Y	Y	Y
Refreshed Locker Rooms	Y	Y	Y
Expanded Locker Rooms	N	Y	Y
Add South Seating	N	Y	Y
South Expansion	N	Y - reduced	Y
Lounge/Concessions	N	Y - reduced	Y
West Expansion	N	Y - reduced	Y
Reinforcing the Roof	N	Y	Y
Rigging Capacity	N	Y	Y - roof replaced
Replace Roof Structure	N	N	Y
New Layout per SD drawings	N	Y - Modified	Y
Full SD Interior Finishes	Refresh Only	Y - reduced	Y
Full SD Exterior Finishes	Refresh Only	Y - reduced	Y
Low Voltage Scope	Minimal	Y - reduced	Y
North Restrooms	N	Y - Alternate Price	N
Site Enhancements	N	Y-reduced	Y



The Budget for Each Major Option

	Option A	Option B	Option C
	Dobson Ice & MEP / Finish Refresh Throughout	Alternate Analysis for Max Program Enhancement While Reinforcing Roof	Full Renovation Incl. Replacing Roof Structure
Current Budget Update			
Hard Cost	\$25,418,043	\$42,467,540	\$59,204,745
Soft Cost	\$8,074,749	\$12,482,228	\$14,209,139
Total	\$33,492,792	\$54,949,768	\$73,413,884
Targeted Budget	\$55,391,228	\$55,391,228	\$55,391,228
Variance	-\$21,898,436	-\$441,460	\$18,022,656



How we compare to Budget.
 Any savings that we have identified on Option B are being allocated to contingency with a goal of adding restroom fixtures and office space



The Schedule for Each Major Option

	Option A	Option B	Option C
	Dobson Ice & MEP / Finish Refresh Throughout	Alternate Analysis for Max Program Enhancement While Reinforcing Roof	Full Renovation Incl. Replacing Roof Structure
Construction Duration	14 months	18.5 months	22 months

- Lose one ice season
- Lose one ice season
- Lose two ice seasons
- Spring of '26 start
- 8% escalation is a real risk



Let's Review the Options:

Option A – Repair and Refresh

- Refreshed locker rooms
- Refresh of Finishes
- Full Replacement of MEP
- Essentially as it Exists Today regarding program space
- Reinforcing Roof is an Additional: \$2.4M
- Reduced HVAC Mechanical Option: (\$1.08M)
- Adds an ADA elevator
- Lowest Budget
- Shortest Schedule – Spring Start – 14.5 month project
- Lose one season of ice use

Dobson Arena Update – June 4, 2024



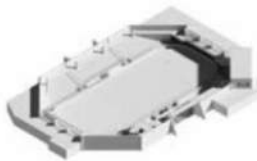


Option B – Recommended Program within Targeted Budget of \$55.4M

- Reinforced Roof – Keeps the Dobson Look
- Refreshed locker rooms with Expansion
- Provides Full Equitable Solution for Locker Rooms
- Expanded South Lobby & New West Entry
- Sets the Stage for the Civic Center Master Plan
- Full Replacement of MEP
- Updated Envelope will Reduce Operating Costs
- Resolves ADA Access
- Lounge, Concessions and Bathrooms are Improved
- Exterior and Interior Refreshed
- Enhanced Flexibility for Events
- Restrooms designed for Max Hockey Event
- Alternate for North Bathrooms to be Priced

01 /
SEATING COUNT

Dobson Arena Update – June 4, 2024

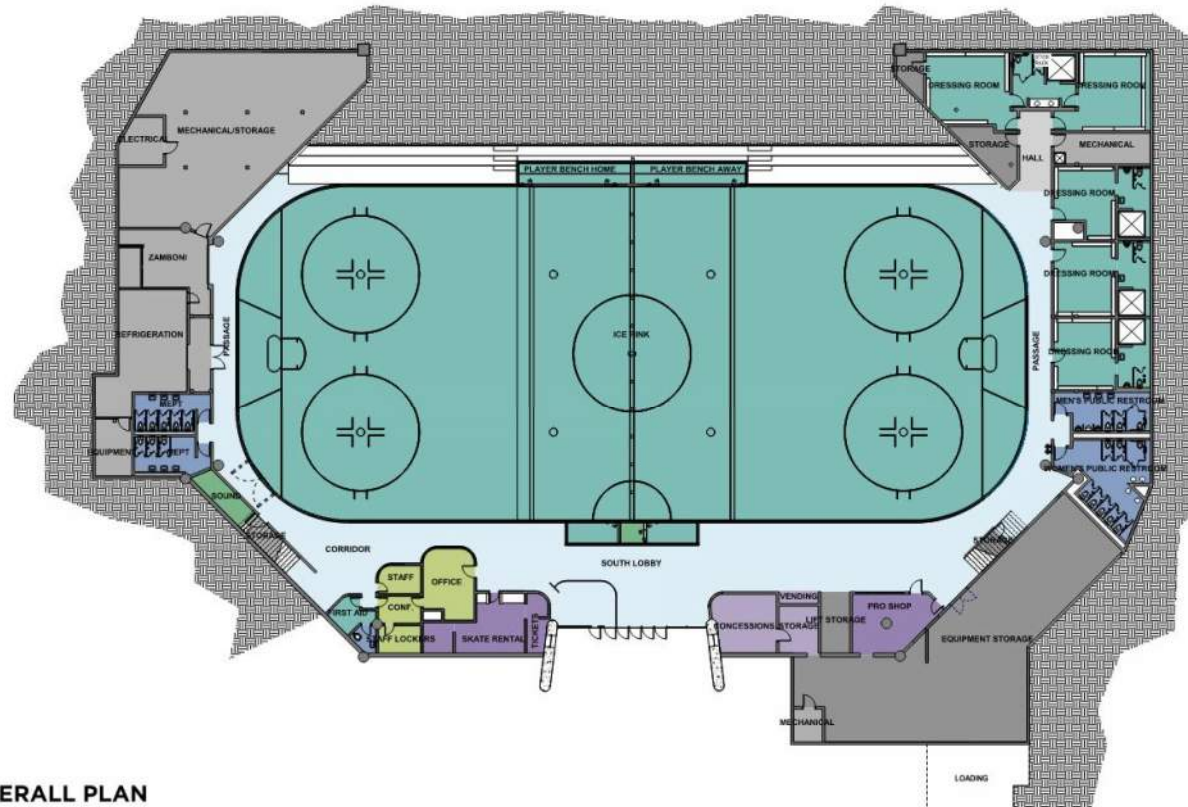
Dobson Arena Floor Plans - Recommended Option B

	CURRENT EVENT CAPACITY	PROPOSED OPTION B1 CAPACITY	PROPOSED OPTION B2 CAPACITY
			
FIXED SEATS	680	1,091	1,091
SRO	*760	**325	**325
FLOOR SEATS (CONCERTS)	1,400	n/a	2,000
WHEEL CHAIR AND COMPANION	0 (16 NEEDED)	20	20
TOTAL SEATING	*1,300 (Hockey) *2,840 (Concert)	1,436 1,760	1,436 2,480
TOILET FIXTURES NEEDED	(22 CURRENTLY) 55 REQUIRED BY CODE	35 BUILT 28 REQUIRED BY CODE	48 BUILT 48 REQUIRED BY CODE
*AS PERMITTED BY AHJ		3,436 CAPACITY W/ ADDITIONAL 29 TEMPORARY FIXTURES **PENDING AHJ APPROVAL	3,436 CAPACITY W/ ADDITIONAL 16 TEMPORARY FIXTURES **PENDING AHJ APPROVAL

02 /
FLOOR PLANS

Dobson Arena Update – June 4, 2024

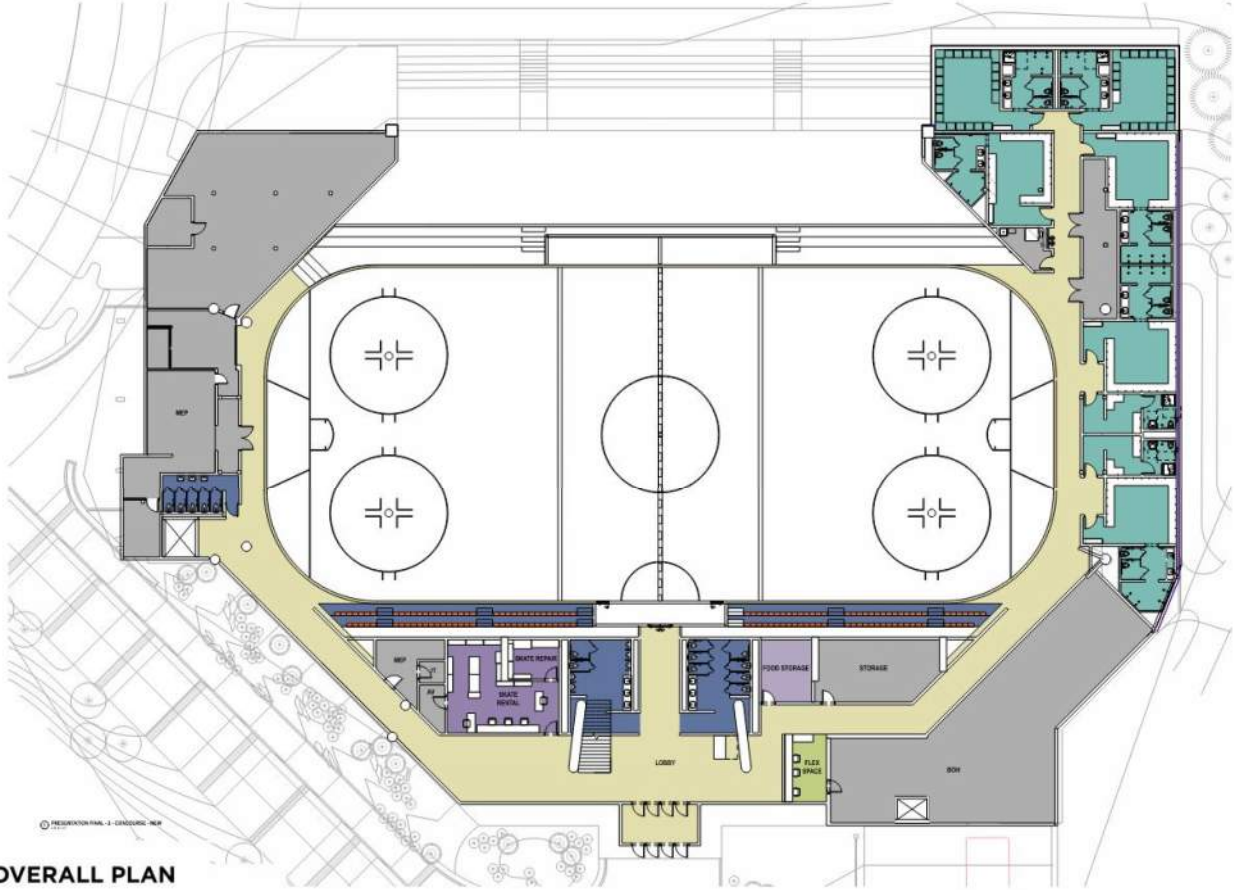
Dobson Arena Floor Plans - EXISTING



EVENT LEVEL - OVERALL PLAN
1" = 32'-0"

Dobson Arena Update – June 4, 2024

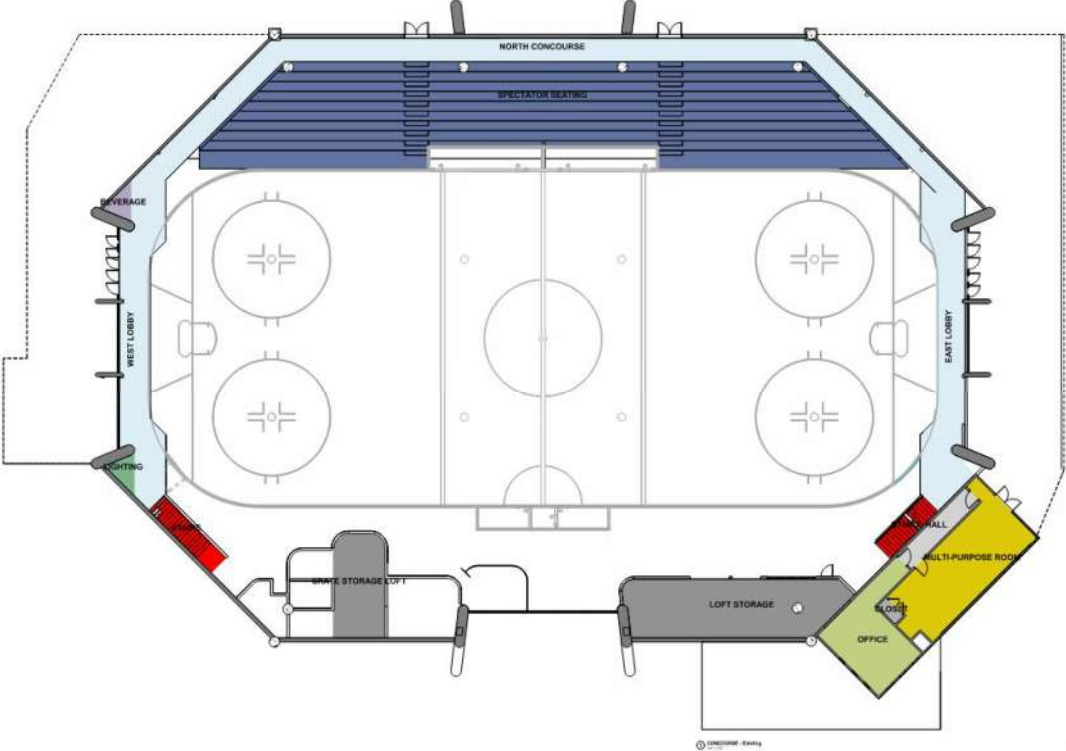
Dobson Arena Floor Plans - OPTION B



EVENT LEVEL - OVERALL PLAN
1" = 32'-0"

Dobson Arena Update – June 4, 2024

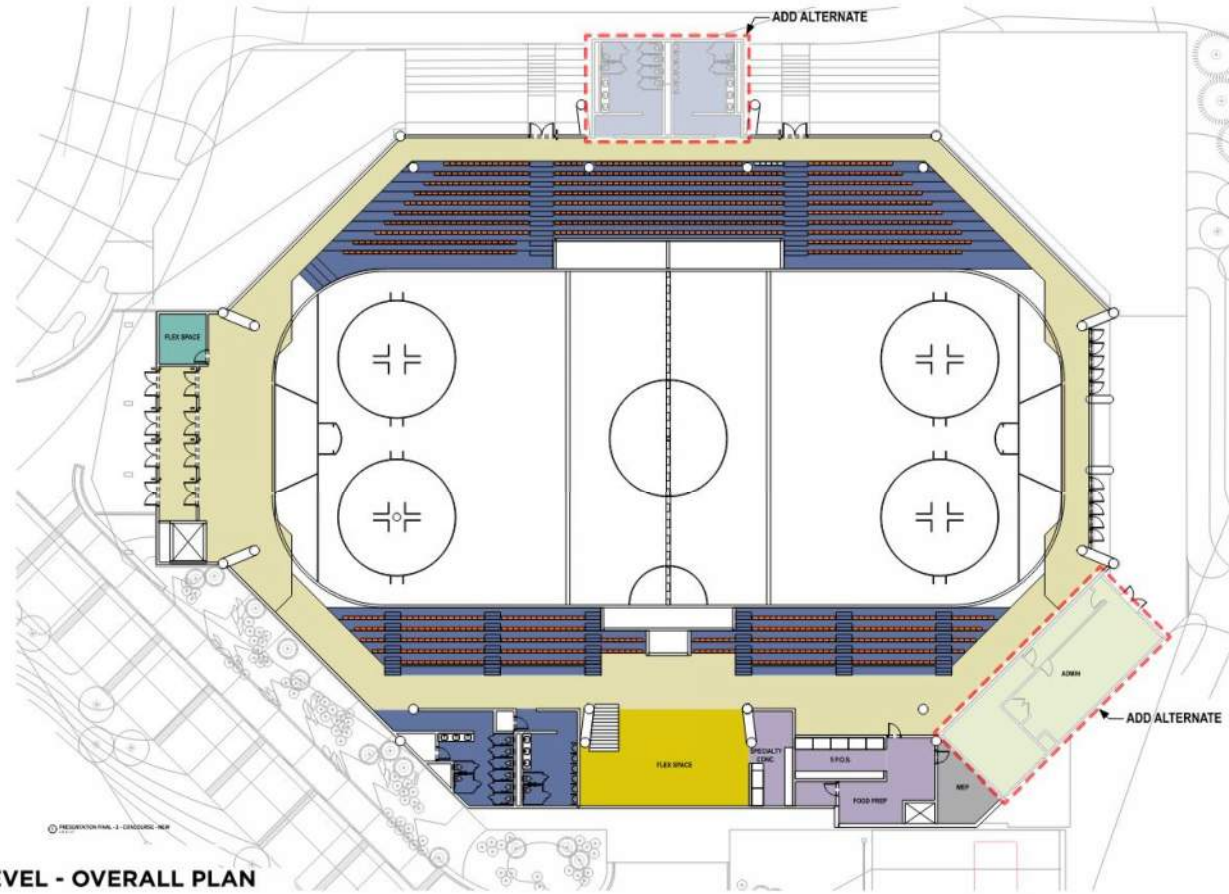
Dobson Arena Floor Plans - EXISTING



CONCOURSE LEVEL - OVERALL PLAN
1" = 32'-0"

Dobson Arena Update – June 4, 2024

Dobson Arena Floor Plans - OPTION B



CONCOURSE LEVEL - OVERALL PLAN
1" = 32'-0"

03 /
PERSPECTIVES

Dobson Arena Update – June 4, 2024

Dobson Arena **West Entry - OPTION C**



Dobson Arena Update – June 4, 2024

Dobson Arena **West Entry - OPTION B**



Dobson Arena Update – June 4, 2024

Dobson Arena **South Entry - OPTION C**



Dobson Arena Update – June 4, 2024

Dobson Arena **South Entry - OPTION C**



Dobson Arena Update – June 4, 2024

Dobson Arena **Interior View - EXISTING**



Dobson Arena Update – June 4, 2024

Dobson Arena **Interior View - OPTION B**



Dobson Arena Update – June 4, 2024

Dobson Arena **Interior View - OPTION B**



Dobson Arena Update – June 4, 2024

Option C – Full Remodel including New Raised Roof Structure

- All In Revamp of Dobson
- New Roof Structure with New Roof
- Larger South Expansion
- Refreshed Site Hardscapes
- Refreshed locker rooms w Expansion
- New West Entry
- Full Replacement of MEP
- Larger Lounge Concessions
- Full Complement of Restrooms for Max Event
- Provides Mezzanine level
- Option C cannot start until Spring of 2026

Dobson Ice Arena **Steel**



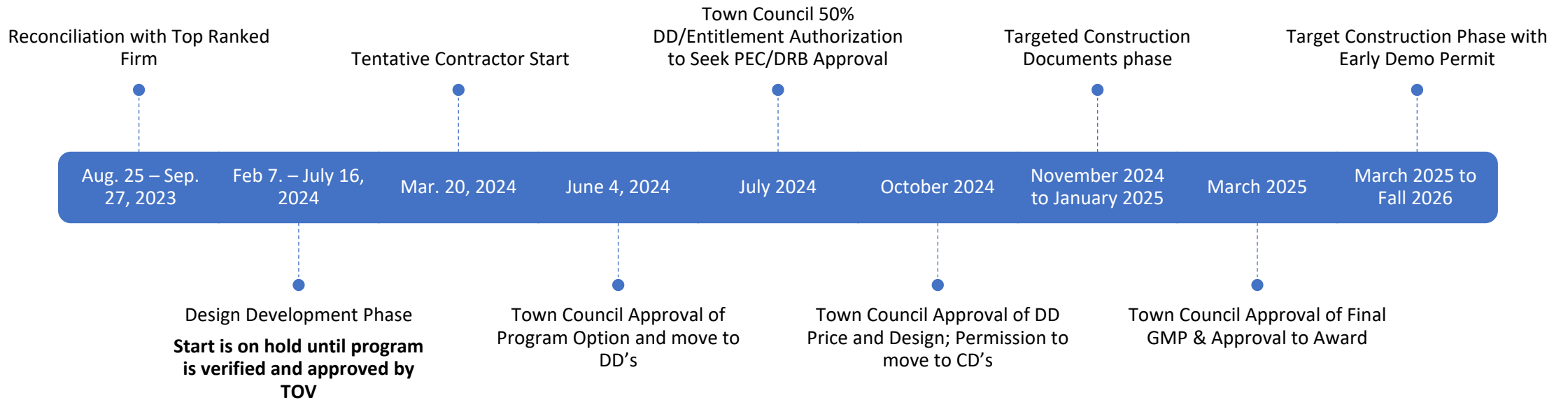
Recommendations:

- Option C is not viable without substantial additional funds
- Option A resolves our ice and mechanical/electrical issues but falls short of the vision
- Option B restores and enhances Dobson as Vail’s key Recreation and Events venue for the next 40 years

We are seeking permission to take the following next steps:

- Finalize the Program Option Choice with your Approval
- Move to Design Development Phase
- Start the PEC and DRB entitlement Process
- Meet Again with the Building and Fire to Confirm Progress
- Start the Preconstruction Process in Earnest and Conduct Additional Investigations to Refine Design, Budget and Schedule

Project Milestones



Thank You

- Questions -

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

TIME: 60 min.

SUBMITTED BY: George Ruther, Housing

ITEM TYPE: Presentation/Discussion

AGENDA SECTION: **Presentation/Discussion**

SUBJECT: **West Middle Creek Total Budget & Schedule Update**

SUGGESTED ACTION: Listen to presentation and provide feedback.

PRESENTER(S): George Ruther, Housing Director and Eric Komppa, President at Corum Real Estate Group

ATTACHMENTS:

- [WMC Presentation Council 2024-06-04](#)
- [Public Comment - West Middle Creek](#)



WEST MIDDLE CREEK UPDATE



WEST
MIDDLE
CREEK 75

- Seize the full opportunity
- Deed-restricted homes are the highest priority
- Optimize this housing opportunity
- A market study shall drive the program and design
- Attainability and affordability are critical drivers of the development
- Meeting the needs of our community partners
- Environmental stewardship is a community value
- Cost is a key consideration
- Time is of the essence
- Prioritize homes over cars
- Lead by example

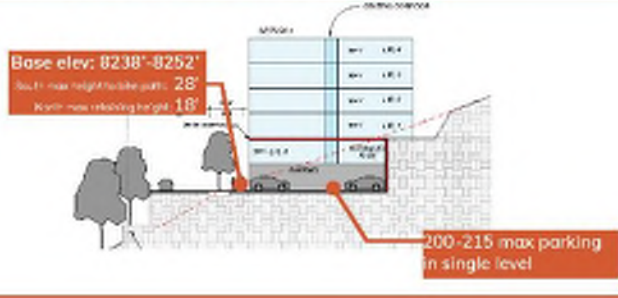
***“The Town of Vail will acquire
1,000 additional resident
housing unit deed restrictions
by the year 2027”***

- Vail Housing 2027
Strategic Plan

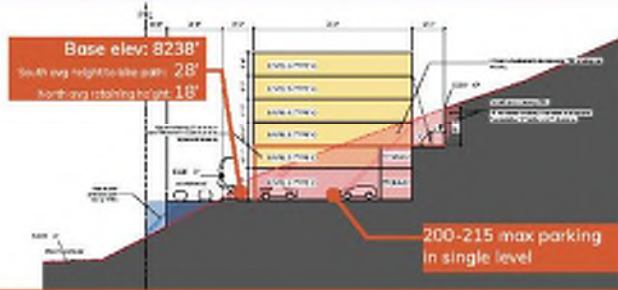
GOALS & OBJECTIVES

PREVIOUS STUDIES

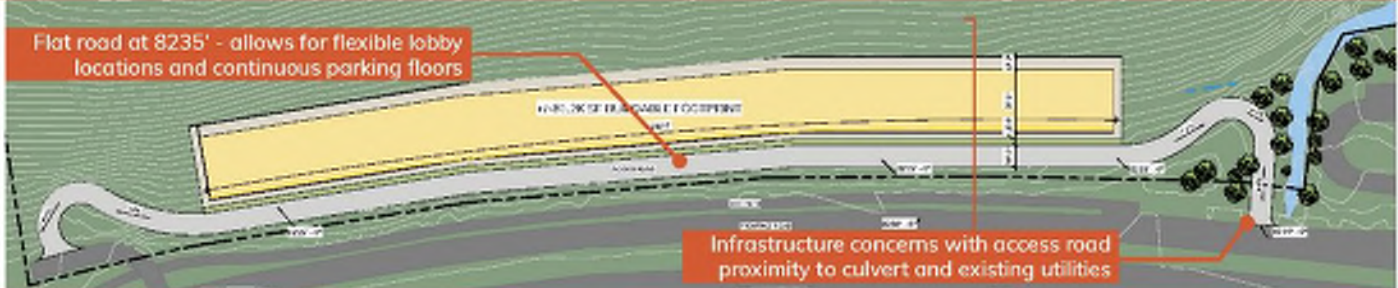
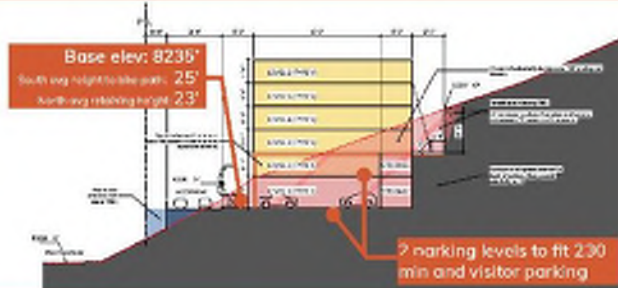
RFP - INITIAL PLAN



DESIGN STUDY 1



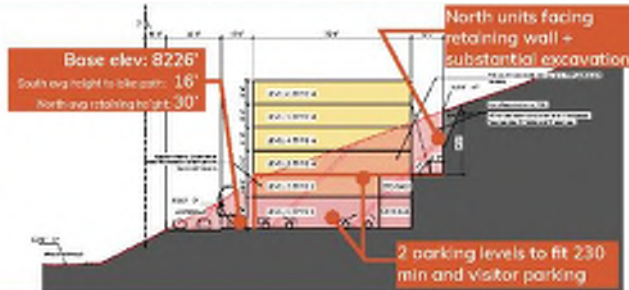
DESIGN STUDY 2



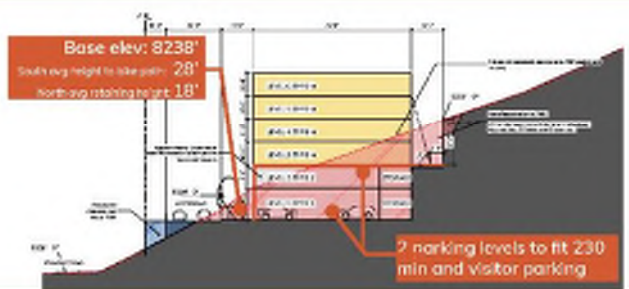
DESIGN EVOLUTION

PREVIOUS STUDIES

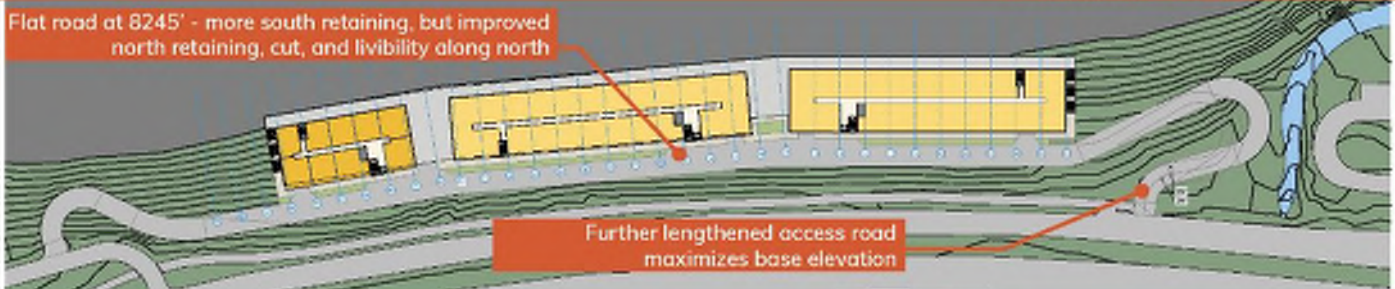
DESIGN STUDY 3



DESIGN STUDY 4



CURRENT DESIGN

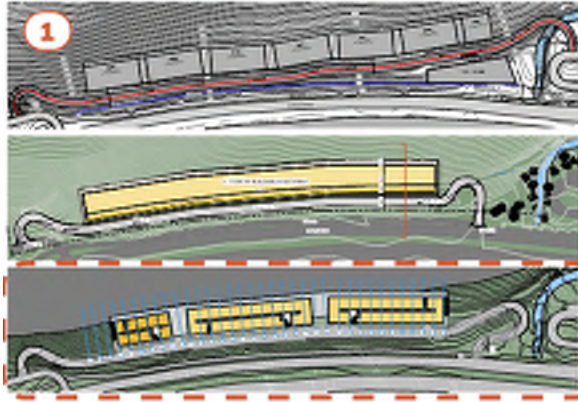


DESIGN EVOLUTION



SITE CONSTRAINTS PROCESS

NOV 2023 - JAN 2024



1. ACCESS AND FOOTPRINT STUDIES

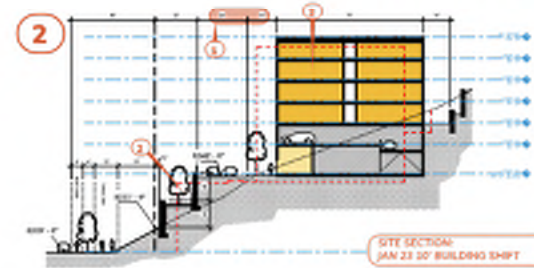
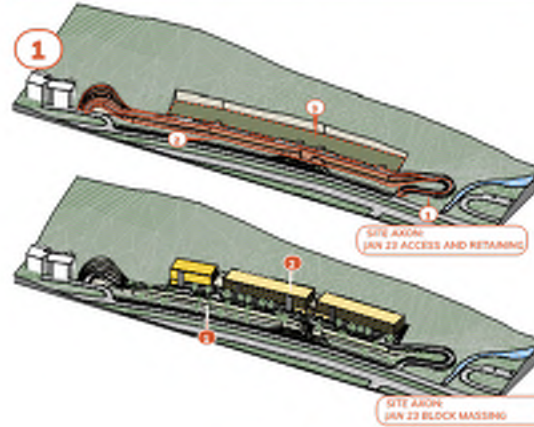
- Access road ingress/egress located to minimize impacts to Middle Creek and configured to reach building elevation.
- Footprint consolidated to minimize excavation.

2. BUILDING LOCATION AND ELEVATION STUDIES

- Building elevation set to balance south and north retaining, minimize re-grading export, and enhance views and livability of north facing units.

DRB WORKSESSION 1

JAN 08 2024



1. BUILDING FOOTPRINT AND PROGRAM VOLUME

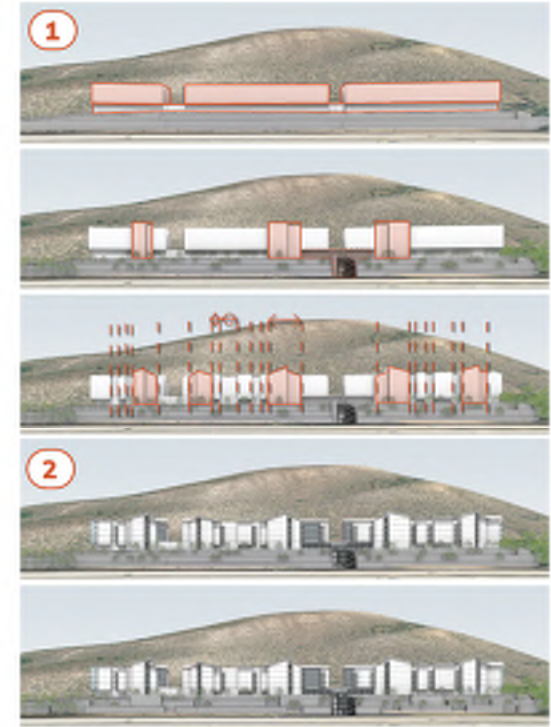
- Building footprint located on site and in elevation based on site constraints process.
- Program determined to be best suited as three structures to provide connectivity to community spaces.

2. NORTH BUILDING SHIFT AND BUS STOP

- Building location shifted north to accommodate retaining strategy and potential bus stop.

DRB WORKSESSION 2

FEB 07 2024



1. MASSING EVOLUTION

- Massing concept derived from linking community program and proportional moves to break down primary volumes, allowing roof forms to respond to contextual and vernacular influences.

2. RETAINING WALL CONCEPT

- Retaining walls proposed to vary in heights and widths, exceeding height limit, to more effectively break down scale.

DRB & PEC PRESENTATIONS



FEEDBACK FROM APRIL 03 DRB

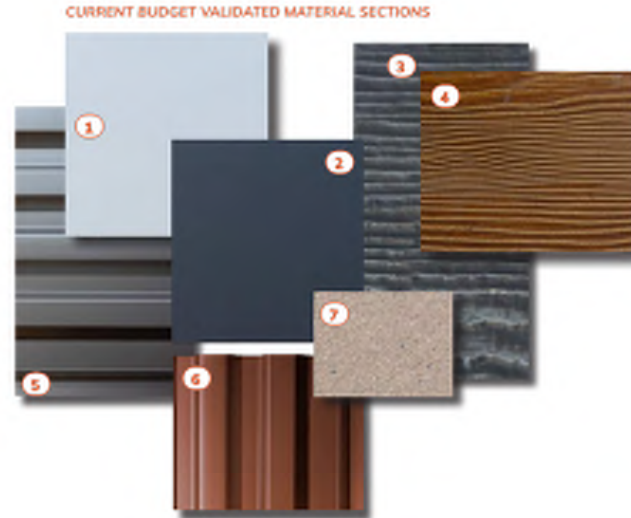
1. EXTERIOR MATERIALITY

- Color and materiality of garage screen is unique to Vail, but will be a great addition.
- Allura and Hardie has been approved, but not Woodtone finish.
- Synthetic stone has only been approved for block retaining walls.
- Drip through decks were questioned, however trex assembly and lease agreement for no storage assuaged concerns.
- Removing decks was considered, but they are deemed too important to overall articulation of building and as resident amenity.

2. FACADE DETAIL VIGNETTES

- Metal panel bands to organize facade penetrations was well received. Metal panel has been approved in similar applications.
- Variation in window depth appears subtle, and more opportunities for detail/articulation will be explored.

1. EXTERIOR MATERIALITY



2. FACADE DETAIL VIGNETTES

1. CLADDING AND WINDOW AT PROJECTING WHITE VOLUMES



Fiber Cement Cladding:
Alura, Pure White
• Staggered running
board/joint pattern

Anderson 180 or Intra
Supera CW Window
Block
• Sillinger detailed to be
flush with facade of
projecting volumes

2. CLADDING, VENTILATION STRIP, AND WINDOW AT GABLE VOLUMES



Fiber Cement Cladding:
Woodtone, Coastal Grey
• Bottom pattern
alternating every floor

Ventilation Strip Cladding:
• VTAAC Louver and Unit
Exhaust Vents organized in
vertical bands
• Dark Grey corrugated
metal panel between
louvers within strip
• Metal and fiber cement trim
surrounds

Anderson 200 or Intra Supera
CW Window
Block
• Window detailed to be
flush with over-cabbed
facades projecting volumes

1. EXTERIOR MATERIALITY



DRB & PEC PRESENTATIONS



EVOLUTION OF MASSING





MASSING



WEST
MIDDLE
CREEK 82



WEST
MIDDLE
CREEK 83

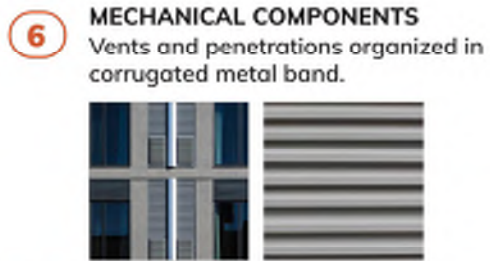


solidity + movement

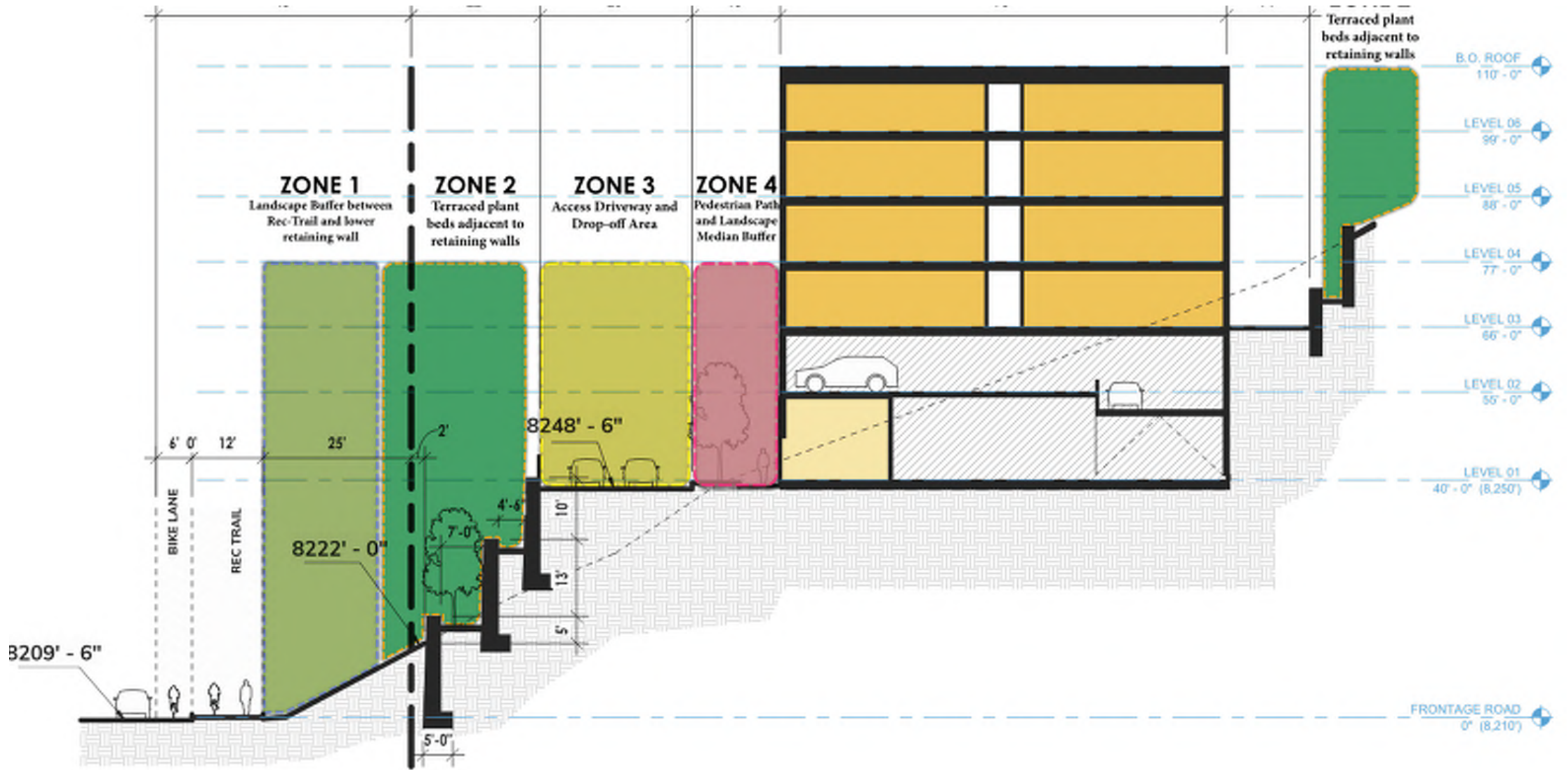
texture + contrast

MATERIALITY





MATERIALITY



LANDSCAPE PLANNING





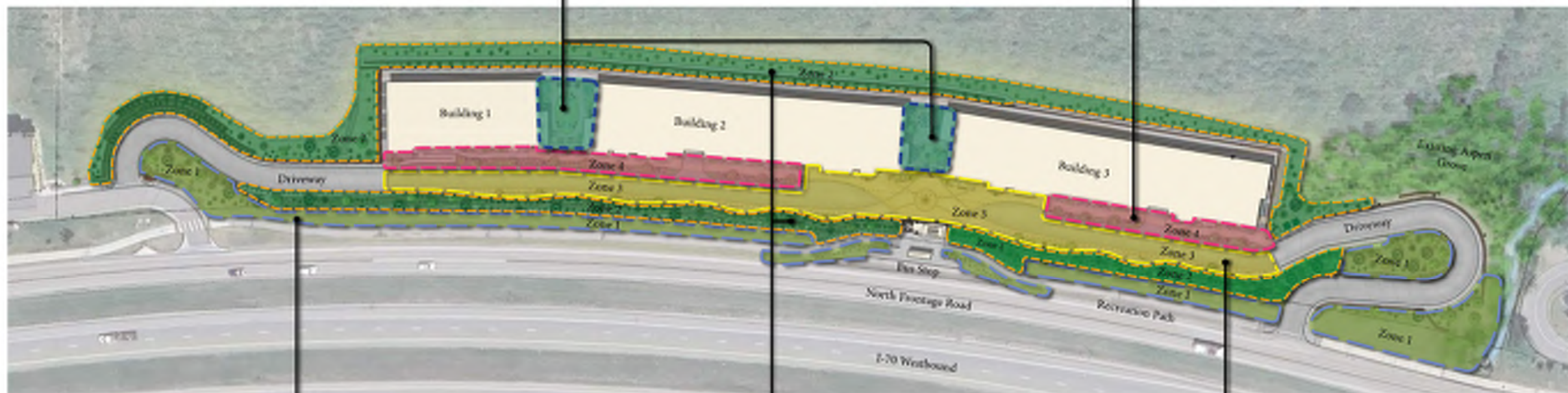
- These areas are intended to include outdoor amenities for residents and would be a combination of hardscape and landscape areas.
- Potential amenities include seating areas, a water feature, shade structures, yard games, and community gardens.
- Landscape treatments in this area would include raised planters with flowering shrubs, deciduous trees, perennials, grasses, and dwarf conifers.

ZONE 5
Courtyards and Resident Amenity Areas



- A pedestrian path is located along the south side of the building and would utilize an integrally colored concrete as the path material.
- Tree planting in the landscape median buffer will be limited to smaller trees and shrubs to allow for fire truck ladder access.
- Additional landscape treatment in this area would include perennials, grasses, and ground cover that will be resilient in snow storage areas.

ZONE 4
Pedestrian Path and Landscape Median Buffer



ZONE 1
Landscape Buffer between Rec-Path and lower retaining wall

- Landscape buffer plantings would consist of a mixture of deciduous and coniferous trees.
- Accent plantings of flowering shrubs, perennials and grasses would be located in key areas to provide interest at site ingress and egress points.
- Native grass and wildflower seed used as ground cover to stabilize slopes and provide summer color and interest to the site.



ZONE 2
Terraced plant beds adjacent to retaining walls

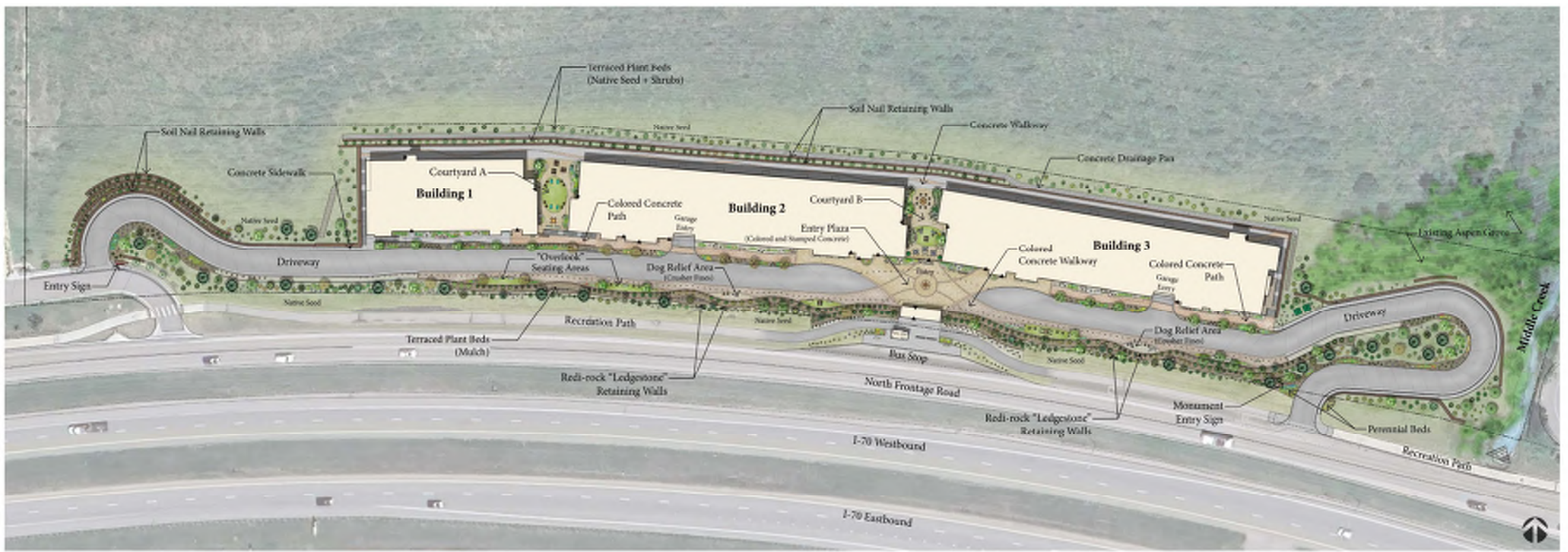
- Plantings will consist of medium to large scale conifers and deciduous flowering trees to break up the vertical scale of the retaining walls.
- Cascading shrubs will be planted along the top of the retaining walls to help break up the height of the lower retaining wall.
- Large ornamental grasses will be used as vertical accents to further break up the retaining walls.



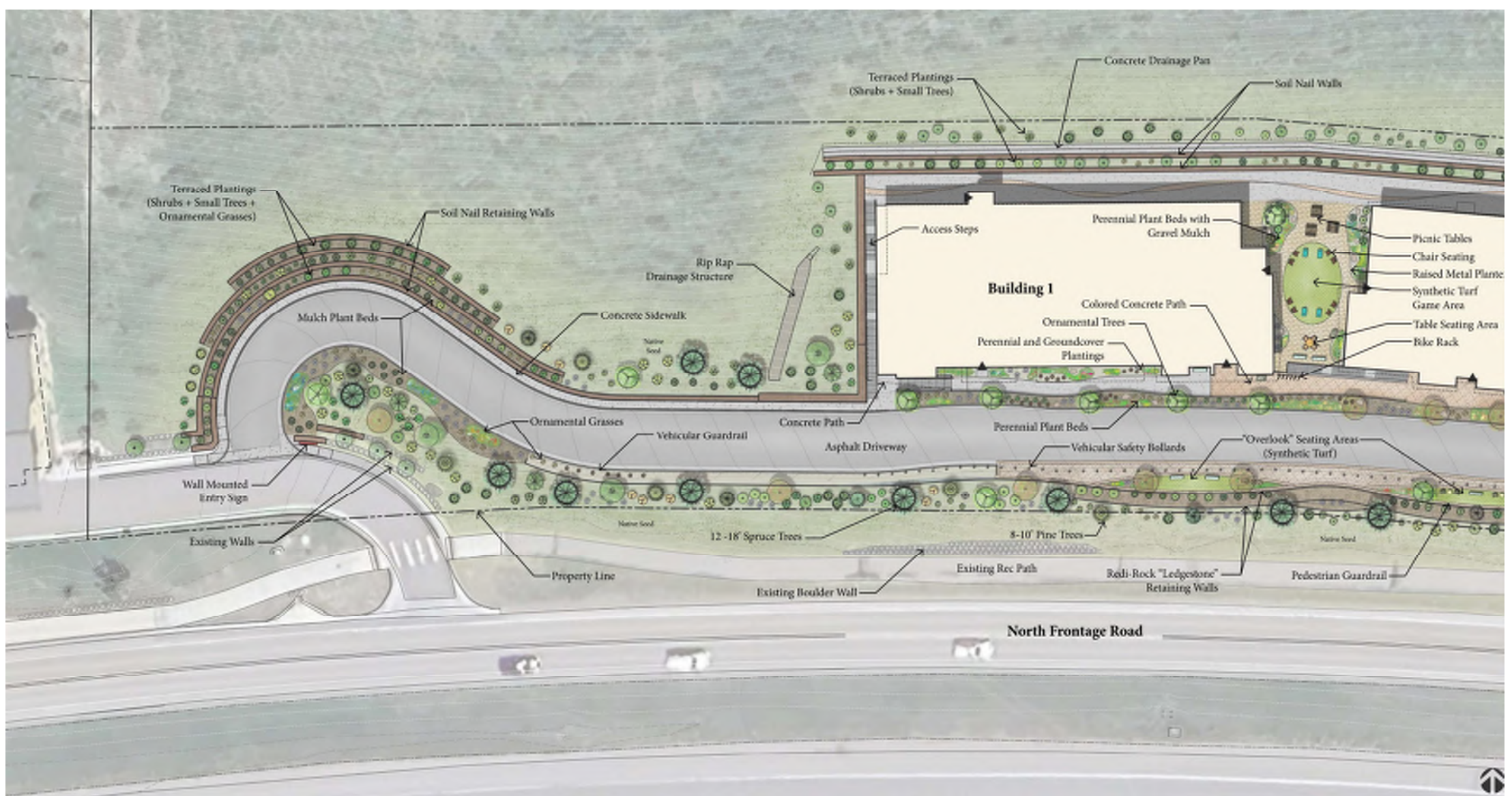
ZONE 3
Access Driveway and Drop-off Area

- This area will be heavily used for drop-off, fire access, snow storage, trash pickup, and deliveries. This will require paving that is resilient to heavy vehicles while still providing a pedestrian oriented aesthetic.
- Paving in this area would be more pedestrian oriented and will consist of an asphalt drive lanes with stamped and integrally colored concrete pedestrian plaza and walkways.
- Vehicular safety bollards will be installed along the edges of the driveway at the main entry plaza to control vehicular traffic, without impeding pedestrian circulation between them.



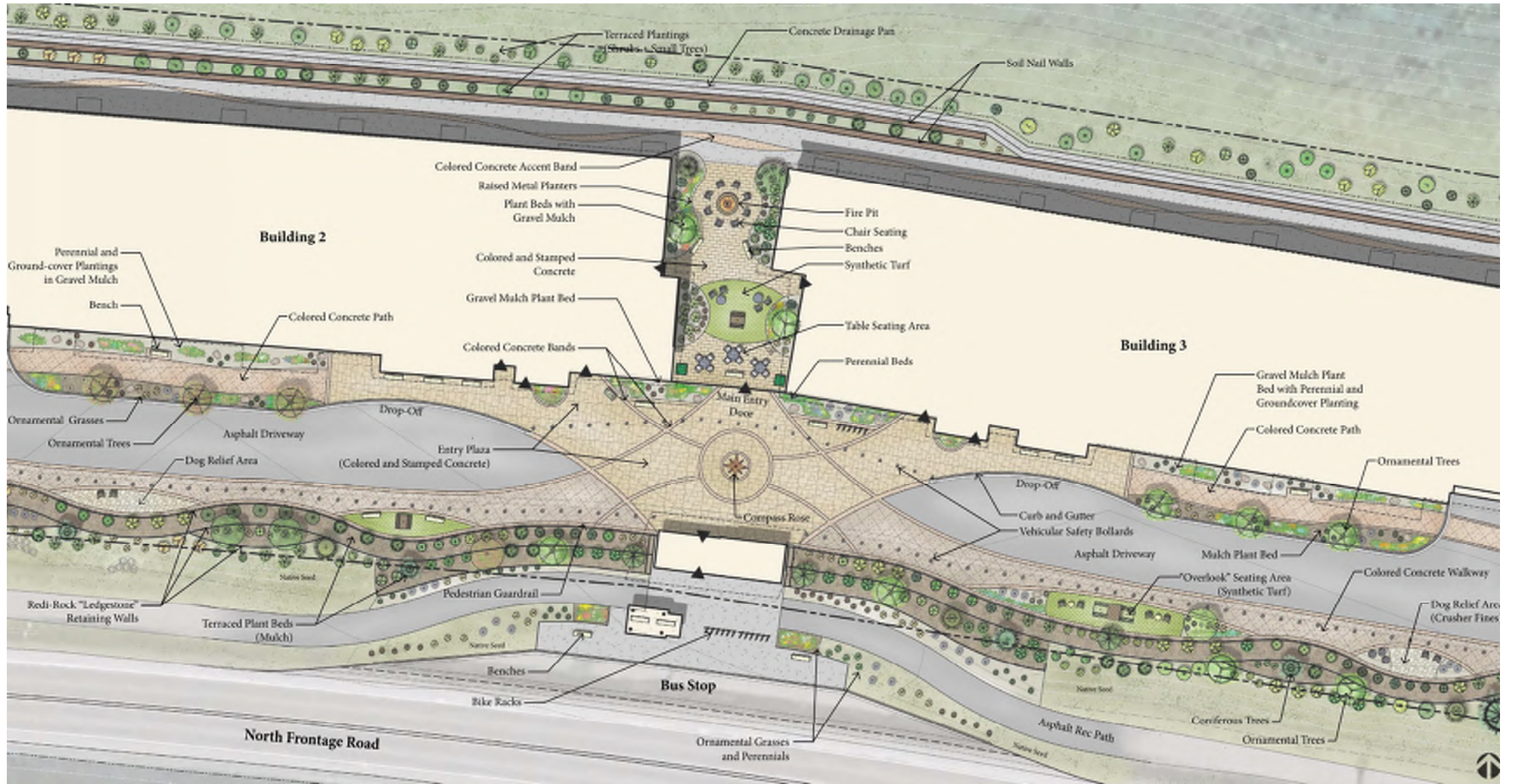


LANDSCAPE PLANNING



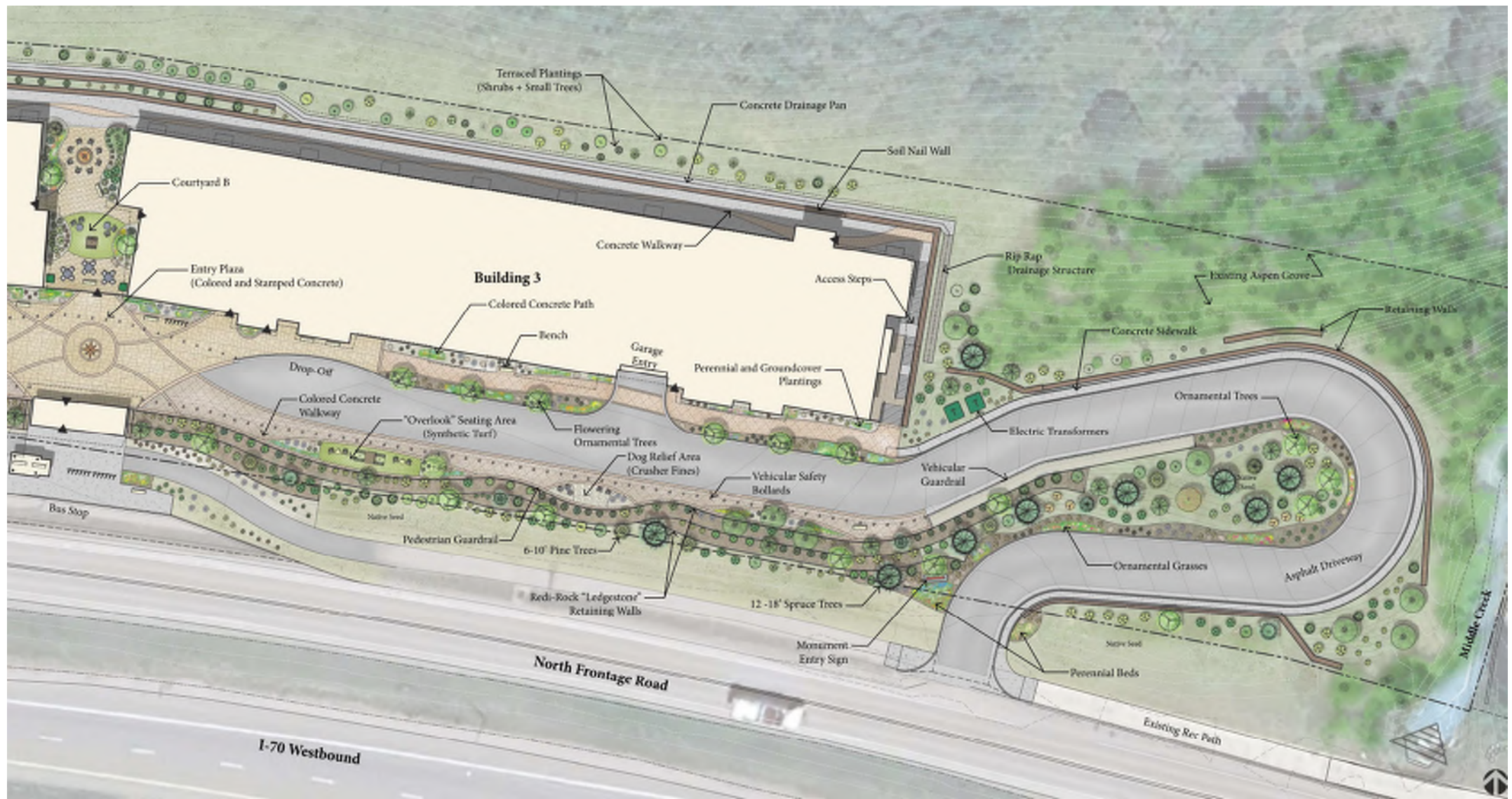
LANDSCAPE PLANNING





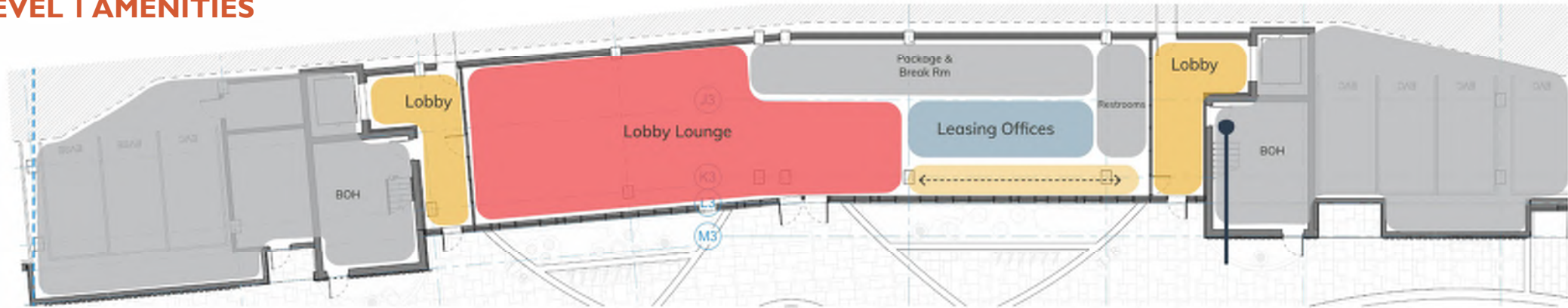
LANDSCAPE PLANNING





LANDSCAPE PLANNING

LEVEL 1 AMENITIES



Level 1 Amenity Plan
Not to Scale



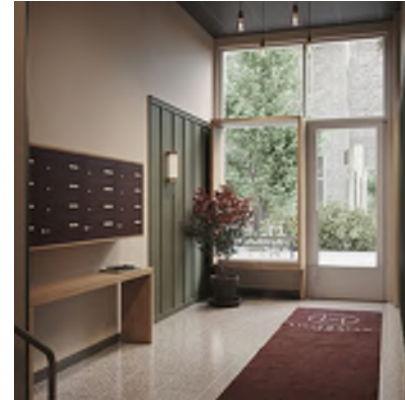
EXAMPLE IMAGES



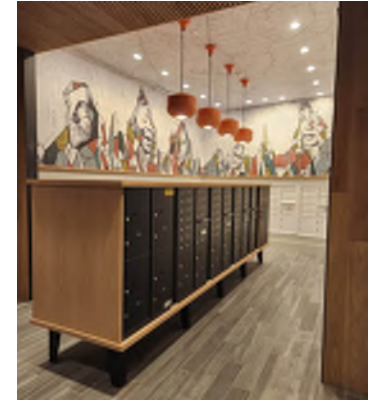
Lobby Lounge



Leasing Office



Entry Lobbies

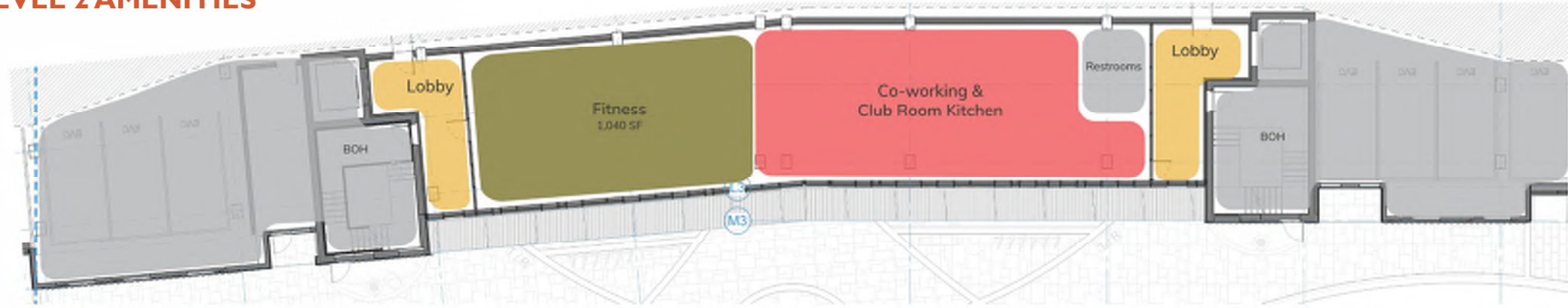


Package Room

AMENITIES



LEVEL 2 AMENITIES



Level 2 Amenity Plan
Not to Scale

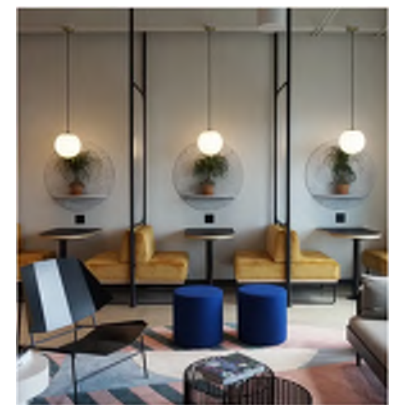
EXAMPLE IMAGES



Fitness



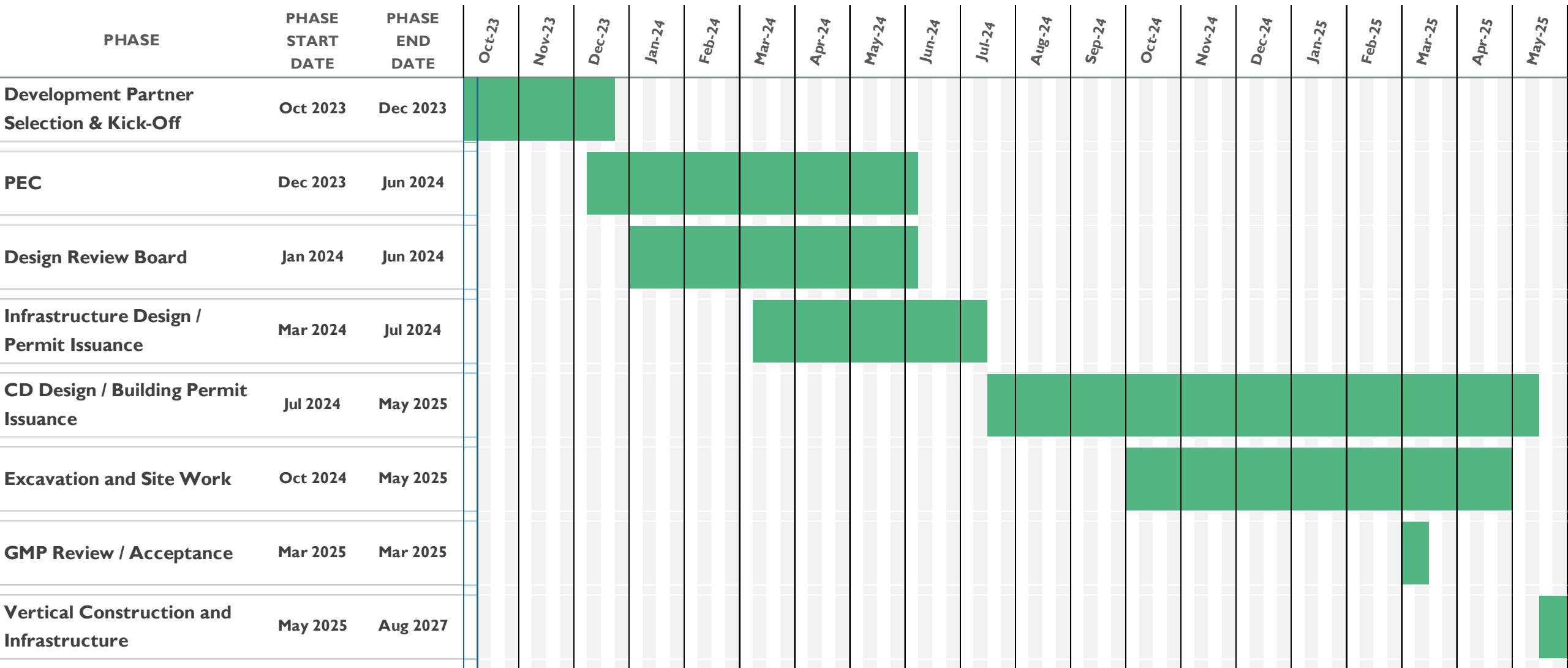
Club Room



Co-Working

AMENITIES





SCHEDULE



Unit Mix					
Unit Type	# Beds	Area (Avg.)	Total Units	Total Beds	Net Area
Deed-Restricted Apartments					
Studio	1	515	84	84	43,260
1 Bed	1	707	100	100	70,700
2 Bed	3	1,070	48	96	51,360
Total			232	280	165,320
Deed-Restricted Co-Living Apartments					
2 Bed+	2	1,162	36	144	41,832
Total			36	144	41,832
Total Units			268	424	207,152

SF	
Residential Net Area	207,152
Residential Gross Area	241,577
Amenity + BOH	5,918
Storage	4,050
Parking	128,020
Total Gross SF	379,565

BUDGET SUMMARY		
HARD COSTS		
300	Site, Shell & Core	\$126,608,854
400	Furniture, Fixtures and Equipment	\$321,500
TOTAL HARD COSTS		\$126,930,354
SOFT COSTS		
500-800	Arch., Eng, Dev Mgmt, Consultant & Market	\$10,778,822
700	Legal / Title / Financing	\$2,385,000
900	General Opex Reserve	\$1,150,000
950	Construction Loan Interest	\$21,413,646
1100	Permits and Fees	\$3,247,912
TOTAL SOFT COSTS		\$38,975,380
CONTINGENCY		
1400	Project Contingency (3.0%)	\$4,977,172
TOTAL CONTINGENCY		\$4,977,172
TOTAL PROJECT COST		\$170,882,906

UNIT COUNT & BUDGET



HARD COST BUDGET STATUS UPDATE - 6.3.24

Previous Construction Budget Civil + Vertical		\$126,609,000
1	Payment & Performance Bond - <i>Confirmed Required for Bonds</i>	\$1,050,000
2	Exterior Elevations - <i>Window & façade detailing</i>	\$1,500,000
3	Structural & Civil Coordination - <i>foundation integration with retaining walls / path of egress</i>	\$1,000,000
4	Bus Stop Coordination / Implementation	\$875,000
5	Retaining Wall Development - mainly southern facing wall	\$520,000
6	Landscape Plan Development	\$517,000
7	50% Credit for the Waterline Cost with Eagle River - <i>Confirmed verbally with ERWSD</i>	(\$675,000)
8	Estimated Credits Solar*	(\$275,000)
9	Building Permit Fees Waived	(\$869,000)
Current Construciton Budget		\$130,252,000

*** Notes:**

- 1) Local sales tax exemption included, calculation is based taxes at 5%
- 2) Estimate of credits for implementation of solar, still working on determining timing of credits and form of credits
- 3) Design coordination on going, 100% DD concludes mid-July, IGMP due mid-September
- 4) Construction Budget excludes FF&E estimates (\$326,500)

BUDGET UPDATE



SOFT COST BUDGET STATUS UPDATE - 6.3.24

Previous Soft Cost Budget		\$38,975,000
1	Project Insurance - <i>Builder's Risk & OCIP</i>	\$3,023,000
2	Water Tap / Impact Fees - <i>square footage increases</i>	\$500,000
3	Interest Carry & Hard Cost Related Increases	\$2,075,000
Current Soft Cost Budget		\$44,573,000

TOTAL BUDGET STATUS UPDATE - 6.3.24

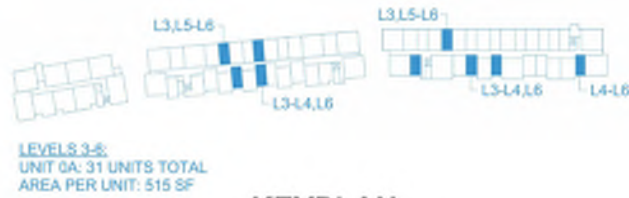
Hard Costs (<i>including FF&E</i>)	\$130,578,500
Soft Costs	\$44,573,000
Contingency (3% of Total Costs)	\$5,254,000
Current Project Budget	\$180,405,500
Current Bonding Capacity	\$191,000,000
Excess / (Shortfall) in Bonding Capacity	\$10,594,500

BUDGET UPDATE



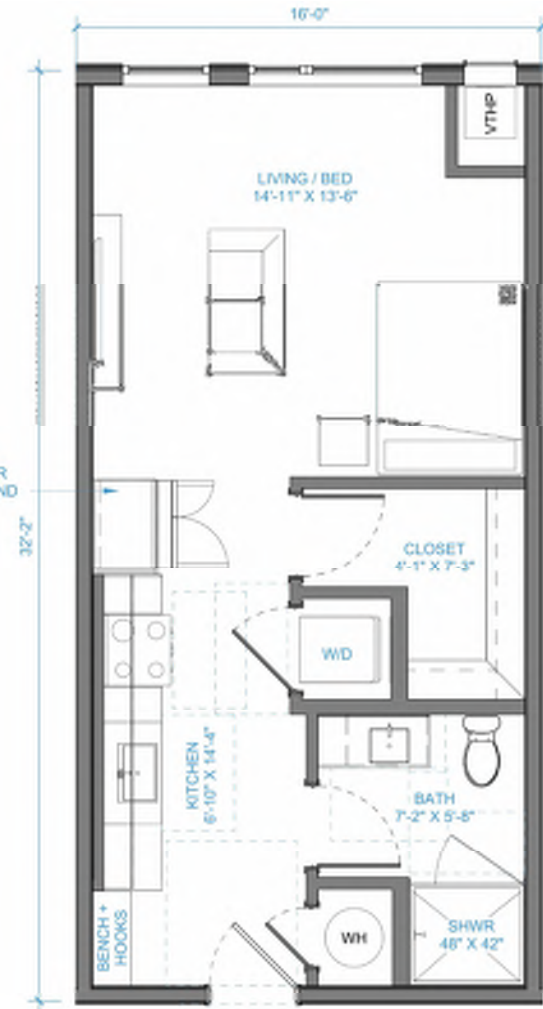
- “The rental housing market is tight, with vacancy rates near zero for the first half of 2023 and a wide rent spectrum from modest studios to upscale three-bedroom condos. This is underscored by a rental market that has seen a substantial average increase [in rent], particularly among one and three bedroom units.
- “In general, we are seeing resort communities still suffer from unfilled jobs (8% to 11%) and very tight rental markets (0.7% First Quarter 2024 vacancy in Eagle County).”
 - Sarah McClain, WMC Market Study, Western Spaces, LLC
- “Every indication would suggest that housing needs have intensified since [2020, when the recent census data was published].”
- “There is likely a significant latent housing demand from would-be residents (as indicated by what is a large number of job openings), which might be filled if there was housing sufficient to meet the demand for labor.”
 - David Becher, Eagle River Housing Needs Assessment Consultant, RRC
- “Vail has a jobs/housing [in-]balance of approximately 6,000 jobs, requiring at least that number of employees to commute into Vail from other parts of the Valley.
- “Renters feel proximity to work is their most important consideration when searching for housing.”
 - Willa Williford, Eagle River Valley Housing Needs and Solutions 2018

STUDIO



KEYPLAN

SMALLER REFRIGERATOR PROVIDED IN STUDIOS AND ONE BEDROOMS



0A - STUDIO
1/4" = 1'-0"

SELECT FLOORPLANS

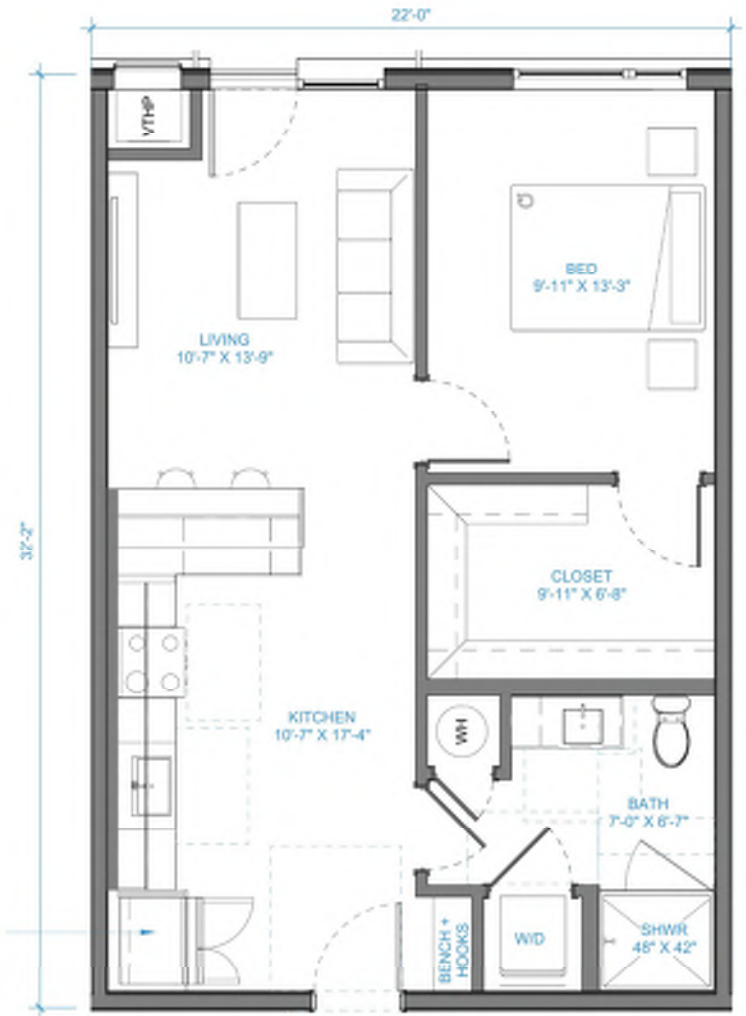


I BED



KEYPLAN

SMALLER REFRIGERATOR PROVIDED IN STUDIOS AND ONE BEDROOMS



1A - 1BED TYPICAL

1/4" = 1'-0"

SELECT FLOORPLANS

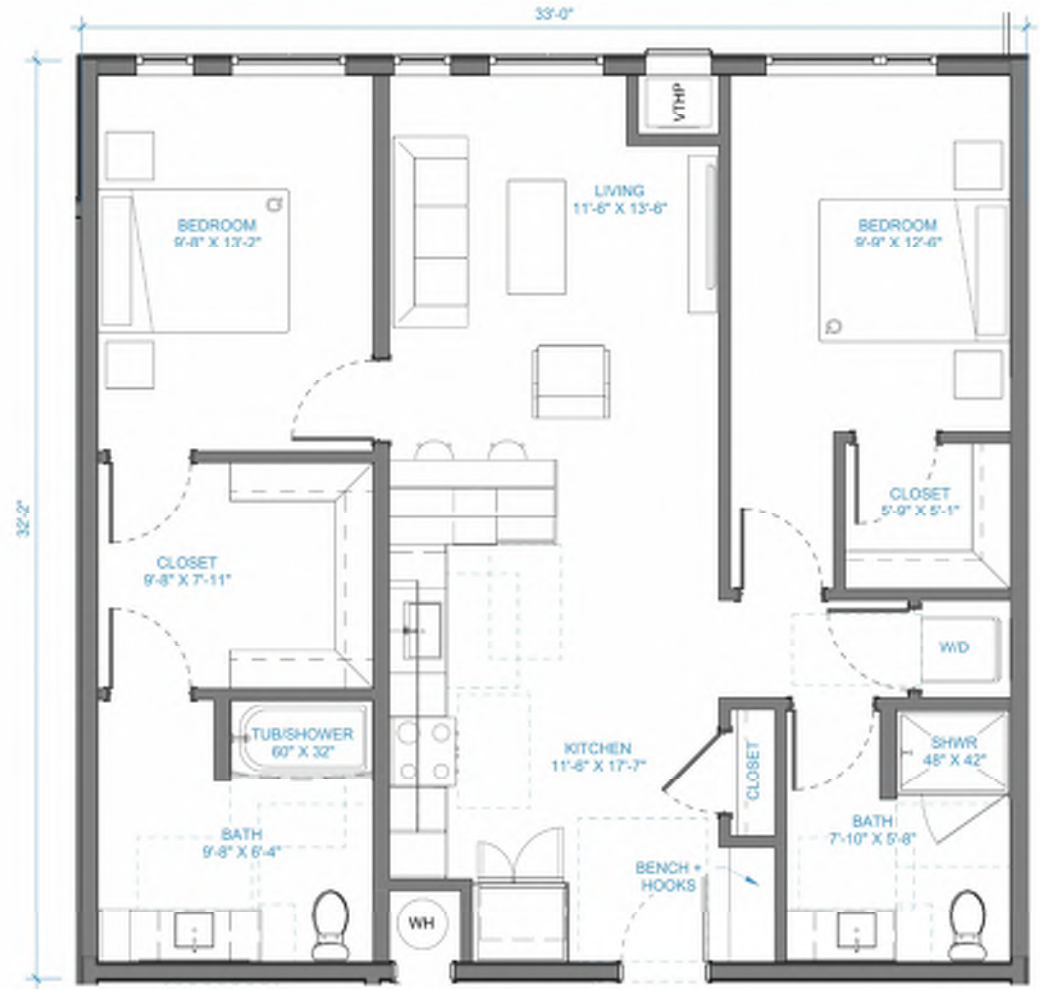


WEST MIDDLE CREI 100

2 BED



KEYPLAN



2A - 2BED TYPICAL

SELECT FLOORPLANS

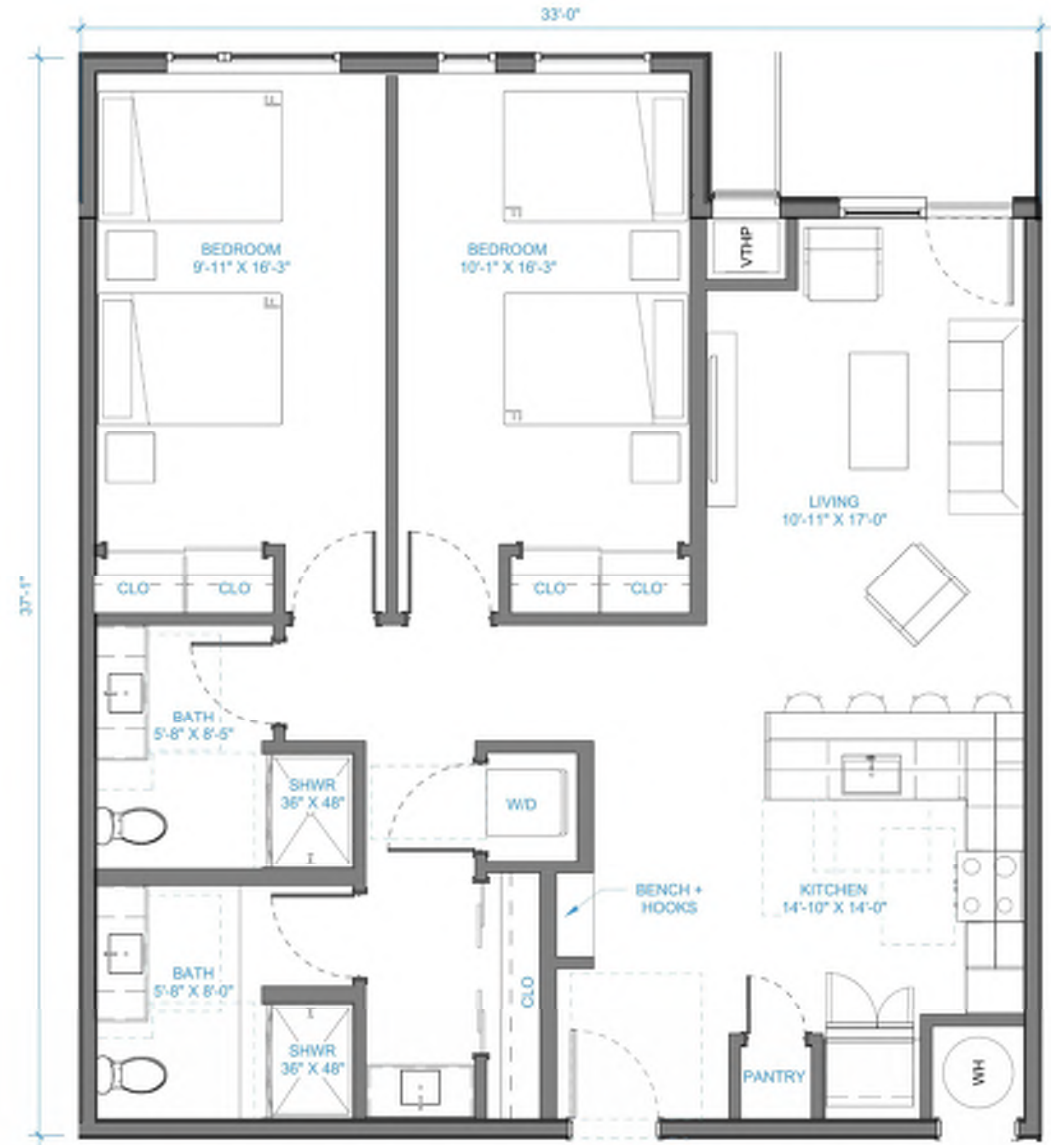


2+A DOUBLE OCC



LEVELS 2-6
UNIT 2+A: 12 UNITS TOTAL
AREA PER UNIT: 1,162 SF

KEYPLAN



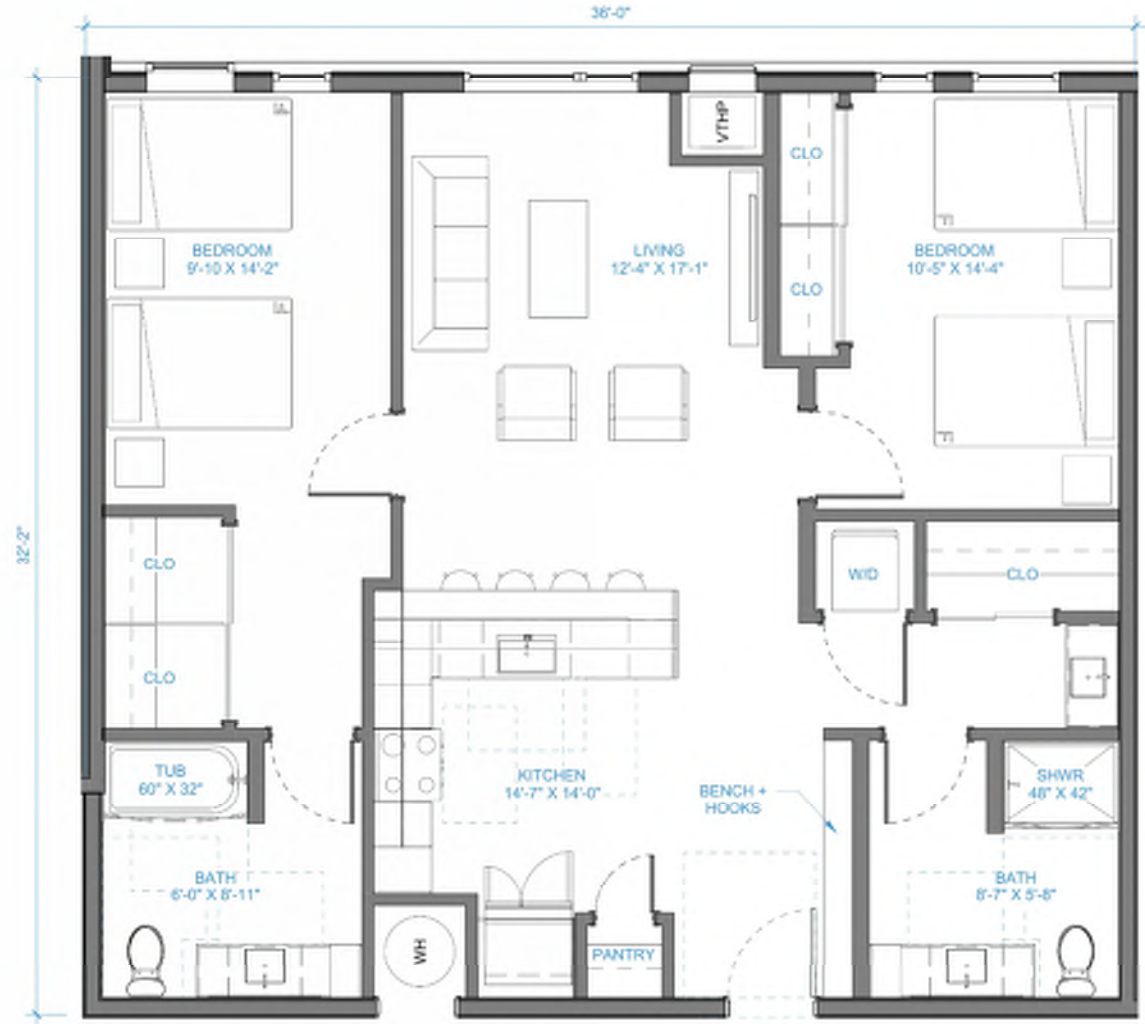
DOULBE OCC. FLOORPLANS



2+B DOUBLE OCC



KEYPLAN



DOULBE OCC. FLOORPLANS

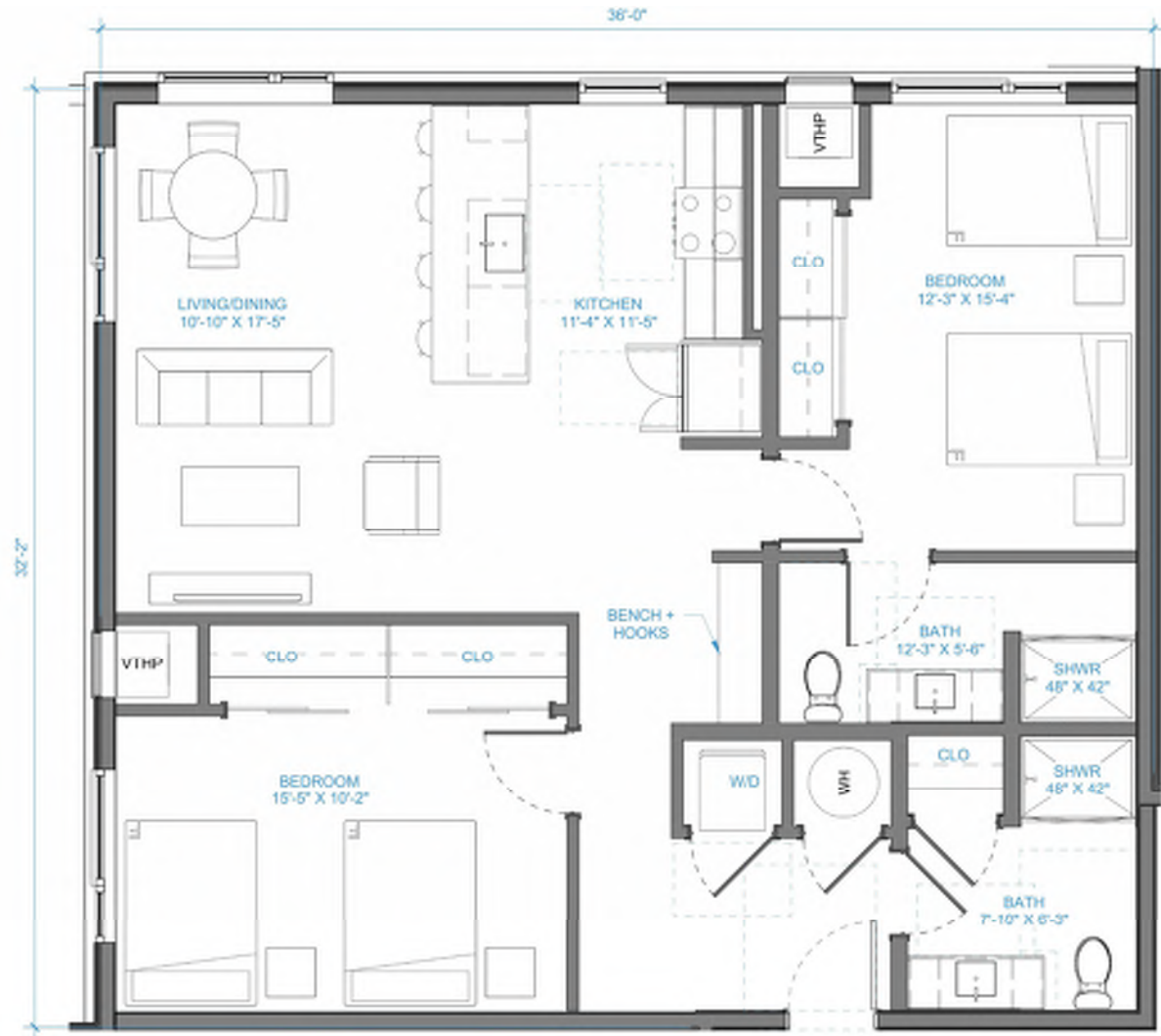


2+C DOUBLE OCC



LEVELS 3-6:
UNIT 2+C: 4 UNITS TOTAL
AREA PER UNIT: 1,162 SF

KEYPLAN



DOULBE OCC. FLOORPLANS



From: [Allison Yazel](#)
To: [PublicInputTownCouncil](#)
Subject: Thoughts on West Middle Creek/Housing
Date: Tuesday, June 4, 2024 9:42:11 AM

Hello,

I wanted to provide a few thoughts on housing from my perspective.

For context: I am a 30 year old, work full time in Vail and have been here for 6 years. My partner is 33 years old, relocated from Denver, Colorado-native and a local chef. We both aspire to purchase a home here and grow a family in the Valley - which feels very unattainable at the moment.

When it comes to Middle Creek/Timber Ridge, we understand that there's a need on a large scale so condominiums make the most sense, but I do not envision raising a family with one parking spot, no yard and on top of each other. I might as well live in a city. We want a single family home. Just like the single family homes that sit vacant in East Vail, occupied one week a year. **It's time to crack down on second home owners, investors and Airbnbs.** Or I fear we will lose the heart of Vail, the full time locals.

Also \$350k for a STUDIO? Come on guys. Most couples that want to buy a home, need at least two parking spots and two bedrooms. It's ludicrous to think that public transportation is the solution for the one parking space - how would I see my optometrist? Or go camping? Or go to Eagle to see friends. NO ONE has one car between two people. This is not realistic.

There has to be a solution so we can stay here and have a family. I want to be part of that solution. Whether it's creatively zoning for single family / duplex dwellings, I'm not sure how it looks. But I do know it's possible.

I hope we can stay here!

From a concerned Vail local,
Allison Yazel

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

TIME: 10 min.

SUBMITTED BY: Carlie Smith, Finance

ITEM TYPE: Presentation/Discussion

AGENDA SECTION: **Presentation/Discussion**

SUBJECT: **Short Term Rental Update**

SUGGESTED ACTION: Listen to presentation and provide feedback.

PRESENTER(S): Carlie Smith, Finance Director

ATTACHMENTS:
[2024-06-04 STR Update](#)



TO: Vail Town Council
FROM: Finance Department
DATE: June 4, 2024
SUBJECT: Short-term Rental Ballot Measure & Update

I. SUMMARY

The town council received a proposed ballot measure to update the short-term rental code. The ballot measure being researched increases the regulations of STRs by limiting the number of STR licenses outside of the village core (Business License Zone 2) and requiring a minimum two-year ownership period in Zone 2 before applying for a short-term rental registration from the town.

II. BACKGROUND

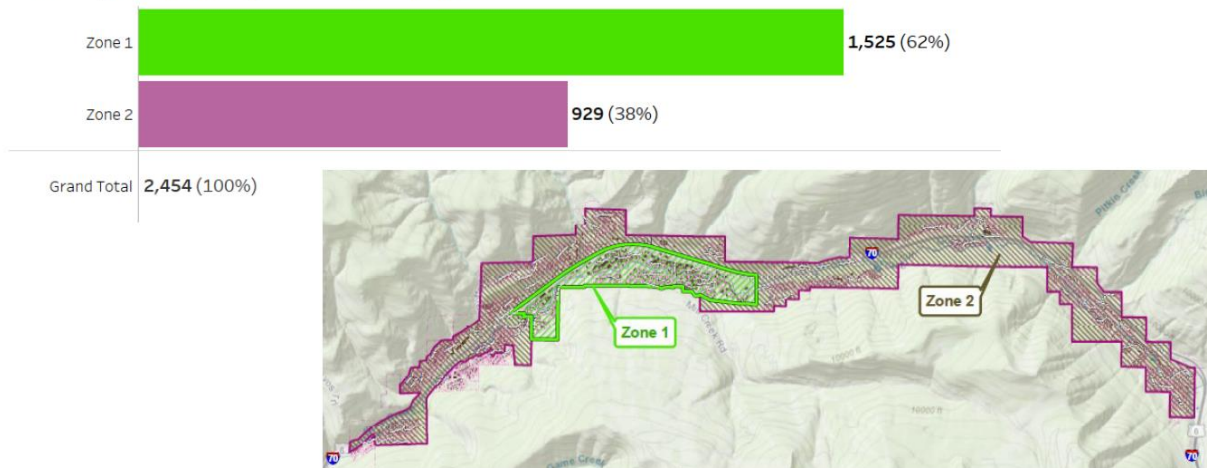
During 2021 and 2022, the Town contracted with RRC Associates and Economic Planning Systems (EPS) to perform a comprehensive study of the Vail short-term rental market with the goal of determining the impact of STRs on the local housing market. At that time, the town had a total of 2,454 registered STRs. The study looked at the STRs by business license zone, zone district, neighborhood, and property characteristics (bedroom count, property type), and property usage. The study also included a nexus study that looked at the increased demand for employees and, thus, employee housing incurred by STR guest spending. It further quantified the gap between the cost of market-rate housing and the cost of housing those employees could afford. This affordability gap could be mitigated with increased fees for STR licenses. A copy of the study is attached (**Attachment A**). Key Data Points obtained by the survey are included below:

Summary of Key Data Points Obtained from the STR Study

- 31% of residential parcels were registered as STRs (a total of 2,454 units)
- 18% of units in Zone 2 were registered as an STR in 2021 with new registrations in Zone 2 occurring at a higher rate since January 2020 than in prior years
- 138 of the 410 properties sold during 2021 were registered as an STR before the sale, after the sale or both
- Vacant homes and those used for seasonal, recreational, or occasional uses represent 69% of the town’s housing stock, according to the ACS; this did not change significantly between 2010 and 2019
- Saturation of STRs in Zone 2 is significantly lower than the overall rate of 32%. When adjusted for STRs located in developments with 24/7 onsite management, the saturation rate is at or below 20% in these areas.

Visually the STR registrations by zone included the following:

STR Registrations by Zone and Sub Area



The study results suggested that the increased number of STRs Vail has experienced in recent years has had a modest impact on overall owner and renter-occupied housing. The study also indicated that Vail has one of the highest proportions of vacant housing units in the State.

Along with the study staff brought forward several policy recommendations for Council to discuss. This included an increased fine structure, increased registration fees of up to \$3,000 per bedroom (based on a nexus study), registration limits (caps) in business license zone 2, ownership time requirements, health and life safety inspections, and insurance requirements. Staff also looked at a new tax specific to STRs. A 5% STR tax on properties outside of the Vail core and without a 24-hour front desk is estimated to generate \$1.3M annually. This would also require a zoning overlay. A summary of current STR regulations approved by Council is attached (**Attachment B**).

III. STR UPDATE

As of May 23, 2024, the town had approximately 2,506 licensed STRs. This is an increase of 52, or 2%, property registrations compared to the time of the study. Of the 2,506 units, 1560 are in Business License Zone 1 versus 946 in Zone 2. Staff believes that a portion of the increase is related to enforcement and compliance but believes there has been a modest increase in STRs over the past several years.

The Town collected approximately \$450,000 from STR registrations in 2023 and collected \$112,300 in fines. It's estimated that it cost approximately \$450,000 to fund the program.

IV. DISCUSSION

The initiatives in the proposed ballot measure do not legally require voter approval. Instead, this could be changed with two readings of an ordinance with a majority Council vote. A ballot could also impact future flexibility within the STR code. Any changes or updates would also require voter approval if a ballot measure passed. The ballot initiative, as written, would also impact some proprietries with 24-hour front desks, such as Simba

Run, Racquet Club, and Fall Ridge, along with timeshare properties like Vail Run and Sandstone Creek Club.

The town has also received legal advice from Hoffman, Parker, Wilson, and Carberry not to pursue changes to the STR code that would increase regulations. There are hundreds of lawsuits across the county, and most court decisions have not favored the municipality. In fact, STR regulations are no longer lawful in Texas at all. There are several cases in Colorado, including lawsuits against some of the regulations proposed in the above ballot measure.

- **Summit County:** Last year, homeowners brought a lawsuit against Summit County regarding a variety of issues in the STR regulations. This included caps on the number of short-term rental licenses in certain geographic areas of the county and additional requirements for owners seeking certain licenses and occupancy limits on certain properties.
- **Woodland Park:** Woodland Park is being sued over its STR ordinance requiring STRs in residential zones to be lived in full-time by the homeowner (STRs in commercial zones do not follow that same requirement).
- **Breckenridge:** Breckenridge is being sued by a group of homeowners claiming that Breckenridge's STR limitations are tantamount to rent control, by forcing homeowners looking to have an STR into offering longer-term housing.
- **Denver:** Denver is being sued by an individual homeowner for vague wording of its STR regulations after the City revoked his STR license for his allegedly failure to make his STR his primary residence. He claims that he is a digital nomad, and it's the closest thing he has to a primary.
- **Boulder:** Boulder is being sued by Airbnb, who is claiming Boulder illegally collected taxes on Airbnb's services fees.

Given the current legal environment around STRs, staff recommends pausing any changes to the code that would increase the regulation of STRs. Staff will continue to monitor local and national STR lawsuits. Pending the outcomes of STR lawsuits, future modifications to the STR ordinance could include updating the definition of an STR to exclude "resort" type properties, changing the fee philosophy (currently just to cover the cost of the program), exploring Fire Free Five requirements, and additional life safety standards.

Without changing the regulation of STRs, staff would also like to incorporate a "no-show" fee for fire inspections into the ordinance and refine some of the life safety requirements. Staff will return with these recommendations later in the year, before the 2025 STR renewal deadline of February 28th.

V. ACTION REQUESTED OF COUNCIL

Does Council support pausing on any changes to the town's code that would increase the regulation of STRs?

SHORT TERM RENTAL STUDY

Town Council Work Session
January 18 2022



ABOUT EPS

EXPERTISE



REAL ESTATE ECONOMICS



PUBLIC FINANCE



LAND USE &
TRANSPORTATION



ECONOMIC DEVELOPMENT
& REVITALIZATION



FISCAL & ECONOMIC
IMPACT ANALYSIS



HOUSING POLICY



PUBLIC-PRIVATE
PARTNERSHIP (P3)



PARKS & OPEN SPACE
ECONOMICS

- Market research and planning consulting firm
 - Specialization in mountain resort communities
- Based in Boulder
- Founded in 1983, 16 staff
- Expertise
 - Affordable housing analysis
 - Parks and recreation research
 - Land use / comprehensive plan research
 - Economic & fiscal impact evaluation
 - Community opinion surveys
 - Visitor profile research
 - Tourism market assessments
 - Tourism branding research
 - Special events research
- Clients
 - Local governments (counties, cities, downtown districts)
 - DMOs / CVBs / Chambers
 - Ski area operators & trade associations
 - Airports & air service development organizations



PROJECT OVERVIEW

Project Elements

- Characterize Town lodging units – Dispersed Short Term Rentals (STRs) and Non-Dispersed Units
 - Build on 2017 work
 - Look at registered STRs, hotel/lodge units, second homeownership, and other relevant factors
- Document housing impacts generated by guest expenditure
- Estimate revenues (sources of funds)
- Consider tools to mitigate impacts (uses of funds)

Project Goal

- Consider best way to address STR impacts
 - Focus on ways to limit STR activity and associated impacts
 - Consider STR fee that generates revenue stream to fund TOV housing programs

Project Process

1. Finish Context (80% complete)
2. Construct expenditure model (20% complete)
3. Council worksessions on January 18 and February 1, followed by two readings of an ordinance

DISPERSED SHORT-TERM RENTAL (DSTR) DEFINITION

The current legal definition for Short-Term Rentals is:

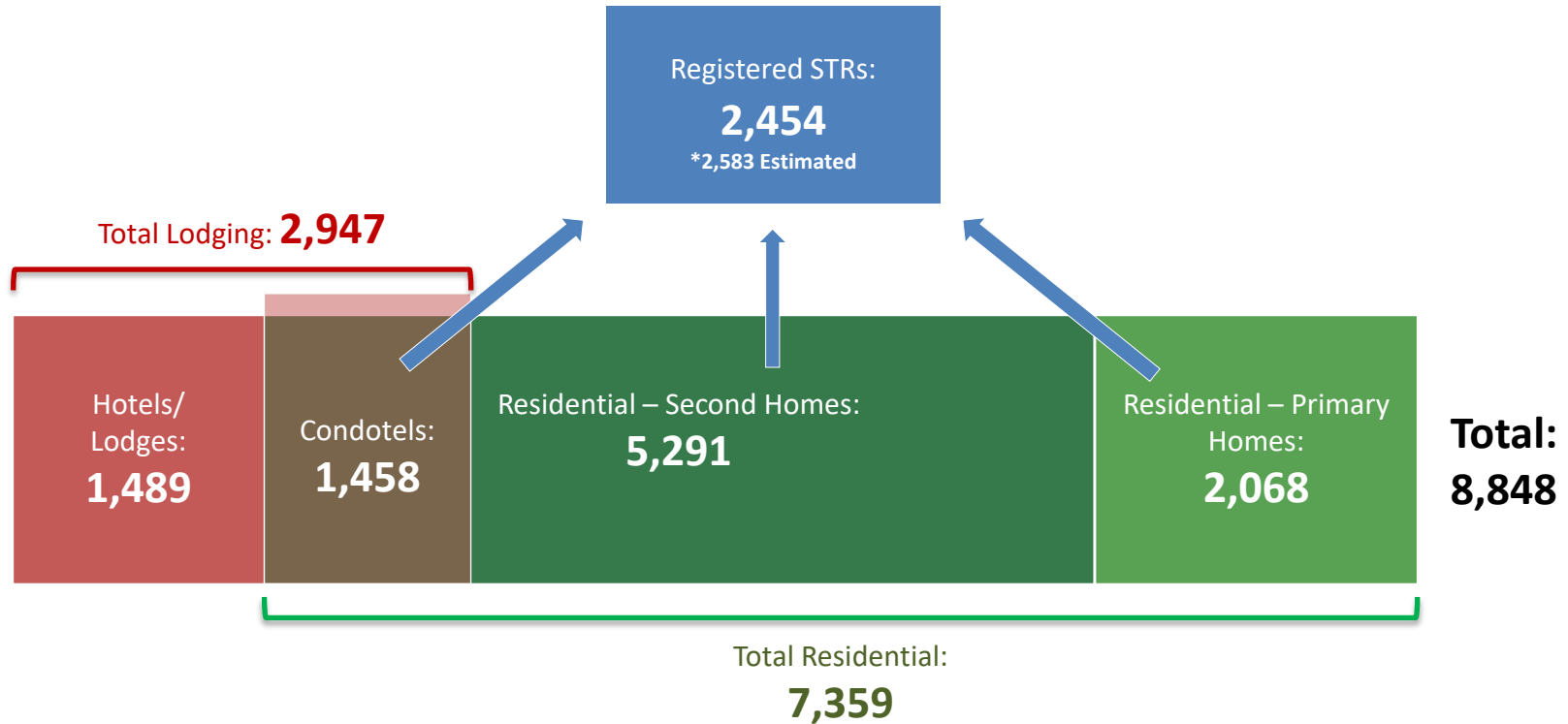
“SHORT-TERM RENTAL PROPERTY (STR): A residential dwelling unit, or any room therein, available for lease for a term of less than thirty (30) consecutive days, but excluding bed and breakfasts and accommodation units.”

(Ord. 19(2018) § 1)

INITIAL DATA ANALYSIS

CHARACTERIZING STRS IN VAIL

VAIL INVENTORY ANALYSIS

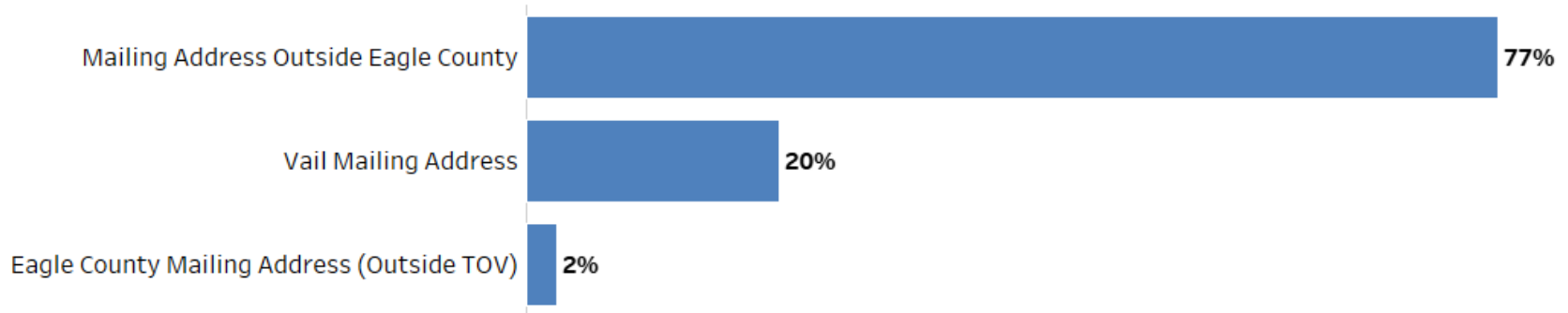


*There are 929 Town Owned/Deed Restricted Units (+23 in Edwards)

*2019 Census Housing Units Estimate: 7,475 (+/- 22%)
116

REGISTERED STRS MAILING ADDRESS LOCATIONS

Registered STR Mailing Address Location



TOV REGISTERED STR UNITS BY LOCATION AND OTHER DESCRIPTORS

STR data at the parcel level has been mapped to group subareas (neighborhoods) and summarize the data across various factors.

For this discussion, the two primary geographic groupings are breakdowns provided by the Town:

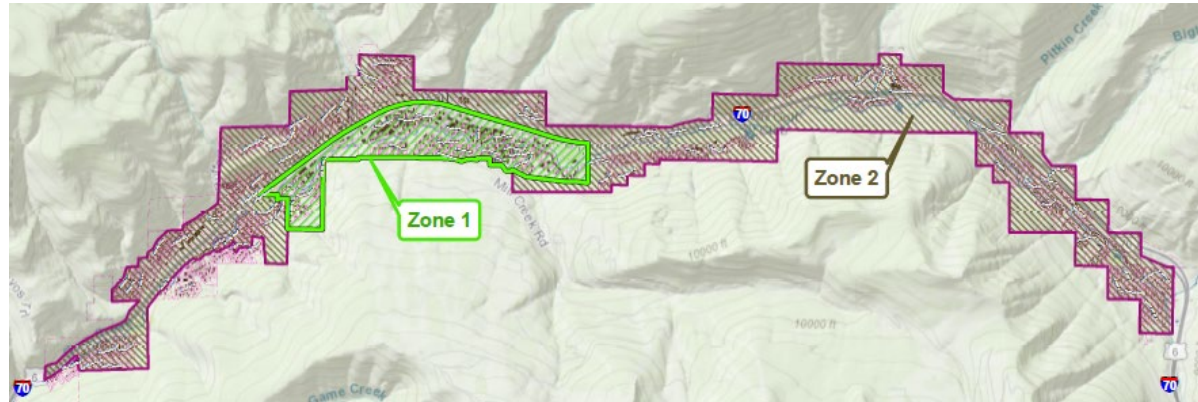
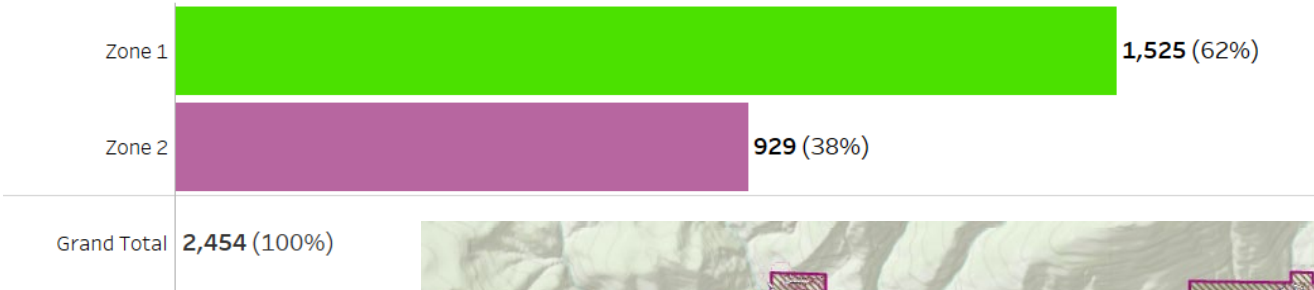
- A **Zone 1 / Zone 2** segmentation that divides the Town into two areas
- The Village and Lionshead represent the bulk of Zone 1
- The Town has also been segmented into 6 subareas that provide a finer level of geography for analytical purposes.
- These six areas include: Vail Village, Lionshead, East Vail, Sandstone, West Vail and Cascade Village

STR REGISTRATIONS BY ZONE

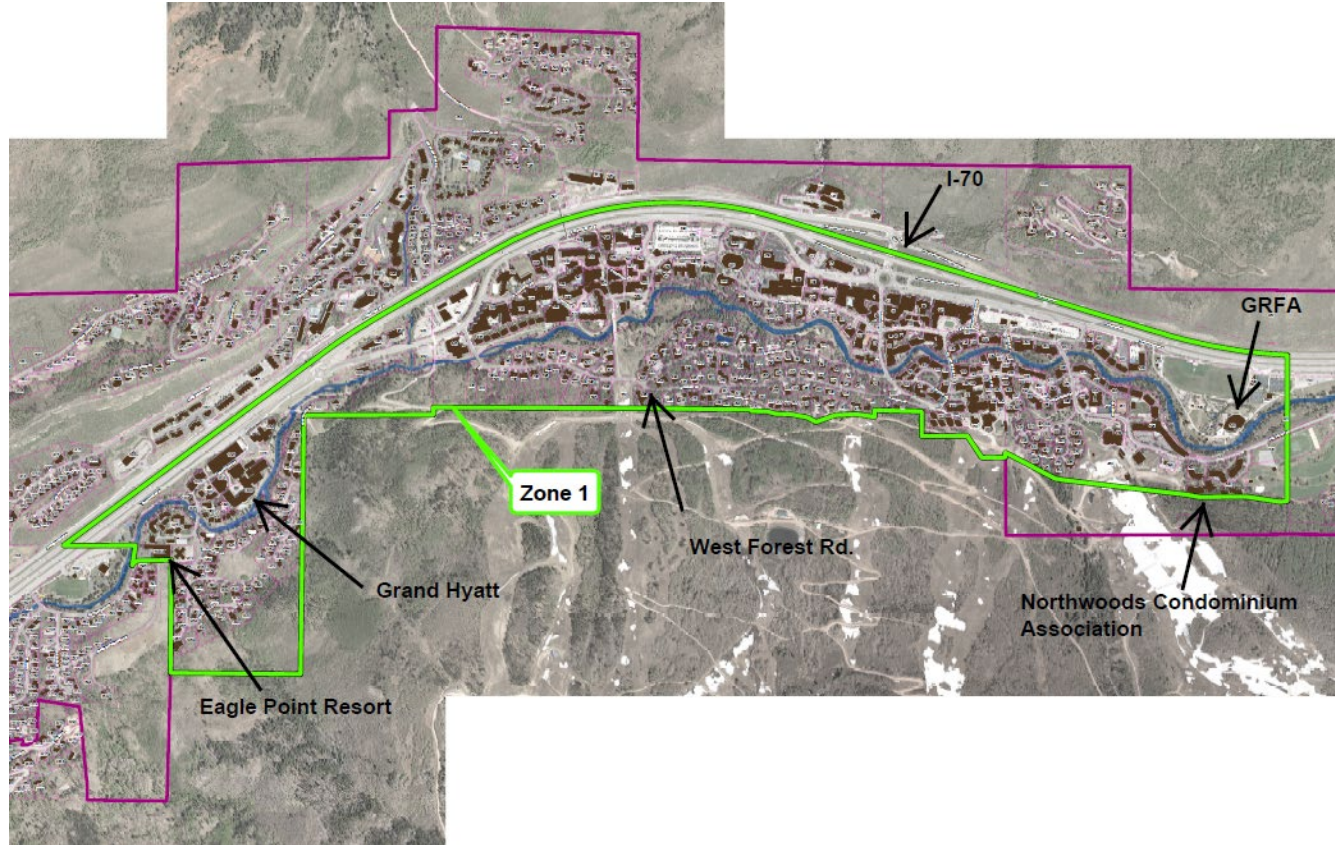
Zone 1 includes more units than Zone 2 (+596), and as illustrated more of the units are registered at the present time (51% versus 18% in Zone 2).

Overall, about 31% of units in the Town are registered as STRs at the present time.

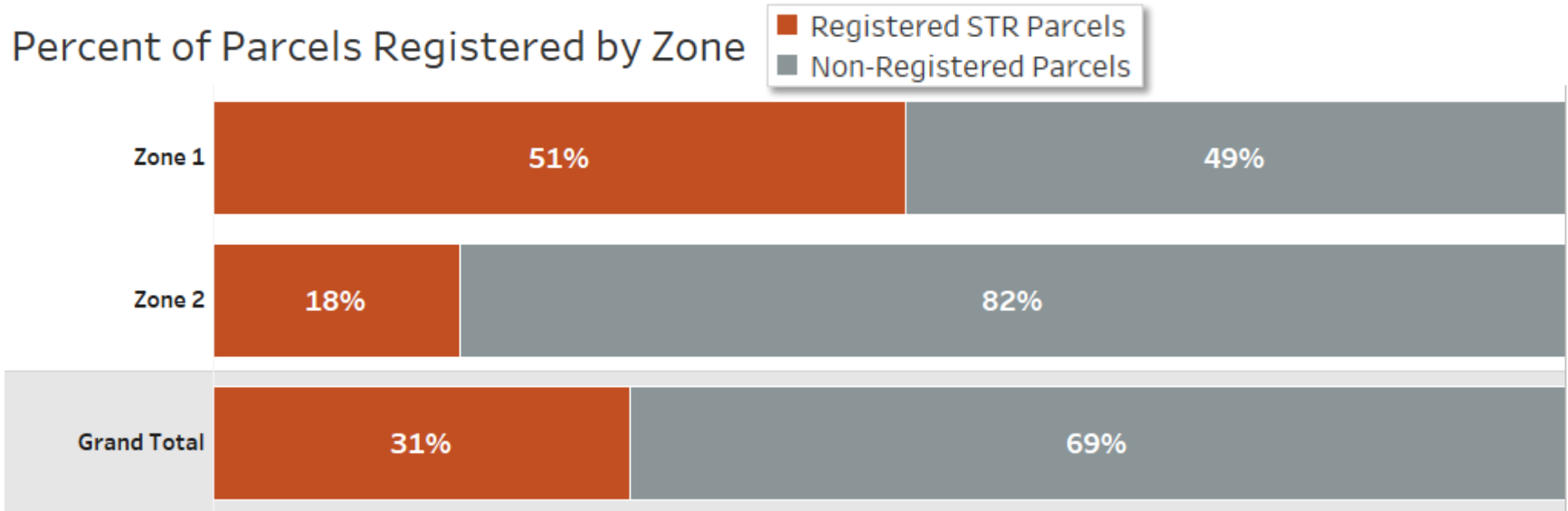
STR Registrations by Zone and Sub Area



ZONE 1 ENLARGED



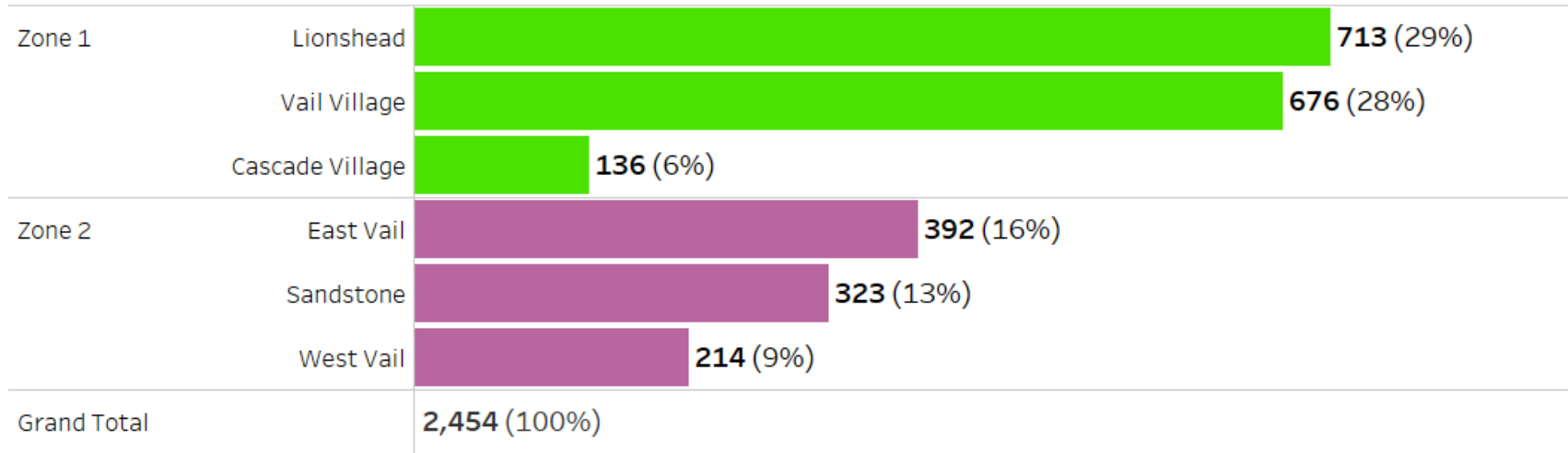
PERCENT OF TOTAL UNITS REGISTERED BY ZONE



REGISTRATIONS BY SUB AREA AS DESIGNATED BY TOV

The relative number of units in the six TOV subareas are shown below. Together Lionshead (29%) and Vail Village (28%) represent over half of all registered units (1,389 of 2,454 total units).

STR Registrations by Zone and Sub Area



COMPOSITION OF STR REGISTRATIONS

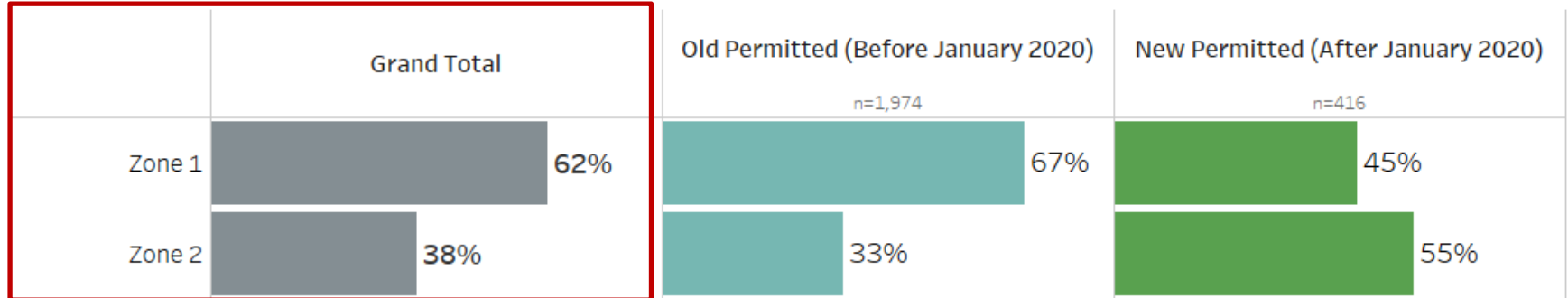
The following slides segment the TOV registration data base into three primary groupings: units registered before and after 2020, the units located in zone 1 compared to units in zone 2, and breakdowns of units in each of the six subareas that comprise the town

REGISTRATIONS BY ZONE AND PERMIT DATE

As shown below, the units permitted before 2020 (1,974 units) included a large percentage of units in Zone 1 (67%).

Additional permitting since January 2020 has resulted in significant additions of units in Zone 2, the more outlying areas of Vail.

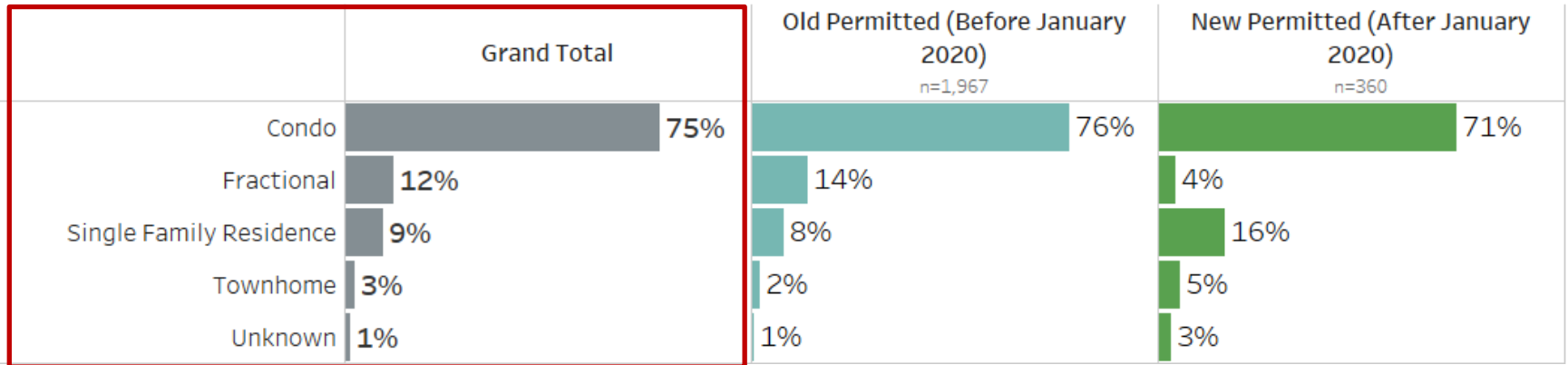
Percent of STR Registrations by Zone and Permit Date



REGISTRATIONS BY PROPERTY TYPE AND PERMIT DATE

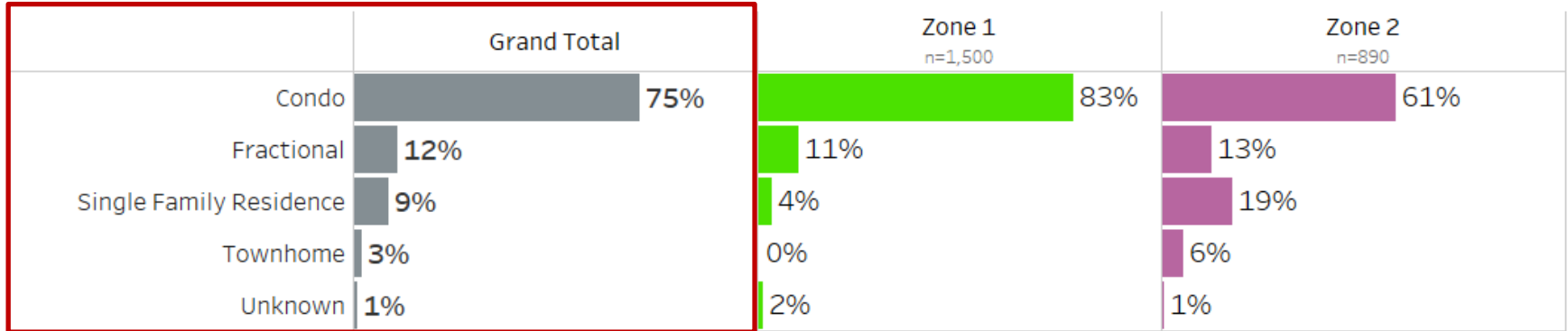
The efforts to add permitted units in the past two years resulted in the addition of relatively more single family (16% of new total) and townhomes (5%).

Percent of STR Registrations by Property Type and Permit Date



REGISTRATIONS BY PROPERTY TYPE AND ZONE

Percent of STR Registrations by Property Type and Zone

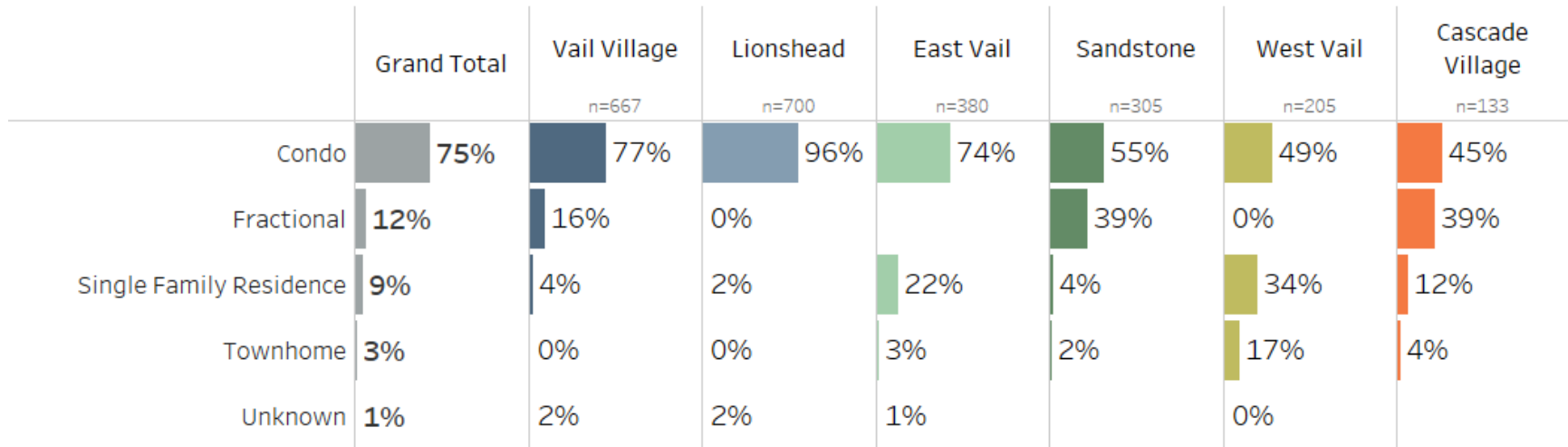


REGISTRATIONS BY PROPERTY TYPE AND SUB AREA

There are sharp differences in the makeup of registered units in different part of town

- Lionshead has 96% condo units, with only 2% single family homes.
- In contrast Vail Village has 75% condos, and 4% single family homes.
- West Vail, East Vail and Cascade Village include higher percentages of single family residences and townhomes.

Percent of STR Registrations by Property Type and Sub Area

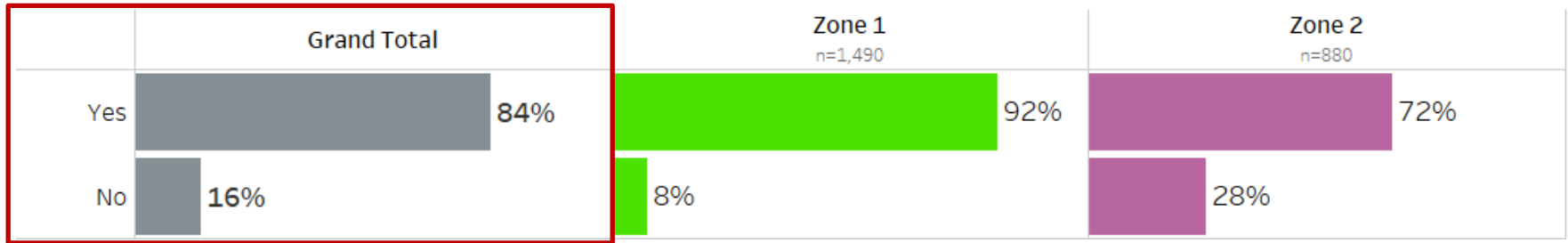


REGISTRATIONS BY PRESENCE OF HOA AND ZONE

The presence of Homeowner Associations (HOAs) can be important to communications and management of STRs.

As shown, 84% of town units are in areas with HOAs, with 92% coverage in Zone 1, and 72% in Zone 2.

Percent of STR Registrations by Presence of HOA and Zone

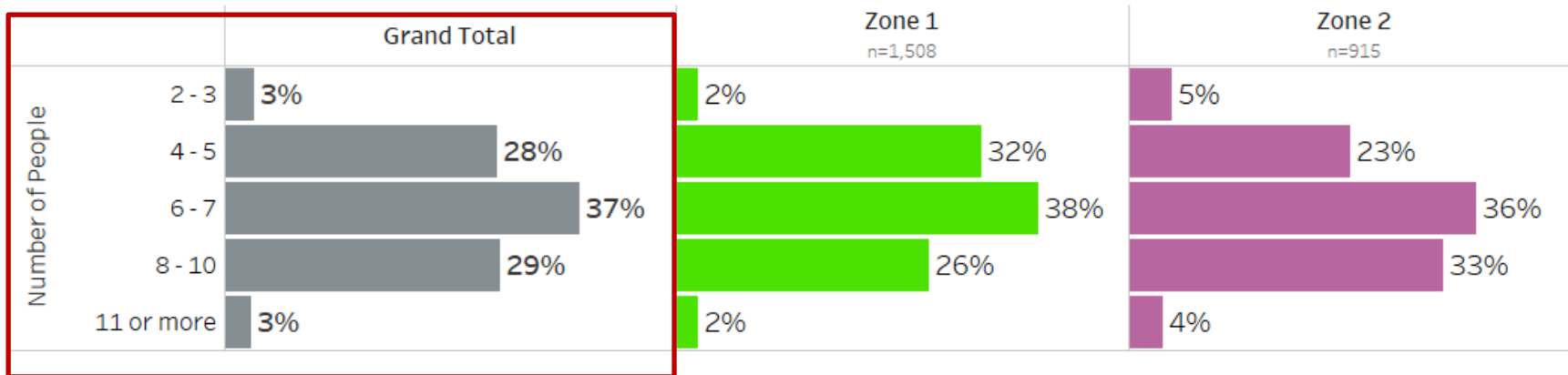


REGISTRATIONS BY OCCUPANCY (PERSONS AS ADVERTISED) AND ZONE

The Town's database includes a Registered Unit variable that is based on the advertised occupancy of each unit.

As summarized below, more STRs are advertised for 6–7 people than any other category (37%), but with large percentages also in the 4–5 range (28%) and the 6–7 range (29%).

Percent of STR Registrations by Advertised Occupancy and Zone



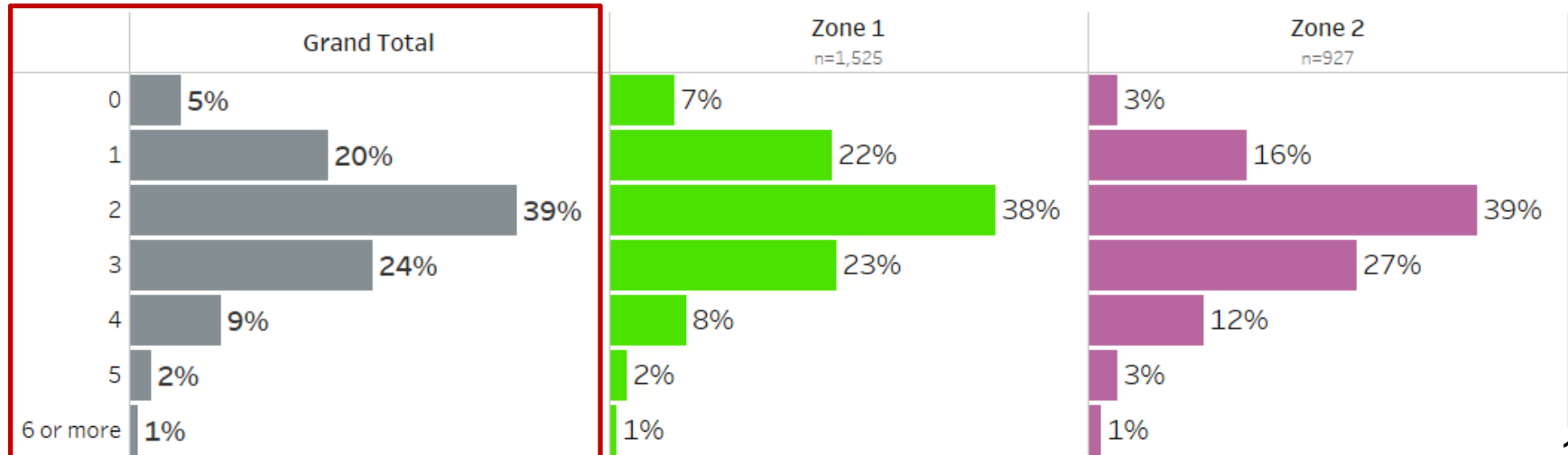
REGISTRATIONS BY NUMBER OF BEDROOMS AND ZONE

The overall composition of bedrooms in STR units is similar in Zone 1 and Zone 2.

More units are identified with 2 bedrooms than any other category (39%), but with 20% one bedroom and 24% three bedroom units.

In general, the data show that the STRs represent a significantly larger bedroom and overall occupancy potential than traditional lodge units in the town.

Percent of STR Registrations by Number of Bedrooms and Zone



LODGING PROPERTY DATA

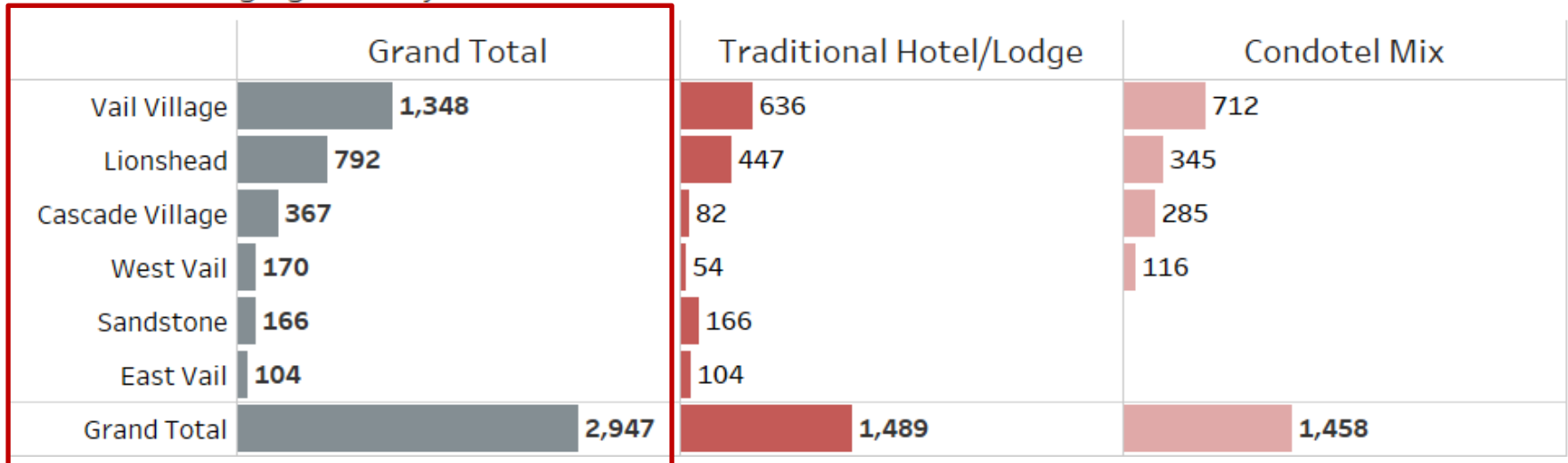
The inventory of lodging provided by hotels/lodges and condotels (i.e. units typically with STRs but a front desk and unified services) were analyzed.

The overall inventory is approximately 3,000 units based on TOV data. Interestingly, the ratio of traditional lodges/hotels to STR condotels is approximately 50/50. However, it should be noted that the STR/condotel configurations represent a larger number of bedrooms and a higher capacity for occupancy than the traditional hotel inventory.

NUMBER OF LODGING UNITS BY AREA AND CLASSIFICATION

Condotels represent examples of Non-Dispersed STRs and they are found in a variety of locations throughout town.

Number of Lodging Units by Area

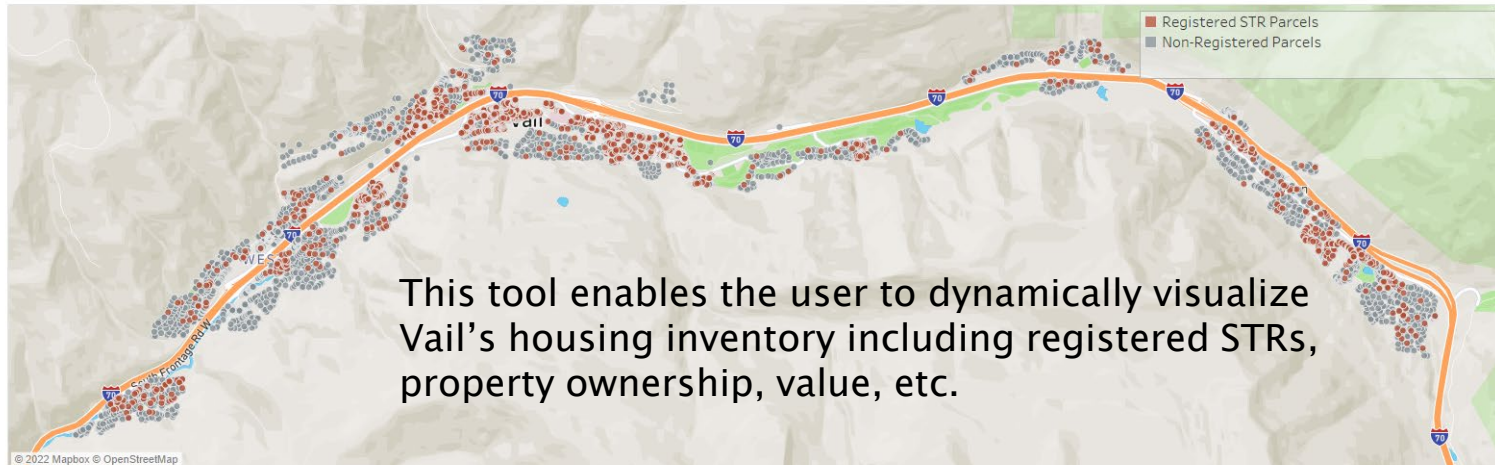
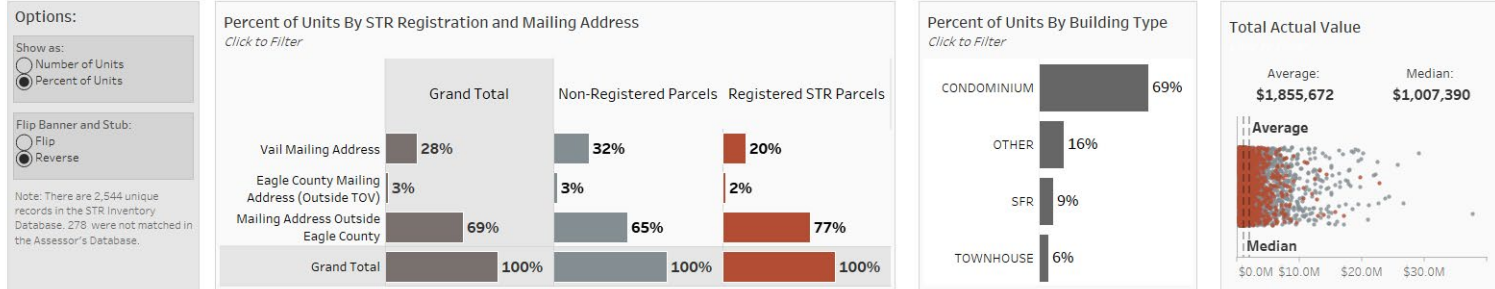


Traditional: 51% / **Condotel: 49%**

STR REGISTRATION AND ASSESSOR DASHBOARD

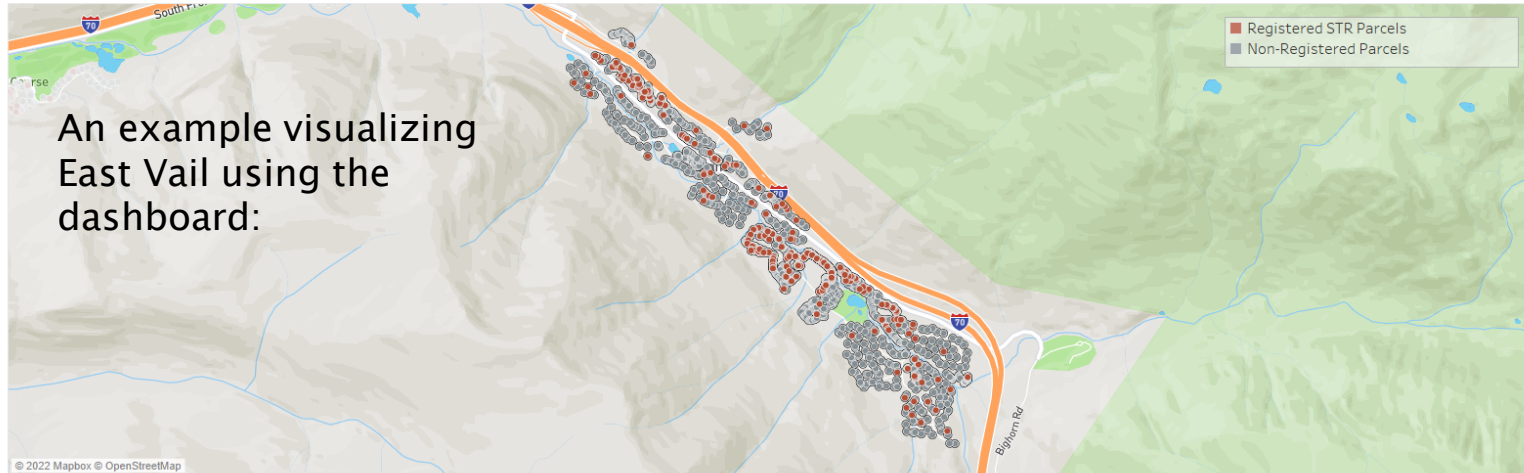
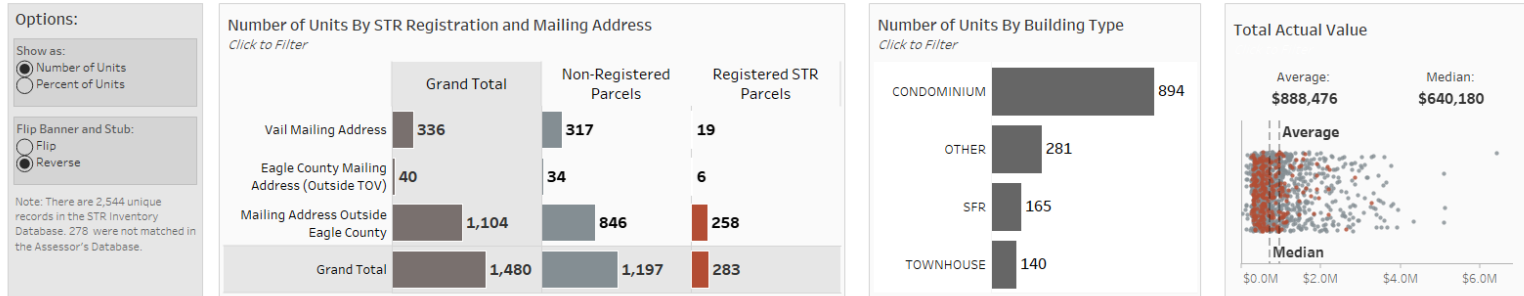
ASSESSOR DATABASE MERGE AND DASHBOARD

Vail Housing Inventory Dashboard *Preliminary*



ASSESSOR DATABASE MERGE AND DASHBOARD

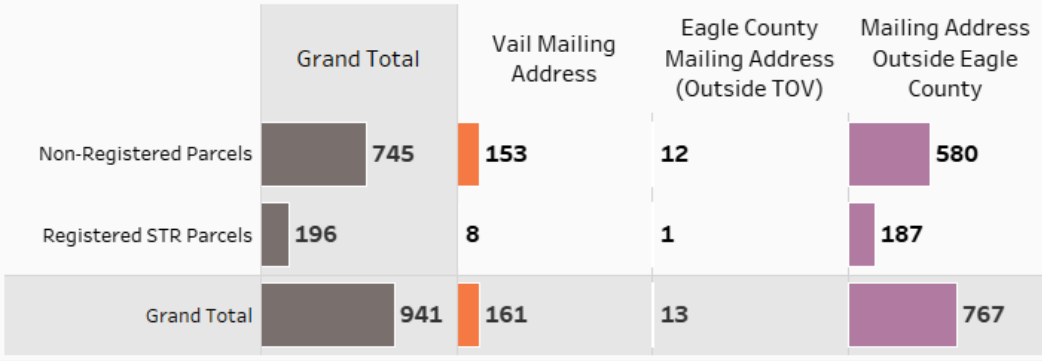
Vail Housing Inventory Dashboard *Preliminary*



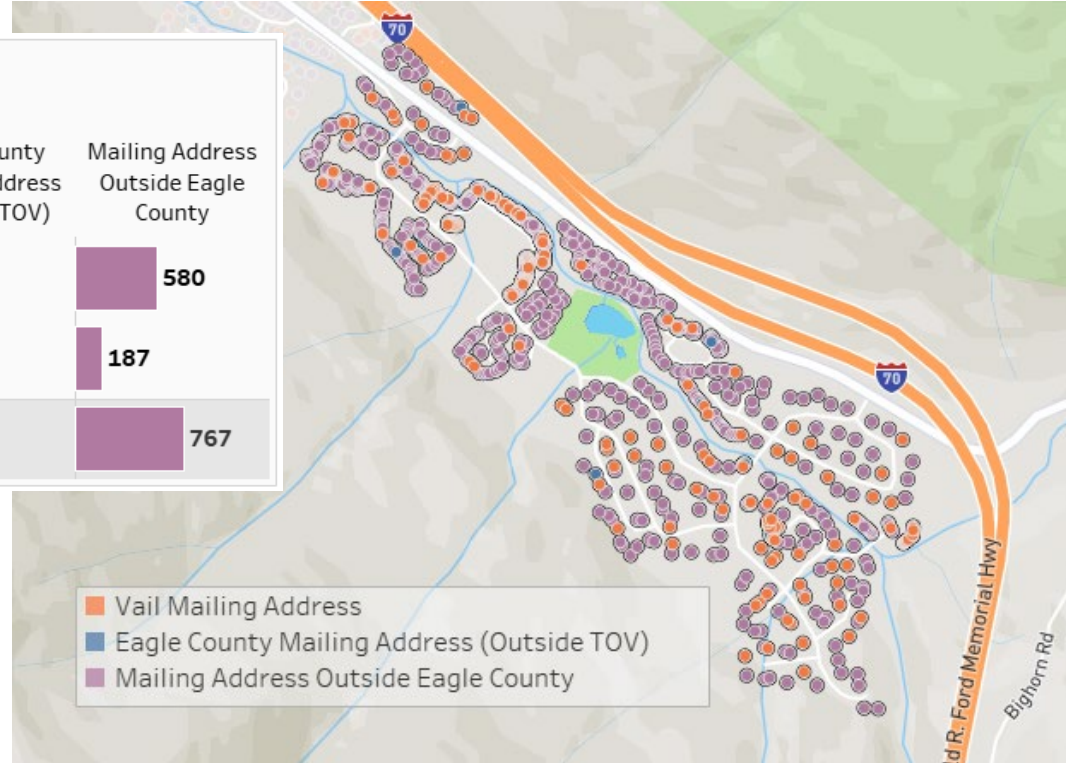
ASSESSOR DATABASE MERGE AND DASHBOARD

Number of Units By STR Registration and Mailing Address

Click to Filter



A visualization of a sub area of East Vail by mailing address location and registered or non-registered STRs.



RECENT STR REGULATIONS FROM PEER COMMUNITIES

City	Concentration Limits	Zoning	Fees	Moratorium
Breckenridge	2,200; No new licenses to be issued until total STR licenses is under limit	No	Regulatory Fee: \$400/bedroom; Fee to increase to \$756/bedroom in 2023 (excludes hotels and lodges owned by one entity) License: \$75- \$175 (dependent on number of bedrooms)	
Aspen	No	No	Business License: \$150	Moratorium on new STR and home expansion construction until 9/30/2022
Crested Butte	30% of free market units	Yes; Permitted Zones	Unlimited Rental: \$750/ annually Primary Residence (6 night max): \$200/annually	Moratorium on new STRs for non-primary residences until July 2022
Jackson Hole	No	Lodging Overlay or Resort District only	Residential STR Fee: \$107	
Steamboat Springs	No	No	One-time Sales Tax Fee: \$50 One-time Vacation Home rental Fee: \$500 Vacation Home Rental Renewal: \$50/ annually	Moratorium on new Single Family or duplex unit vacation home rentals until 1/31/2022
Truckee	No	No	\$481 Annually	Moratorium on new STR until 6/15/2022

QUESTIONS AND DISCUSSION

ADDITIONAL QUESTIONS AND POLICY CONSIDERATIONS

Next Steps

- What are the impacts on the housing market?
 - Evaluate home sales, STR registration data, and other data sets
- What is the nature of guest impact?
 - Document guest spending data and economic impacts
- Local calibration
 - Assess the pros/cons of setting parameters by use and/or location

Policy Direction

- What policy approach works best to mitigate the impacts of STRs?
 - Limitation on STR activity?
 - Mitigation fees to generate funding?
- What factors would Council like to be considered?
 - Occupancy factors
 - Differential based on location
 - Per-bedroom calibration

SHORT TERM RENTAL STUDY

Town Council Work Session
February 15, 2022



Economic & Planning Systems, Inc.
The Economics of Land Use



CONTENT OF PRESENTATION

- STR Inventory Analysis
 - Composition of Town of Vail total inventory and guest inventory
 - Breakdown by Zone
 - Pace of registrations and growth of inventory
- Community Composition and Comparison to Peers
 - Change in occupancy of homes
 - Change in voter registration
 - Peer comparison
- Neighborhood Composition
 - Prevalence of STRs: Town, Zone, and Neighborhood
 - Zoning Consideration
- Home Sales and Relationship to STRs
 - Home pricing trends, for all properties and for STR properties
- Discussion Points and Next Steps

KEY QUESTIONS

Project Questions

- What is the nature of STRs within the Town of Vail?
- What might be the impacts to residential neighborhoods from STRs?
- What might be the impacts to affordable housing?
 - What could the Town do to increase the long-term rental inventory?
 - How might fees come into play?

DISPERSED SHORT-TERM RENTAL (DSTR) DEFINITION

The current legal definition for Short-Term Rentals is:

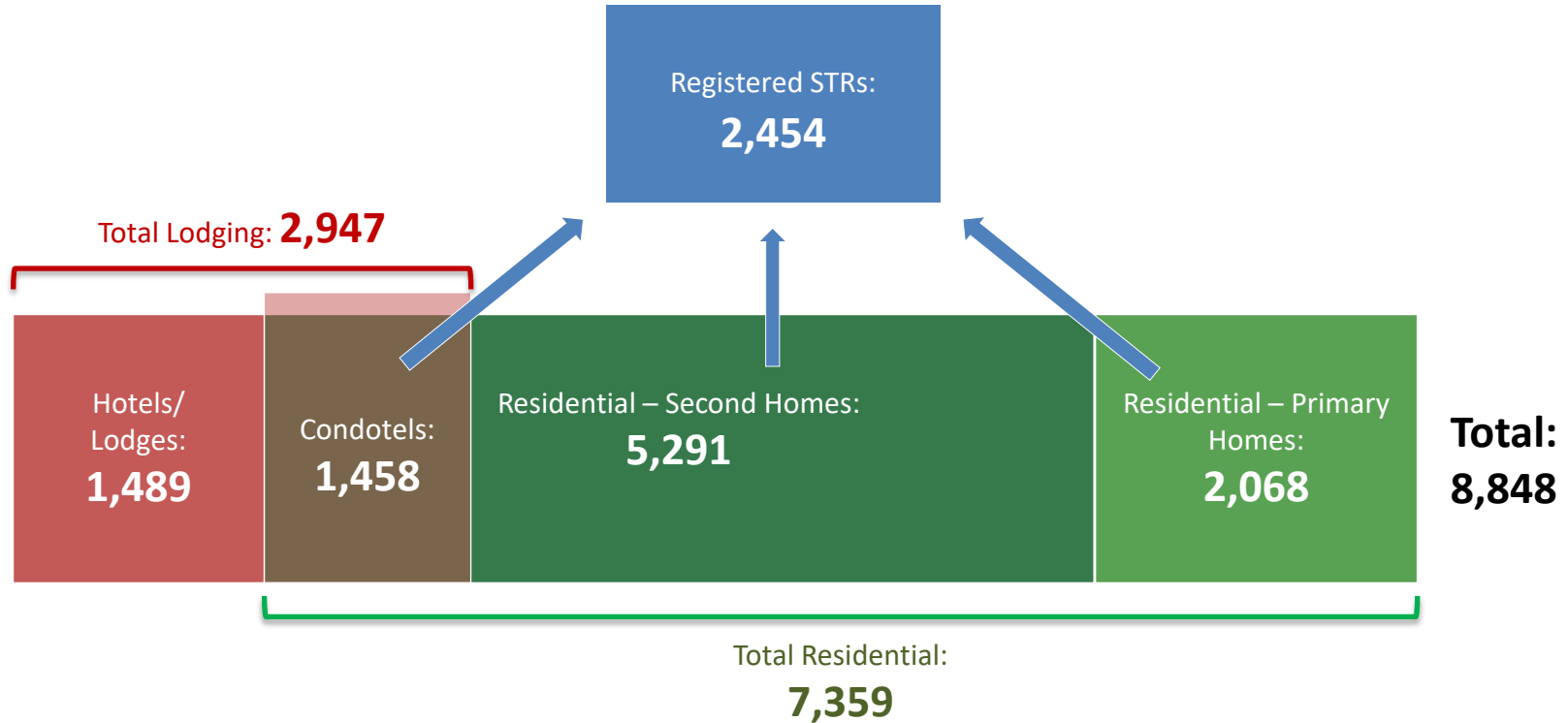
“SHORT-TERM RENTAL PROPERTY (STR): A residential dwelling unit, or any room therein, available for lease for a term of less than thirty (30) consecutive days, but excluding bed and breakfasts and accommodation units.”

(Ord. 19(2018) § 1)

STR INVENTORY ANALYSIS

CHARACTERIZING STRS IN VAIL

VAIL INVENTORY ANALYSIS

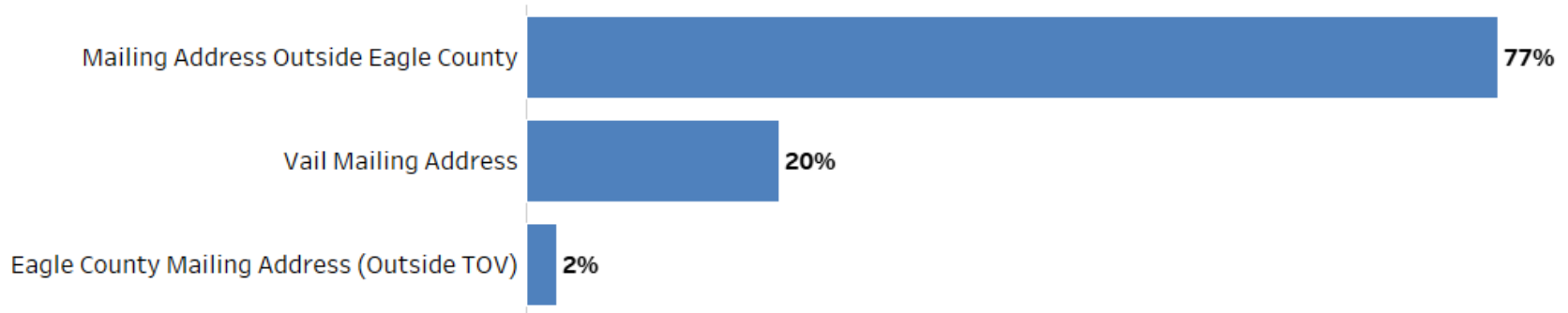


*There are 929 Town Owned/Deed Restricted Units (+23 in Edwards)

*2019 Census Housing Units Estimate: 7,475 (+/- 222)
145

REGISTERED STRS MAILING ADDRESS LOCATIONS

Registered STR Mailing Address Location

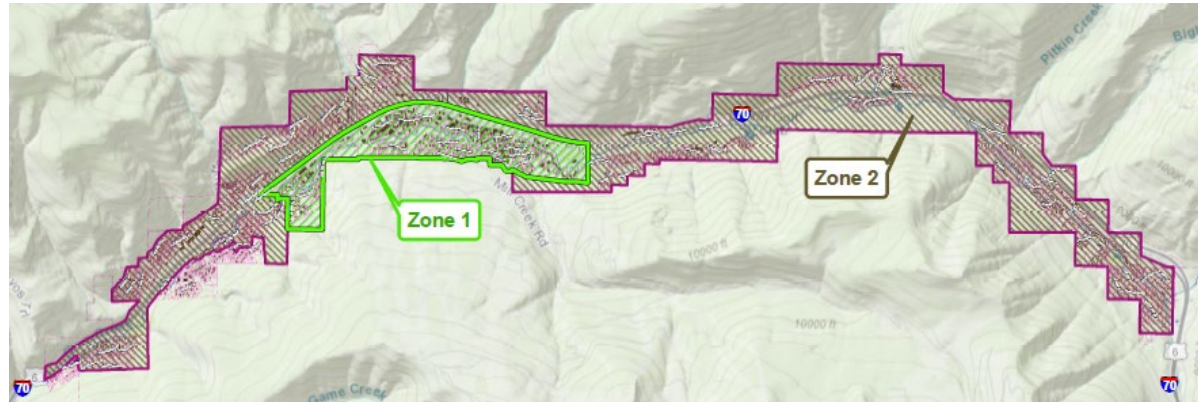
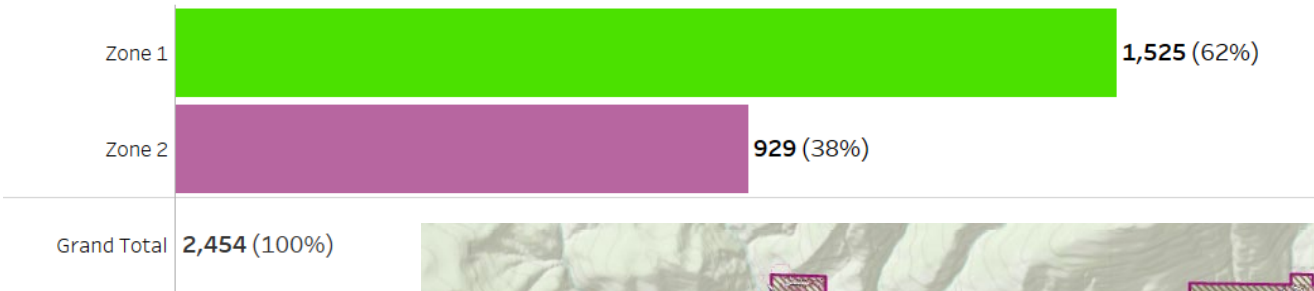


STR REGISTRATIONS BY ZONE

Zone 1 includes more units than Zone 2 (+596), and as illustrated more of the units are registered at the present time (51% versus 18% in Zone 2).

Overall, about 31% of units in the Town are registered as STRs at the present time.

STR Registrations by Zone and Sub Area

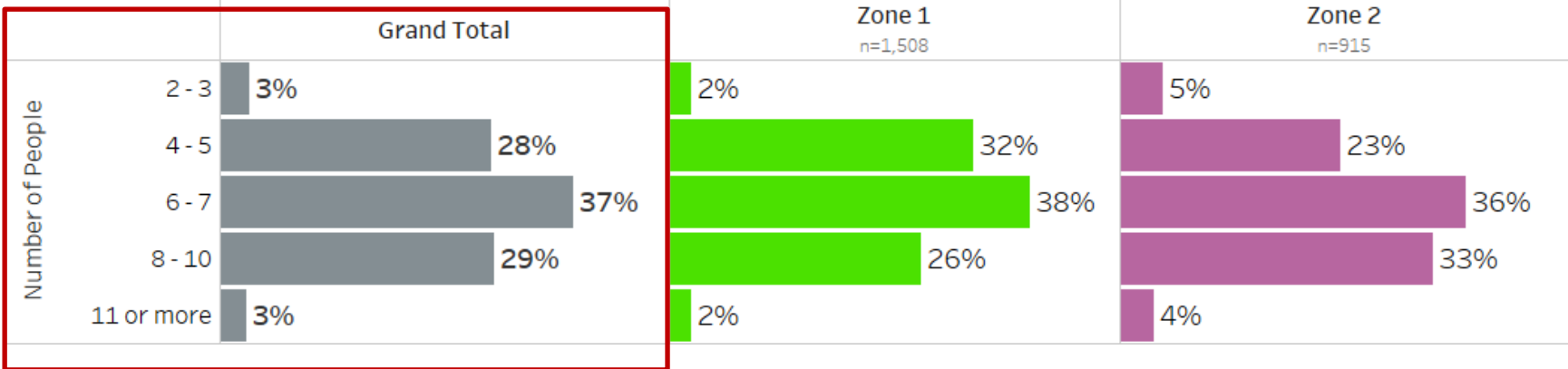


REGISTRATIONS BY OCCUPANCY (PERSONS AS ADVERTISED) BY ZONE

As summarized below, more STRs are advertised for 6–7 people than any other category (37%), but with large percentages also in the 4–5 range (28%) and the 6–7 range (29%).

The STR inventory is complementary to the hotel bed base, with ability to serve larger group sizes.

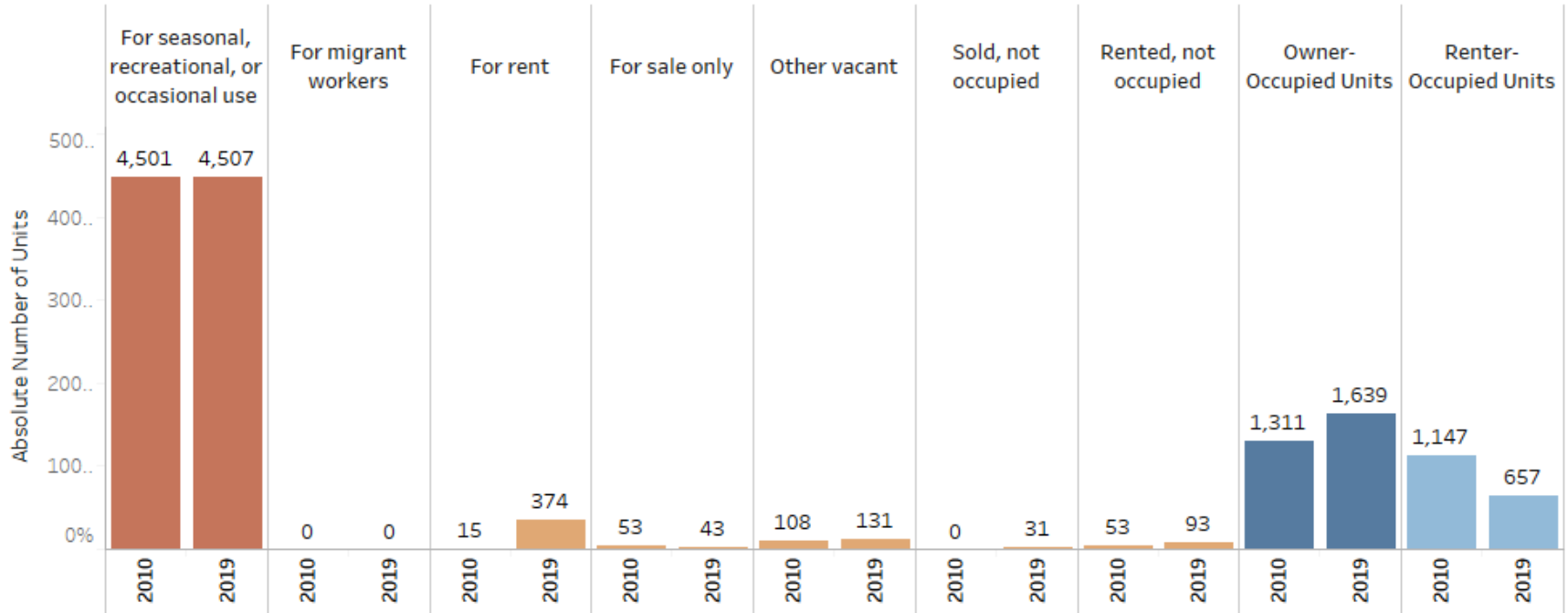
Percent of STR Registrations by Advertised Occupancy and Zone



COMMUNITY COMPOSITION AND COMPARISON TO PEERS

TOWN OF VAIL: NUMBER OF HOUSING UNITS 2010, 2019

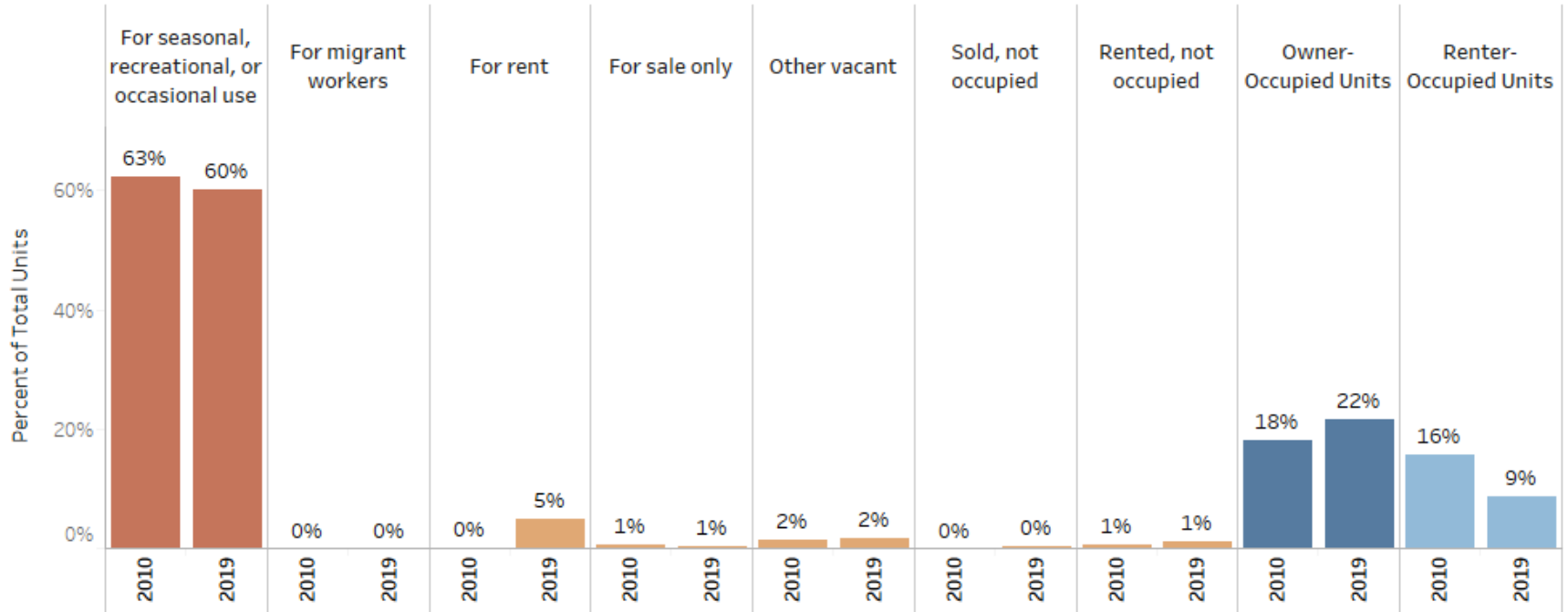
2010 & 2019 Absolute Number of Units



Source: ACS 5-Year Estimate

TOWN OF VAIL: PERCENT OF HOUSING UNITS 2010, 2019

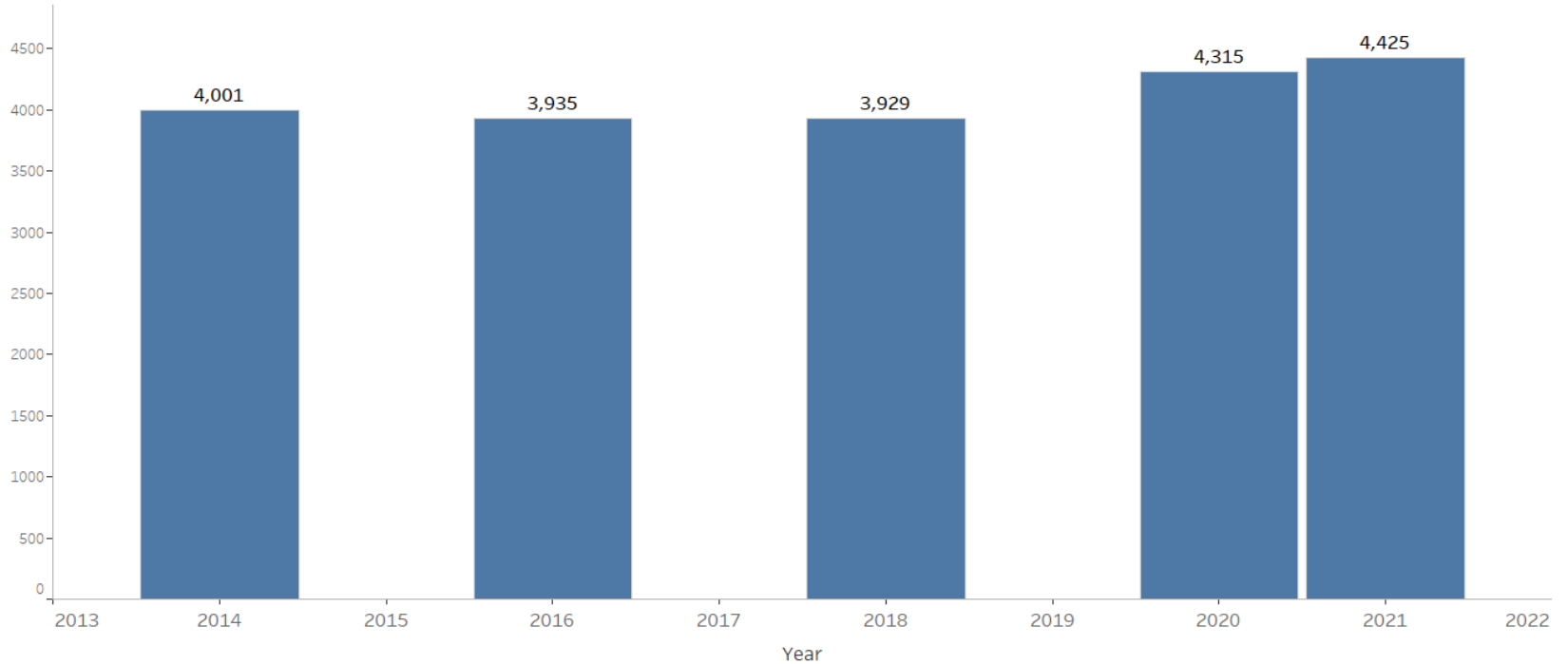
2010 & 2019 Percent of Total Units



Source: ACS 5-Year Estimate

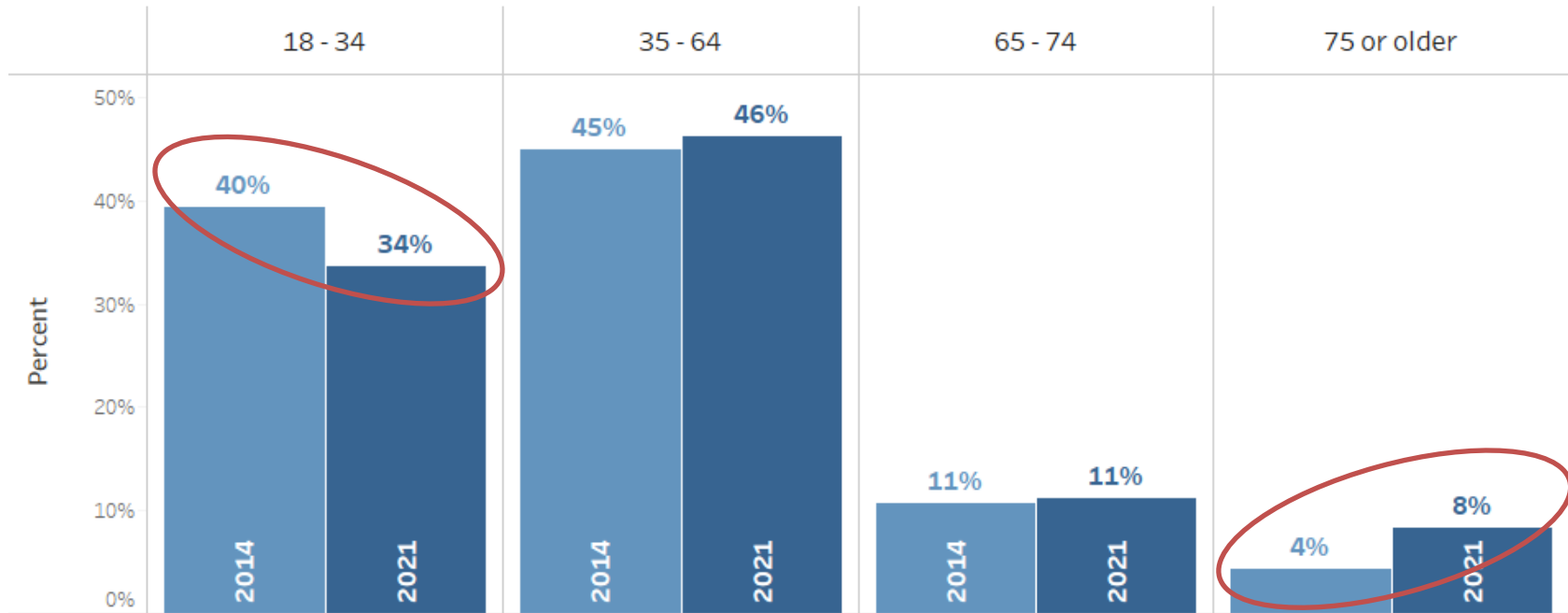
NUMBER OF REGISTERED VOTERS BY YEAR

Registered Voters by Year



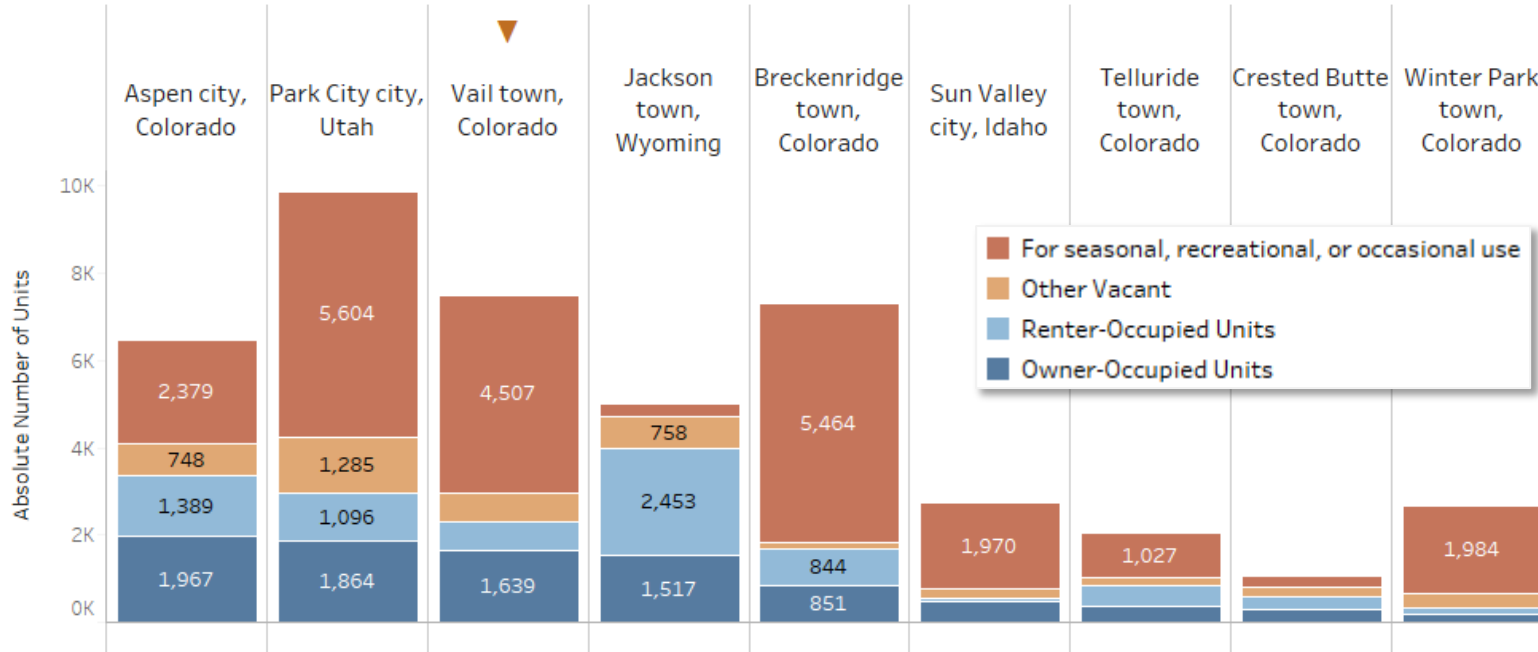
AGE OF REGISTERED VOTERS – 2014 & 2021

Age of Registered Voters - 2014 & 2021



TOWN OF VAIL: PERCENT OF HOUSING UNITS 2019 VS PEERS

2019 Absolute Number of Units

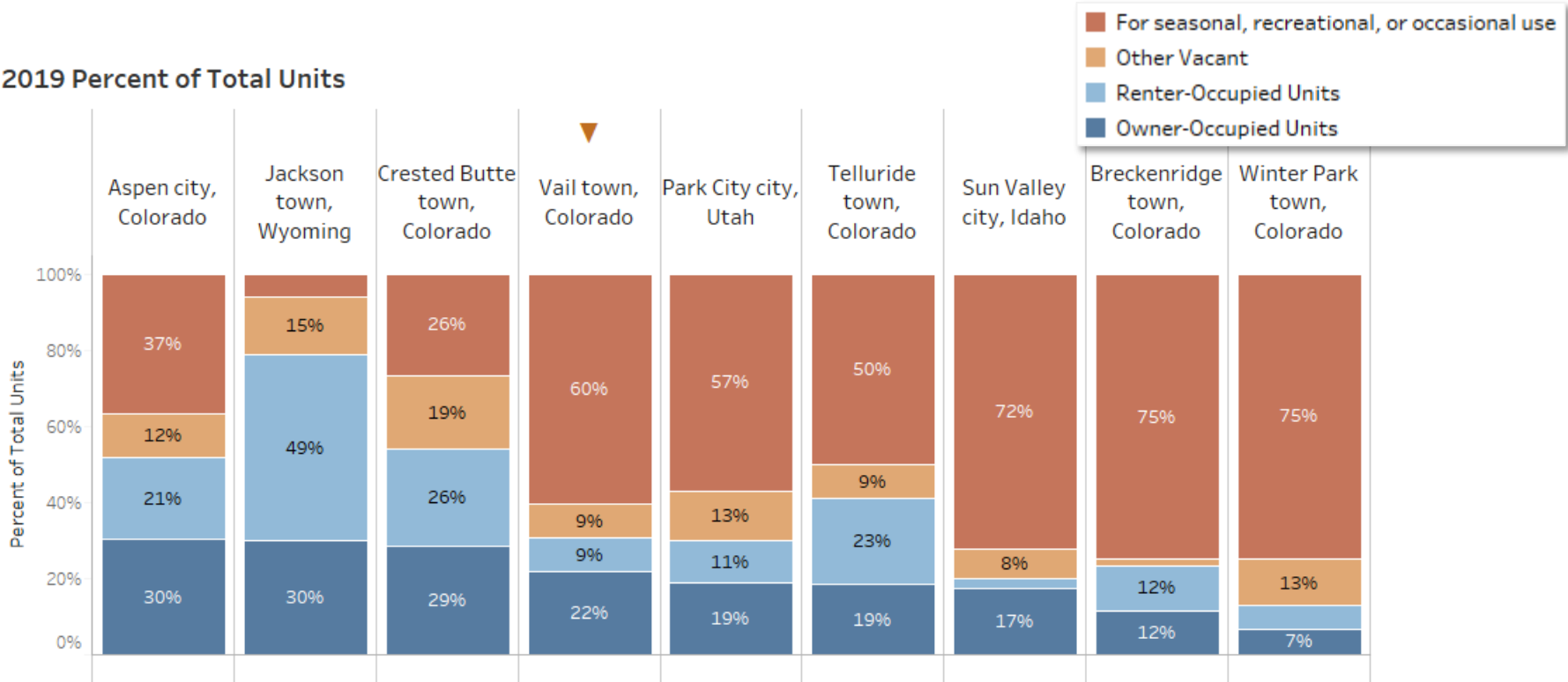


Geographies are sorted in descending order by the number of owner-occupied units.

Source: ACS 5-Year Estimate

TOWN OF VAIL: PERCENT OF HOUSING UNITS 2019 VS PEERS

2019 Percent of Total Units



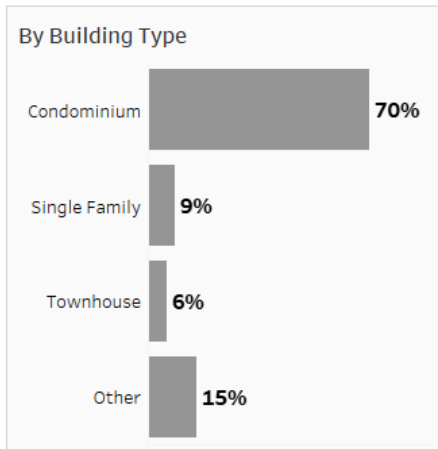
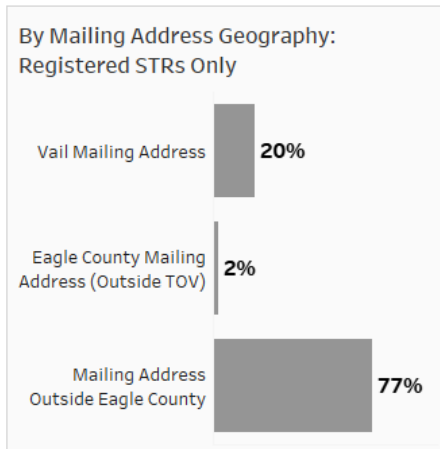
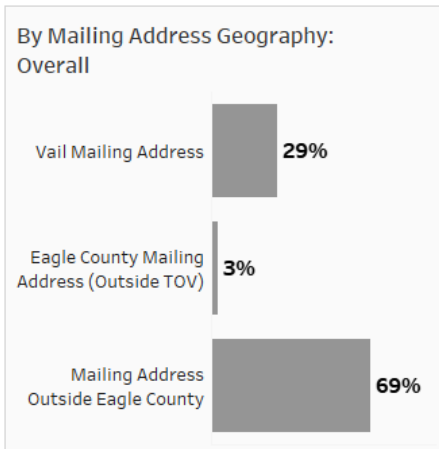
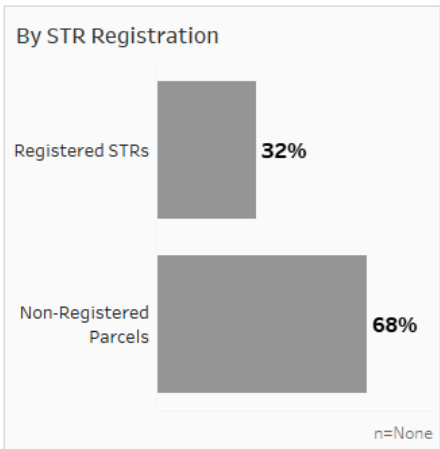
Geographies are sorted in descending order by the percent of owner-occupied units.

Source: ACS 5-Year Estimate

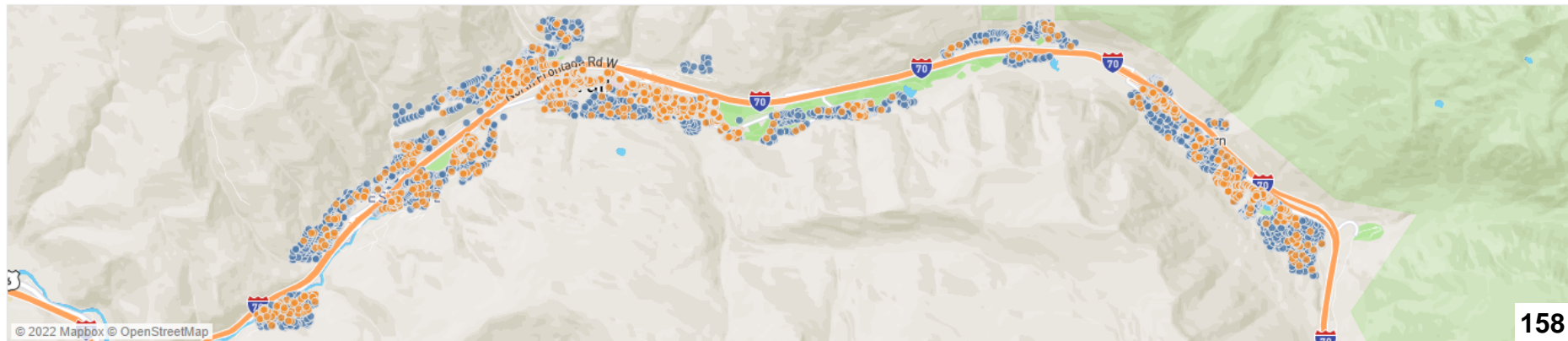
RECENT STR REGULATIONS FROM PEER COMMUNITIES

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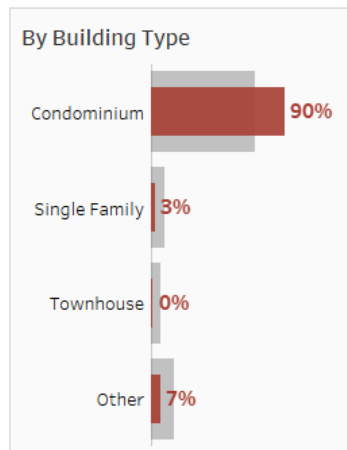
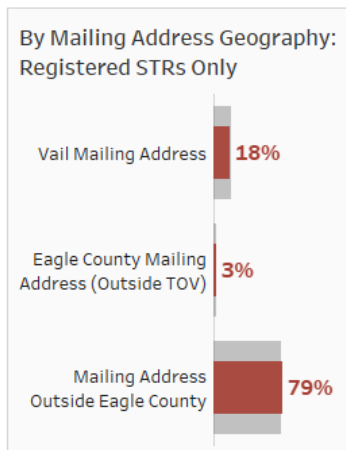
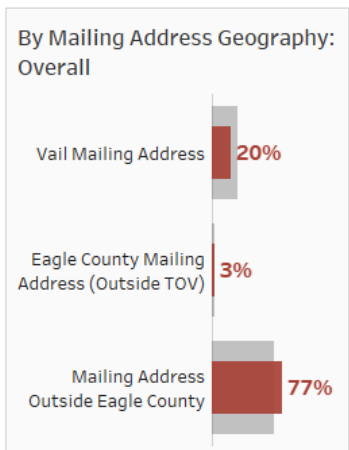
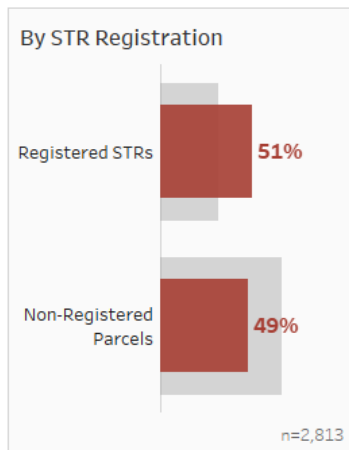
NEIGHBORHOOD COMPOSITION



■ Registered STRs
 ■ Non-Registered Parcels



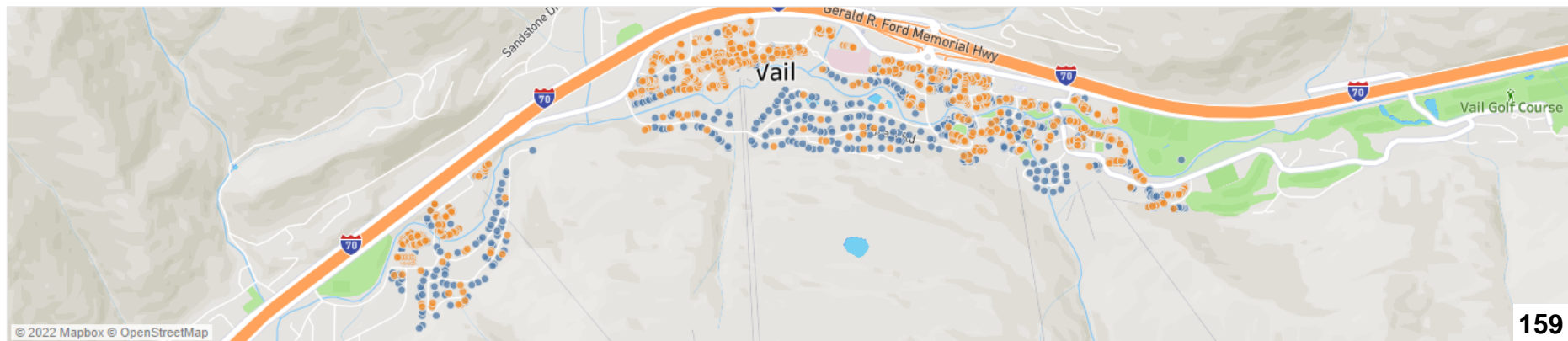
Town of Vail Housing Composition | ■ **Zone 1** vs. ■ Overall Town of Vail



Percent of Total Town of Vail Residential Parcels Located in Zone 1:
40%

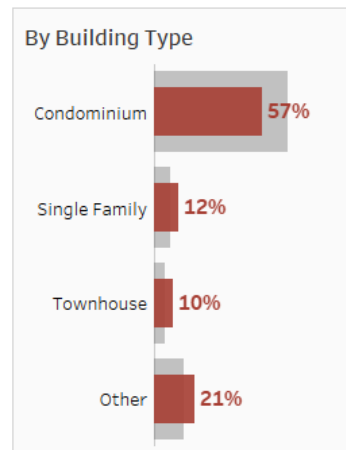
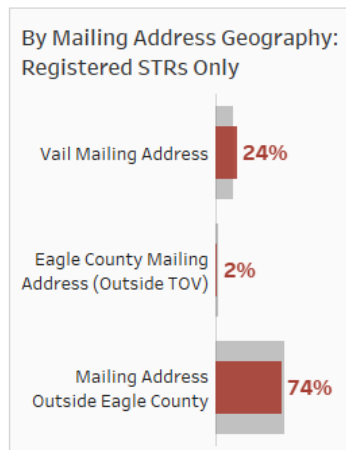
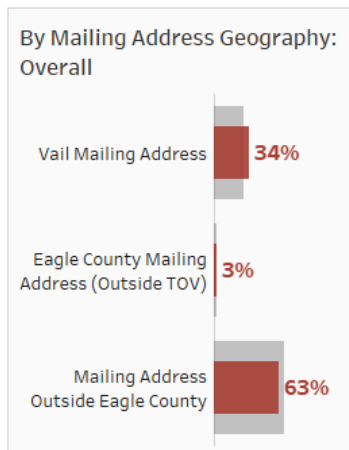
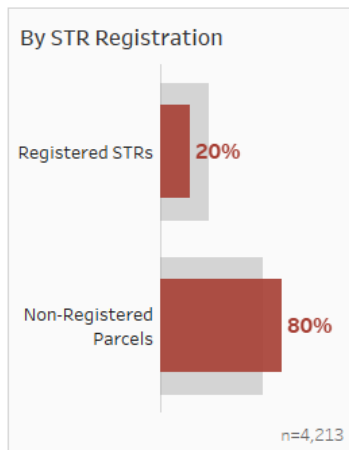
Percent of Total Town of Vail Registered STR Parcels Located in Zone 1:
63%

■ Registered STRs ■ Non-Registered Parcels



Note: Data is sourced from assessor, address, and registered STR databases. It is intended to broadly characterize neighborhoods, but is not a complete census of total housing units in the the Town of Vail.

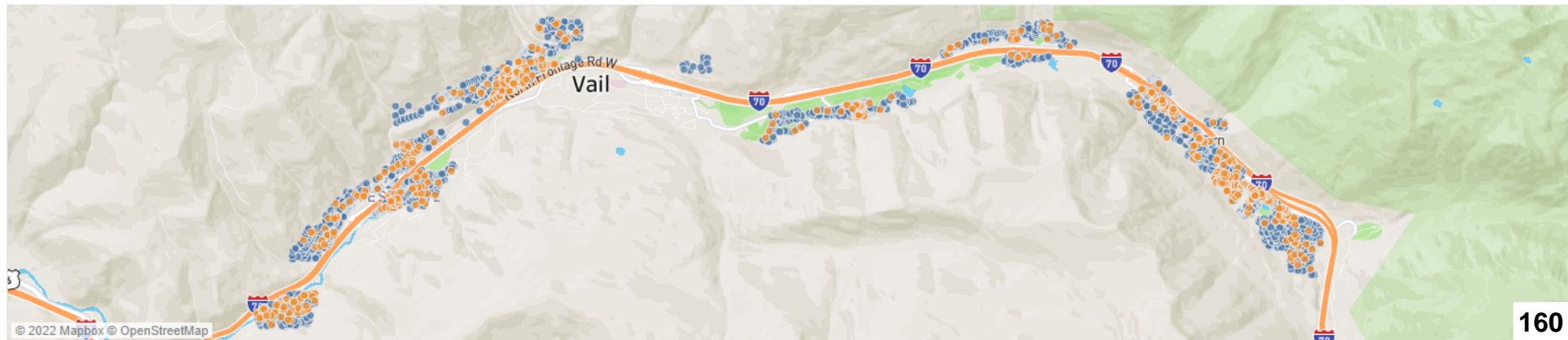
Town of Vail Housing Composition | ■ **Zone 2** vs. ■ Overall Town of Vail



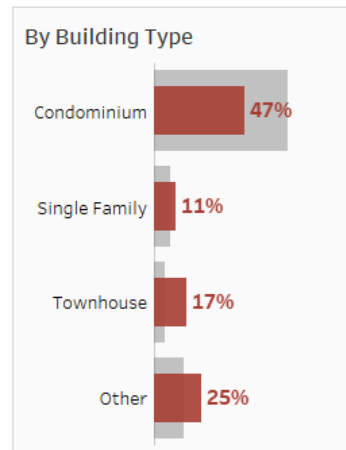
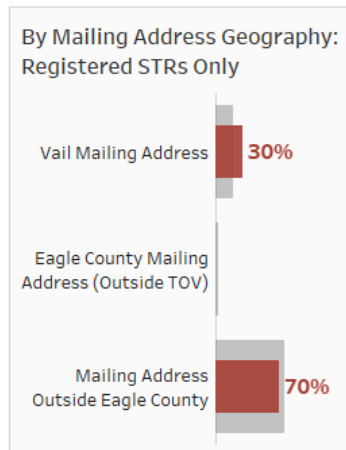
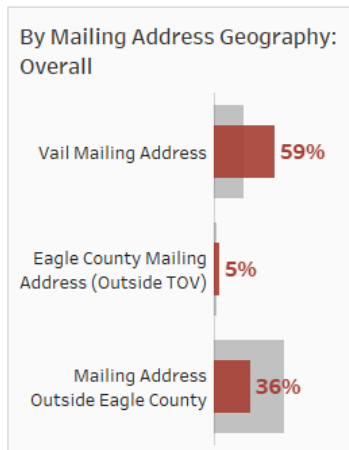
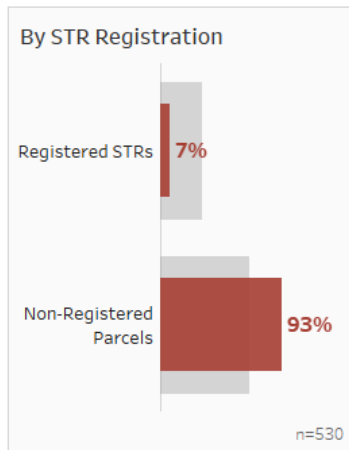
Percent of Total Town of Vail
Residential Parcels Located in Zone 2:
60%

Percent of Total Town of Vail
Registered STR Parcels Located in Zone 2:
37%

■ Registered STRs ■ Non-Registered Parcels



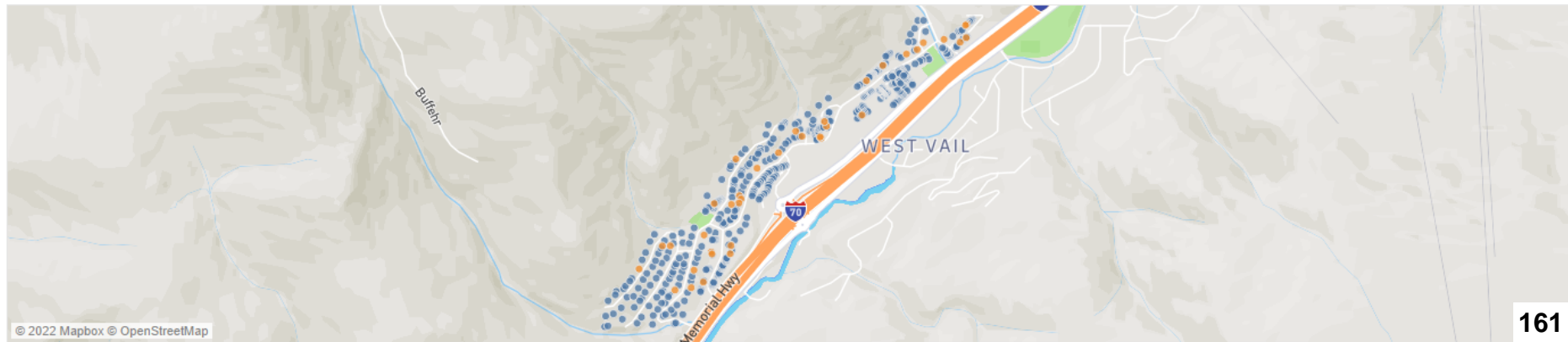
Town of Vail Housing Composition | ■ West Vail North vs. ■ Overall Town of Vail



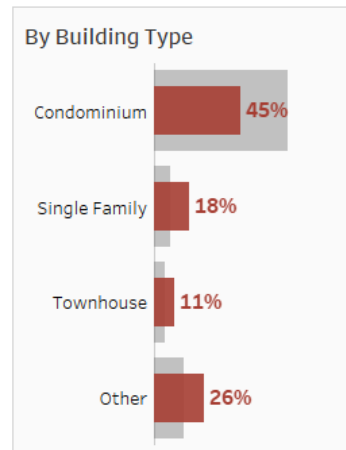
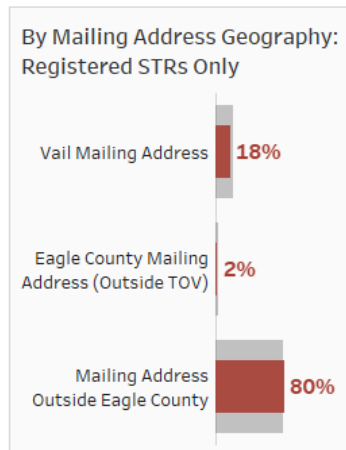
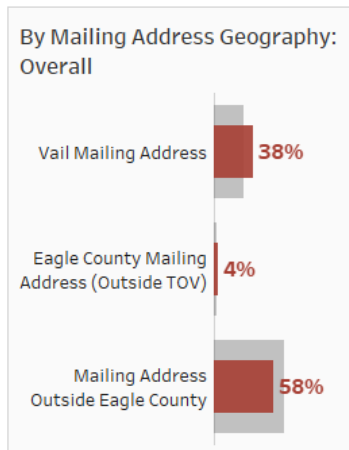
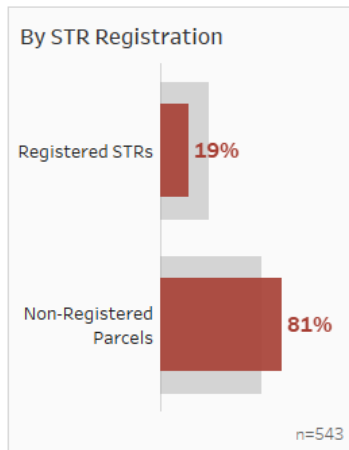
Percent of Total Town of Vail Residential Parcels Located in West Vail North: **8%**

Percent of Total Town of Vail Registered STR Parcels Located in West Vail North: **2%**

■ Registered STRs ■ Non-Registered Parcels



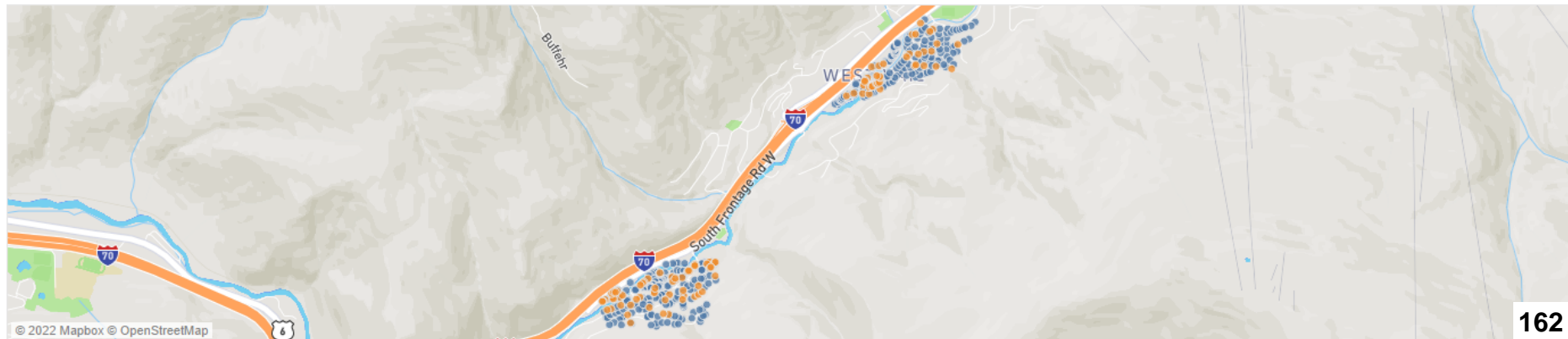
Town of Vail Housing Composition | ■ West Vail South vs. ■ Overall Town of Vail



Percent of Total Town of Vail Residential Parcels Located in West Vail South:
8%

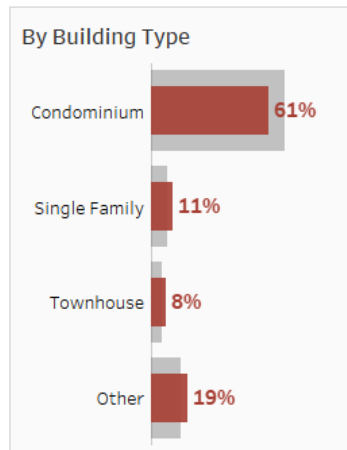
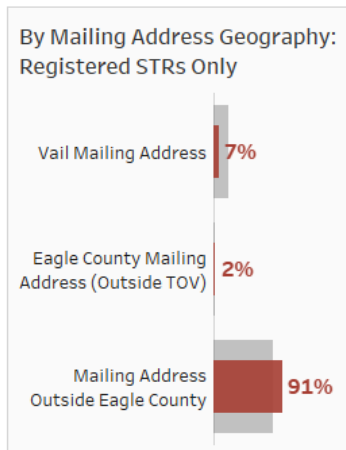
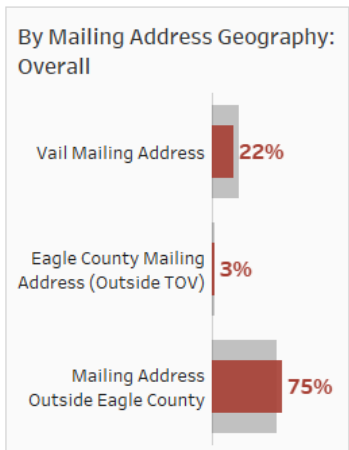
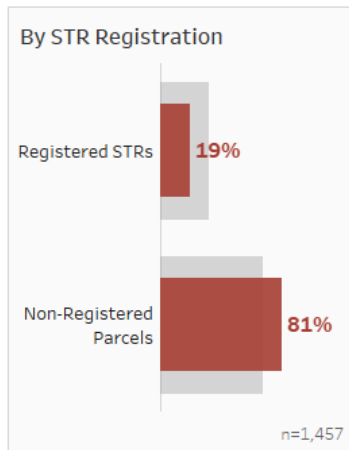
Percent of Total Town of Vail Registered STR Parcels Located in West Vail South:
4%

■ Registered STRs ■ Non-Registered Parcels



Note: Data is sourced from assessor, address, and registered STR databases. It is intended to broadly characterize neighborhoods, but is not a complete census of total housing units in the the Town of Vail.

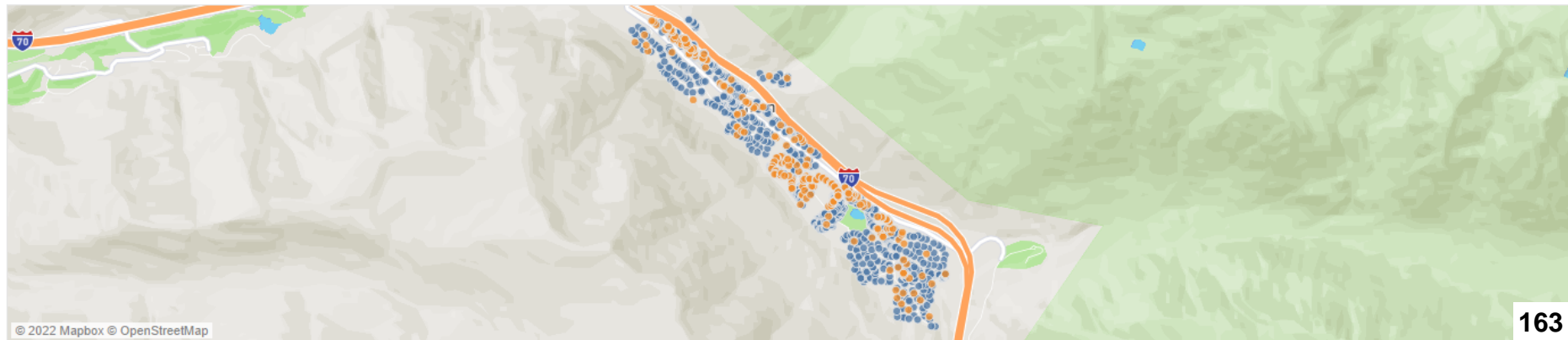
Town of Vail Housing Composition | ■ East Vail vs. ■ Overall Town of Vail



Percent of Total Town of Vail Residential Parcels Located in East Vail: **21%**

Percent of Total Town of Vail Registered STR Parcels Located in East Vail: **12%**

■ Registered STRs ■ Non-Registered Parcels



SUMMARY BY NEIGHBORHOOD

PERCENT OF UNITS WITH STR REGISTRATION

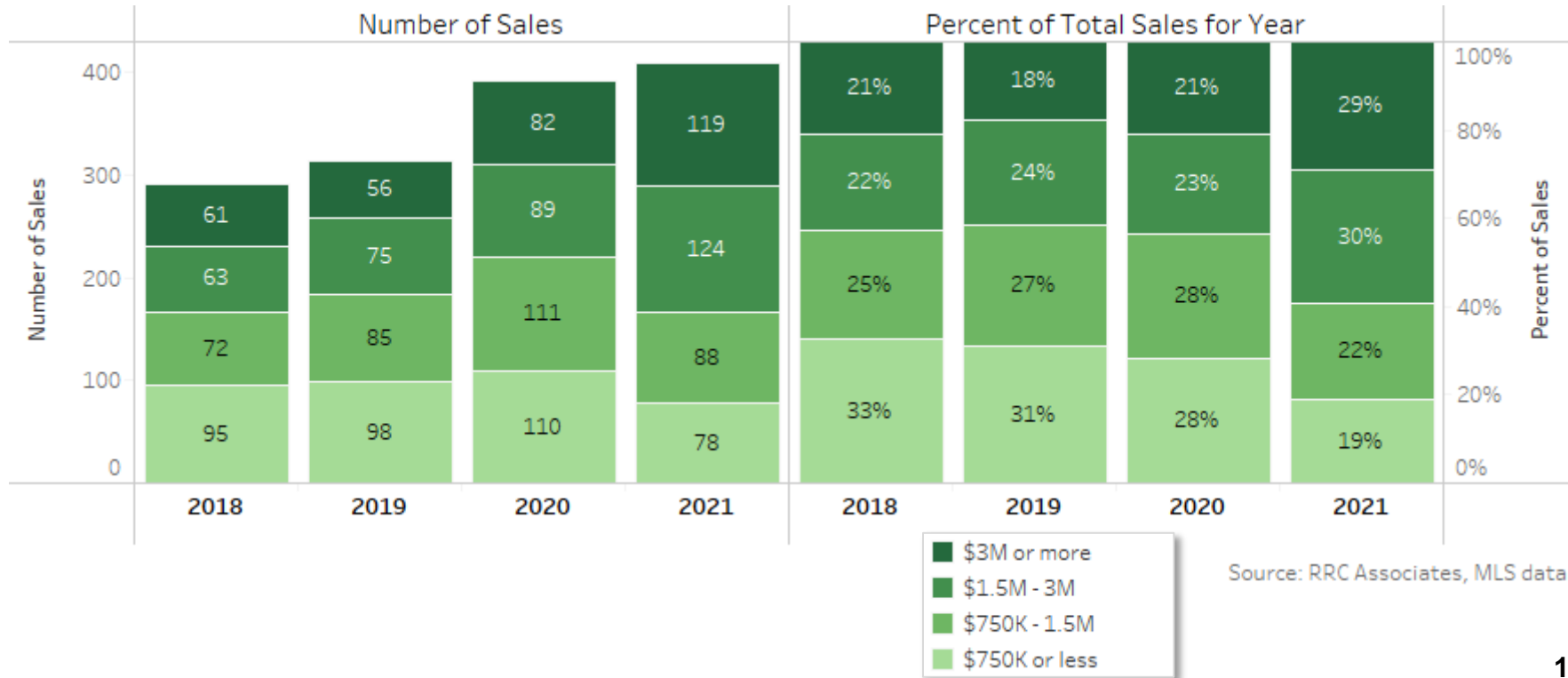
Area	Percent of Units with STR license
Overall	32%
Zone 1	51%
Vail Village	45%
Lionshead	63%
Cascade Village/Glen Lyon	48%
Zone 2	20%
Booth Creek	11%
Buffehr Creek	4%
East Vail	19%
Golf Course	16%
Potato Patch	11%
Sandstone	36%
Spraddle Creek	0%
West Vail (North)	7%
West Vail (Intermountain/Matterhorn)	19%

- Overall, 32 percent of units within Town of Vail have STR Registrations
 - For Zone 1, it reaches as high as 51 percent
 - For Zone 2, there are 20 percent of units with registrations
- Some neighborhoods have high concentrations of STRs, boosting their representation (Fall Ridge, Streamside, Simba Run, Racquet Club, etc.)

REAL ESTATE SALES DATA

NUMBER AND PERCENT OF SALES BY PRICE

2018 – 2021



MLS SUMMARY BY STR REGISTRATION

MLS data indicates that in 2021, 410 real estate sales occurred within the Town of Vail. Of these transactions, 34% or 138 properties were registered as an STR during 2021, either prior to the sale, after the sale, or both

By STR Registration

	Number of Sales - 2021	Median Sold Price/SqFt	Median Sold Price
Registered STRs	138	\$1,481	\$1,799,500
Non-Registered	272	\$916	\$1,750,000
Grand Total	410	\$1,076	\$1,772,500

MLS SUMMARY BY REGISTRATION AND UNIT TYPE

By STR Registration and Type

		Number of Sales - 2021	Median Sold Price/SqFt	Median Sold Price
Condominium	Registered STRs	112	\$1,564	\$1,774,500
	Non-Registered	167	\$1,067	\$1,205,000
Duplex	Registered STRs	10	\$982	\$2,625,000
	Non-Registered	41	\$890	\$3,145,000
Single Family Residence	Registered STRs	5	\$792	\$1,950,000
	Non-Registered	35	\$898	\$3,000,000
Townhouse	Registered STRs	11	\$947	\$1,600,000
	Non-Registered	29	\$791	\$1,725,000
Grand Total		410	\$1,076	\$1,772,500

MLS SUMMARY BY AREA

By Area

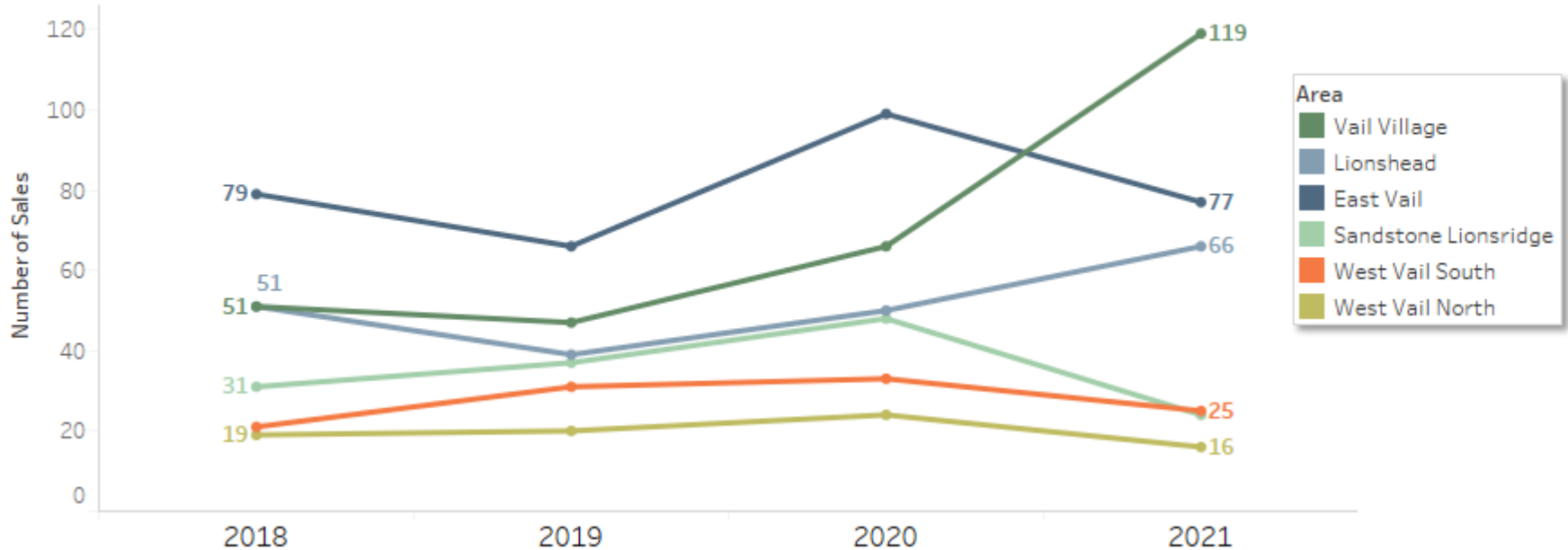
	Number of Sales - 2021	Median Sold Price/SqFt	Median Sold Price
Vail Village	119	\$2,090	\$2,950,000
Lionshead	66	\$1,657	\$2,425,000
Cascade Village Glen	12	\$1,200	\$2,900,000
Spraddle Creek	1	\$1,078	\$8,100,000
Vail Golf Course	22	\$1,021	\$3,022,500
Potato Patch	10	\$845	\$2,687,500
Booth Creek	10	\$838	\$1,762,500
East Vail	81	\$764	\$809,000
Highland Meadows	6	\$719	\$2,987,500
Sandstone Lionsridge	28	\$676	\$652,500
West Vail South	27	\$667	\$860,000
Buffehr Creek	7	\$640	\$1,275,000
West Vail North	20	\$616	\$774,500
Grand Total	409	\$1,078	\$1,795,000

NUMBER OF SALES BY AREA

2018 – 2021

Number of Sales by Area

Free-market units only, areas with at least 10 sales per year only.



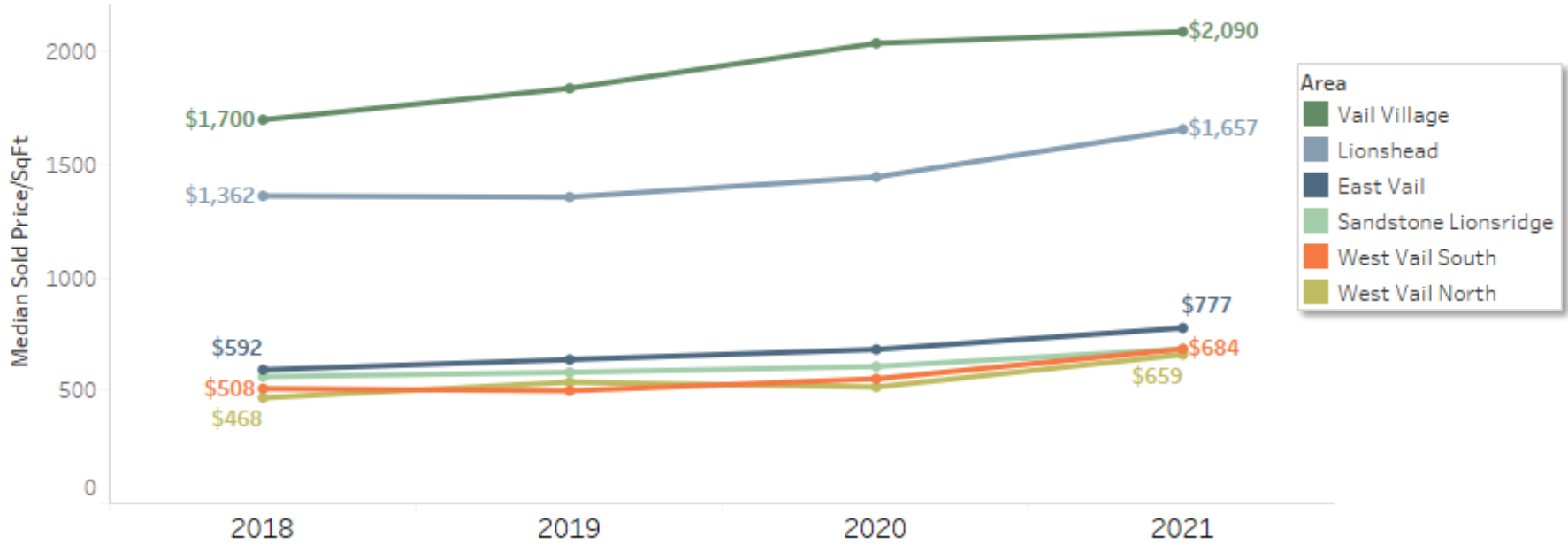
Source: RRC Associates, MLS data

MEDIAN SOLD PRICE PER SQ. FOOT BY AREA

2018 – 2021

Median Sold Price Per Sq. Foot by Area

Free-market units only, areas with at least 10 sales per year only.



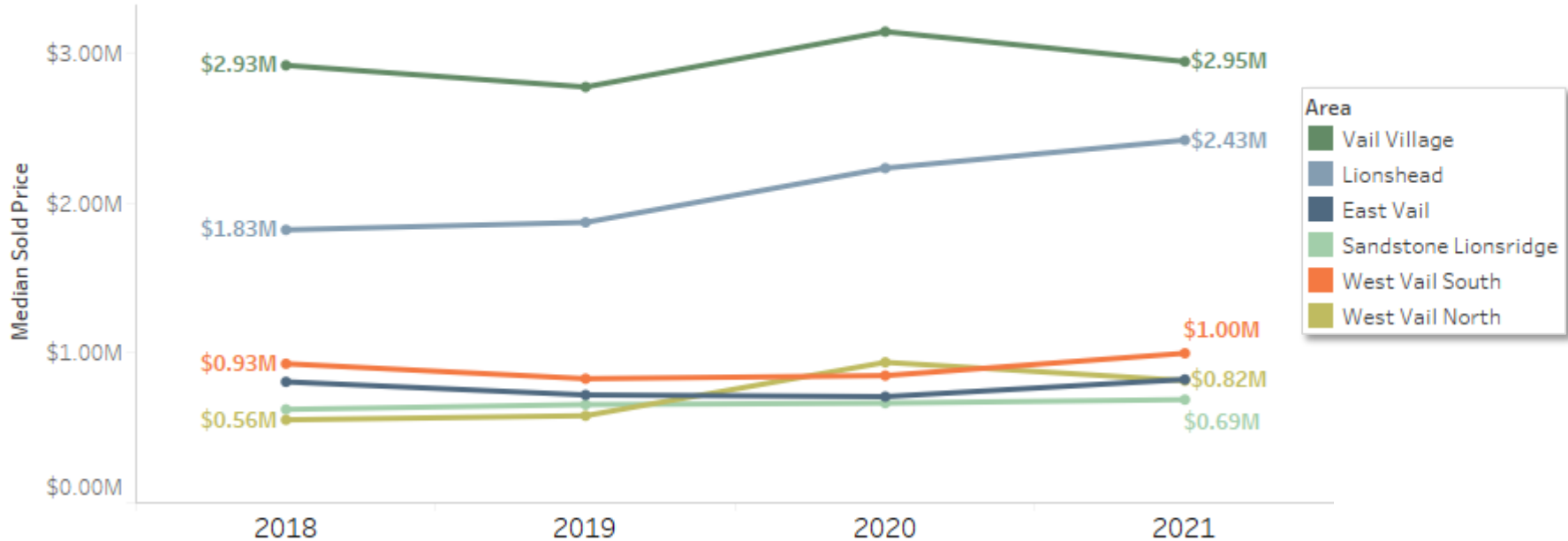
Source: RRC Associates, MLS data

MEDIAN SOLD PRICE BY AREA

2018 – 2021

Median Sold Price by Area

Free-market units only, areas with at least 10 sales per year only.

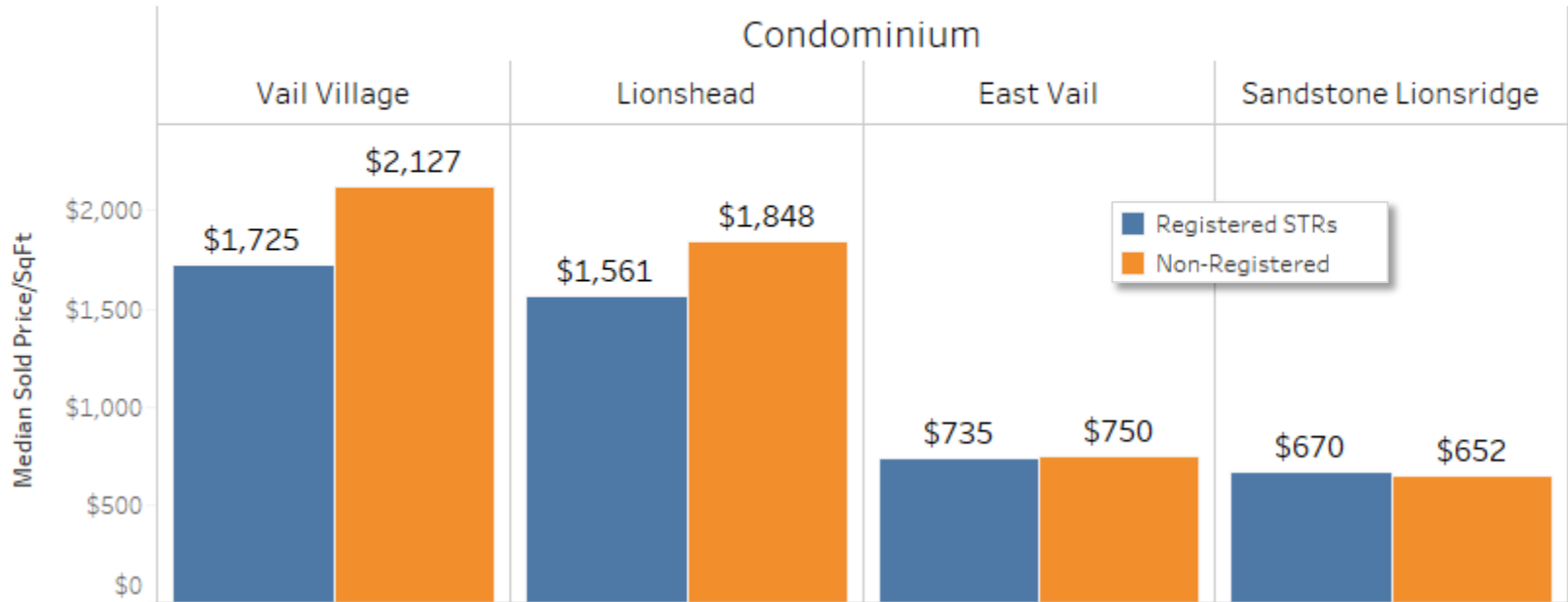


Source: RRC Associates, MLS data

MLS SUMMARY BY COMPARABLE AREAS AND UNIT TYPES

Median Condominium Sold Price Per Sq. Foot by Area, 2021

Free-market units only, minimum of 5 sales per category



Source: RRC Associates, MLS data

DISCUSSION POINTS AND NEXT STEPS

DISCUSSION POINTS AND NEXT STEPS

Discussion Points

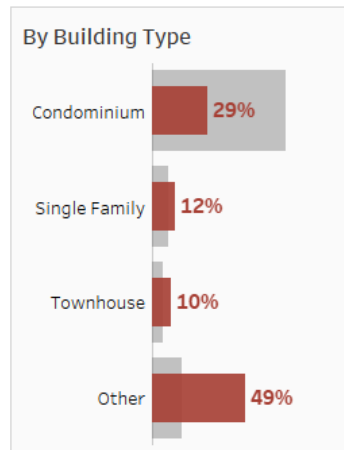
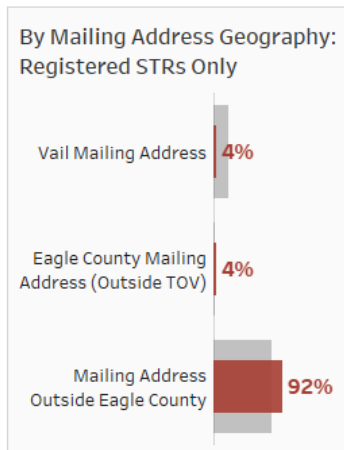
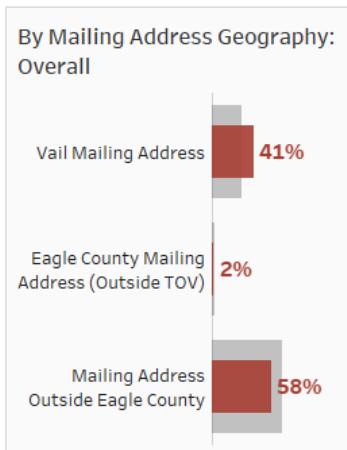
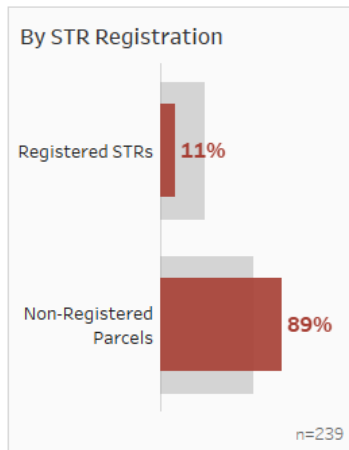
- To what degree are STRs impacting the community and how has that changed in the recent past?
- Is a 'light touch' the correct approach – raising fees and relying on enforcement?
- Are more deliberate actions needed that might limit STR activity?
- What tools can most effectively address the need for long-term rentals?

Next Steps – Return to Council March 15

- Clarify and complete MLS data analysis
- Approaches to limit STR activity, with a focus on Zone 2
- Options for registration structures that are based on use
- Background on fee increase – admin costs and/or impacts to the community
- Address violations fine structure related to complaints
- Bolster STR registration requirements

DETAILED SLIDES SHOWING COMPOSITION BY AREA

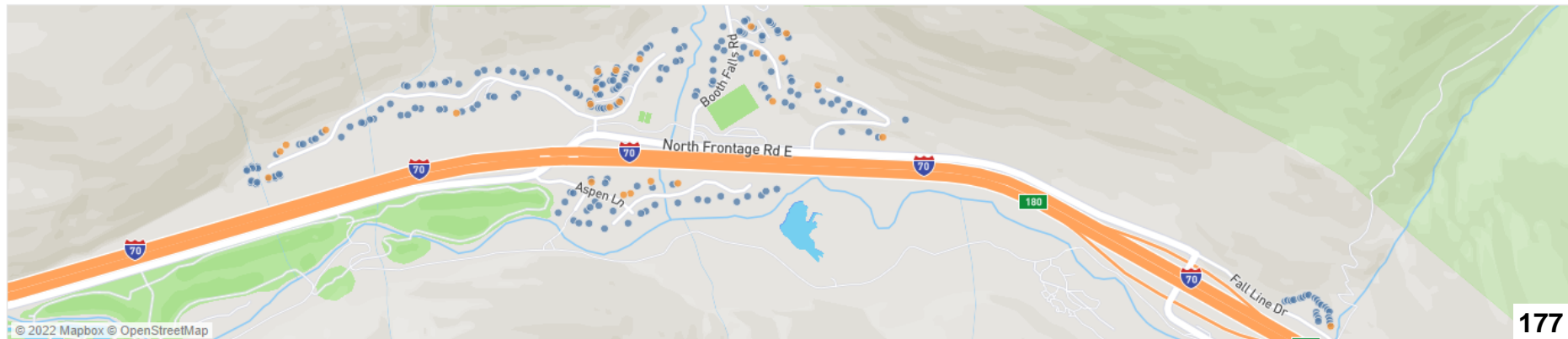
Town of Vail Housing Composition | Booth Creek vs. Overall Town of Vail



Percent of Total Town of Vail Residential Parcels Located in Booth Creek: **3%**

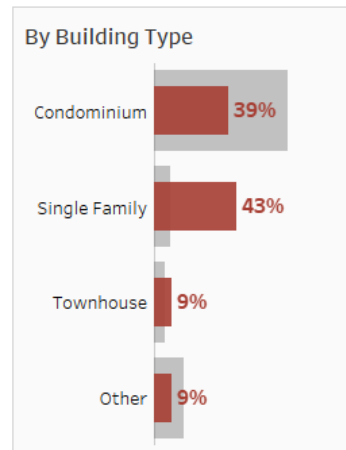
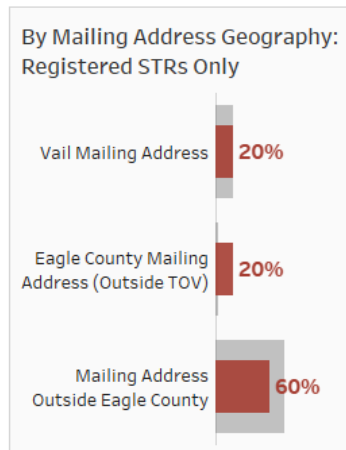
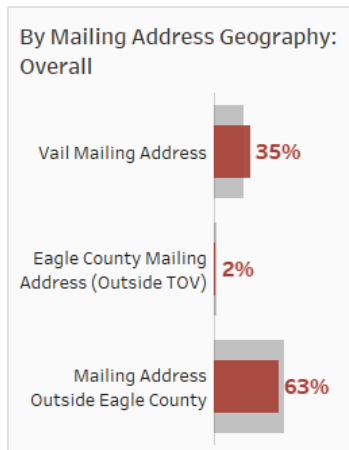
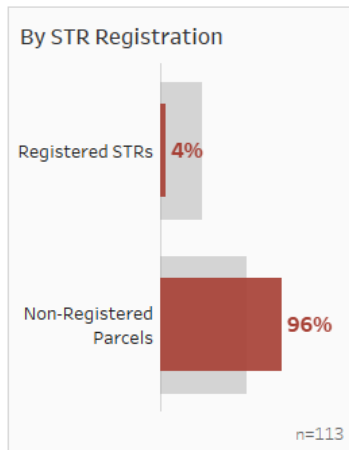
Percent of Total Town of Vail Registered STR Parcels Located in Booth Creek: **1%**

■ Registered STRs ■ Non-Registered Parcels



Note: Data is sourced from assessor, address, and registered STR databases. It is intended to broadly characterize neighborhoods, but is not a complete census of total housing units in the the Town of Vail.

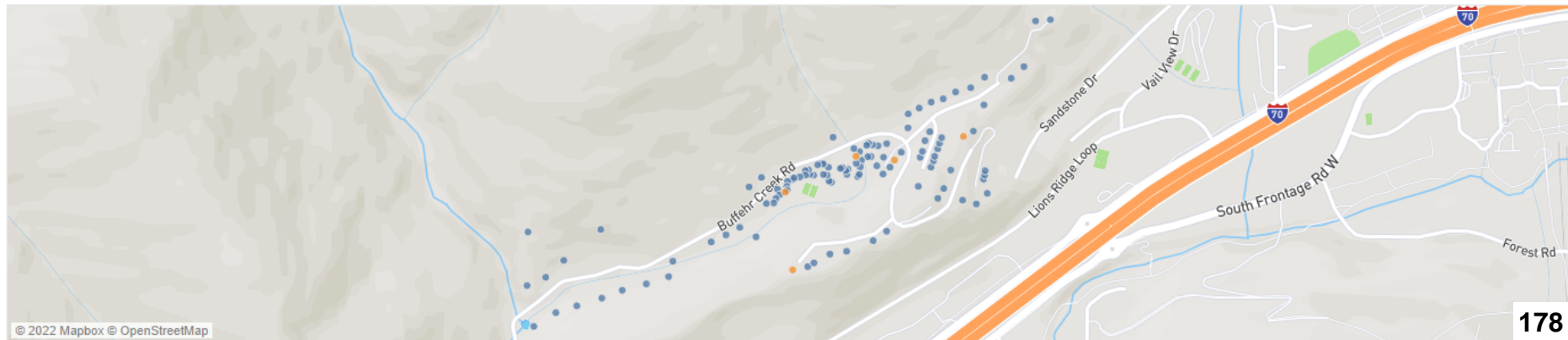
Town of Vail Housing Composition | ■ Buffehr Creek vs. ■ Overall Town of Vail



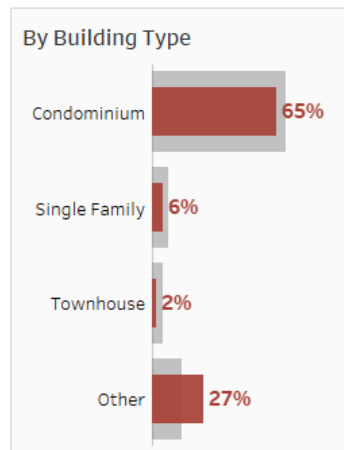
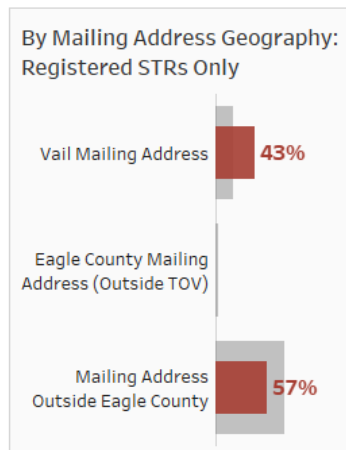
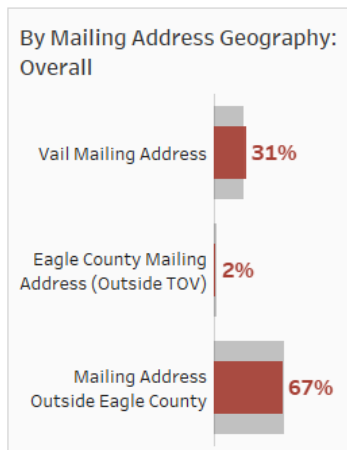
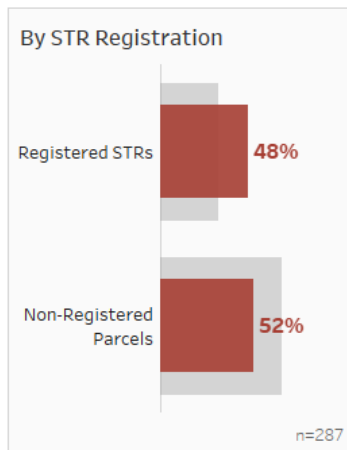
Percent of Total Town of Vail Residential Parcels Located in Buffehr Creek: **2%**

Percent of Total Town of Vail Registered STR Parcels Located in Buffehr Creek: **0%**

■ Registered STRs ■ Non-Registered Parcels



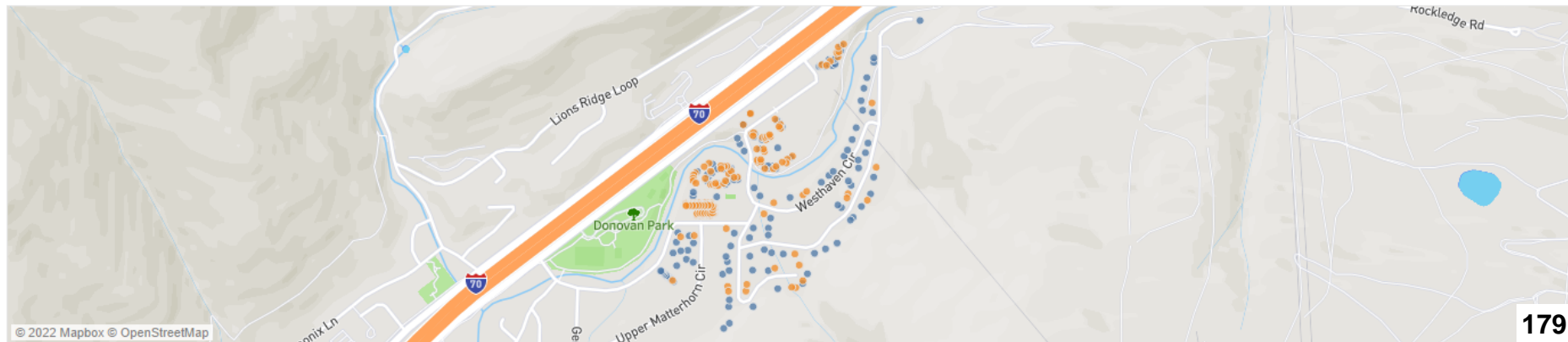
Town of Vail Housing Composition | ■ Cascade Village Glen vs. ■ Overall Town of Vail



Percent of Total Town of Vail Residential Parcels Located in Cascade Village Glen: **4%**

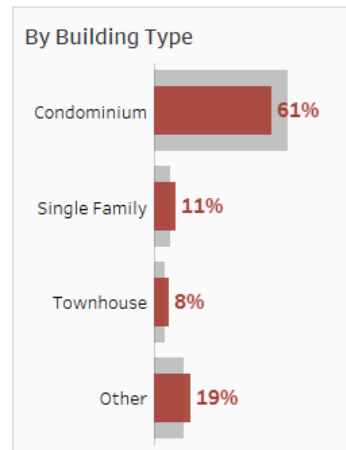
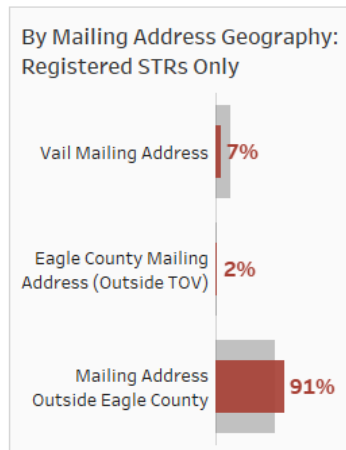
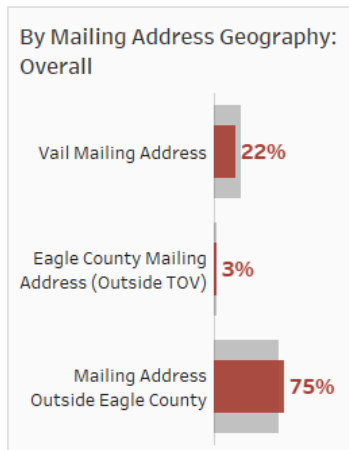
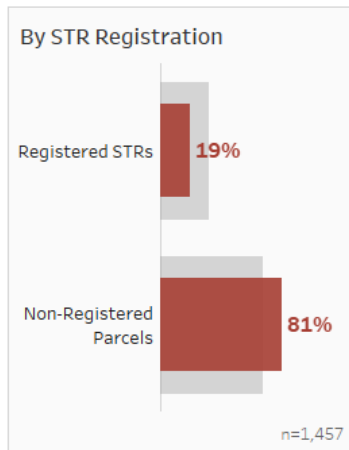
Percent of Total Town of Vail Registered STR Parcels Located in Cascade Village Glen: **6%**

■ Registered STRs ■ Non-Registered Parcels



Note: Data is sourced from assessor, address, and registered STR databases. It is intended to broadly characterize neighborhoods, but is not a complete census of total housing units in the the Town of Vail.

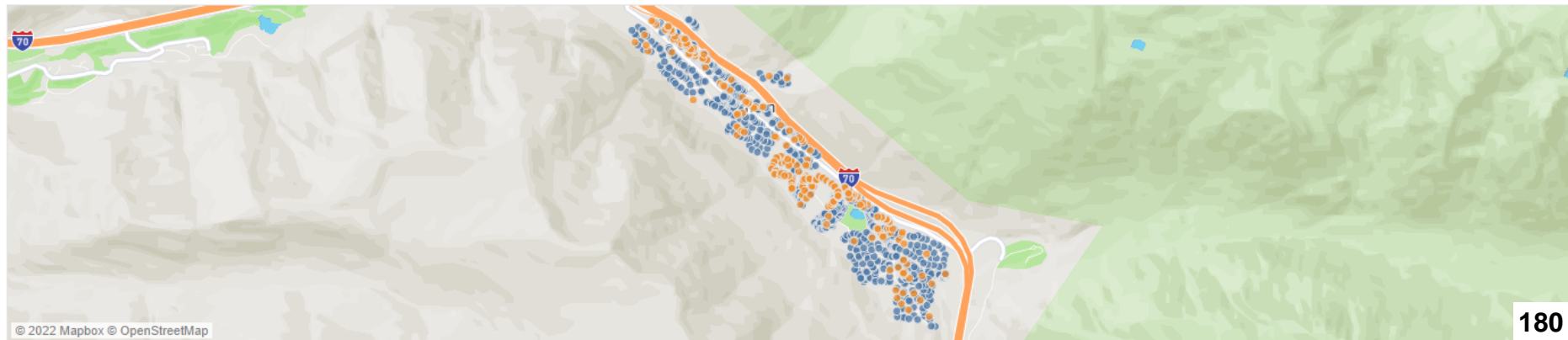
Town of Vail Housing Composition | ■ East Vail vs. ■ Overall Town of Vail



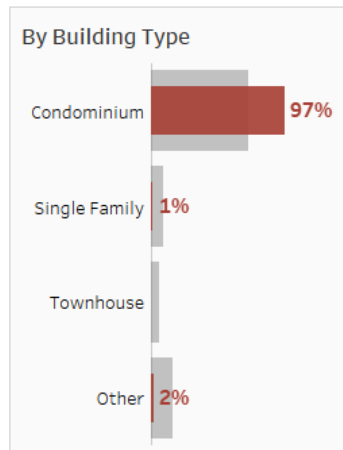
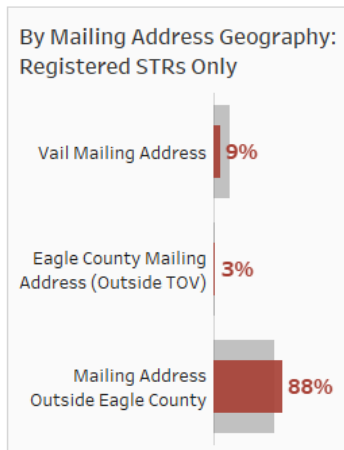
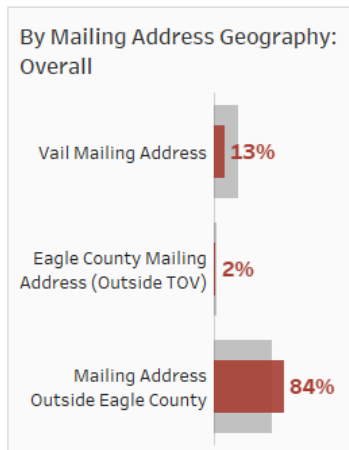
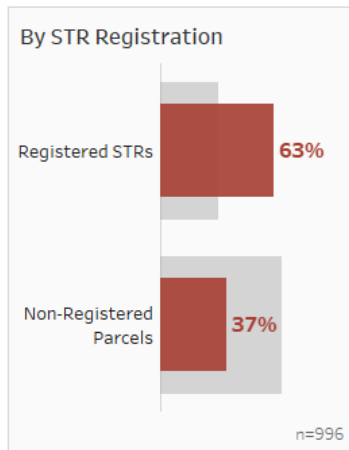
Percent of Total Town of Vail Residential Parcels Located in East Vail: **21%**

Percent of Total Town of Vail Registered STR Parcels Located in East Vail: **12%**

■ Registered STRs ■ Non-Registered Parcels



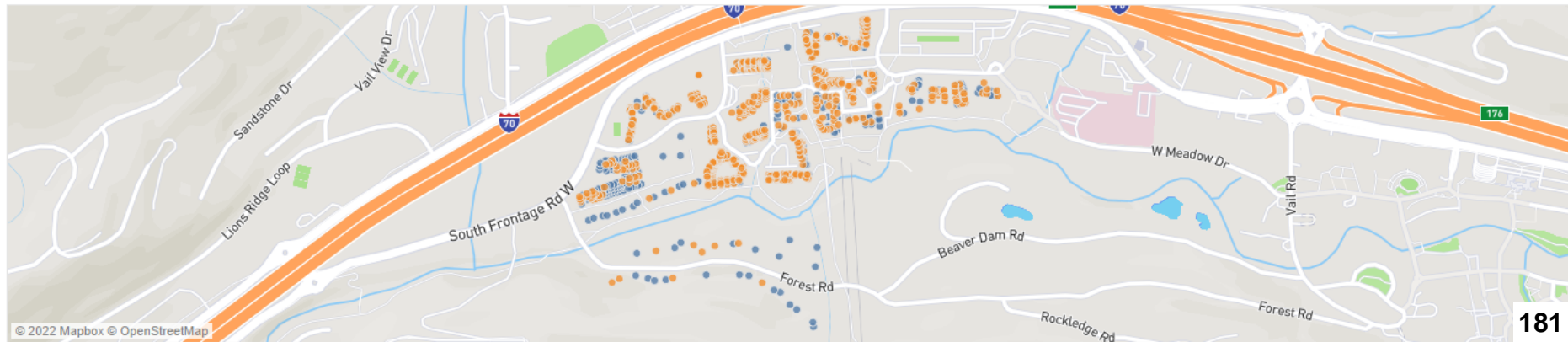
Town of Vail Housing Composition | ■ **Lionshead** vs. ■ **Overall Town of Vail**



Percent of Total Town of Vail Residential Parcels Located in Lionshead: **14%**

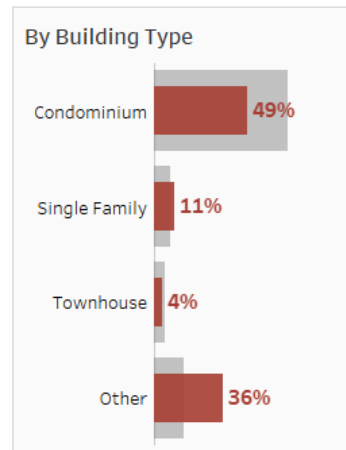
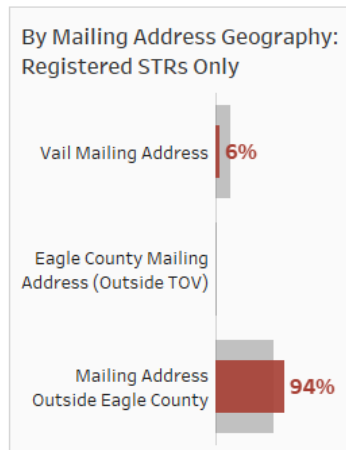
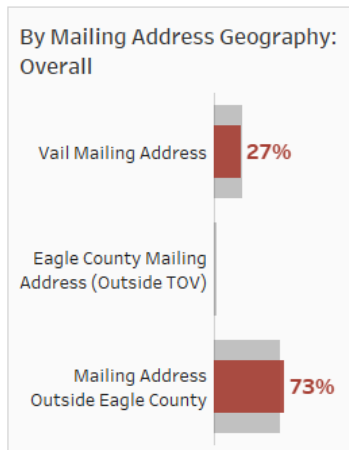
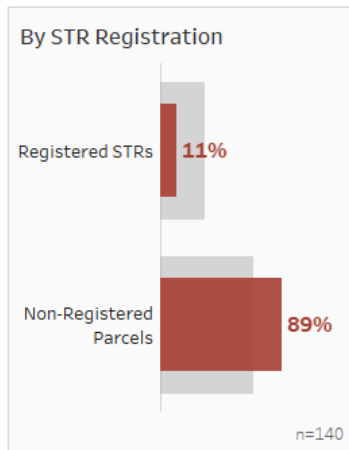
Percent of Total Town of Vail Registered STR Parcels Located in Lionshead: **28%**

■ Registered STRs ■ Non-Registered Parcels



Note: Data is sourced from assessor, address, and registered STR databases. It is intended to broadly characterize neighborhoods, but is not a complete census of total housing units in the the Town of Vail.

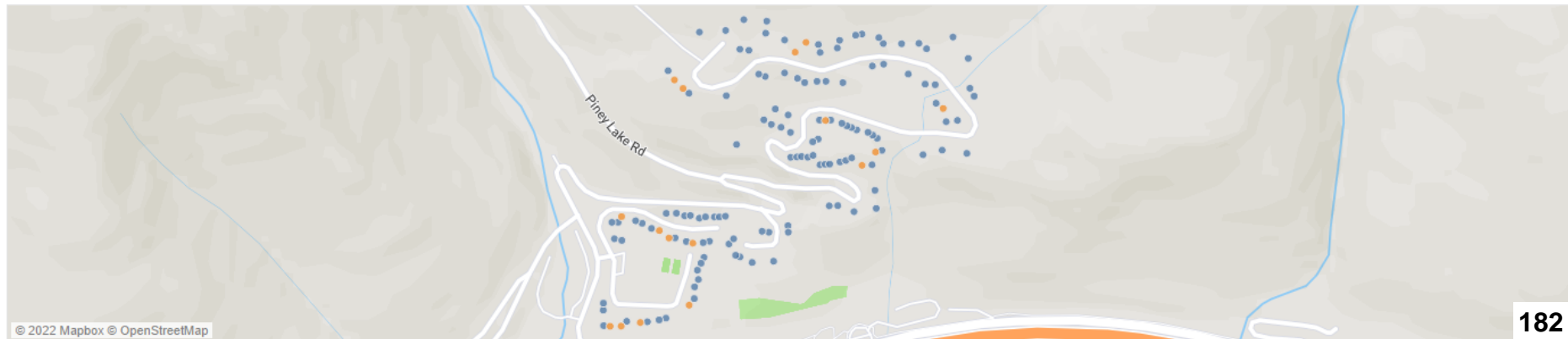
Town of Vail Housing Composition | ■ Potato Patch vs. ■ Overall Town of Vail



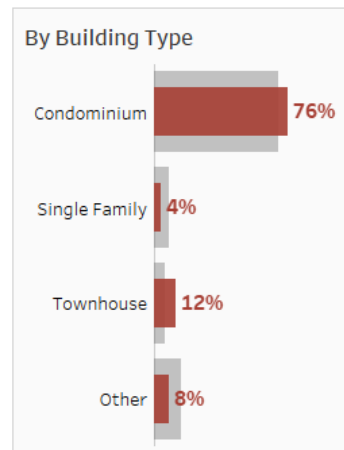
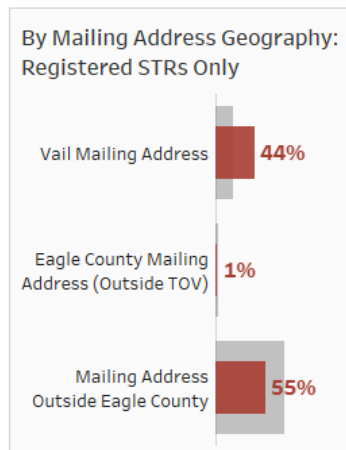
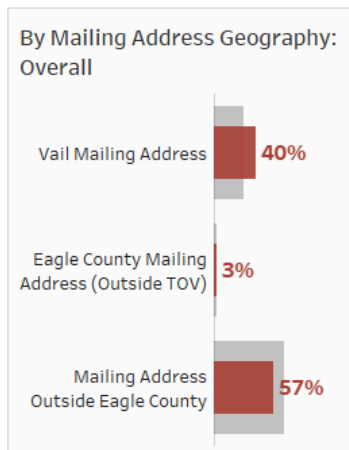
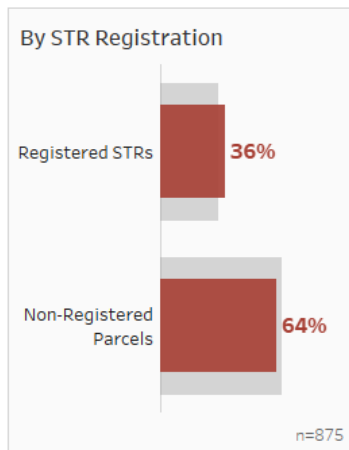
Percent of Total Town of Vail Residential Parcels Located in Potato Patch: **2%**

Percent of Total Town of Vail Registered STR Parcels Located in Potato Patch: **1%**

■ Registered STRs ■ Non-Registered Parcels



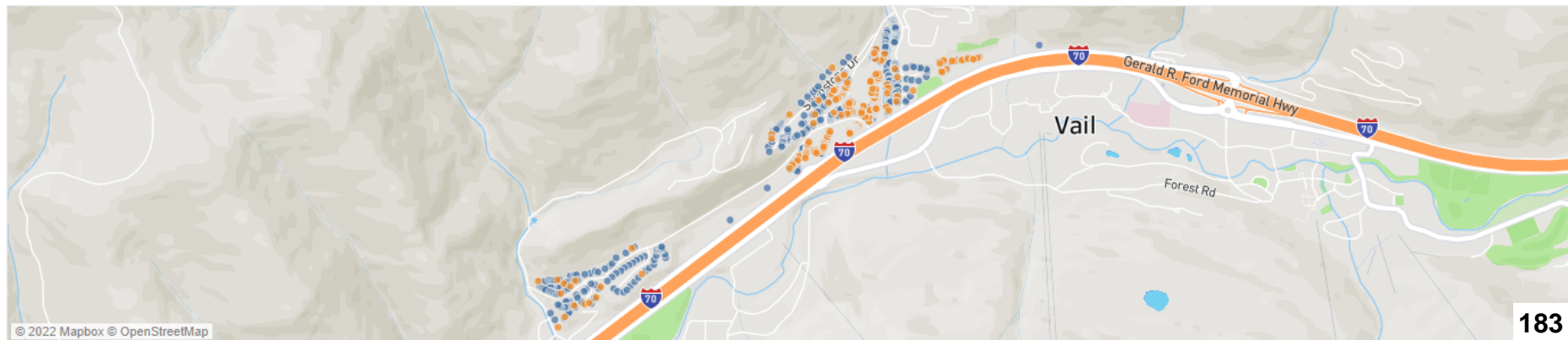
Town of Vail Housing Composition | ■ Sandstone Lionsridge vs. ■ Overall Town of Vail



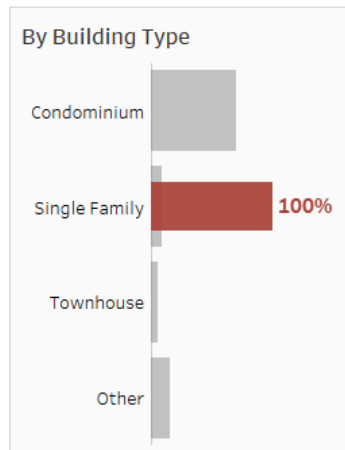
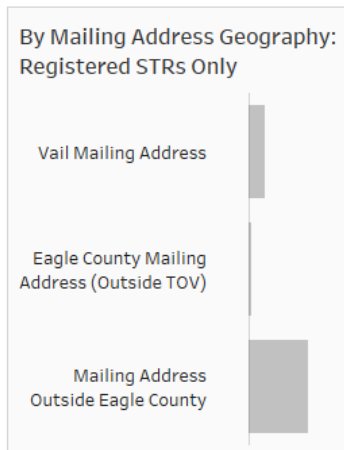
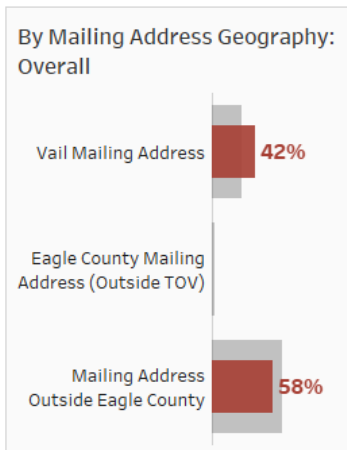
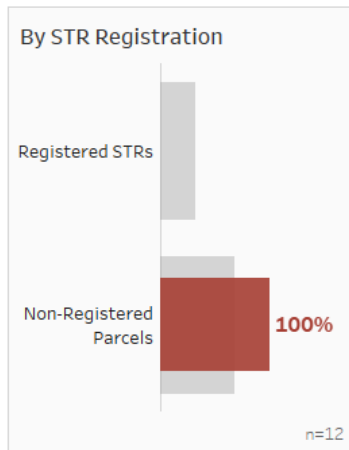
Percent of Total Town of Vail Residential Parcels Located in Sandstone Lionsridge: **12%**

Percent of Total Town of Vail Registered STR Parcels Located in Sandstone Lionsridge: **14%**

■ Registered STRs ■ Non-Registered Parcels

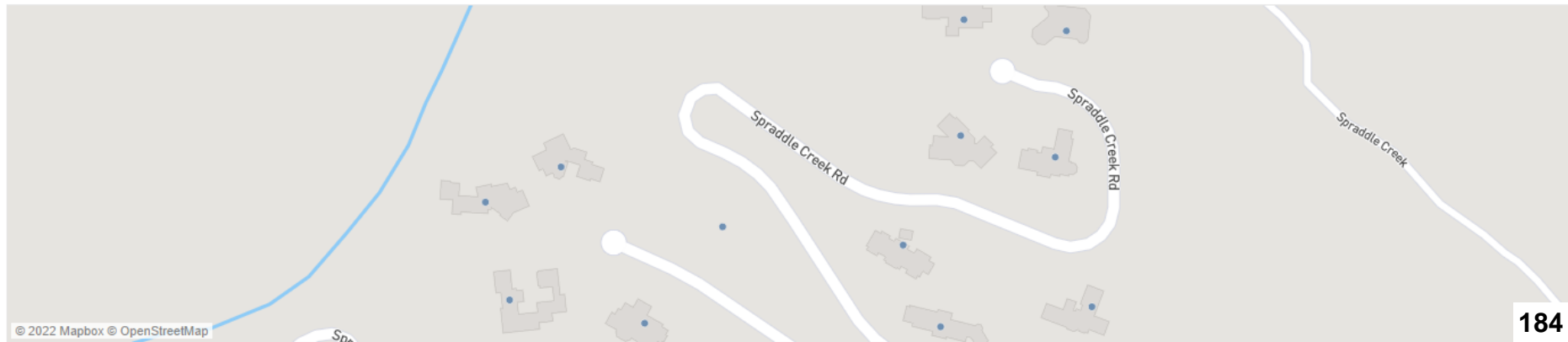


Town of Vail Housing Composition | ■ Spraddle Creek vs. ■ Overall Town of Vail

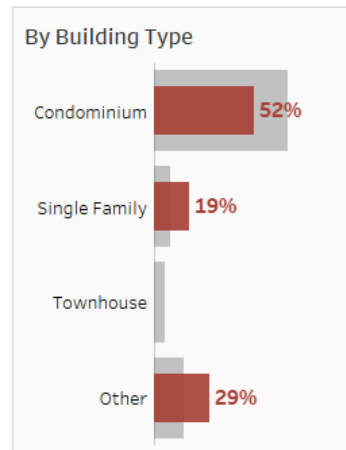
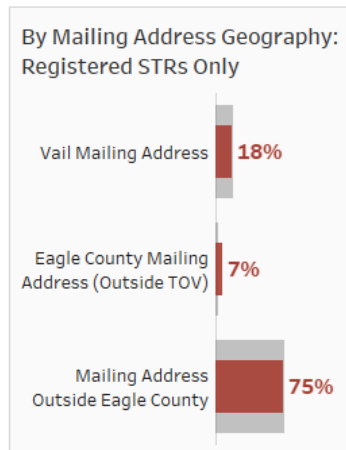
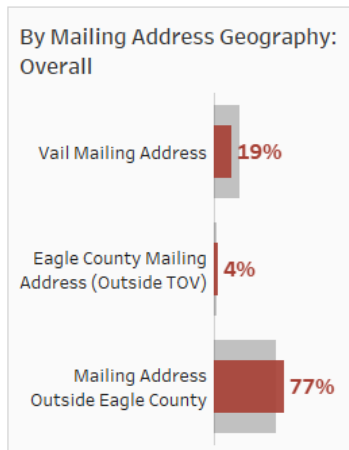
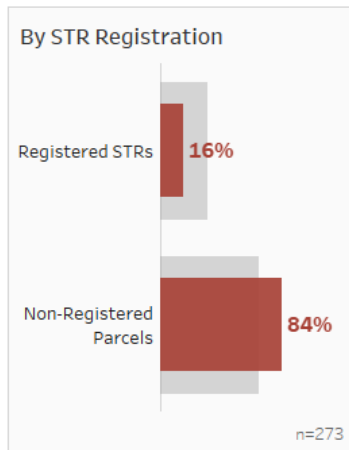


Percent of Total Town of Vail Residential Parcels Located in Spraddle Creek:
0%

■ Non-Registered Parcels



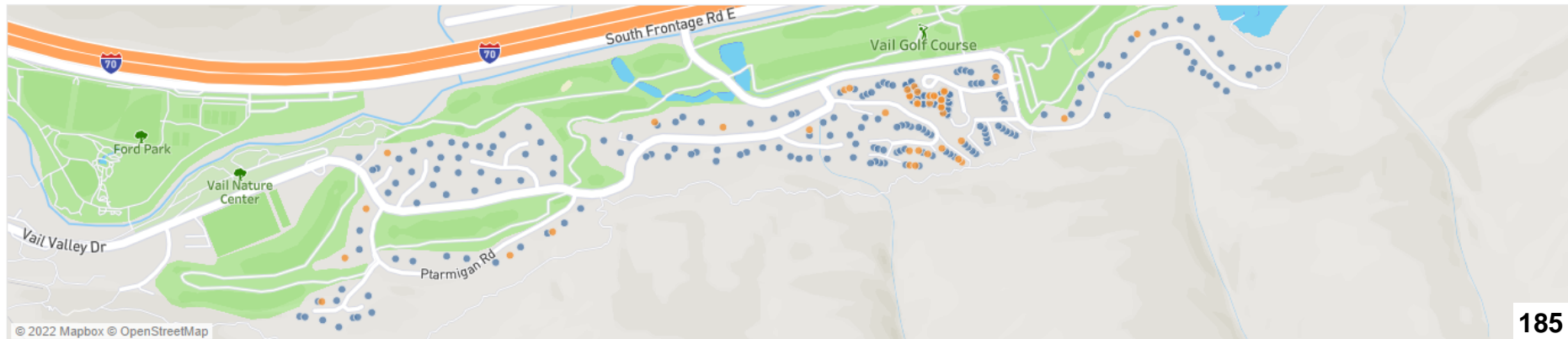
Town of Vail Housing Composition | ■ **Vail Area Golf Course** vs. ■ **Overall Town of Vail**



Percent of Total Town of Vail Residential Parcels Located in Vail Area Golf Course: **4%**

Percent of Total Town of Vail Registered STR Parcels Located in Vail Area Golf Course: **2%**

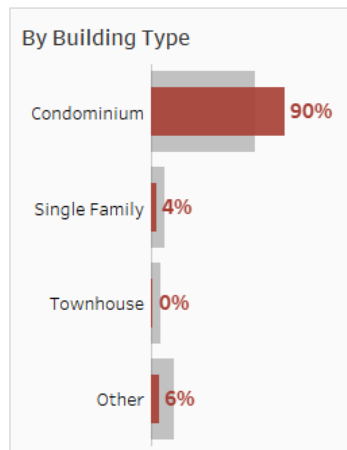
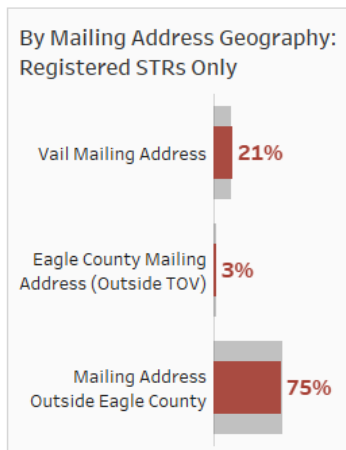
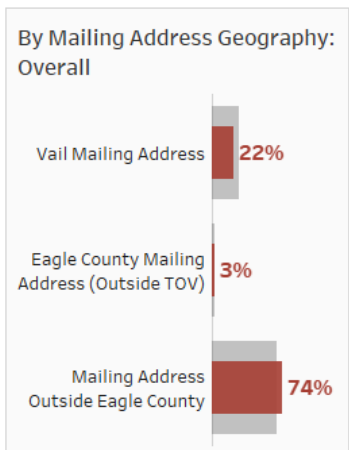
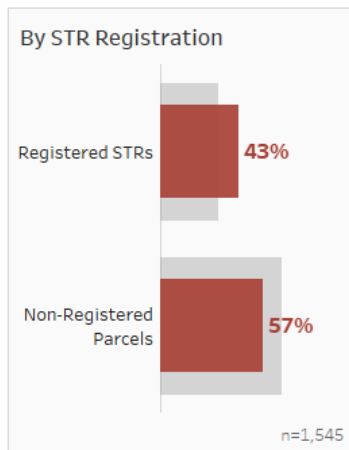
■ Registered STRs ■ Non-Registered Parcels



© 2022 Mapbox © OpenStreetMap

Note: Data is sourced from assessor, address, and registered STR databases. It is intended to broadly characterize neighborhoods, but is not a complete census of total housing units in the the Town of Vail.

Town of Vail Housing Composition | ■ **Vail Village** vs. ■ **Overall Town of Vail**



Percent of Total Town of Vail Residential Parcels Located in Vail Village: **22%**

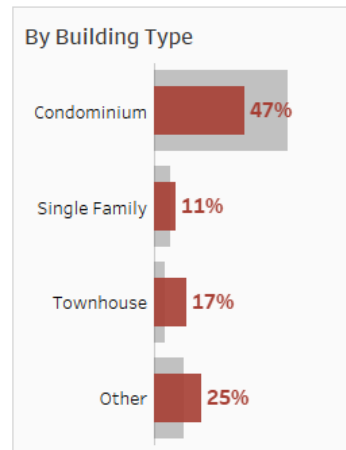
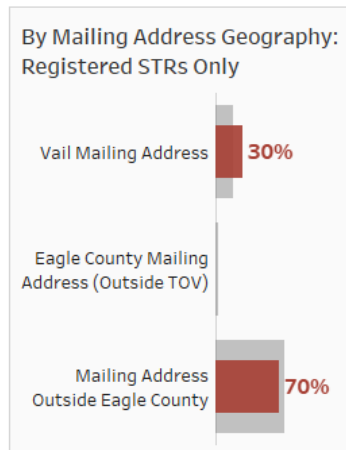
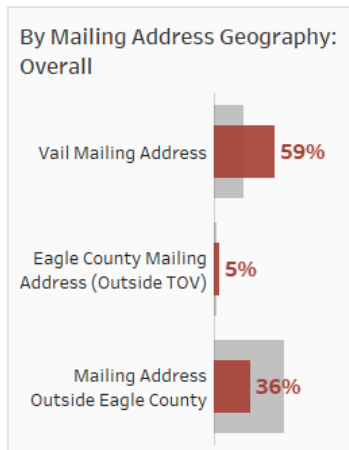
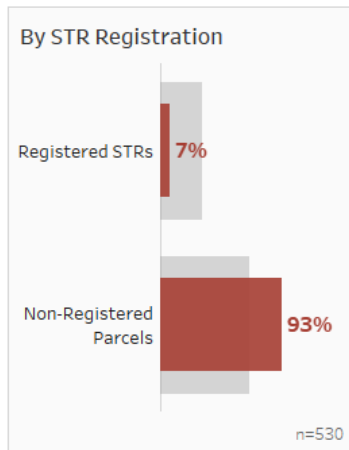
Percent of Total Town of Vail Registered STR Parcels Located in Vail Village: **30%**

■ Registered STRs ■ Non-Registered Parcels



Note: Data is sourced from assessor, address, and registered STR databases. It is intended to broadly characterize neighborhoods, but is not a complete census of total housing units in the the Town of Vail.

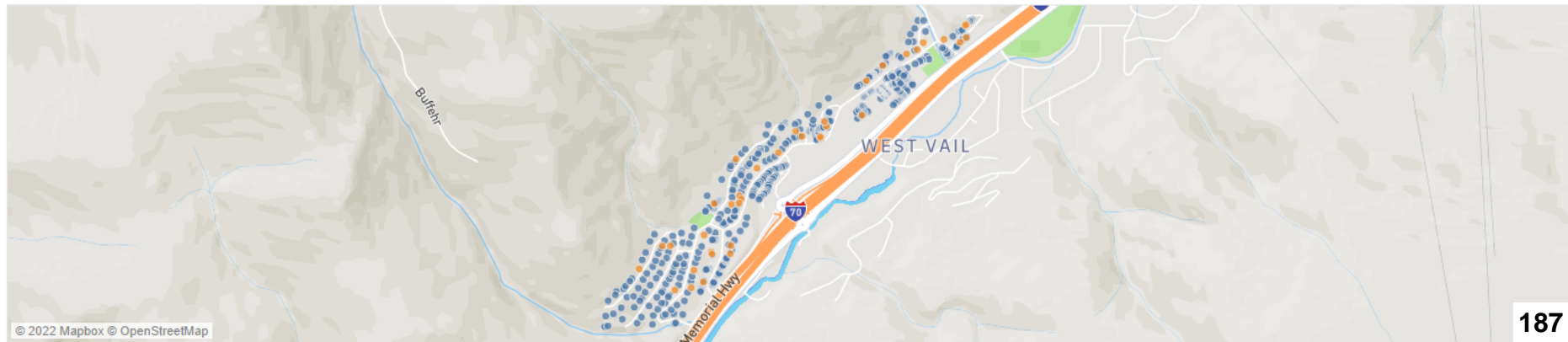
Town of Vail Housing Composition | ■ West Vail North vs. ■ Overall Town of Vail



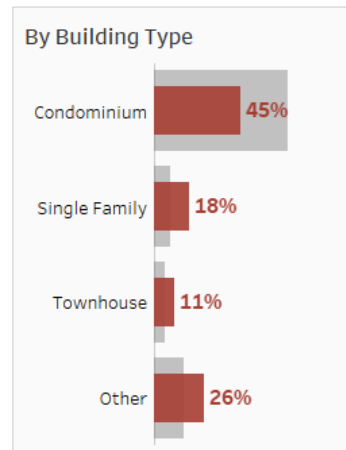
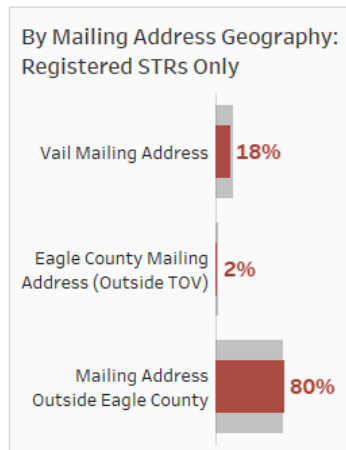
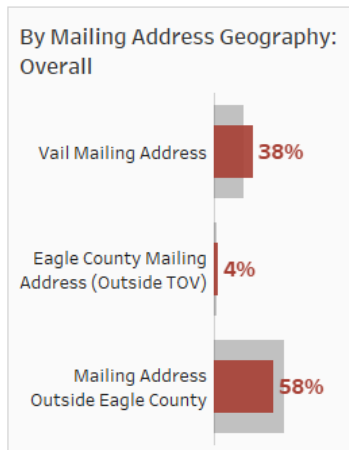
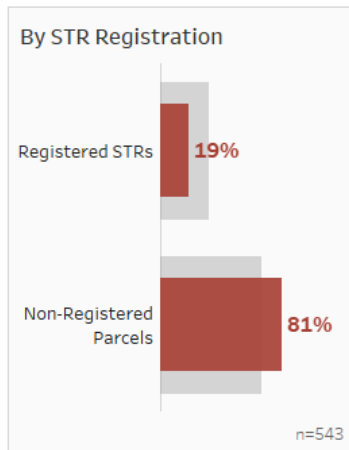
Percent of Total Town of Vail Residential Parcels Located in West Vail North: **8%**

Percent of Total Town of Vail Registered STR Parcels Located in West Vail North: **2%**

■ Registered STRs ■ Non-Registered Parcels



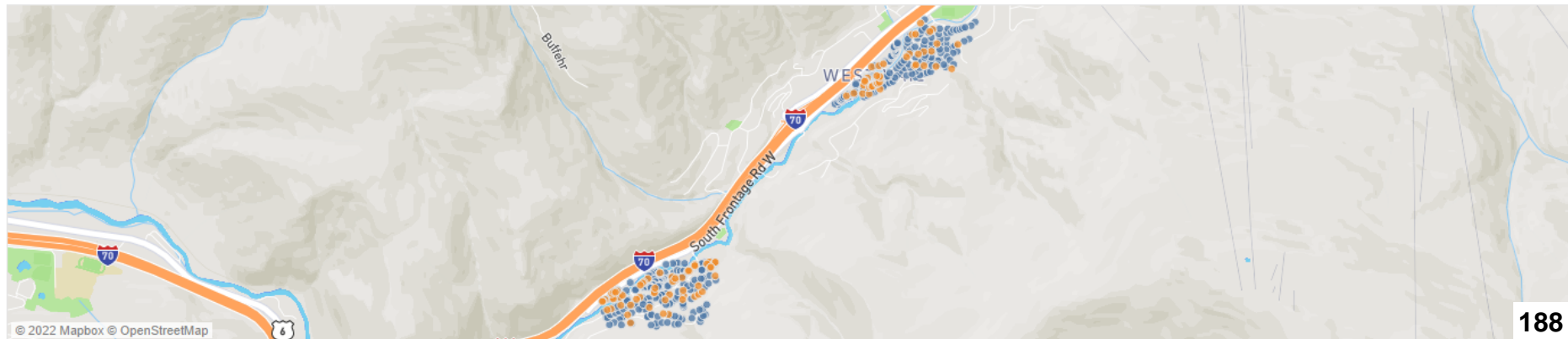
Town of Vail Housing Composition | ■ West Vail South vs. ■ Overall Town of Vail



Percent of Total Town of Vail Residential Parcels Located in West Vail South: **8%**

Percent of Total Town of Vail Registered STR Parcels Located in West Vail South: **4%**

■ Registered STRs ■ Non-Registered Parcels



Note: Data is sourced from assessor, address, and registered STR databases. It is intended to broadly characterize neighborhoods, but is not a complete census of total housing units in the the Town of Vail.

Current STR Registration Requirements

Fees:

- \$260 registration fee
- \$50 for 24/7 on-site property managers, who operate the on-site front desk.

Self Compliance Affidavit: Complete a signed affidavit certifying that the STR complies with health and life safety standards

Local Representative: Appointment of a local representative within a 60 minute distance of the property. The Local Representative must respond to all complaints within 60 minutes.

Signage:

- Interior Signage with license number, local representative contact information, and physical address
- Exterior Signage: Visible by passersby and includes local representative phone number, and Town of Vail Complaint Hotline phone number

Fines:

- 1st- \$1,500
- 2nd- \$2,650
- 3rd- Suspended for three years from short-term renting

Homeowners Insurance: \$1.0M policy with commercial liability or coverage for short-term renting

Fire Department Inspections for health and life safety standards: Required once every three years

Vail Local Marketing District Advisory Council
Monthly Meeting
April 18, 2024, 8:30am
Grand View Room
AGENDA

VLMDAC Board Member Attendees:

In Person- Esmarie Faessler (Sonnenalp), Jana Morgan (Sweet Basil) Liana Moore (Antlers), Theron Gore (East West), Douglas Kessler (Homeowner), Sam Biszantz (Council Rep/Root & Flower), Randi Weingartner (Vail Resorts), Kim Fuller (Jaunt Media Collective)

Zoom- Patrick Davis(Manor Vail)

Additional attendees:

In Person- Liz Gladitsch (Town of Vail), Mia Vlaar (Town of Vail), Chris Romer (Vail Valley Partnership), Carlie Smith (Town of Vail), Ben Walton (Miles), Kristin Yantis (MYPR), Abby Oliveira (Town of Vail), Diana Ramirez (Town of Vail), Michal Bednarczyk (970), Bob Brown (BAAG), Slade Cogswell(970), , Caitlin Rowe(Miles), Chloe Smith(Miles), Tracey Chopek(Miles)

Zoom- Kay Schneider (Vail Valley Partnership), Amanda McNally (MYPR), Chris Fair (Resonance) Dominic Prevost (Resonance), Simona Forbes (Resonance), Kim Brussow (Vail Valley Partnership), Jeremy Gross (Town of Vail), Kim Fuller (Jaunt Media), Jenna Luberto, Diana Carr, Jeremy Coleman(BAAG), Kristy Slack(Grand Hyatt), Parker Owens(Bravo Vail)

Call to Order

Esmarie called the meeting to order 8:32 AM

- I. **MINUTE APPROVAL March 18, 2024 and April 3, 2024**
Motion to approve- first Douglas / second Jana/ unanimous

- II. **MONTHLY FINANCIAL REPORT**
Year to Date \$1.7mil that is January and February \$32.7000 above budget
1.9% compared to 2023 \$35.8000 increase or 2%
Year to Date expenditures \$316.6000
Revenue, Expense, and Reserves slides and Occupancy growth were shared

- III. **INFORMATION & DISCUSSION UPDATES**
 - **2024 Supplemental Goals & Phase 1**
Top Priorities- optimize visitation, build loyalty, leverage brand positioning
Content Enhancements, creation, strategy and insights, wedding site section, multi-generational travel, Apple guides, personalization, paid media

- **Brand Platform**
Resonance presented four options
The goal is to bring the brand to life via Logo, tagline
The Board is between choices 2 and 4 for the logo
Presented taglines
Discussion ensued on what was presented, goals and alignment
- **Q1 Website Analytics**
Miles shared Q1 in review January-March 2024
See presentation for more info
- **DMO Update & Strategic Visioning**
The town and VLMD continue to explore moving towards a DMO
(Destination Marketing Organization) model to increase efficiency

Proposed Economic Development Tourism Structure shared
- **Town of Vail Updates**
- **Other Business**
- **Adjournment**
Esmarie called the meeting to adjourn 11:27 am first Jana /
Second Theron /unanimous

Upcoming Meetings:

VLMDAC Board Meeting, Thursday, May 16, 2024, Grand View Room

Vail Local Marketing District Advisory Council
Special Meeting
May 10, 2024, 1:30pm
Virtual
AGENDA

VLMDAC Board Member Attendees:

Esmarie Faessler (Sonnenalp), Jana Morgan (Sweet Basil) Liana Moore (Antlers), Theron Gore (East West), Douglas Kessler (Homeowner), Randi Weingartner (Vail Resorts), Kim Fuller (Jaunt Media Collective), Patrick Davis (Manor Vail)

Additional attendees:

Liz Gladitsch (Town of Vail), Mia Vlaar (Town of Vail), Ben Walton (Miles), Kristin Yantis (MYPR), Abby Oliveira (Town of Vail), Michal Bednarczyk (970), Bob Brown (BAAG), Slade Cogswell (970), Beth Wright Cheeseman (Miles) Dominic Prevost (Resonance), Simona Forbes (Resonance), Anthony Hore (Resonance) Kim Brussow (Vail Valley Partnership), Diana Carr (Resonance), Paul Abling (Walking Mountains), Lauren Brenner (Local Resident)

Call to Order

Esmarie called the meeting to order 1:32 PM

AGENDA

I. INFORMATION & DISCUSSION

- **Brand Logo / Design Element / Tagline Discussion** (90 minutes), Resonance
 - Logo:
 - Two logo concepts were shared with adjustments made on behalf of feedback from the last board meeting.
 - They were both put in a poll to 200 25+ people for legibility.
 - Discussion ensued. The board is unsure which to move forward with. A poll will be sent out to the board to get specific feedback after the board has more time to digest the two concepts.
 - Design Element:
 - Discussion ensued on which work best but a decision on logo needs to happen first
 - Tagline:
 - Together at the Peak, Welcome to the Wonder, A Moment for Forever, Find your Altitude, Live the Unforgettable are the taglines being discussed. Discussion ensued on if we need a tagline or if campaigns can carry taglines and change as needed. Do they need to be more bold?

A poll will be sent out to the board to collect final feedback. Results of the poll will be presented at the May 18 board meeting for final decision on next steps.

- **Other Business**

- **Adjournment**

Jana called the meeting to adjourn at 3:12pm First JR
Second Kim /unanimous

Upcoming Meetings:

VLMDAC Board Meeting, Thursday, May 16, 2024, Grand View Room

VLMD Supplemental Meeting, Tuesday, June 4, Grand View room

VLMDAC Board Meeting, Thursday, June 21, 2024, Virtual

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

SUBMITTED BY: Missy Johnson, Housing

ITEM TYPE: Meeting Reports

AGENDA SECTION: Information Update

SUBJECT: **May 15, 2024 VLHA Meeting Minutes**

SUGGESTED ACTION:

ATTACHMENTS:
[2024-05-14 VLHA Minutes](#)

Vail Local Housing Authority Minutes
Tuesday, May 14, 2024
3:00 PM
Virtually on Zoom

PRESENT

Steve Lindstrom
Kristin Williams
Dan Godec
James Wilkins
Craig Denton

ABSENT

STAFF

George Ruther, Housing Director
Martha Anderson, Senior Housing Director
Missy Johnson, Housing Coordinator

1. Call to Order

1.1 Call to Order at 3 p.m. with a quorum present.

1.2 **Zoom Meeting**

2. Citizen Participation

2.1 **Citizen Participation** - No comments.

3. Approval of Minutes

3.1 **VLHA April 9, 2024 Minutes**

Presenter(s): Missy Johnson, Housing Coordinator

Agenda item moved until later in the agenda for the quorum vote as two members joined after the finance update.

MOTION: Williams

SECOND: Denton

PASSED: (4 – 0 - 0)

4. Main Agenda

4.1 **VLHA Q1 2023 Financial Update**

Presenter(s): Jake Shipe, Budget Analyst

Time: 15 Min.

Shipe, Town of Vail Finance presented the quarterly financial update for the first quarter of 2024 as provided in the packet. He provided an overview of the following for the Authority:

- Income Statement including the supplemental budget that was approved earlier in the year.
- Balance Sheet, highlighting the assets of \$391,152.62 through March 31, 2024. There were no liabilities listed to date. Lindstrom noted that there are outstanding contracts that we are working through.

- Housing Fund Status, stating that as of March 31, 2024, the fund has collected \$2,216,304 in housing sales tax dollars and Lindstrom asked for Jake's thoughts on that amount when compared to forecasted and Jake confirmed he did not think it was going to be an off year.
- Shipe further presented the expenditures with the majority towards the acquisition of CDOT parcels.

Lindstrom asked if the amount reflects all of the parcels recently purchased, most specifically the East Vail CDOT parcel.

Ruther requested that Jake double-check the CDOT parcel acquisition amount that is reflected to see if all are represented. He also asked if the information reflects the Pitkin Creek 14A that was paid for by the Vail InDEED funds, and further buy-down the unit and further reimburse Vail InDEED funds.

Jake will follow up with financial clarification.

The FirstBank Accounts were also reviewed. Finance asked if the Authority would like to convert the secondary account to a money market account to receive a higher rate or keep it as is at the newly informed lower rate. There was consensus from the Authority to switch to a money market account.

At the time this topic concluded, Craig and Kristin had joined the call.

4.2 Rural Resort AMI Petition Work Session

Presenter(s): VLHA Members

The AMI is already submitted and Ruther provided an update and further continued the discussion.

Tuesday, May 7 the Authority provided input around EHU credits for Timber Ridge and in the end the Council chose to leave the policy as is vs. make any adjustments based on the vetting process of other possibilities.

After the deliberations with the Town Council and Triumph last Tuesday, the group has moved towards a finalized development agreement. Triumph will begin to do the marketing and sales including sales to businesses, non-profits and individuals. A premium deposit allows one to skip the community housing lottery and participate in a home selection process on a first come first serve process. The pricing structure has changed slightly based on positive conversations and planning with local lenders. Banks are working on specific programs available to buyers to lower the down payment under the 20% and/or progressing towards down payment assistance to help to bypass PMI requirements.

Sales are planned to go live Friday, May 24 and continuing to reach out directly. The choice of units are first come first served. Ruther will circulate the drafted pricing to the Authority, broken out by building, which builds in the cost of the on-site parking into the purchase price. They will have the opportunity to possibly upgrade to covered parking, or to take discounts such as opting out of parking.

Four-bedroom units are priced just over \$1M and many individuals see this as a value so of the sixteen 4-bedroom homes, 11 are spoken for on the reservation list.

The next part of the conversation for the Authority is based on the June 10 grant funding deadline in collaboration with Impact Advisors in request for the grant to help fund the gap. The financials that they are looking for includes the land value for the projects.

Conversation ensued around the topic and importance of the sources and uses category within the funding request process. It is a work in progress with the highest priority in filling out the known information to then regroup with Social Impact Partners. The authority will seek more information from Katie and Allison to gather from DOLA in a collaborative effort. Ruther will regroup with Katie and Alison at Social Impact Partners to complete the spreadsheet as well as push pricing and the Timber Ridge drafted web page out to the Authority for input.

Williams and Lindstrom spoke with Social Impact Partners earlier the day of the Authority meeting. The AMI petition has been sent in and feedback has not been received. Congressional directed spending that had been submitted over the month ago as not been funding by one group which is spread out geographically. There may still be an open door going through the Senate. This is an annual ask.

Capacity Building is the final push for funding that is being considered and must be submitted by the Town. This is actively in the works, due near the 1st of June.

Conversation ensued around the next steps with current capital projects, DRB Review and tracking of West Middle Creek. By June 6, there will be a fully entitled West Middle Creek project. Corum is working to see if there is another mechanism in place to allow the Town to fund the \$20M of civil site work before any vertical construction begins. If there is a different way to fund differently and restructure that debt, it could allow the project to get started but not negatively effect the Town's cash flow. We should continue to look for grant funding for West Middle Creek.

Knowing what we know now, and because Corum is well organized, over the next week to ten days, we may be able to shift gears to West Middle Creek with a simpler tale to tell since it will all be rental.

5. Matters from the Chairman and Authority Members

5.1 Matters from the Chairman and Authority Members

Presenter(s): Steve Lindstrom, VLHA Chairman

Time: 5 Min.

Lindstrom updated that group that the Planning Commission met on May 13th and a third zoning district change was proposed. A third zone district was proposed and the main concern with Planning Commission was to be sure zoning heights would fit the neighborhood. They unanimously approved to go to the Council with recommendation to approve the third housing district in an upcoming Council meeting.

The Colorado Legislature just wrapped up. The single-entry buildings house bill did not move forward.

The Senate Bill, the Construction Defects Liability bill, also died in committee. It does not mean they will not come back.

Real Estate is still moving and property values continue to go up. The national average is typically 5% year over year but averages locally are 10%, sometimes 15%. Denton suggest that people are getting more used to the interest rates with less anticipation for them to go down anytime soon.

Along similar lines, the Town Council approved a single deed restriction for Timber Ridge, where there is not a price appreciation cap and they will be part of the active, open market moving forward.

Godec asked Denton if there would be any EHUs as part of a future Elevation/Legacy development project in the future and discussion continued.

Appointment of a future Authority member will take place at Council on Tuesday, May 22nd.

6. Adjournment

6.1 Adjournment

Motion to adjourn at 4:18 p.m.

MOTION: Denton **SECOND:** Godec **PASSED:** (5 - 0)

7. Future Agenda Items

7.1 Future Agenda Items

**Vail Housing 2027
Land Banking**

8. Next Meeting Date

8.1 Next Meeting Date May 28, 2024

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

SUBMITTED BY: Jake Shipe

ITEM TYPE: Information Update

AGENDA SECTION: Information Update

SUBJECT: **May 2024 Revenue Update**

SUGGESTED ACTION:

ATTACHMENTS:
[2024-06-04 Revenue Update](#)

**TOWN OF VAIL
REVENUE UPDATE
June 4, 2024**

4.0% General Sales Tax

Upon receipt of all sales tax returns, April 2024 collections are estimated to be \$1,808,688, down (20.1)% from 2023 and down (19.9)% from the budget.

Historically, the timing of Easter has impacted sales tax collections for the months of March and April. To eliminate the reporting variance impacted by how the holiday fell, staff has combined March and April collections. For the two months combined sales tax collections totaled \$8,167,959 down (1.8)% from the prior year and down (1.5)% from the budget.

2024 YTD collections of \$19,934,818 are down (1.7)% from 2023 and down (0.3)% from the budget. Inflation as measured by the consumer price index was up 3.4% for the 12-months ending March 2024. The annual budget totals \$40.85 million.

0.5% Housing Fund Sales Tax

Upon receipt of all sales tax returns, April 2024 collections of the 0.5% housing sales tax are estimated to be \$217,768, down (19.9)% from 2023 and down (20.5)% from the budget. 2024 YTD collections of \$2,437,313 are down (1.2)% from 2023 and up 0.6% from the budget. The 2024 budget for the housing fund sales tax totals \$4.95 million.

To eliminate the reporting variance impacted by how the Easter holiday fell, staff has combined March and April collections. For the two months combined housing sales tax collections totaled \$994,252 down (1.6)% from the prior year and down (1.1)% from the budget.

Real Estate Transfer Tax (RETT)

RETT collections through May 28 total \$3,653,938, up 41.4% from 2023. The variance compared to prior year is due to an increase the number of residential property sales which is tracking up 27%. Additionally, there have been several high dollar residential property sales. The 2024 RETT budget totals \$7,000,000.

Construction Use Tax

Use Tax collections through May 28 total \$806,611 compared to \$1,074,782 in 2023. The 2024 budget totals \$2,040,000.

Lift Tax

Year to date lift tax collections through April 30 total \$4,940,032, up 6.2% or \$289,738 from 2023. The 2024 budget totals \$6,675,000. The 2023/2024 season Epic Pass and Epic Pass Local both were priced with an 8% increase compared to the prior season.

Summary

Across all funds, year-to-date total revenue of \$44.1 million is up 4.5% from the amended budget and up 5.1% from prior year. The majority of the positive variance compared to the amended budget and prior year is due to higher-than-expected real estate transfer tax collections.

Town of Vail Revenue Update

June 4, 2024

4.0% GENERAL SALES TAX 2024 Budget Comparison

	Actual 4.0% Collections					2024 Budget	4.0% Collected Sales Tax	Budget Variance	% change from 2023	% change from Budget
	2019	2020	2021	2022	2023					
January	\$ 4,079,994	\$ 4,076,145	\$ 3,422,209	\$ 5,217,125	\$ 5,911,572	\$ 5,787,370	\$ 5,835,478	\$ 48,108	-1.29%	0.83%
February	4,137,087	4,285,633	3,691,850	5,686,585	6,041,108	5,914,315	5,931,381	17,066	-1.82%	0.29%
March	4,237,933	2,243,518	4,364,797	5,912,059	6,055,992	6,035,677	6,359,271	323,594	5.01%	5.36%
April	1,445,071	427,518	1,751,528	2,234,296	2,264,892	2,258,798	1,808,688	(450,110)	-20.14%	-19.93%
Total	\$ 13,900,085	\$ 11,032,814	\$ 13,230,384	\$ 19,050,065	\$ 20,273,564	\$ 19,996,160	\$ 19,934,818	\$ (61,342)	-1.67%	-0.31%
May	763,756	503,828	1,061,516	1,227,974	1,118,011	1,111,919	-			
June	1,606,748	1,023,517	2,149,312	2,317,931	2,272,457	2,265,104	-			
July	2,480,292	2,084,644	3,491,668	3,507,973	3,412,277	3,399,024	-			
August	2,237,050	2,138,838	2,877,550	2,997,389	2,932,111	2,920,600	-			
September	1,600,100	1,767,393	2,359,528	2,441,331	2,508,064	2,495,143	-			
October	1,165,176	1,371,727	1,734,964	1,729,558	1,773,358	1,652,467	-			
November	1,260,314	1,425,461	1,880,397	1,902,643	1,901,141	1,779,167	-			
December	4,237,178	3,625,189	5,749,365	5,602,018	5,691,428	5,230,416	-			
Total	\$ 29,250,698	\$ 24,973,411	\$ 34,534,683	\$ 40,776,882	\$ 41,882,411	\$ 40,850,000	\$ 19,934,818	\$ (61,342)	-1.67%	-0.31%

0.5% HOUSING SALES TAX 2024 Budget Comparison

	2022 Collections	2023 Collections	2024 Budget	0.5% Collected Sales Tax	Budget Variance	% change from 2023	% change from Budget
January	\$ 645,487	\$ 720,906	\$ 700,920	\$ 703,270	\$ 2,350	-2.45%	0.34%
February	702,730	736,788	716,760	739,790	23,030	0.41%	3.21%
March	719,717	738,244	731,610	776,484	44,874	5.18%	6.13%
April	269,018	271,930	273,735	217,768	(55,967)	-19.92%	-20.45%
Total	\$ 2,336,952	\$ 2,467,868	\$ 2,423,025	\$ 2,437,313	\$ 14,288	-1.24%	0.59%
May	146,657	132,333	134,640	-			
June	280,460	275,113	274,230	-			
July	424,602	412,849	411,840	-			
August	361,165	352,887	353,925	-			
September	294,861	304,068	302,445	-			
October	207,397	213,568	200,475	-			
November	230,383	229,092	215,820	-			
December	671,982	687,985	633,600	-			
Total	\$ 4,954,459	\$ 5,075,763	\$ 4,950,000	\$ 2,437,313	\$ 14,288	-1.24%	0.59%

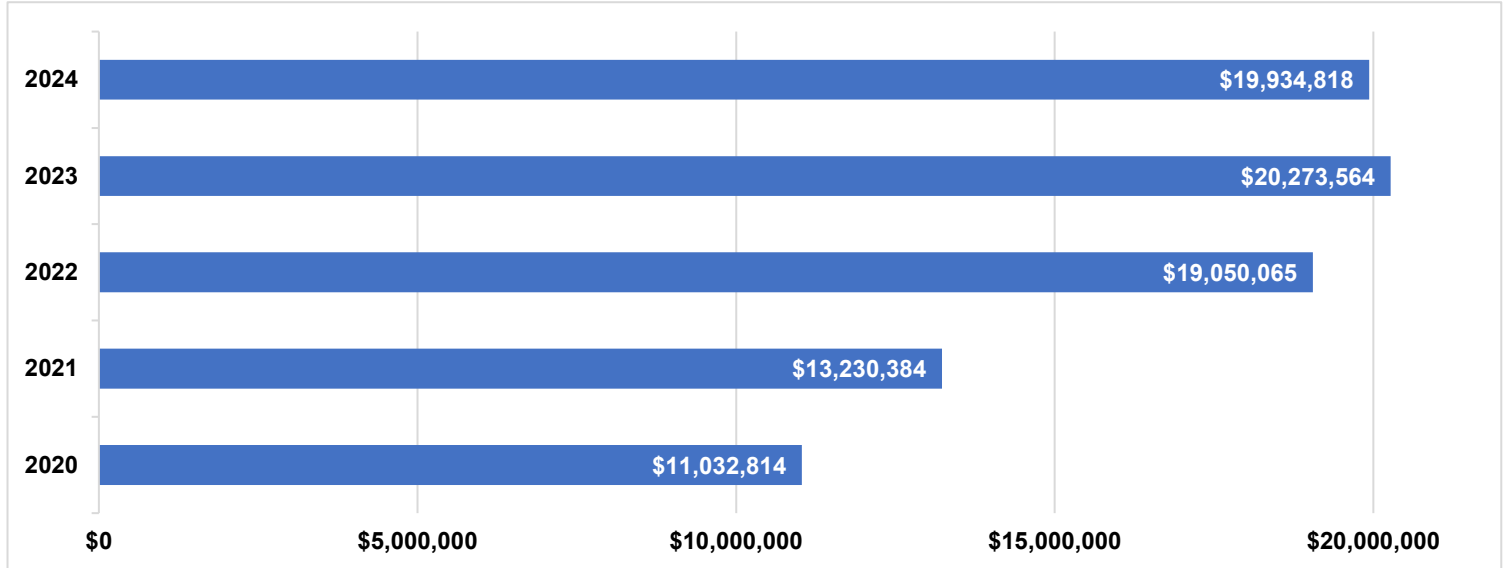


Town of Vail Revenue Update

June 4, 2024

YTD 4% General Sales Tax Collections By Year

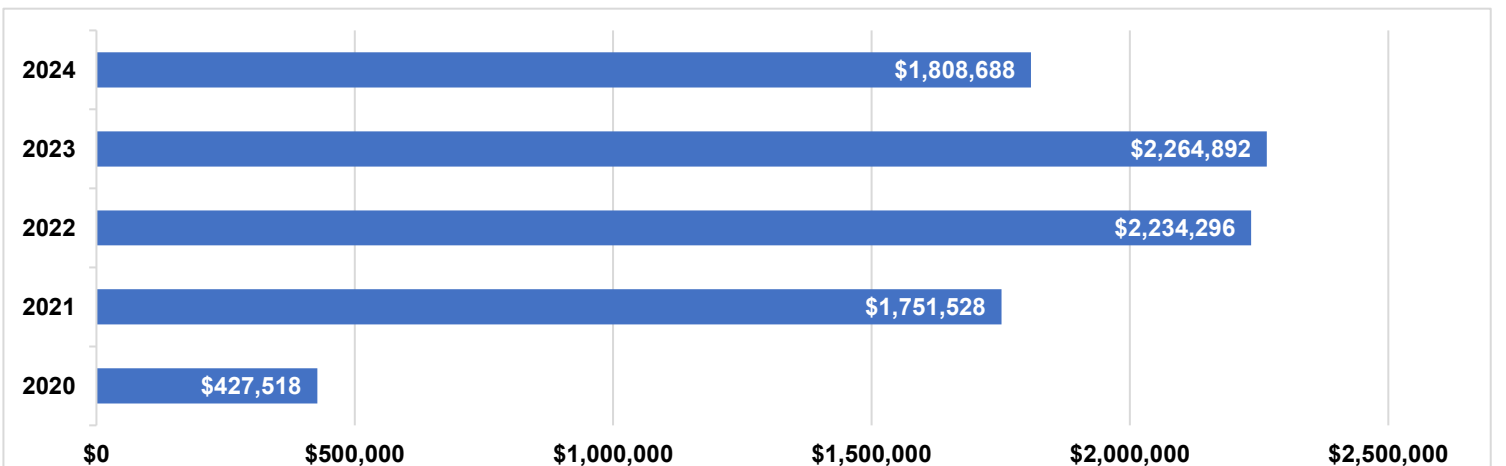
Through April 30



- YTD collections of \$19,934,818 are down (1.7)% from prior year and are down (0.3)% from the budget.
- Inflation as measured by the consumer price index was up 3.4% in April.

April 4% General Sales Tax Collections By Year

Through April 30



- April collections of \$1,808,688 are down (20.1)% from prior year and are down (19.9)% from the budget.
- **Historically, the timing of Easter has impacted sales tax collections for the months of March and April. To eliminate the reporting variance impacted by how the holiday fell, staff has combined March and April collections. For the two months combined sales tax collections totaled \$8,167,959 down (1.8)% from the prior year and down (1.5)% from the budget.**

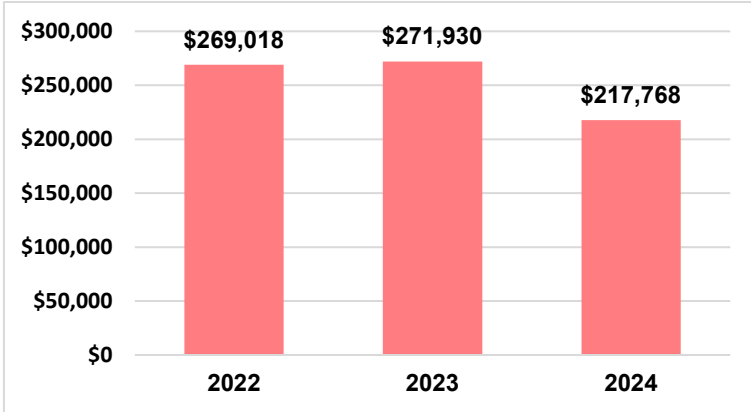


Town of Vail Revenue Update

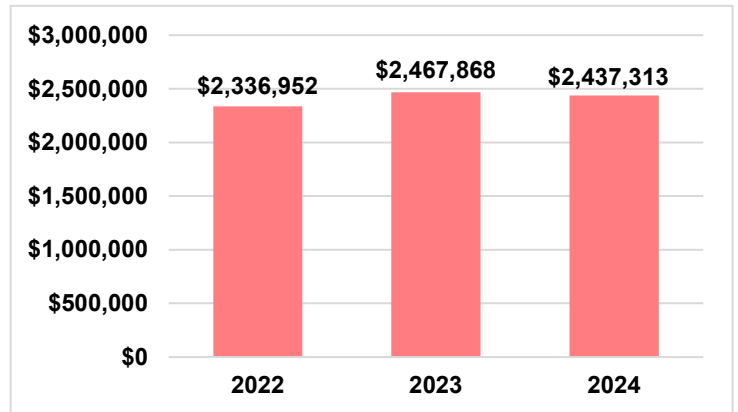
June 4, 2024

April 0.5% Housing Fund Sales Tax Collections By Year

April Collections



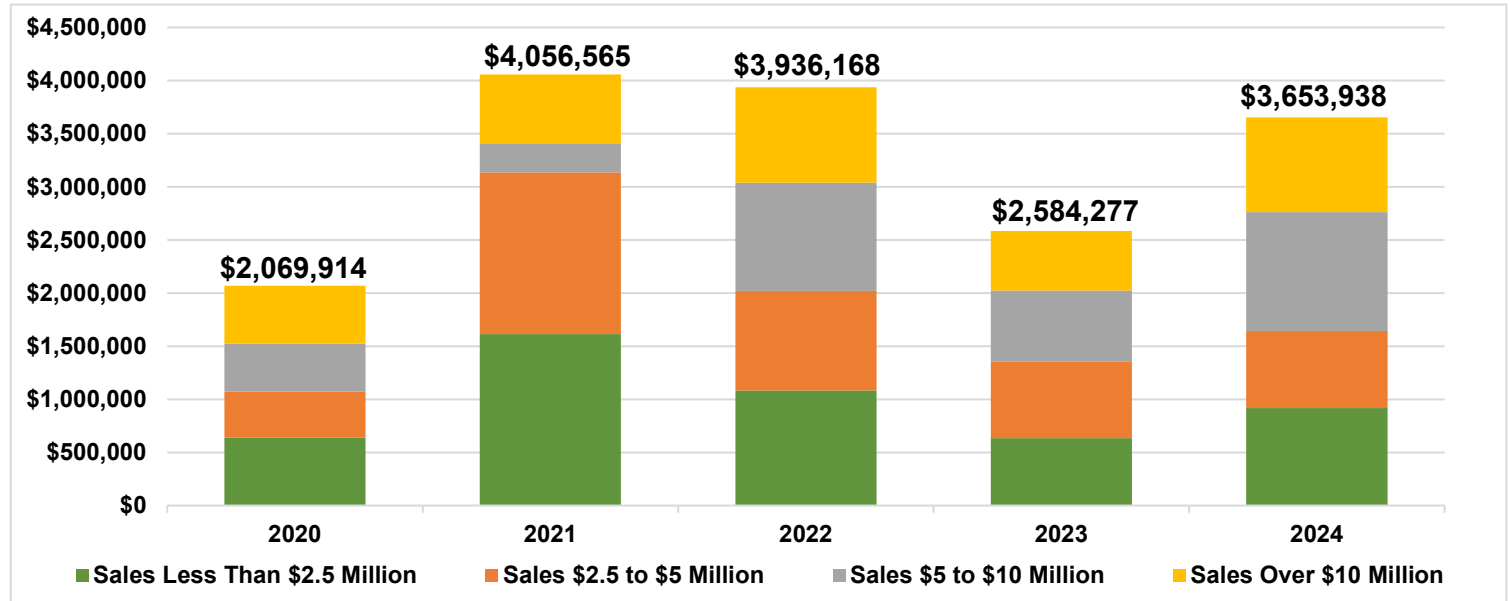
YTD Collections



- April collections of \$217,768 are down (19.9)% from prior year and are down (20.5)% from the amended budget. YTD collections of \$2,437,313 are down (1.2)% from this time last year and are up 0.6% from the budget.
- **Historically, the timing of Easter has impacted sales tax collections for the months of March and April. To eliminate the reporting variance impacted by how the holiday fell, staff has combined March and April collections. For the two months combined housing sales tax collections totaled \$994,2539 down (1.6)% from the prior year and down (1.1)% from the budget.**

Real Estate Transfer Tax by Year

YTD Through May 2024



- This chart shows YTD collections of 1% RETT, segmented by real property values. 2024 collections are up 41.4% from the prior year.

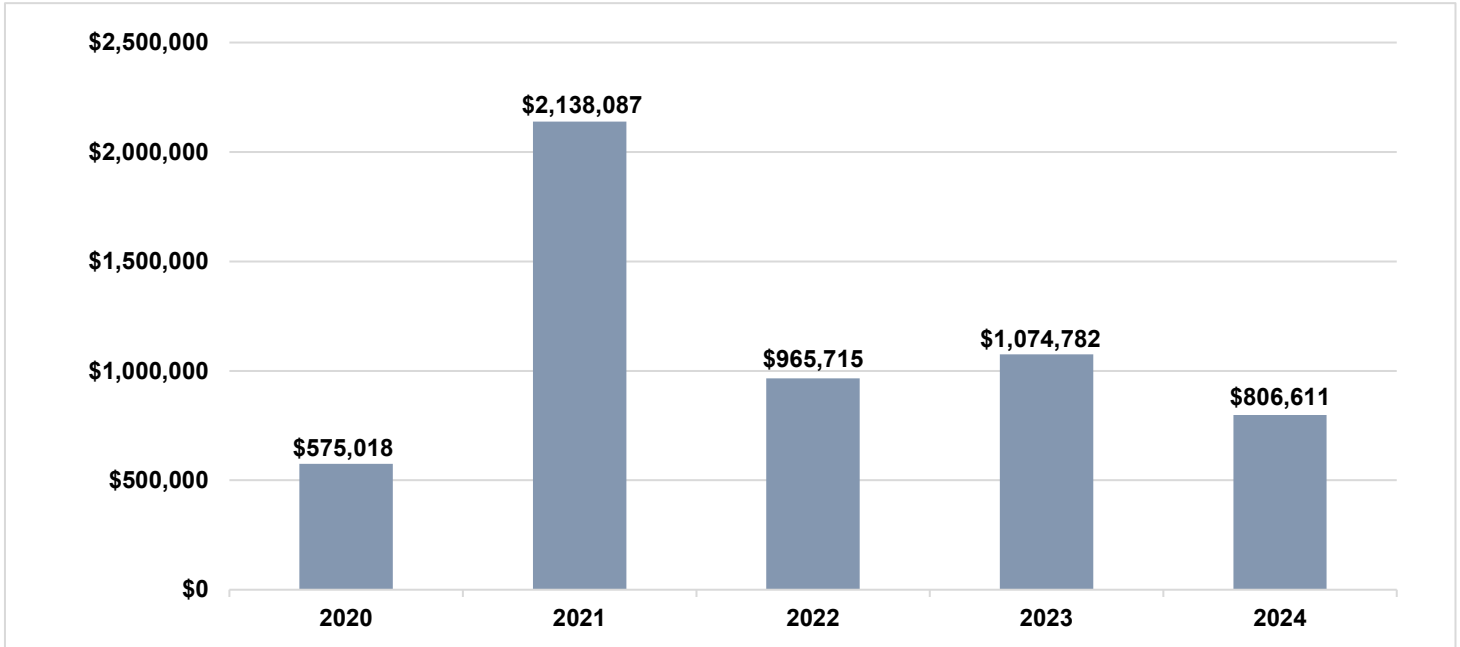


Town of Vail Revenue Update

June 4, 2024

Construction Use Tax by Year

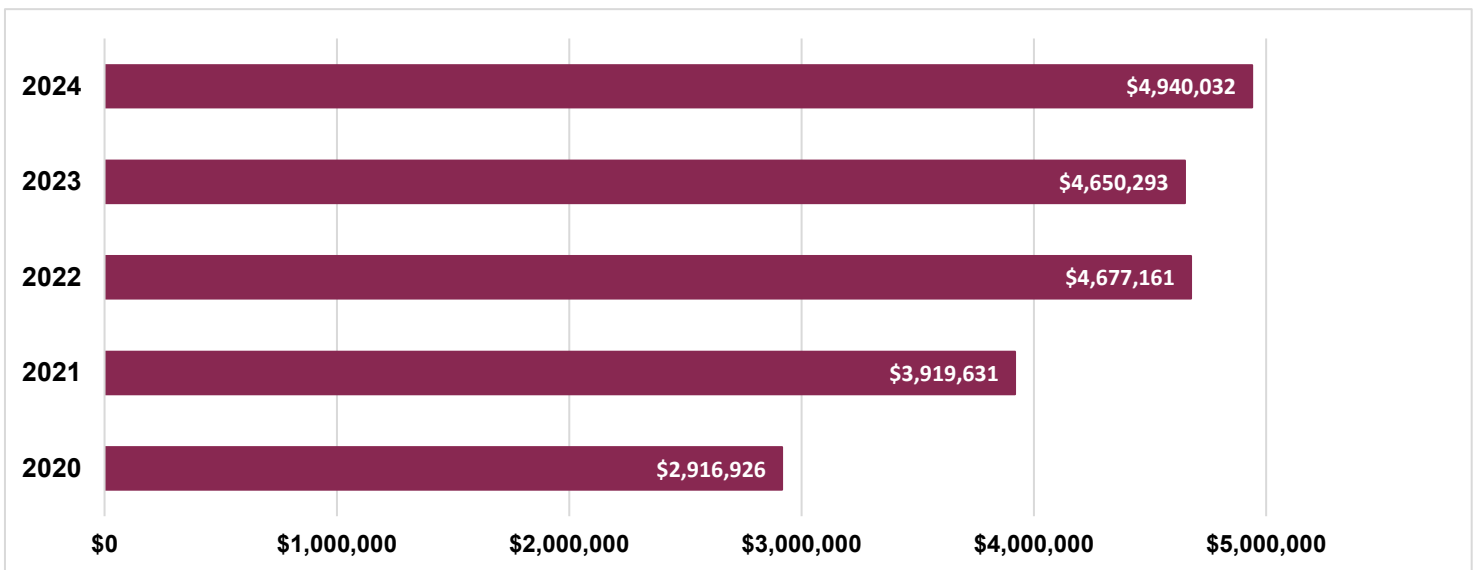
YTD Through May 2024



- Use Tax collections through May 28 total \$806,611, compared to \$1,074,782 from this time last year. This is a decrease of (25.0)%.

YTD Lift Tax Collections

YTD Through April 2024



- 2024 YTD lift tax collections of \$4,940,032 are up 6.2% or \$289,738 from the same time last year.

Vail Business Review April 2024

June 4, 2024

The Vail Business Review breaks down the 4.5% sales tax collected for the month of April. The 4.5% sales tax includes the town's general 4% sales tax and the 0.5% housing sales tax supported by Town of Vail voters during the November 2021 election, effective January 1, 2022. The housing sales tax sunsets on December 31, 2051.

April 4.5% sales tax was down (20.2)% from the prior year. Retail decreased (25.5)%, lodging decreased (24.1)%, food and beverage decreased (12.0)%, and utilities/other decreased (5.2%). Excluding the out-of-town category, sales tax for the month of April was down (20.0)% compared to prior year.

In 2024, the Easter holiday weekend fell on March 30th through 31st. Historically, years in which the holiday falls during March see increased collections during the month of March, and decreased collections during the month of April. Across March and April combined, sales tax collections were down (1.6)% from the prior year.

Town of Vail sales tax forms, the Vail Business Review, and sales tax worksheets are available on the internet at vail.gov. You may email me to request to have the Vail Business Review and the sales tax worksheet emailed to you automatically.

Please remember when reading the Vail Business Review that it is produced from sales tax collections as opposed to actual gross sales.

If you have any questions or comments, please feel free to call me at (970) 479-2113 or Carlie Smith, Finance Director, at (970) 479-2119.

Sincerely,

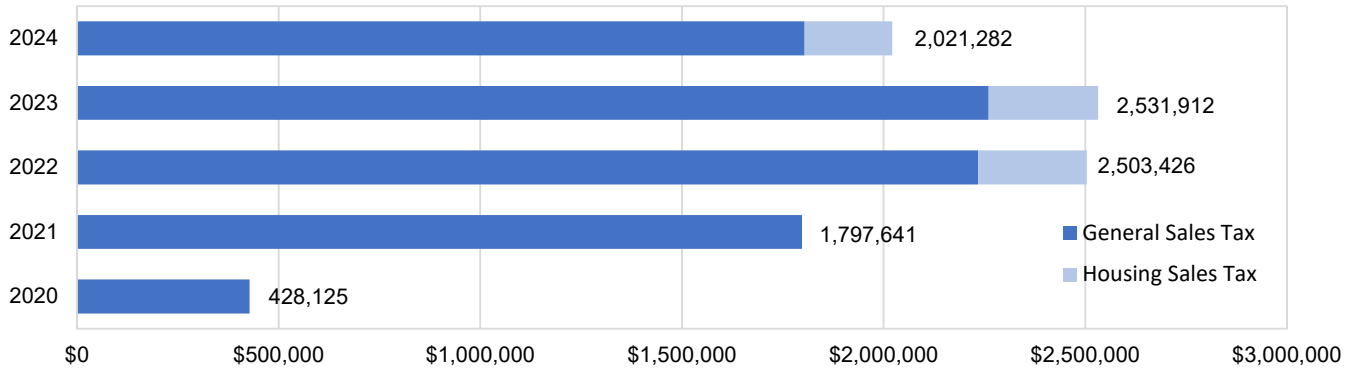
Jake Shipe
Budget Analyst



Town of Vail Business Review

April 2024 Sales Tax

April Sales Tax Collections by Year

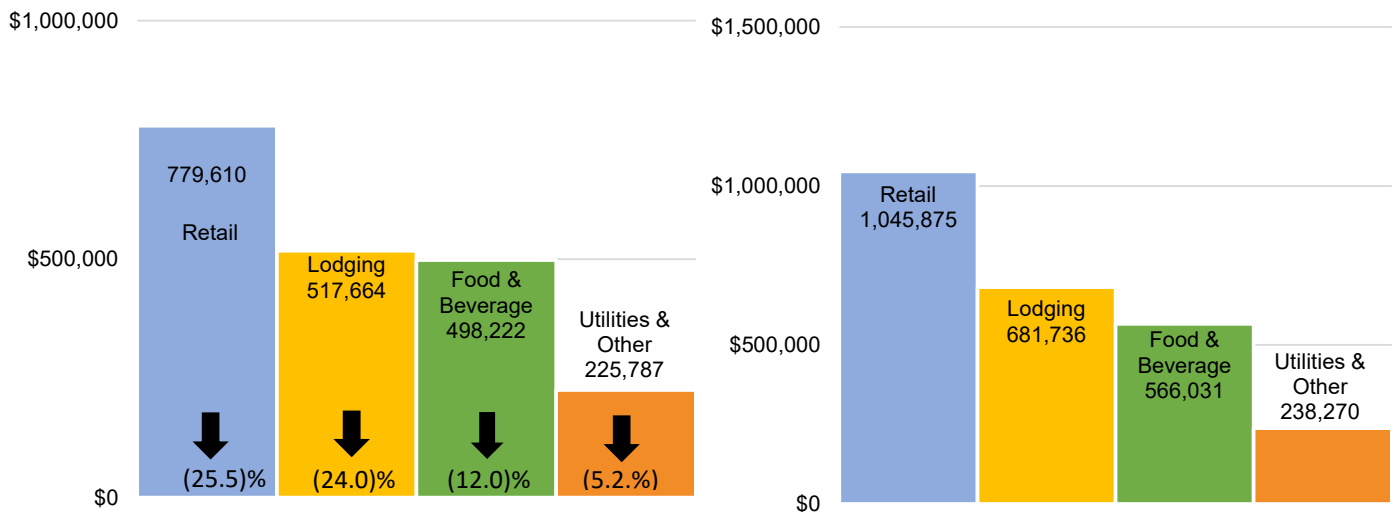


- This report represents collections of Town of Vail sales tax, as opposed to actual gross sales.
- On January 1st, 2022, Town of Vail sales tax increased from 4.0% to 4.5% on all items except food for home consumption. **2022, 2023, and 2024 above include the 0.5% increase to sales tax, depicted in light blue. Prior years show 4.0% sales tax collections.**
- Total April 2023 collections were \$2,531,912; April 2024 collections were \$2,021,282, down (20.1)% from the prior year.
- **Historically, the timing of Easter has impacted sales tax collections for the months of March and April. To eliminate the reporting variance impacted by how the holiday fell, staff has combined March and April collections. For the two months combined sales tax collections totaled \$8,948,274 down (1.6)% from the prior year.**

Sales Tax Collections by Business Type

April 2024

April 2023



- April 2024 retail sales decreased (25.5)%, lodging decreased (24.0)%, food and beverage decreased (12.0)%, and utilities and other decreased (5.2%).
- The figures above reflect 4.5% sales tax.



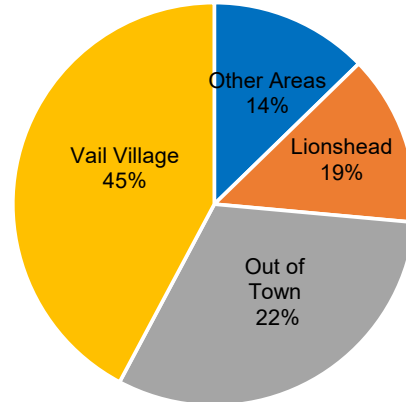
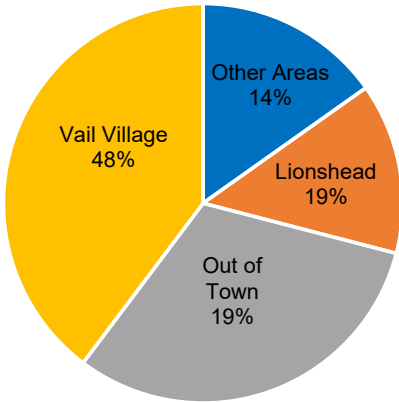
Town of Vail Business Review

April 2024 Sales Tax

Sales Tax by Location

April 2024

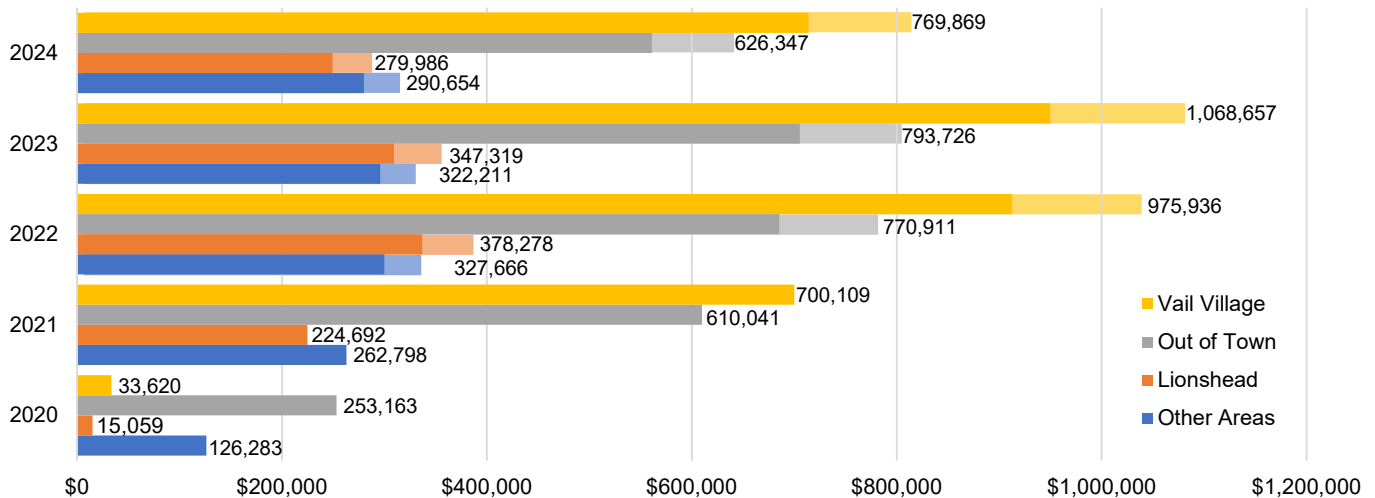
April 2023



- Vail Village sales tax decreased (24.9)%, Lionshead decreased (19.4)%, Other Areas decreased (4.7)%, and Out of Town decreased (20.5%). Excluding Out of Town collections, all areas were down (20.0)%.
- The figures above reflect 4.5% sales tax.

Geographic Area Trends by Year

April Sales Tax



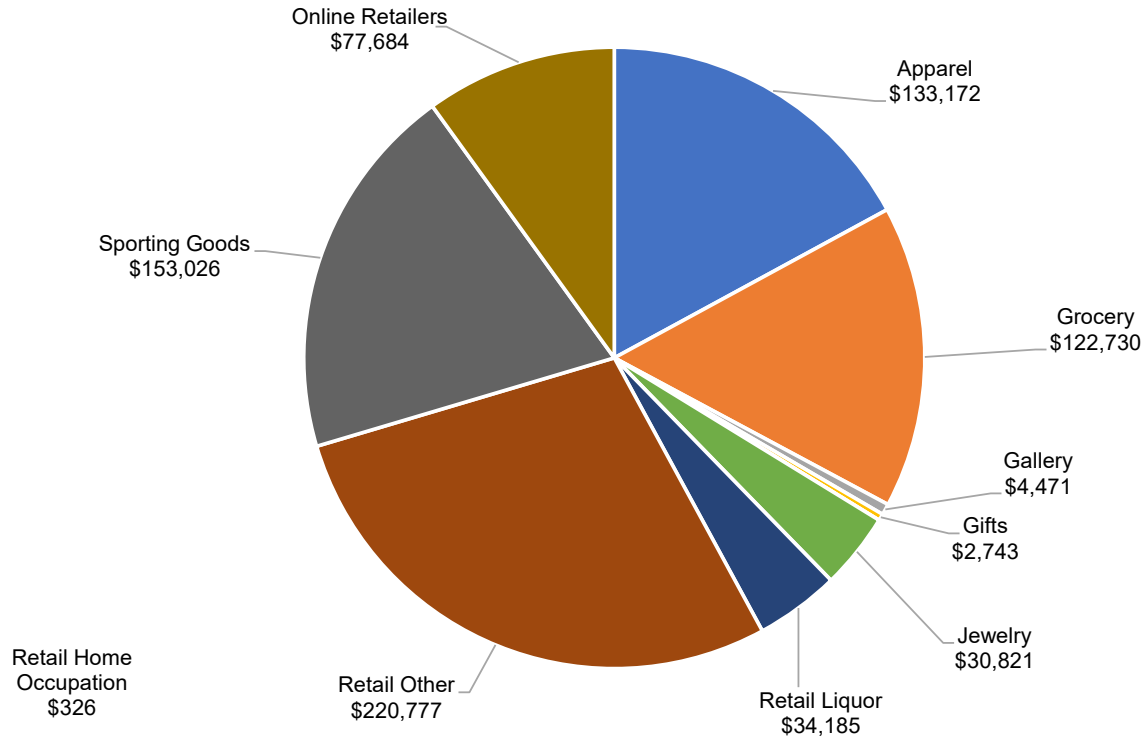
- This chart shows April sales tax collections by geographic area over time.
- 2022, 2023, and 2024 include the 0.5% increase for housing sales tax, depicted in lighter shades. General 4.0% sales tax collections are shown in darker shades.



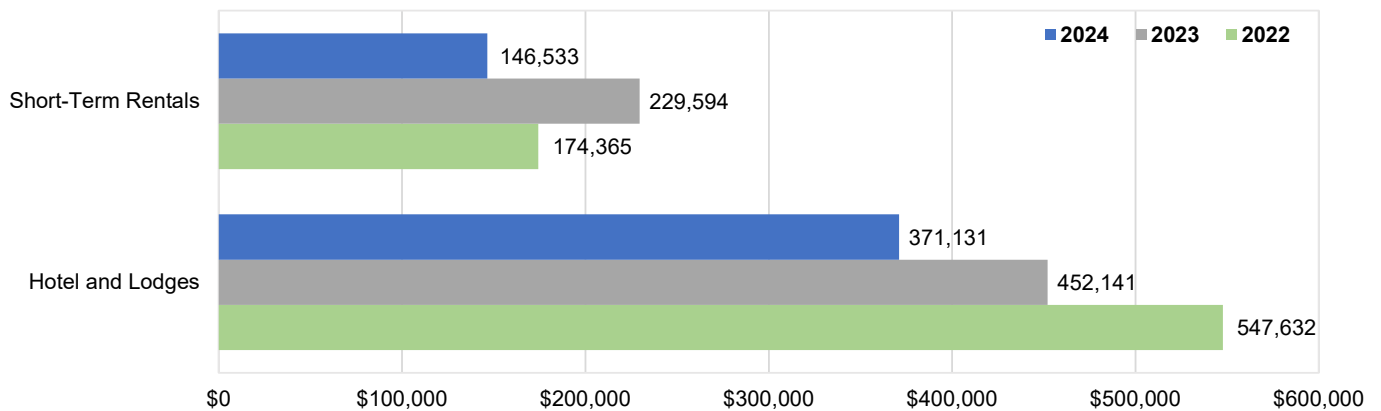
Town of Vail Business Review

April 2024 Sales Tax

Retail Business 4.5% Sales Tax Detail



Accommodation Services Sales Tax by Year



- April 2024 accommodations services decreased (24.0)% from the prior year. Short-term rentals decreased (36.2)% and hotels and lodges decreased (17.9)%.
- The figures above reflect 4.5% sales tax.
- Short-term rental sales tax collection numbers include online marketplace facilitators like Airbnb and VRBO. Revenue collections from facilitators may include some hotels and lodges.



Town of Vail Business Review

April 4.5% Sales Tax

	2024 Collections	2023 Collections	YoY % Change
Cascade Village / East Vail / Sandstone / West Vail			
Retail	137,759	166,223	-17.12%
Lodging	91,926	93,355	-1.53%
F & B	75,573	59,830	26.31%
Other	1,752	2,803	-37.50%
Total	307,010	322,211	-4.72%
Lionshead			
Retail	69,372	107,420	-35.42%
Lodging	120,532	134,309	-10.26%
F & B	87,281	101,698	-14.18%
Other	2,801	3,891	-28.01%
Total	279,986	347,318	-19.39%
Out of Town			
Retail	269,758	374,401	-27.95%
Lodging	149,350	195,641	-23.66%
F & B	623	1,314	-52.62%
Other	211,415	222,370	-4.93%
Total	631,145	793,726	-20.48%
Vail Village			
Retail	302,722	397,830	-23.91%
Lodging	155,856	258,432	-39.69%
F & B	334,745	403,188	-16.98%
Other	9,819	9,206	6.65%
Total	803,141	1,068,657	-24.85%
Total - All Areas			
Retail	779,610	1,045,875	-25.46%
Lodging	517,664	681,736	-24.07%
F & B	498,222	566,031	-11.98%
Other	225,787	238,270	-5.24%
Total	2,021,282	2,531,912	-20.17%
Retail Summary			
Retail Apparel	133,172	186,447	-28.57%
Retail Food	122,730	152,122	-19.32%
Retail Gallery	4,471	40,733	-89.02%
Retail Gift	2,743	3,383	-18.91%
Retail Home Occupation	-	56	-100.00%
Retail Jewelry	30,821	31,380	-1.78%
Retail Liquor	34,185	41,104	-16.83%
Retail Other	220,777	297,340	-25.75%
Retail Sport	153,026	222,833	-31.33%
Retail Online Retailer	77,684	70,478	10.22%
Total	779,610	1,045,875	-25.46%

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

SUBMITTED BY: Beth Markham, Environmental Sustainability

ITEM TYPE: Information Update

AGENDA SECTION: Information Update

SUBJECT: **Waste Diversion Update**

SUGGESTED ACTION:

ATTACHMENTS:
[2024-06-04 Community Wide Waste Diversion Update](#)



Memorandum

To: Vail Town Council
From: Environmental Sustainability Department
Date: June 4, 2024
Subject: Community Wide Waste Diversion Update

I. Purpose

This information update provides the annual update to the Vail Town Council on waste diversion initiatives and the progress toward community waste diversion goals.

II. Background

In support of the Vail Town Council's strategic focus on sustainability and reducing greenhouse gas emissions, the town's recently adopted 2024 Strategic Plan establishes the following goal:

*Reduce greenhouse gas emissions (GHG) from the 2014 baseline **25% by 2025, 50% by 2030 and 80% by 2050.***

The Environmental Sustainability Strategic Plan established the following waste diversion goal:

Goal #1, Solid Waste Stream Reduction and Recycling, Reduce the amount of Town of Vail landfill contributions by 10% within 5 years and 25% within 10 years (2020).

The 2010 baseline studies show area diversion rates as follows:

- Town of Vail: 9% (residential) and 19% (commercial)
- Eagle County: 14.7%
- National Average: 34.5%

In addition, Town of Vail adopted the goals of the Climate Action Plan for Eagle County in 2017 and adopted the updated goals in 2021, which establish the following goals:

- *Meet and exceed the current Eagle County landfill waste diversion goal of **30% diversion rate by 2030** and set an inspiring and achievable waste diversion target that is above the national average.*
- *Divert 80% of organics from the landfill by 2030.*
- *Divert 100% of recoverable construction and demolition debris from the landfill by 2030.*
- *Divert yard waste from landfill by 2030 through implementation of county-wide collection sites.*

From the most recent Town of Vail Community Wide Greenhouse Gas Inventory completed in 2020, waste comprises 10% of all GHG emissions as indicated in Figure 1.

Town of Vail GHG Inventory

CO2e By Category

Total CO2e - 244,217 metric tons

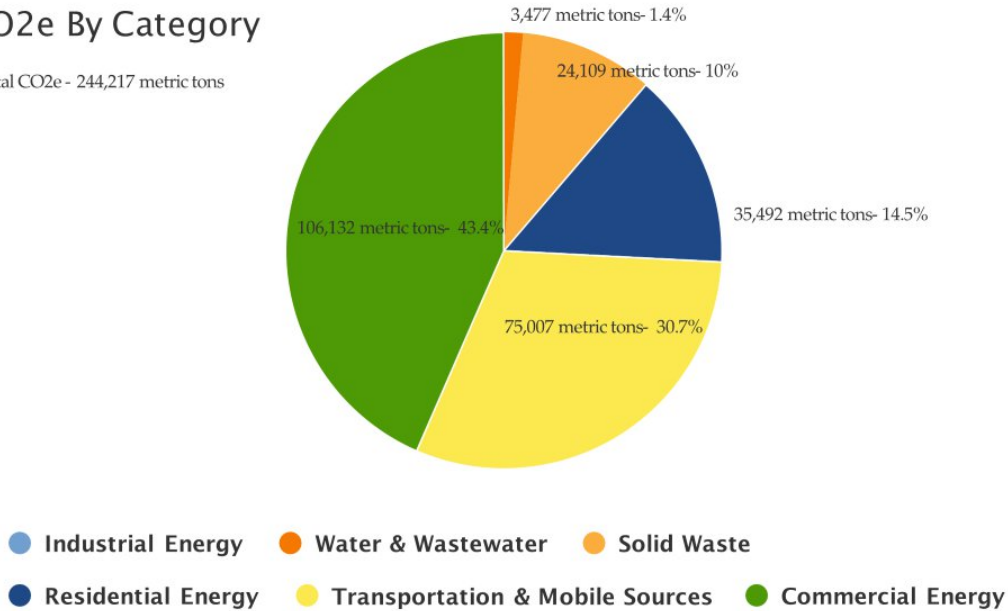


Figure 1. Town of Vail Greenhouse Gas Inventory

III. Recycling Program Outreach and Initiatives

Several outreach efforts and recycling initiatives have been implemented. These include partnering with Vail Honeywagon to offer the West Vail Curbside Composting Pilot program, offering the Business Compost Program, educating Town of Vail staff on recycling, providing recycling education to local students, and providing businesses with information and resources on the expansion of the Kick the Bag Habit program and development of the Forget the Foam program.

Compost Programs

- West Vail Curbside Compost Program:** Town of Vail partnered with Vail Honeywagon to offer a curbside composting pilot program for West Vail residents in 2021. This was the first curbside compost program in Eagle County. Participants receive a 5-gallon bucket and weekly curbside service. Town of Vail is subsidizing the program cost per household by 50% and per HOA by 50% up to \$50/month. Currently there are 90 households, including two HOA's participating, and **11.2 tons** of compost was collected in 2023. The goal is to expand the program to East Vail in 2024.
- Residential Subscription Drop-off Program:** In partnership with Vail Honeywagon, the residential subscription drop off composting program is also available in Vail at the Vail Recycling Center. There are **33 residents** participating in the drop-off program.

- **Business Compost Program:** **Seven** local businesses have participated in the Business Compost Program to start or improve a compost program. These businesses diverted an estimated **97 tons** of organic material in 2023. Businesses can receive between \$500 - \$2,000 in rebates for starting or improving an existing compost program. \$5,800 in rebates was distributed to participating businesses in 2023.



- **Hard to Recycle Events:** Two free recycling events were held in May and November in 2023 to collect electronic, yard and household hazardous waste, vinyl banners, tires, yard and food waste to be composted and to provide paper shredding services. Over **33 tons** of materials were collected and recycled or composted from **550 residents and employees** in Vail. The event was funded by fees from the “kick the bag habit” program in which 10-cents of the 25-cent per bag fee is collected by retail stores in Vail for customers who choose to opt out of reusable bags.

Town of Vail Recycling Center:

In partnership with Eagle County, the Town of Vail operates the Vail Recycling Center located behind the Community Development Building. The town manages the site and is reimbursed by Eagle County for hauls each month. In addition to collecting comingled, paper, and cardboard recycling the site also collects used clothes and shoes for the Thrifty Store and offers a free ski and snowboard swap which is heavily used by the community. In 2023, **553 tons** of recycling was collected at the recycling center and additional social media campaigns were run to help reduce contamination and illegal dumping at the recycling center. In January 2024 the old wooden catwalk of the Vail Recycling Center was replaced with a new metal catwalk to improve safety of the site.



Plastic Pollution Reduction Act Implementation

- **Kick the Bag Habit:** In accordance with HB1162- the Plastic Pollution Reduction Act, in 2023 the Town of Vail expanded the Kick the Bag Habit program from the two major grocery stores to all retailers in town and increased the disposable bag fee to 25-cents per bag, with 10-cents per bag remitted to the Town of Vail, which can be used only for waste diversion programs. In 2023, \$72,786 was generated from remitted bag fees which can be used only for waste diversion programs. On January 1, 2024, single use plastic bags were prohibited from being distributed at all retailers in Vail. Back stock purchased prior to January 1, 2024 can be distributed until June 1, 2024. Training resources for staff and signage for customers was created and distributed. Information and resources are available on [Love Vail](#).

- **Forget the Foam:** On January 1, 2024, all restaurants, grocery stores, convenience stores and schools were prohibited from distributing polystyrene to go containers and service ware. Back stock purchased before Jan. 1, 2024 can be distributed until it is gone. A Guide to Sustainable Serviceware was developed in partnership with Eco-Cycle and distributed to all impacted businesses. The guide and additional information can be found on the [town's website](#).



- Education and Outreach:** Staff conducted a presentation with Vail Mountain School students on sustainability initiatives, with an emphasis on recycling, Kick the Bag Habit, and composting initiatives. Town staff also provided recycling education to students at Children’s Garden of Learning. In addition, staff used bag fee money to produce reusable shopping bags and travel bags, from recycled vinyl banners collected at a Hard to Recycle event from Vail events. The Town of Vail Green Team hosted the Poo Patrol event on Earth Day 2023, resulting in over 300 pounds of dog waste collected from town parks.

- Vail Ball Cup Program:** Town of Vail created customized aluminum cups in partnership with Ball Corporation. These 12-ounce cups were used at Town of Vail events such as community picnics and the Vail Social and sold at a subsidized rate to event producers for other events in Vail. They were used throughout the summer for all performances at the Gerald R. Ford Amphitheater, Oktoberfest, Vail Jazz events, and Free Fall Bluegrass. These cups can be taken home as souvenir cups, reused, and recycled. Aluminum is infinitely recyclable without degrading in quality making it a preferred material to be used and recycled. Roughly 70% of all aluminum cans in use are recycled and nearly 75% of all aluminum ever produced is still in use today. In contrast, only 9% of all plastic produced globally has been recycled.



- Celebrate Green! Special Events Resource Guide**
 Staff developed and distributed a special events resource guide to all event producers who host events in town. The guide provides details on sustainability requirements for events as well as information on how to execute a successful zero waste and sustainable event, including details on acceptable cups and service ware for event vendors, how to create and deploy a green team for the event, how to calculate the event diversion rate, sustainable transportation options for event attendees and more. Staff presents requirements and expectations at an event producer meeting held each year. The Resource Guide can be viewed [here](#) and is available on Lovevail.org.



IV. Community Recycling Rates

Recycling rates throughout the Town of Vail have steadily increased since adoption of the 2014 ordinance. In 2023, the Town achieved a **36% recycling rate** with organics (compost) recycling factored in (Figure 1), which dropped from 37% in 2022. While 2023 data is not yet available, in 2022, Eagle County's recycling rate was 39% and Colorado's statewide recycling and composting rate was just 16%, which is half the national recycling and composting rate of 32%.

This data includes municipal solid waste (MSW) or material that is collected on regular residential and commercial routes, recycling, and organic material diverted through composting. It does not include materials generated through construction and demolition activities. These numbers are an aggregate of self-reported hauler data submittals collected through sampling periods over the course of the year.

Vail Recycling Rate Estimates								
	2023 (tons)	2022 (tons)	2021 (tons)	2020 (tons)	2019 (tons)	2018 (tons)	2017 (tons)	2016 (tons)
MSW (Landfill)	6,938	6,840	6,772	8,369	11,487	10,871	9,832	8,995
Recycling	3,312	3,676	3,411	3,201	3,897	3,597	2,755	2,224
Organics	598	378	319	243	350	155	50	37.5
Recycling Rate	32%	35%	33%	28%	25%	25%	22%	20%
Recycling Rate w/ Organics	36%	37%	35%	29%	27%	26%	22%	20%

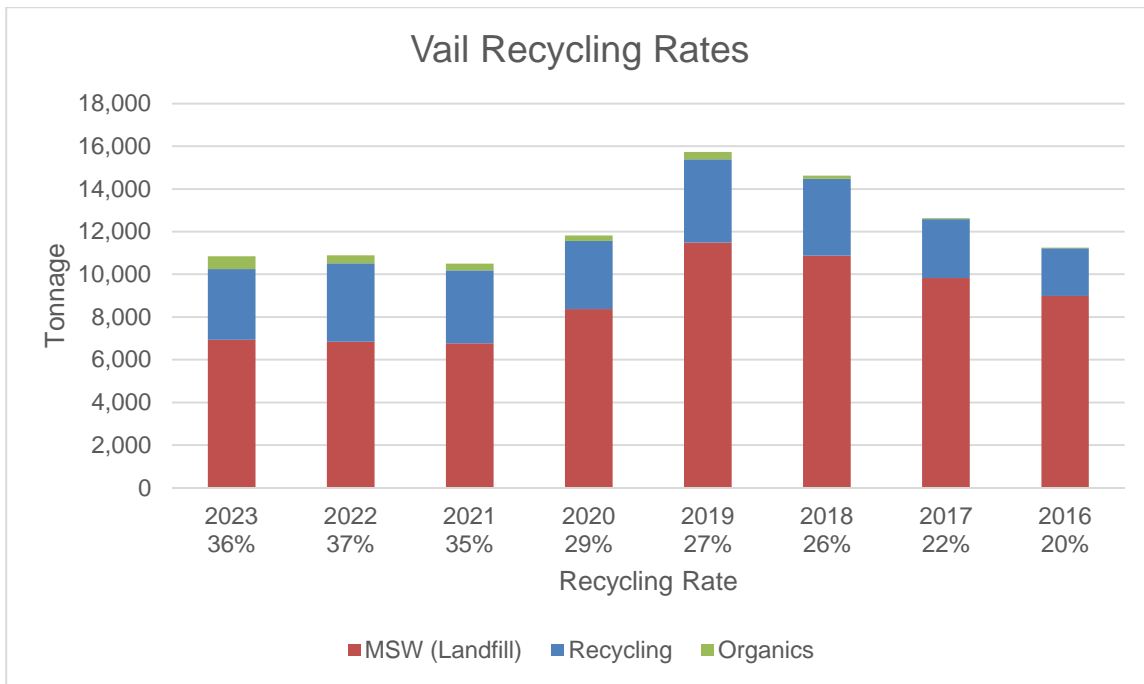


Figure 2. Town of Vail Recycling Rates

2023 Diversion Rates with Construction and Demolition Debris

Construction and demolition debris (C & D) data has been available since 2019. When factored in with municipal solid waste (MSW), the overall diversion rate in 2023 dropped from 36% to 29% (Figure 2). Based on 2023 hauler data, approximately 43.6% of landfill bound waste from Vail in was construction and demolition debris, up from 37.5% in 2022. In 2023 about 17.1% of all C & D debris created in Vail was diverted from the landfill, up from 12.2% in 2022. While more C&D debris is being created, more is also being diverted. However, there is an opportunity to further increase the C&D material being diverted from the landfill with education, resources, and policy.

2023 Tonnage Estimate with C & D

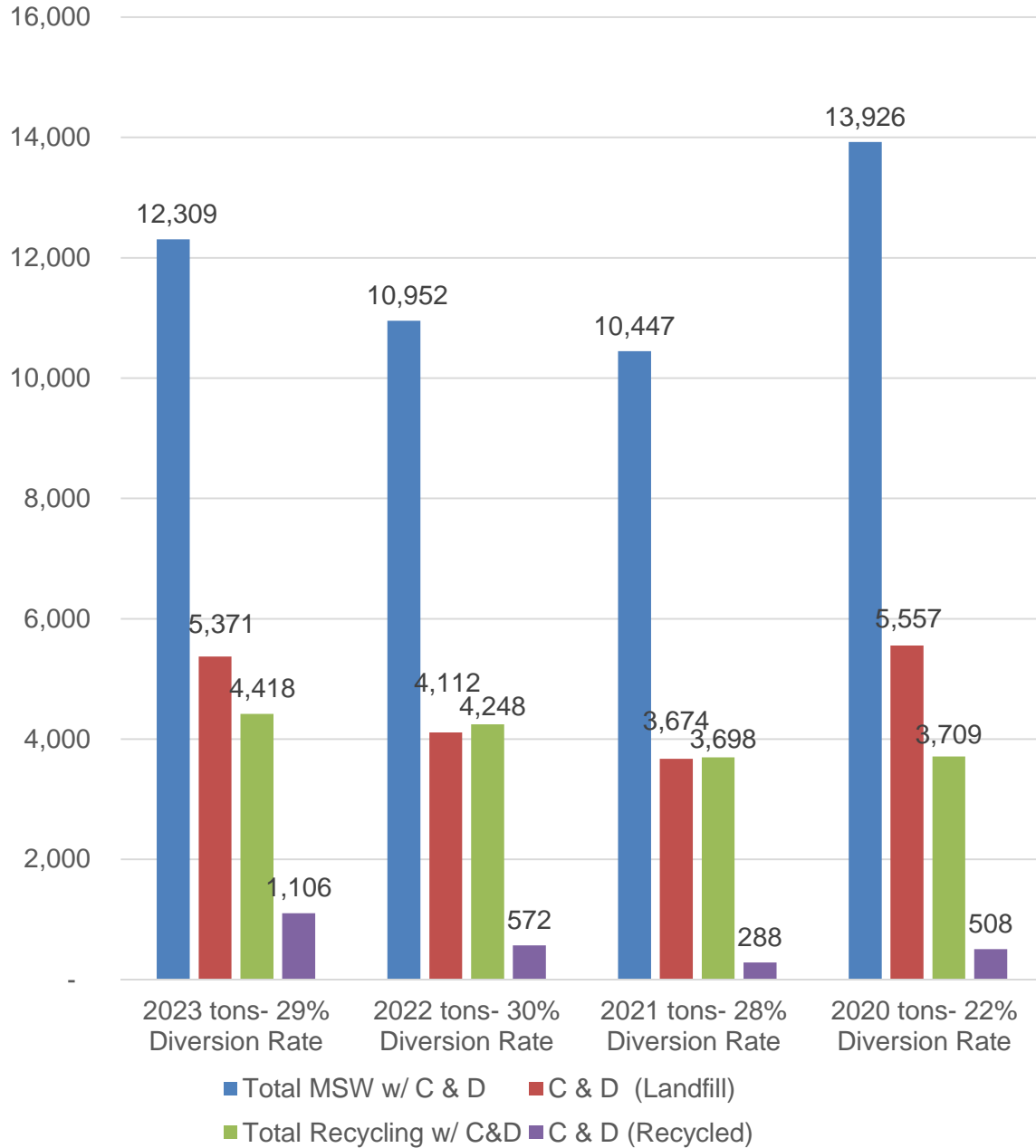


Figure 2. Town of Vail Diversion Rates with Construction and Demolition

The Construction and Demolition Program at the Eagle County Landfill was initiated in 2018 and accepts clean dimensional lumbar, concrete with rebar, and concrete without rebar. Tipping fees at the C & D site are \$15/ton, versus \$47.45/ton tipping fee at the landfill. The Town of Vail is working on implementation of a voluntary Construction & Demolition diversion program for contractors and construction and demolition projects in Vail to divert as much C&D waste from the landfill as possible. The voluntary program will provide resources to contractors on what materials can be diverted in Eagle County, planning templates to guide successful C&D diversion, and a reporting document to account for C&D diversion rates throughout the project.

Ideally Town led projects, such as workforce housing projects and the Dobson Ice Arena redevelopment are leaders in C&D diversion and opt to participate in the voluntary program to divert materials recoverable in Eagle County during the projects.

Organics Diversion

In 2023, **598.25 tons** of organic material, or compost, was diverted from the landfill (Figure 3), which reduced an estimated 89 metric tons of GHG emissions. Currently compost comprises nearly 5% of all Vail residential and commercial waste diverted from the landfill. Compost service is available commercially through Vail Honeywagon and EverGreen Zero Waste. Approximately 27 commercial businesses compost in Vail which diverted 501.78 tons of organic waste in 2023. Town of Vail municipal operations also provide compost at several town facilities. The Town’s chipping program and landscape operations compost diverts additional material from the landfill. Combined these efforts diverted an estimated 60.4 tons of compost. Residential compost is available through the subscription compost drop at the Town of Vail Recycling Center, which diverted 20 tons and through the West Vail curbside compost pilot, which diverted 11.2 tons of organic material from 90 participants in 2023. Compost collection at special events comprised 4.95 tons of organic material diverted in 2023. As a benefit, Town of Vail employees can bring their food waste from home and compost through the municipal compost program for free.

2023 Organics Diverted (598.25 tons)

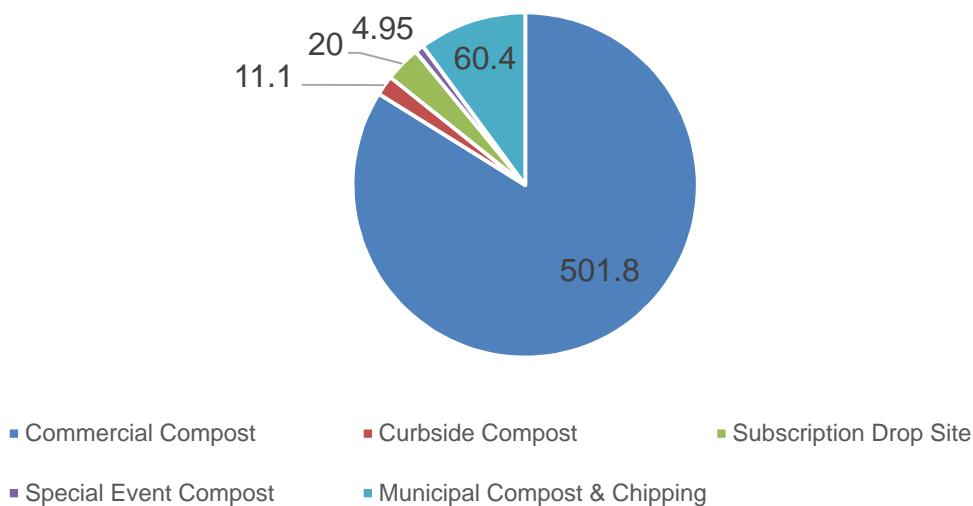


Figure 3. 2023 Organics Diversion- 598.25 tons total

Zero Waste Events

Since 2012, the Town of Vail has partnered with Walking Mountains Science Center to provide Zero Waste services at the weekly Farmer’s Markets for 17 weeks throughout the summer. Through the partnership, Walking Mountains Science Center hires six Sustainability Interns to provide Zero Waste services at events in Vail. In addition to the Vail Farmer’s Market, 10 other

town events utilized Walking Mountains Science Center to provide Zero Waste services in 2023, including the Taste of Vail, Après at the Amp, GoPro Mountains Games, GoPro Mountains Games concerts at the Amp, Craft Beer Classic, Wine Classic, Vail Social, Oktoberfest, Climb it for Climate, Mountain Towns 2030 Climate Solutions Summit, and Vail Yeti Games. The average diversion rate for events that hired Walking Mountains Zero Waste services in 2023 was 87.53% (Figure 4).

2023 Zero Waste Events - 87.5% Waste Diversion

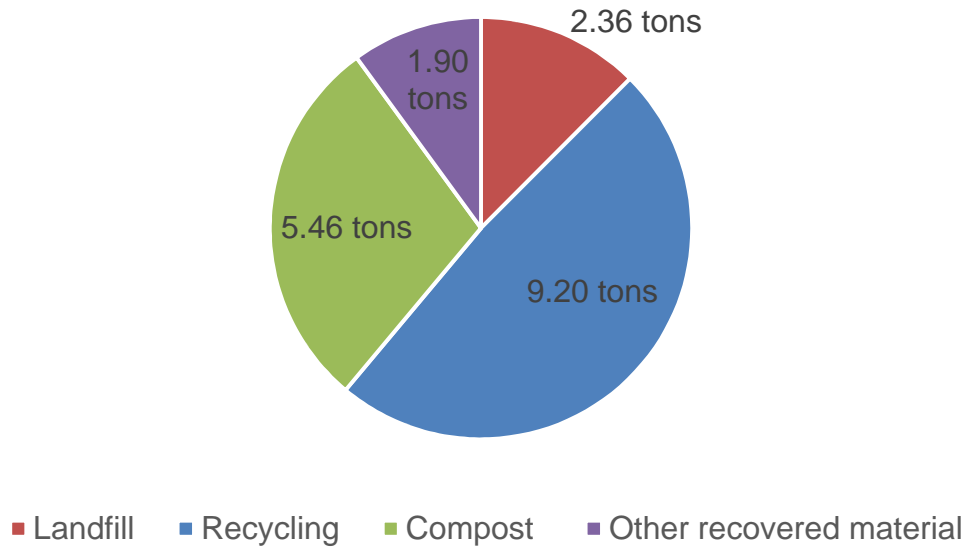


Figure 4. Zero Waste Diversion Rates for 2023 Events

Eagle County Update

The Climate Action Collaborative’s Materials Management Task Force continues to make progress on waste diversion efforts in Eagle County. They have implemented bi-annual recycling education campaigns to clarify how to recycle correctly, operate the Waste Wizard app that allows any resident to find out how to best recycle or dispose of any items, and host a construction and demolition (C & D) debris subcommittee with contractors, haulers, and municipalities to determine how to improve upon diversion of C & D debris from the landfill. They have created a C&D Resource Guide for assisting contractors in setting up job sites for successful diversion. In addition, the CAC Materials Management Task Force created an organics diversion subcommittee to determine strategies to increase food and yard waste and landscaping diversion.

Eagle County waste diversion and recycling rates peaked in 2022, with a 39% recycling rate including organics diversion and a 31.4% diversion rate, including C & D waste. The 2023 report is not yet finalized.

2022 Eagle County Diversion Report													
Eagle County Diversion Rates													
Recycled Material (Residential & Commercial)	2010 Tons	2011 Tons	2012 Tons	2013 Tons	2014 Tons	2015 Tons	2016 Tons	2017 Tons	2018 Tons	2019 Tons	2020 Tons	2021 Tons	2022 Tons
MSW Recycled Residential and Commercial ab	4,188	7,036	7,595	8,284	9,535	13,683	11,735	10,743	14,006	13,711	16,544	17,108	17,422
Organics c	5,907	4,231	3,856	4,808	6,432	4,798	5,134	4,175	4,007	5,656	7,522	8,307	14,538
Ewaste d	34	55	60	102	125	138	130	144	101	108	100	104	111
Total MSW Recycled	10,129	11,322	11,510	13,194	16,092	18,619	16,998	15,061	18,114	19,475	24,166	25,519	32,071
Total MSW Disposed e	58,547	47,472	47,336	46,246	48,693	50,549	51,430	52,676	51,583	50,904	53,995	52,600	49,879
Total MSW Generated	68,676	58,794	58,846	59,440	64,785	69,168	68,428	67,737	69,697	70,379	78,161	78,119	81,951
MSW Recycling Rate f	14.7%	19.3%	19.6%	22.2%	24.8%	26.9%	24.8%	22.2%	26%	28%	31%	33%	39.1%
Diverted Materials (Industrial)	2010 Tons	2011 Tons	2012 Tons	2013 Tons	2014 Tons	2015 Tons	2016 Tons	2017 Tons	2018 Tons	2019 Tons	2020 Tons	2021 Tons	2022 Tons
Diverted Materials (non-MSW)	855	1,595	2,669	1,583	1,734	521	96	92	4,159	2,863	22,402	21,001	21,249
Total Recovered Material (Residential),	10,984	12,917	14,179	14,777	17,826	19,140	17,094	15,153	22,273	22,337	46,568	46,520	53,321
Total Solid Waste Disposed	86,988	82,539	68,480	69,552	78,862	78,505	82,770	84,022	107,736	92,130	109,319	116,028	116,276
Total Solid Waste Generated	97,972	95,456	82,659	84,329	96,688	97,645	99,863	99,175	130,009	114,467	155,887	162,548	169,597
Diversion Rate	11.2%	13.5%	17.2%	17.5%	18.4%	19.6%	17.1%	15.3%	17%	20%	30%	29%	31.4%

a Includes: Glass, Plastics #1 - #7, OCC, ONP, OP, steel, tires, aluminum, soft plastics
b Sources: Vail Resorts, Waste Management, Vail Valley Waste, Honeywagon, Costco & City Market, Eagle County MRF, Eagle County Landfill, Trinity
c Sources: Honeywagon, EverGreen Zero Waste, The Community Market, TOV, TOA, Grub Dump, Eagle County Landfill
d Sources: Eagle County HHW, ERI, Metech, Blue Star, G & S Recycling
e Total MSW disposed is total landfill tonnage minus diverted materials and industrial (C&D) waste
f Total MSW recycled/total MSW generated
g Total MSW recycled + total industrial diverted

Figure 5. 2022 Eagle County Waste Diversion Rates

V. Discussion

The Town of Vail adopted goal of 25% waste reduction from the landfill was achieved by the end of 2019. In 2023, Town of Vail achieved a 36% recycling rate including organics and a 30% diversion rate including Construction & Demolition (C & D) material. The Town of Vail lags Eagle County's 2022 recycling rate of 39%, but is well ahead of the statewide recycling rate of 16%, and has surpassed the national recycling rate of 32%. As a national and global leader in sustainability, the Town of Vail continues to work towards more ambitious zero waste goals, especially with organics diversion. The 2009 Environmental Sustainability Strategic Plan will be updated with more ambitious zero waste goals. The Town of Vail has also adopted goals to reduce 50% GHG emissions by 2030 and 80% by 2050 in the Climate Action Plan for the Eagle County community. Given the capacity to reduce emissions, the Climate Action Plan has identified the following waste diversion targets to help achieve the climate goals:

- o *divert 80% of organics from the landfill by 2030 and*
- o *divert 100% of recoverable construction and demolition debris from the landfill by 2030.*

The Town of Vail is working on several waste diversion programs and education initiatives to work towards achieving these GHG reduction goals and high impact targets.

Currently Planned Initiatives for 2024:

A. Annual waste reduction education

In 2024, Staff plans to re-invigorate the Love Vail recycling and waste reduction campaign and provide outreach and materials to residents, visitors, and businesses. With the assistance of summer interns with Walking Mountains as part of the town's zero waste contract, the Environmental Sustainability Department will take inventory of residential, multi-family, and commercial recycling compliance and provide hangtags to identify how entities can improve recycling and reduce contamination. Additional outreach will be provided to entities experiencing challenges with recycling to decrease contamination in the waste stream and obtain more accurate accounting of waste

diversion rates, since those provided by haulers are through quarterly audits extrapolated to annual estimates.

B. Curbside compost and business compost program expansion

Based on the 2017 Northwest Colorado Waste Diversion Study¹, 37% of all waste entering the Eagle County Landfill is comprised of organics, 30% of which is food waste. Anaerobic decomposition of organic material in a landfill contributes to the release of methane gas, which accounts for 16% of global emissions and is more than 28% more potent of a greenhouse gas than carbon dioxide, according to the Environmental Protection Agency². Diverting organics from the landfill through composting is one critical step to increasing waste diversion while reducing greenhouse gas emissions. The West Vail curbside compost pilot program, which launched in May 2021 was the first curbside compost program in Eagle County and has provided insight into the effectiveness of curbside composting in Vail. In 2023, the program participation increased from 40 households to 90 households and staff is working to collect a minimum of 75 East Vail households interested in participating required to expand the program to East Vail.

In addition, staff developed a business compost pilot program at the end of 2022 which provides rebates up to \$2,000 for businesses creating or improving upon a compost program at their business. To date, seven businesses have participated. The goal is to expand and increase participation in 2024 in both the residential curbside and business programs and use data collected to help inform future policy decisions and/or incentives to residents and businesses, which are needed to achieve an 80% reduction in organic waste going to the landfill by 2030.

C. Construction and demolition waste diversion pilot program implementation

Based on the 2017 Northwest Colorado Waste Diversion Study approximately 13% of all waste entering the Eagle, Garfield, Moffat, Rio Blanco and Route County landfills is construction and demolition debris (C & D). Vail's average is higher with approximately 43% of landfill bound waste comprising of C & D debris (based on 2023 hauler data). Currently, only 17% of all C & D debris created in Vail is diverted from the landfill. This is up from 12.2% diversion in 2022 and 7.2% diversion in 2021. Given the C & D recycling site at the landfill, there is an opportunity to divert additional waste from the landfill. Currently in Eagle County, concrete with and without rebar, clean, dimensional lumber, cardboard, and scrap metal can be recycled in county and at rates less than landfill tipping fees. Staff is currently finalizing a voluntary C & D waste diversion pilot program for materials that can be recycled in Eagle County to be implemented in 2024. The goal is to have between one and three construction projects in Vail participate in the pilot program in 2024. This pilot will identify challenges and opportunities for the development of C & D diversion standards for construction projects in the Town of Vail.

D. Plastic Pollution Reduction Act compliance

After July of 2024, Environmental Sustainability staff will conduct compliance checks at businesses to ensure retailers have ceased distributing backstock of single use plastic bags, which went into effect June 1, 2024 per the state legislation HB1162- the Plastic Pollution Reduction Act. Staff will also check to ensure restaurants have stopped

¹ Northwest Colorado Waste Diversion Study:

<https://www.co.routt.co.us/DocumentCenter/View/7184/Northwest-CO-Waste-Diversion-Study>

² Environmental Protection Agency: Importance of Methane: <https://www.epa.gov/gmi/importance-methane#:~:text=Methane%20is%20more%20than%2025,trapping%20heat%20in%20the%20atmosphere>.

distributing polystyrene take out containers and cups (although backstock purchased prior to January 1, 2024 can continue to be distributed until depleted).

E. Single use plastics

Globally only 9% of all plastic created is recycled³. Through state legislation HB1162- the Plastic Pollution Reduction Act, the local government pre-emption on plastic bans is lifted and municipalities and counties can enact, implement, and enforce more stringent laws on single use plastics. Staff will explore opportunities to reduce single use plastics such as water bottles and cutlery through programs and/or policy.

F. Increased support for Zero Waste and Celebrate Green! Requirements for special events

Town of Vail created the Celebrate Green! Resource Guide to assist event producers in ensuring they are meeting zero waste and other sustainability requirements when hosting events in the Town of Vail. Town staff will work more closely with each event producer submitting permits to the Event Review Committee to ensure all requirements are met and zero waste is implemented at the same standard whether an event producer hires a 3rd party or provides the service in house. Through the Zero Waste contract with Walking Mountains Science Center, Sustainability staff will support Town staff in providing guidance and training to any event producers hosting events in the Town of Vail who prefer to provide their own zero waste program at their event rather than hiring out a 3rd party provider. They will help event producers establish a zero waste plan, including sharing vendor requirements, understanding aspects of a zero waste event, establishing an internal zero waste team to educate event attendees, sort waste at the event to minimize contamination, and to weigh each waste stream and calculate diversion rates for event debrief and reporting.

G. Explore Municipalization of Residential Waste Services

Environmental Sustainability staff will collaborate with the Vail Police Department to develop and release a request for proposals to gather additional information on pricing and options to move to a single hauler waste collection system. Staff will provide an update to Vail Town Council with the information collected, provide a staff recommendation, and seek input from the Council members.

³ Eco-Cycle: Reduce Your Plastic Use - <https://ecocycle.org/eco-living/refuse-and-reduce/how-to-reduce-plastic/#:~:text=While%20some%20plastics%20are%20recyclable,persists%20in%20our%20natural%20environment.>

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

SUBMITTED BY: Steph Johnson

ITEM TYPE: Town Manager Report

AGENDA SECTION: Matters from Mayor, Council, Town Manager and Committee Reports
(20 min.)

SUBJECT: **Town Manager Report**

SUGGESTED ACTION:

ATTACHMENTS:
[TM Update 2024-06-04](#)

Town Managers Update June 4, 2024

1. Strategic Goals & Actions

The Town Council adopted the 2024 Strategic Plan on May 7th, 2024. Staff will be developing an action plan to achieve the strategic results in this plan the week of June 10th. Those actions will come back to Council for your review and approval. We will also track progress on achieving results in both the Town Mangers update and on our website.

2. Upcoming Council Topics

- Staff will be bringing an update on ideas for improving the Vail Promenade in July.
- Staff is currently reviewing our polices, programs, and rent policies for Town owned housing for our employees and will be bring that topic to Council in July.
- Cash Flow and large capital projects will be a topic we bring back on June 18th.

3. Other

There may be other topics the Town Manager needs to share with the Town Council.

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE: June 4, 2024

SUBMITTED BY: Steph Johnson, Town Manager

ITEM TYPE: Town Manager Report

AGENDA SECTION: Matters from Mayor, Council, Town Manager and Committee Reports
(20 min.)

SUBJECT: **Council Matters and Status Report**

SUGGESTED ACTION:

ATTACHMENTS:
[2024-06-04 Council Matters](#)



COUNCIL MATTERS

Status Report

Report for June 4, 2024

- **Town Council asked staff to look into a resident’s ballot request for STR regulations.** Staff has prepared a memo and background information for today’s Council meeting and will present in the afternoon session.
- **Big thanks for the Shift Bike program that is up and running!**

Social Media Listening

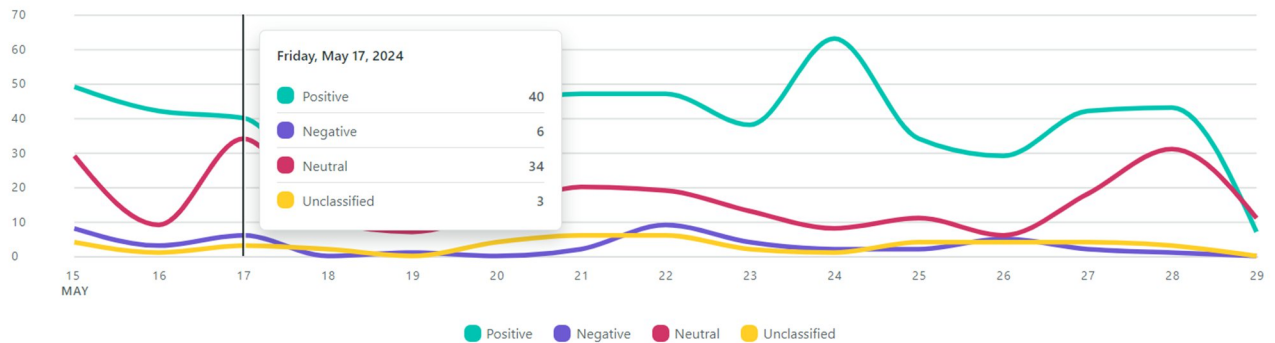
Hello! Here’s the link: <https://share.sproutsocial.com/view/495050c1-c1a8-4277-9050-c1c1a8427775>

Sprout Listening is pulling less traffic overall conversations around Vail from this time period compared to the previous two weeks. One interesting way to look at the data is to select different criteria in the dropdown menus. For example, this is how viewing Comparison data by Sentiment alters how Volume is presented:

Volume

Identify conversation patterns and changes within this reporting period.

Volume



In the News

May 18

Municipal Building Work

<https://www.vaildaily.com/news/vail-services-offices-relocated-for-municipal-complex-repairs/>

May 20

EVTA Fare Free

<https://www.vaildaily.com/news/fare-free-and-loving-it-most-eco-transit-passengers-will-now-ride-for-free/>

Artist in Residence - letters

<https://www.denverpost.com/2024/05/20/vail-cancels-residency-artist-pro-palestinian-painting/>

May 21

Artist in Residence

<https://www.kunc.org/podcast/inthenoco/2024-05-21/artist-danielle-seewalker-on-her-canceled-vail-residency>

<https://hyperallergic.com/917136/native-artist-danielle-seewalker-residency-canceled-over-painting-referencing-palestine/>

May 22

Rod Slifer Memorial

<https://www.vaildaily.com/news/rod-slifer-celebration-set-for-june-27-at-ford-amphitheater-in-vail/>

Dismount Zone

<https://www.vaildaily.com/news/vail-village-bike-dismount-zone/>

May 23

SpringFree Bluegrass Festival

<https://www.vaildaily.com/news/springfree-bluegrass-festival-brings-in-big-name-acts-to-vail-on-memorial-day-weekend/>

Summer Parking Operations

<https://www.realvail.com/town-of-vail-summer-parking-operations-kick-in-on-friday/a19182/>

May 28

Summer Lodging Projections

<https://www.vaildaily.com/news/summer-lodging-picture-is-better-in-the-vail-valley-than-other-mountain-resorts/>

May 29

Timber Ridge Pre-Sales

<https://www.vaildaily.com/news/vail-triumph-development-open-presale-process-for-new-timber-ridge-homes/>

Upcoming Dates

July 9

August 13

September 10

Community Picnic: Bighorn Park

Community Picnic: Donovan

Vail Social