



**TOWN OF
BRECKENRIDGE**

Town Council Work Session
Tuesday, July 23, 2024, 1:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/87614520750> (Telephone: 1-719-359-4580; Webinar ID: 876 1452 0750).

If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

- I. STABLES VILLAGE/ MCCAIN PARCEL/ BLOCK 11 SITE VISIT (1:00-3:00pm)**
- II. OPEN SPACE SIGNAGE PLAN (3:00-3:45pm)**
Signage Plan
- III. PLANNING COMMISSION DECISIONS (3:45-3:50pm)**
Planning Commission Decisions
- IV. LEGISLATIVE REVIEW (3:50-4:00pm)**
Mid-Year Budget Appropriation (Second Reading)
- V. MANAGERS REPORT (4:00-4:15pm)**
Public Projects Update
Mobility Update
Sustainability Update
Housing Update
Open Space Update
Committee Reports
Financials
Breckenridge Events Committee

VI. OTHER (4:15-4:45pm)

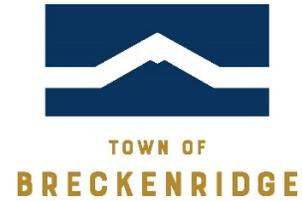
Equity Blueprint Presentation and Equity Lens Training

VII. PLANNING MATTERS (4:45-6:15pm)

Copper Baron Condo Unit 2 Development Agreement Work Session

Block 11 / McCain Parking Discussion

Runway Neighborhood Discussion



Memo

To: Breckenridge Town Council Members
From: Alex Stach, Open Space & Trails Coordinator
Date: 7/17/2024 (for July 23, 2024)
Subject: Breckenridge Open Space & Trails Signage Workplan

As part of the communication component of the 2023 Town of Breckenridge Open Space and Trails Master Plan, the Open Space and Trails Department is developing a comprehensive Signage Workplan. MERJE – Environments and Experiences, a consulting company from West Chester, PA, that specializes in parks, trails, and community wayfinding has been hired to complete this work. This project aims to develop a comprehensive signage master plan for our extensive trail network. The plan will address the need to declutter and streamline existing signage, ultimately improving visitor experience and clarity on our trails.

The selection committee designated by OST staff came to a unanimous decision on MERJE because of their excellent presentation/interview and expertise in wayfinding. MERJE is conducting a site visit in Breckenridge from 7/22/24 - 7/24/24. This visit will consist of field work, focus groups with key community stakeholders, and a presentation to Town Council during their 7/23/24 Work Session.



Request for Proposal

RFP 03122024 Open Space & Trails Signage Workplan

April 12, 2024

merJe

ENVIRONMENTS & EXPERIENCES

Found Design LLC (d.b.a. MERJE)
5 W. Gay Street
West Chester, PA 19380

T. 484.266.0648
jbosio@merjedesign.com
www.merjedesign.com

April 8, 2024

Mr. Alex Stach
OST Coordinator
Town of Breckenridge
PO Box 168
Breckenridge, CO 80424

RE: RFP FOR TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS SIGNAGE WORKPLAN

Dear Mr. Stach,

Thank you for the opportunity to be considered for the design of the Town Of Breckenridge Open Space & Trails Signage Workplan.

MERJE focuses exclusively on wayfinding, with a specific expertise designing signage programs for trails, parks and communities, including mountain towns, where the unique climate and environment requires signage materials that can withstand low temperatures, high UV rays, snow, and wind. We can share with you not only the best practices for design and planning, but also the strategies associated with material selection, long-term maintenance and the general administration of a trail wayfinding program.

Our experience includes similar projects throughout the U.S. and Canada, including the **Whistler Valley Trail (Canada), and Mammoth Lakes, CA Community Wayfinding Program**. On a daily basis we work closely with Parks & Recreation staff, local stakeholders and trail advocates to develop wayfinding programs for a variety of experiences.

Our wayfinding experience in Colorado currently includes signage programs for **Commerce City**, and **Nederland**, as well as a previously completed town-wide program for **Parker**. Additional our trail projects have included **Santa De Rosa Trail (Cotati, CA), the Crossway Trails (South Bend, IN)** and most notably the **Atlanta Beltline**.

I will act as the day-to-day project manager for this project. If you have any questions or require additional information you may contact me directly. We appreciate this opportunity and look forward to presenting our experience and capabilities to you in more detail.

Best Regards,

John F. Bosio
Principal
jbosio@merjedesign.com

EXPERIENCE: PARKS, TRAILS & COMMUNITIES

Recent studies have shown that being outdoors improves your health and emotional well being. Parks and Trails provide us the opportunity to unplug, de-stress and enjoy our moments with friends and family.

In order for trails to function properly and users to experience them fully, the wayfinding and signage program needs to communicate consistent and appropriate information.

MERJE is a nationally recognized environmental graphic design firm, with a specific expertise in Parks, Trails and Community Wayfinding. We believe a successful wayfinding and signage program can market your trail network as a community asset, present a friendly image and communicate that the trail managers are efficient, organized and caring. Helping a visitor “find their way” is an important part of their experience and time spent hiking, biking and paddling your trails and rivers.

Our national experience has provided us the knowledge to address many common operational, safety and wayfinding problems, as well as the creative solutions that have been developed to solve such issues as obtaining funding, building consensus, integration of technology and long term maintenance.

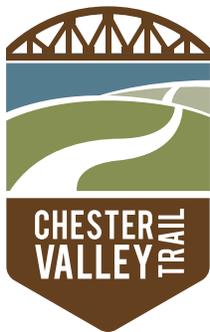
Our approach to wayfinding is holistic and will consider all the tools and touch-points a visitor encounters during their exploration and discovery.

The diversity of our projects includes, Whistler Canada Parks System, Baton Rouge Parks and Recreation (BREC) the City of Garland, Texas Parks System, Atlanta Belt-Line, Tampa RiverWalk, 918 Trails (Tulsa, OK) and Crossway Trails (Indiana / Michigan). We have also developed signage and wayfinding programs for several outdoor active communities, such as Whistler, Canada, Mammoth Lakes, CA, Missoula, MT and Lake Havasu, AZ.

Our wayfinding programs are “of their place”, we offer no formulas or pre-conceived ideas. Our solutions balance the creative aspect of the design process with standard engineering criteria for legibility, typeface selection and contrast. We offer you additional examples of these projects in the portfolio section of this proposal.



Valley Trail, Whistler Canada



Wissahickon Trail, Philadelphia, PA

MERJE INTRODUCTION

FULL LEGAL NAME: Found Design LLC (d.b.a. MERJE)

PHYSICAL ADDRESS

5 W. Gay Street
West Chester, PA 19380

MAILING / PAYMENTS

PO Box 3307
West Chester, PA 19380

PHONE NUMBER 484.266.0648

WEBSITE www.merjedesign.com

PRIMARY EMAIL CONTACTS jbosio@merjedesign.com gswantak@merjedesign.com

BUSINESS ORGANIZATION: Limited Liability Corporation (LLC) / Partnership

STATE ORGANIZED: Pennsylvania

FOREIGN QUALIFICATIONS: AR, CA, FL, GA, LA, NC, NJ, TN, TX, VT, WA

YEAR BUSINESS EST.: 1993 Hillier Graphic Design Studio
2007 Found Design LLC (d.b.a. MERJE)

PROJECT OFFICE: MERJE has a single office located in Pennsylvania. All work completed by MERJE will be done out of this office.

PARTNER INFORMATION:

John Bosio
202 Conard Mill Rd
Lincoln University, PA 19352
jbosio@merjedesign.com
215.801.5722
Ownership: 50%

Glen Swantak
806 Walnut Place
Havertown, PA 19083
gswantak@merjedesign.com
610.331.7516
Ownership: 50%

GEOGRAPHIC REACH: National and International

SERVICES: Wayfinding, Signage Design, Branding, Landmarks and Exhibits

SECTORS: Communities, Parks & Trails, Transit, Education / Campuses,

WAYFINDING EXPERIENCE: (2) Principals 25+ years
(2) Designers 10 - 15 years
(2) Designers 2 - 5 years

REFERENCES

WHISTLER CULTURAL CONNECTOR IDENTITY & PEDESTRIAN WAYFINDING

Martin Pardoe
Manager

Resort Parks & Open Space Planning

4325 Blackcomb Way
Whistler, B.C. V0N 1B4
mpardoe@whistler.ca
T. 604.935.8186

RESORT MUNICIPALITY OF WHISTLER WAYFINDING PROGRAM

Ted Battiston

Manager Of Special Projects

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TOWN OF PARKER, CO

Mary Munekata
Associate Planner

Community Development Department

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COMMERCE CITY COMMUNITY DEVELOPMENT

Tricia McKinnon
Community Development Manager

City of Commerce City

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NEDERLAND, CO WAYFINDING MASTER PLAN

Steve Karowe
Nederland DDA Board Member
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ATLANTA BELTLINE WAYFINDING PROGRAM

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minjaychock@atlbeltline.org

** References for all other projects are available upon request*

merje

As environmental graphic designers we create memorable places and meaningful visitor experiences that promote and enhance our client's brand and help them achieve their strategic mission and goals.

This is done through a holistic design approach that merges graphic design with the built environment. Our work commonly includes five basic elements: branding and identity, wayfinding and signage, architectural and visual enhancements, exhibit and interpretive design, and print materials.

METHODOLOGY

MERJE will utilize a 5 step approach for the strategy, planning, design and implementation of the project. This design process provides a basic structure for to our methodology, while identifying milestones and opportunities to address individual issues that are unique to this project.

Task 1 | Discovery

Kick Off meeting with Steering Committee and Stakeholder Group. This may include client representatives, major attractions, business leaders and approving agencies.

Tour / photograph project area and conduct stakeholder interviews

Review existing branding materials, including identity and graphic standards.

TRAILHEADS: The design team will identify 2 -3 typical trailhead locations and through the use of case study images, present potential approaches, materials and overall design intent. This will include a plan view, photographs of existing conditions and visual example of solutions from other places with similar situations. Note these are not formal concepts, simply examples that show design intent to help build consensus for placement and overall aesthetic direction.

WAYFINDING: Discussion shall center around primary and secondary routes, circulation, State roadways, assigned speed limits, parking, pedestrian requirements, districts/zones, transition points, decision points, information hierarchy, create a general menu of sign types, terminology, audience considerations, daytime vs. evening travel, flexibility, vandal resistance and maintenance.

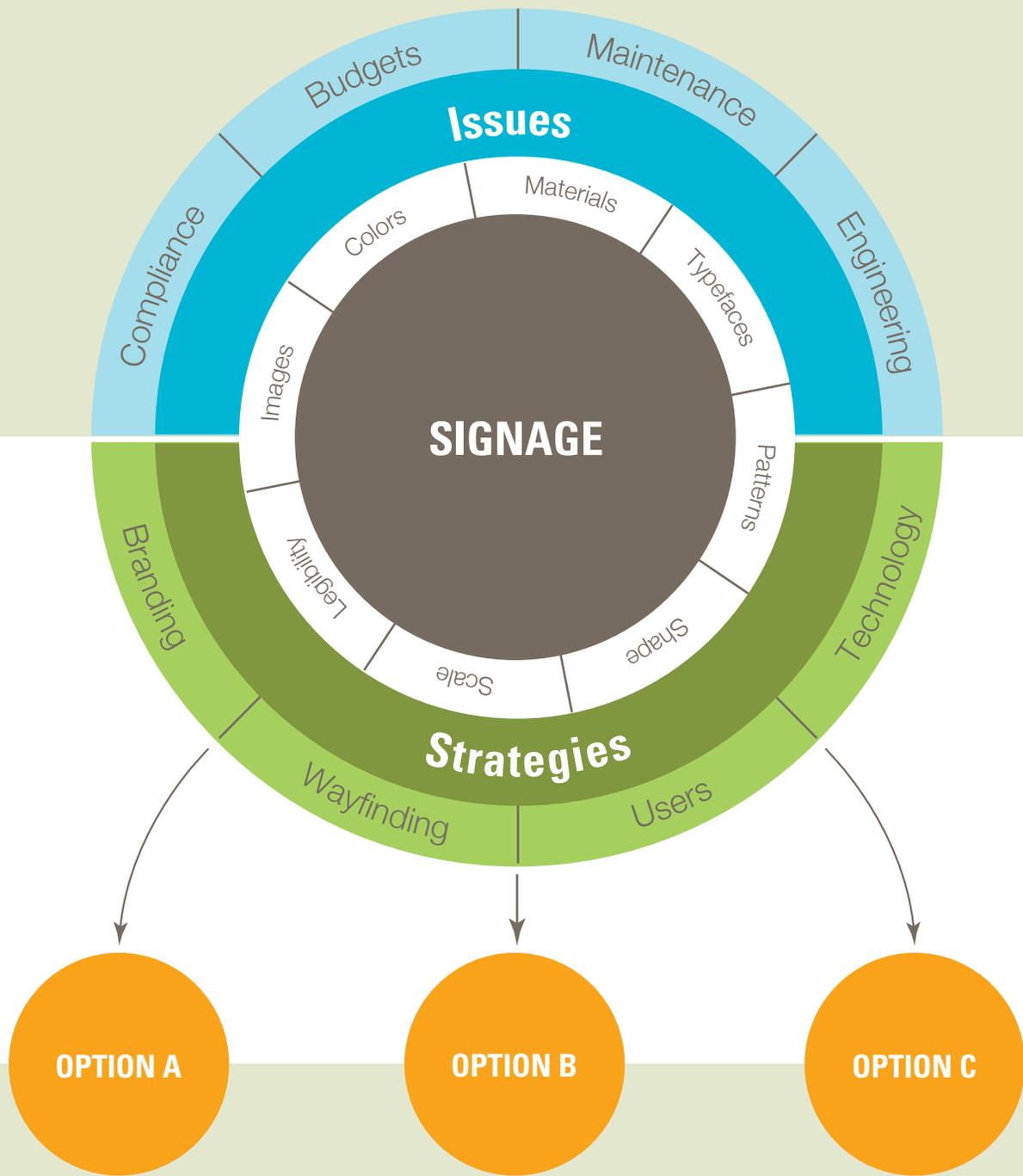
Develop criteria for destination inclusion and list of destinations. Determine terminology (or abbreviations) necessary for each destination/attraction.

Develop a project budget and outline potential Phasing Strategy.

Design Brief: Upon completion of the Discovery Kick-Off and Stakeholders/User Group interviews, MERJE will provide a Design Brief. This will act as a form of meeting minutes as well as provide a beginning list of wayfinding issues and criteria.

TASK 1 DELIVERABLE: Present preliminary findings based on the information gathered during the on-site assessment and stakeholder interviews. This will result in a series of recommendations, a framework for the design and planning process to be based upon.

The intent of the Discovery phase is to gain an understanding of the destination, understand current conditions, identify wayfinding issues and build consensus that will support the upcoming design and planning efforts.



D E S I G N

Task 2 | Schematic Design: Trailheads and Wayfinding Signage

Prepare preliminary branding, trailhead and wayfinding sign design based on a limited number of sign types. (3 options)

TRAILHEADS: based on the preferences identified during the Discovery Phase, concepts will be developed for 2 -3 trailhead locations. This may include site plans, photo-renderings and/or illustrations. Design elements may include: signage, lighting, landscaping, architectural structures, public art, landscaping, etc.

Meet with approving agencies and commissions to review concepts and wayfinding approach.

Develop a preliminary budget for fabrication and installation of the signage system.
Develop Phasing Plan for priority sign types

Presentation of proposed brand and wayfinding system. This would include typical sign types, location, size, shape and colors. (Includes Community Review #1)

TASK 2 DELIVERABLE: Presentation of 3 design options that establish the overall design direction of the trailhead and wayfinding program. In addition an Order of Magnitude Budget shall be provided.

Task 3 | Programming: Placement Guidelines (15 - 20 Scenarios)

Prepare preliminary sign location plans, typical messages and general sign types.

Site check locations for appropriateness, available space, and general environment conditions. Note: this is a general review only (no field mark-outs). Update plans.

Submittal of a message schedule and sign location plans for review and approval by city representatives and destinations. Update as required (2 Submittals)

Upon general agreement of sign locations and messages, Submit a draft Sign Location Plan and Message Schedule to approving agencies / commissions for review and preliminary approvals.

TASK 3 DELIVERABLE: Approved Sign Location Plans and Message Schedule. These are general plans only, detailed site plans and individual placement drawings are provided as part of Task 5 deliverables.

Schematic Design offers the opportunity to investigate big picture concepts, brand integration and the overall design intent of the sign program.

Programming is the detailed planning of each sign location and the associated message. This task takes into consideration the sequential flow and hierarchy of information presented to the user.

Task 4 | Design Development

Design Development acts a bridge between the conceptual schematic designs and a fully documented program.

Refine selected design options for Trailhead and Wayfinding elements. Expand the menu of sign types to include all necessary wayfinding tools.

Finalize functional aspects of Trailheads and sign program, size, materials, contrasts, nomenclature, typography, symbols, hardware and placement.

Submit "design development" drawings to fabricators for preliminary pricing and constructability reviews. Value engineer if necessary. Receive cost estimates.

Meet with DOT and other approving agencies to finalize trailhead / signage design and locations.

Present to client for final review and approval, including Community Review #2

TASK 4 DELIVERABLE: Design Development presentation to Steering Committee, Stakeholders and Council, this shall include a fully developed Sign Family Menu, Photo-Renderings, Material Samples, Color Palettes, Budget Analysis and Phasing Strategy.

Step 5 | Sign Standards Manual

The Sign Standards Manual finalizes all the necessary graphic standards, technical drawings and specifications, into a single package that allows for competitive bidding, as well as guidelines for long term maintenance of the sign program.

Design intent drawings indicating, material specifications for all sign types, illustrating size, typefaces, graphic elements, pictograms, letter spacing, materials, finishes, construction details, installation methods, colors and locations.

Technical Specifications describing materials, products, submittals, coordination, execution, quality assurance, installation, etc.

Prepare Placement Guidelines and Message Schedule (GIS), including sign placement drawings based information gathered in the field. (15 - 20 scenarios)

Prepare final cost estimate based on final design and sign counts.

TASK 5 DELIVERABLE: Provide Brand Strategy Manual, including all design intent drawings, sign location plans and message schedules necessary to receive competitive bids from qualified sign vendors.

PUBLIC OUTREACH & BUILDING CONSENSUS

The wayfinding program and its components will be crafted by the design team, but this marks the culmination of a process driven by the collective understanding and values cultivated among the consultant team, the client, and project stakeholders. Our role involves attentive listening and offering recommendations and solutions to facilitate the consensus-building process. We adhere to three consensus-building principles:

- 1) The design shall align with the criteria set by the client and project stakeholders.
- 2) Solutions should be readily comprehensible to someone visiting for the first time.
- 3) The design team will consistently take into account the culture and character of the local community when formulating design suggestions.

Methods Of Public Outreach

- Strategic placement of newspaper and magazine articles
- Social Media and Networking Outreach
- Open House Presentations
- Pre-Recorded Virtual Presentations
- Project Websites
- On-line Surveys
- Mock-ups and Prototypes

Building Consensus Best Practices

- Take tiny steps
- Understand the approval process and protocol
- Conduct small workshops w/ stakeholders
- Decisions are made for the betterment of all
- Craft a list of design criteria
- Provide options within options

Promotional Outreach

For this type of project a highly organized public relations initiative is strongly suggested. Not much different than an advertising campaign, getting the word out, across a variety of media will help increase the programs success.



PUBLIC INPUT GOALS & TOOLS

DISCOVERY



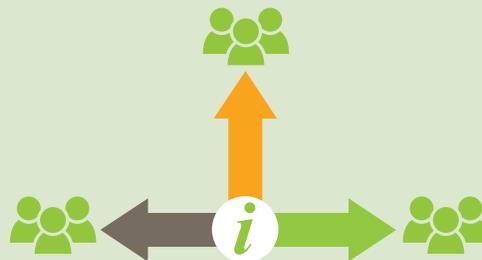
Information Gathering

DESIGN



Feedback & Consensus

IMPLEMENTATION

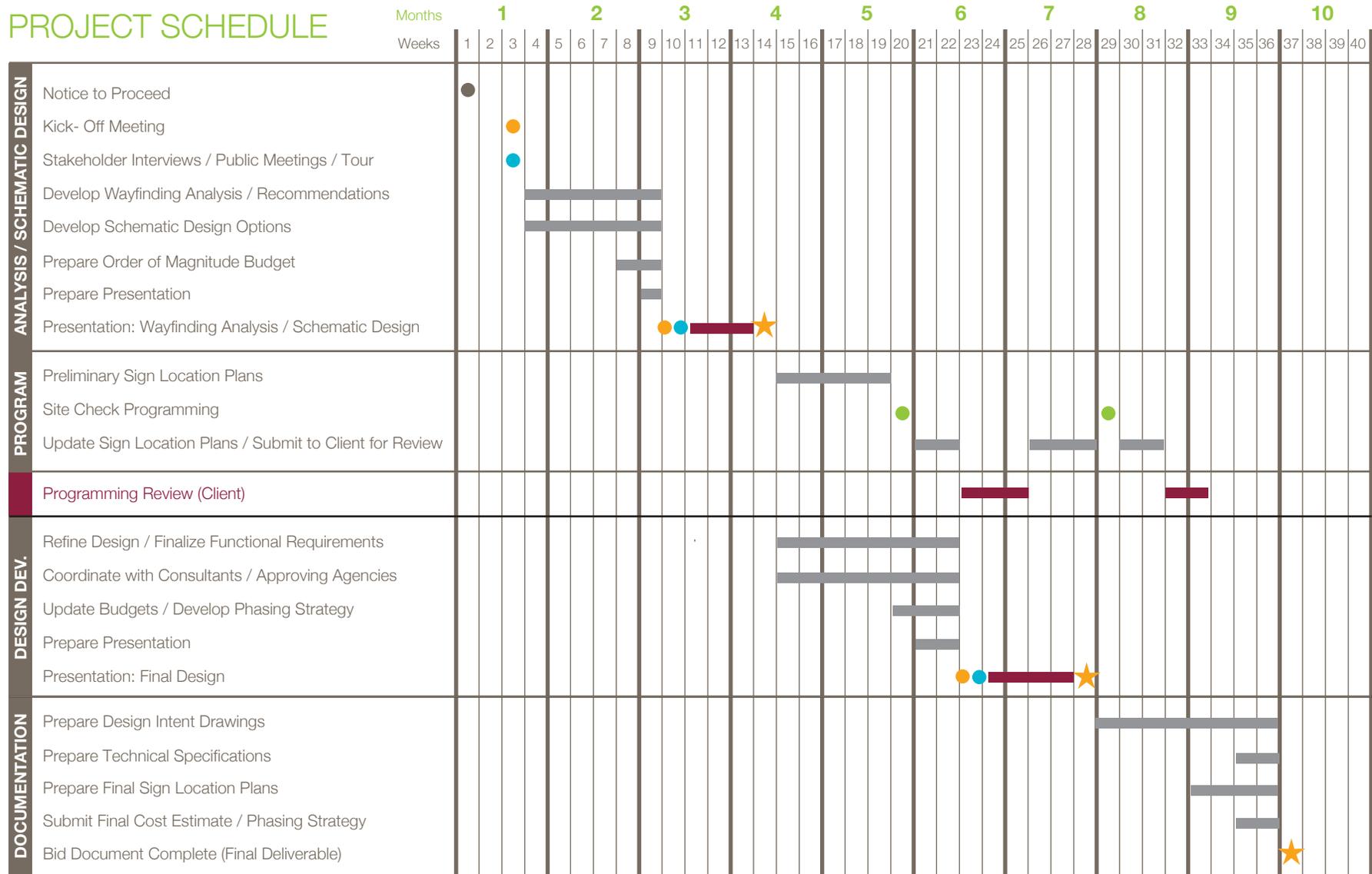


Education & Encouragement



Publicity • Stakeholder Interviews • Public Meetings • Design Feedback • Marketing
E-Blasts • Virtual Meetings • Online Surveys • Webinars • Social Media

PROJECT SCHEDULE



- Key**
- Steering Committee ●
 - Stakeholders / Public ●
 - Site Checks ●
 - MERJE Tasks
 - Client Review / Approvals
 - Stage Complete ★

Design and Planning Schedule:

Schedule shown illustrates typical time frames for tasks provide by MERJE. Client reviews and approvals, including State, County and City are difficult to predict and generally have a effect on the final completion date

We will work with you to develop a revised project schedule once we have a better understanding of the project and your internal approval requirements and protocols.

Fabrication and Installation Schedule:

The time-frame for the implementation phase will depend on the quantity of signs and final scope of work. Typical lead times for this stage can range between 4 and 9 months.

BUDGET

Thank you for considering MERJE for the development of the Breckenridge Open Space & Trails Signage Workplan. I hope you have found the Scope of Work to be reflective of your requirements and expected deliverables of the system. We are deeply appreciative of this opportunity and based on the scope of the project, your requirements, and the services outlined in our Project Approach, we propose the following compensation:

Please note, as suggested, we are providing a comprehensive approach to the program. We would welcome the opportunity to discuss both the fees and scope of work with you in more detail.

<u>BASE PROJECT</u>	<u>FEE</u>
1. Wayfinding Assessment	\$ 10,950
2. Schematic Design	\$ 12,000
3. Programming (Placement Guidelines)	\$ 8,000
4. Design Development	\$ 8,000
5. Documentation & Graphic Layouts	<u>\$ 10,000</u>
TOTAL LUMP SUM FEE	\$ 48,950

Note: Reimbursable expenses for travel are included in the Total Lump Sum Fee

<u>OPTIONAL SERVICES</u>	<u>FEE</u>
Bid Review and Construction Administration	To Be Determined*
Orientation Map Design	\$ 8,000
Detailed Sign Location Plans	\$ 500 per mile
Structural, Electrical or Civil Engineering	To Be Determined*
Additional Meetings (per person/per day)	\$ 1,320 (+ travel)

* Scope and Fee will depend on complexity and quantity of sign locations.

HOURLY BILLING RATES

Principal In Charge	\$ 165	Project Coordination and Presentations
Senior Designer	\$ 125	Lead Designer and Presentations
Graphic Designer	\$ 110	Design Assistance, Field Work & Production
Jr. Designer	\$ 90	Production / Field Assistance

REIMBURSABLE EXPENSES

Reimbursable expenses are included in the basic compensation outlined above. These expenses include, but are not limited to: CADD machine plots, photocopies, travel, airfare, lodging, meals, fares, tolls, auto rental, parking, art materials, first-class mail, special overnight mail and delivery services.

POTENTIAL ADDITIONAL SERVICES

The following items are potential additional services, and if authorized by the client a separate proposal will be developed to address a specific project requirement.

- Bid Review and Construction Administration
- Orientation Map Design and Artwork
- Structural, Electrical or Civil Engineering
- Meetings / Presentations beyond those outlined in this proposal
- Interpretive Signage for historic areas (scope, quantity to be determined)
- Design of print material design, websites or other non-signage wayfinding tools
- Design of wall murals, super graphics or other sign types outside the agreed upon menu.
- Landscape or Lighting Design
- Documentation and Specification of Highway Signage
- Mobile Phone Applications and othe Digital Tools



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: July 17, 2024
Subject: Planning Commission Decisions of the July 16, 2024 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, July 16, 2024:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. Beaver Run Resort & Conference Center Master Sign Plan, 620 Village Rd., PL-2024-0246:
A proposal to amend the existing master sign plan (MSP) for the Beaver Run Resort & Conference Center to provide a newly formatted, comprehensive sign plan that includes updates for branding, locations for effectiveness, materials, wayfinding, and identification signage. *Approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.



NOT TO SCALE



Beaver Run Resort
Master Sign Plan, 620
Village Rd.

302 S. Main
Street Employee
Mitigation Relief
(Work Session)

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:33 pm by Chair Leas.

ROLL CALL

Mike Giller **remote** Mark Leas Allen Frechter Keely Ambrose **remote**
Ethan Guerra Elaine Gort Susan Propper

APPROVAL OF MINUTES

With no changes, the July 2, 2024 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the July 16, 2024 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- There was no public comment and the comment period was closed.

CONSENT CALENDAR:

1. Beaver Run Resort Master Sign Plan (CC), 620 Village Rd., PL-2024-0246

With no call-ups, the Consent Calendar was approved as presented.

WORK SESSIONS:

1. Unit A, 302 S. Main Street Employee Mitigation Relief

Mr. Kulick presented a proposal to provide relief from the employee housing mitigation rates specified by Policy 24 (Absolute) Social Community for a 228 sq. ft. espresso bar at 302 S. Main Street. The following specific questions were asked of the Commission:

1. Based on the draft analysis information provided by the Town, does the Commission support a deviation from the current employee generation table and not require any employee housing mitigation for the proposed espresso bar?
2. Does the Commission have any other feedback for staff or the applicant regarding the proposed changes in use?

Commissioner Questions / Comments:

Mr. Frechter: Will this application come with the condition that they cannot have any seating on the interior? (Mr. Kulick: That is correct. There would not be any seating or any food service. Those would be conditions of approval. On a site visit, staff observed there is not area for table seating on the interior.)

Ms. Gort: This would be going from 10.2 employees per 1000 square foot to 2 employees? (Mr. Kulick: Retail service requirements under the new study go up but a bar without food service goes down to 2.7 employees.) This number is an industry standard of employees? (Mr. Kulick: This number is based on a Breckenridge specific study that surveyed many, over one hundred, businesses in Town and is either an average or median of employees for this type of business found by that study. Other categories went up or down. For example, retail went up.) Would this encourage more grab and go and use of non-reuseable items? (Mr. Kulick: They will still have to pay a higher water PIF rate. This operation is similar to a large vendor cart, where we don't require any employee generation mitigation. The difference being the people waiting are outside versus inside. The goal of employee housing mitigation isn't to encourage or discourage different types of uses but to ensure that different types of businesses are providing the correct housing offset compared to the employees they generate. This is a

less intense type of use than is existing, generating fewer employees, so they do not need to provide any new housing.) Can they take their employee mitigation credit to another location? (Mr. Kulick: No; water PIFs, parking fees, and employee generation run with the land and are not able to be transferred or credited elsewhere.)

Mr. Guerra: Can you remind us what exceptions were given at the Pho Real restaurant and Highside Brewery taproom? (Mr. Kulick: In that case they provided their own information and independent study showing a far fewer number of employees were generated.) The exception that we granted Pho Real and Highside were because they proved to not be generating any additional employees from the existing uses. The taphouse, I believe it ended up that they would have one employee. (Mr. Truckey: I think there was a compromise that they would have 2 employees but it still did not create a need for new employees compared to the previous retail use.)

Ms. Propper: Is it the same owner that owns the current retail use? (Mr. Kulick: No, the space was previously retail and became available for new tenants and that was when the new tenant approached us about the espresso bar business.) Would we require employee mitigation if just the couple that owns the business are the workers? (Mr. Truckey: Yes, we would. We cannot be in the business of monitoring which employees work and when. We take the position that this type of business would generate x number of employees.) (Mr. Kulick: This is an extreme example of a small business, there are so many categories when updating code that it takes time. This is going back to the Council in August for a work session on updating the code. In the meantime, this is a way for them to begin their business based on the new study with an exemption.)

Ms. Ambrose: Where is the proposal for code amendments with the Council? How soon will this be updated? (Mr. Truckey: This will be another work session with the Council in August. There were many questions from Council previously, as several Council had questions about the study's finding, and there will be another work session before they reach the point of adopting a new ordinance. But we do need to move forward with this update to use a nexus study that is relevant and specific to Breckenridge.) (Mr. Kulick: Some of the Council discussion may center around the percentage of employees that should be mitigated rather than the specific category generation rates.)

Mr. Giller: Because we are moving toward adopting new numbers, will these types of requests for exemptions be fewer? (Mr. Truckey: I believe with the amendments there will be some limits placed on any appeal process for relief, but it has not been determined at this time whether that will be available to applicants going forward.) Can you summarize the difference in outdoor versus indoor space size calculations for generation rates? (Mr. Truckey: The study found that if the size of the outdoor space compared to the indoor space is not larger than 25% of indoor floor area, there is little or no change of employee generation. With larger outdoor spaces, the employee generation does increase.)

The work session was opened for public comment. There were no comments and the comment period was closed.

Mr. Frechter: I don't have issues with this proposal, but I could see the introduction of food creep and suddenly they are preparing other food items. That is always the question: how best do you monitor and enforce the provisions?

Ms. Gort: I agree, there is precedent and other cases where we have done this.

Mr. Giller: I concur.

Ms. Ambrose: I agree with allowing the exemption. I like that we are basing this on more accurate numbers even if they are not fully approved at this time. I think that makes more sense

than the current model which does not consider the full range of different business types.

Mr. Guerra: I also agree. I think this is a good example to move forward with a change to the code.

Ms. Propper: I concur.

Mr. Leas: I agree with the proposal. You must consider that this employee at the espresso bar may work at this job in the morning and then go to another establishment and work the afternoon, which also provides employee housing mitigation. I think this a difficult topic and we can't paint with a broad brush. We can't get too concentrated on whether this number is exactly right or wrong, but in the end the employee housing mitigation is accommodated.

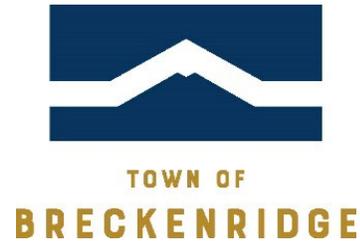
OTHER MATTERS:

1. Town Council Summary
2. Class D Majors, Q2 2024 (Memo Only)
3. Class C Subdivisions, Q2 2024 (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 6:10 pm.

Mark Leas, Chair



Memo

To: Breckenridge Town Council
From: Tracey Lambert, Senior Accountant
Date: July 17, 2024 (for the July 23rd meeting)
Subject: 2024 Supplemental Budget Appropriation

The Town Council approves a budget annually. From time to time, it is necessary to amend the budget as circumstances necessitate. This appropriation addresses actual capital expenses already incurred and planned capital expenditures not included in the original 2024 budget. The appropriations include additional housing, open space, and childcare-related expenses, some of which are being addressed now for timing reasons.

There is not an appropriation for the E-Delivery Pilot project which was approved earlier this year. The expenses for this project include the following:

- Approved 2024 Budget: \$250,000
- Revised Budget: \$2,000,000
- Additional Expense: \$1,750,000

Savings from the overall Capital projects will be used to offset these additional expenses.

The Workforce Housing Fund requires an appropriation for additional expenses for timing-related items and new expenses not budgeted for in 2024. These expenses require an additional transfer from the Excise fund to cover the fund balance. The following is a summary of the timing-related items:

- Beginning Fund Balance: \$3,609,391: There was an appropriation approved in December 2023 to cover additional expenses for Stables Village and Housing Buy Downs. However, a transfer from the Excise Fund to cover these expenses never occurred. This appropriation includes a revenue transfer to cover these expenses. There is no expense appropriation for Workforce Housing because this was completed in December 2023.
- Vista Verde II Loan: \$1,127,056: Budgeted in 2025, occurring in 2024.
- Larkspur: \$2,413,000: These costs are within the total project budget and are a result of delays from 2023 to 2024.

Total Timing-Related Appropriations: \$7,149,447

Please find below the ordinance appropriating the funds required for the Adopted Budget 2024. The ordinance is submitted for second reading.

FUND	REVENUE	EXPENSE	NOTES
General		\$ 688,211	1310 Baldy Rd purchase

Excise Tax		\$ 3,609,391	Transfer to Housing Fund
Excise Tax		\$ 7,202,057	Transfer to Housing Fund
		\$ 10,811,448	

Housing	\$ (3,609,391)		Transfer from Excise Fund: Dec 2023 Approp: Stables \$1.6M, Buydown \$1.8M
Housing	\$ (7,202,057)		Transfer from Excise Fund
Housing		\$ 2,413,000	Larkspur
Housing		\$ 2,100,000	Stables Infrastructure
Housing		\$ 1,127,056	Restriction: Vista Verde II Loan: Budgeted in 2025
Housing		\$ 1,562,001	Restriction: Vista Verde I Loan
Housing	\$ (260,438)		Rental income: (\$60K); SCHA agreement:(\$200K)
	\$ (11,071,886)	\$ 7,202,057	

Open Space		\$ 1,848,781	Little Daisy Lode purchase
Open Space		\$ 3,469,908	Lizzie Lode purchase
		\$ 5,318,689	

Childcare		\$ 750,000	Timberline Learning Center expansion
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\$ (11,071,886) \$ 24,770,405

COUNCIL BILL NO. XX

Series 2024

AN ORDINANCE OF THE TOWN OF BRECKENRIDGE SETTING FORTH THE ANNUAL SUPPLEMENTAL APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024

WHEREAS, at the direction of the Town of Breckenridge Council, the Town Manager has prepared and submitted a proposed budget for the fiscal year beginning January 1, 2024, and ending December 31, 2024, to the Town Council; and

WHEREAS, in accordance with the municipal charter, § 5.8, the Town Council hereby appropriates to the various funds as hereinafter stated to be used for the purpose for which these funds were created and exist.

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

1. Town Council hereby approves the ordinance appropriating supplemental expenditure of the Town of Breckenridge for the year beginning January 1, 2024, and ending December 31, 2024, to the various funds as hereinafter stated to be used for the purpose for which these funds were created and exist.
2. The amounts set forth above and in the annual budget of 2024 as approved by Resolution No. ____, Series of 2024, are hereby appropriated to the uses stated and the Town Manager has the authority to expend the amounts shown for the purposes stated.

FUND	REVENUE	EXPENSE	NOTES
General		\$ 688,211	1310 Baldy Rd purchase

Excise Tax		\$ 3,609,391	Transfer to Housing Fund
Excise Tax		\$ 7,202,057	Transfer to Housing Fund
		<u>\$ 10,811,448</u>	

Housing	\$ (3,609,391)		Transfer from Excise Fund: Dec 2023 Approp: Stables \$1.6M, Buydown \$1.8M
Housing	\$ (7,202,057)		Transfer from Excise Fund
Housing		\$ 2,413,000	Larkspur
Housing		\$ 2,100,000	Stables Infrastructure
Housing		\$ 1,127,056	Restriction: Vista Verde II Loan: Budgeted in 2025
Housing		\$ 1,562,001	Restriction: Vista Verde I Loan
Housing	\$ (260,438)		Rental income: (\$60K); SCHA agreement:(\$200K)
	<u>\$ (11,071,886)</u>	<u>\$ 7,202,057</u>	

Open Space		\$ 1,848,781	Little Daisy Lode purchase
Open Space		\$ 3,469,908	Lizzie Lode purchase
		<u>\$ 5,318,689</u>	

Childcare		\$ 750,000	Timberline Learning Center expansion
	<u>\$ (11,071,886)</u>	<u>\$ 24,770,405</u>	

3. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN FULL this 23rd day of July 2024.

ATTEST:

TOWN OF BRECKENRIDGE

Helen Cospolich, Town Clerk

Kelly Owens, Mayor

APPROVED IN FORM

Town Attorney

Date

Memo



TOWN OF
BRECKENRIDGE

To: Breckenridge Town Council Members
 From: Town Staff
 Date: 7/17/2024 (for the 07/23/24 work session)
 Subject: Public Projects Update

Asphalt and Concrete Repair

Columbine Hills Construction has completed overlay paving operations on Boreas Pass Road, Watson Avenue, Highlands Drive, Adams Avenue, Reiling Road, and High Street. Royal Tiger has been paved and the speed humps will be re-installed in the coming weeks. Concrete work for the Adams Avenue and French Street intersection has been completed. Asphalt patching at the Adams/French intersection will occur in the coming weeks. The Valley Brook Street sidewalk installation was completed, budgeted as part of the Sidewalk Master Plan in the CIP. Valley Brook Street is to be paved on July 17. Concrete work is occurring along Kings Crown, Snowflake Drive, and Village Road.

Westerman Road will be re-paved after receiving its full depth reclamation; paving is scheduled for July 22-24. Silver Circle is planned to have a full depth reclamation later this summer. Schedule updates can be found at www.BreckRoads.com.



Concrete bulb out and permanent stop sign installation at the French and Adams Intersection. Asphalt patching along French Street on both sides of intersection will occur later this summer.



High Steet has been overlaid and the concrete pan was replaced at the High and Lincoln Intersection.

Project Funding	
2024 CIP	\$3,700,000
TOTAL	\$3,700,000

Fiber 9600

In 2023, we built upon the Town's fiber network to ensure the community's future communication needs. We brought fiber infrastructure up Ski Hill Road to the Fire Station at the base of Peak 7. We continued connecting to Town buildings with the addition of the ice rink in 2023. We also crossed Highway 9 at Tiger Road in an effort to reach the Wayside/Loge. We wired the following multi-dwelling units (MDU's) in 2023 and 2024: Vista Verde II (172 Units), Gold Creek (24 units), Forest Haus (27 units), Kingdom Park Townhomes (20 units), and Larkspur (52 units). All of these complexes have signed up for bulk internet agreements. In 2023, we completed 36 fiber drops to residential customers and 27 drops to commercial customers. In 2024, we have completed 18 drops to residential customers. At the end of 2023, Allo reported 710 customers.

In 2024, we will continue to focus on workforce housing areas, anchor institutions, and high-density areas. We have connected fiber to the Stables neighborhood and while in the area, we were able to cross Wellington Road with the sewer line construction and complete the infrastructure on Corkscrew Drive. Our next focus will be filling in areas surrounding the backbone that we put in the last couple of years. This includes some of the roads off Ski Hill Road, including Grandview Drive, Windwood Circle, and Park Forest. We are working with Vail Resorts to design a fiber easement on the Four O'clock run to access the buildings along Four O'clock Road. Both The Village at Breckenridge and Breckenridge Grand Vacations have expressed interest in utilizing Allo internet when we are able to reach all their locations. We are working our contractor to see if we are able to get to these locations within our budget.

We are in the middle of the fiber broadband strategic plan. So far, our consultant has given us a lot of good information about areas that we can concentrate on in the future. Some suggestions that we are already implementing include ways to reduce construction costs, areas of Town with higher density to build to, and other technologies that we can implement. We hope to have a final product to present to council in the coming months. As part of the fiber strategic plan, we have put together a map of the locations that fiber is available and where we have customers signed up for service. See the map at this link and make sure to add the desired map layers in the upper right corner:

[Fiber Information 2024 \(arcgis.com\)](https://www.allocommunications.com/locations/breckenridge/)

We are working with Allo to develop a strategy to ensure robust marketing and sign up in areas where service is available. The Town and Allo continue to identify buildings and HOA's that may want bulk internet agreements, and then work with them to get the buildings set up for service. Allo is sending a residential customer sales team to Breckenridge the week of July 22nd to help increase our customer base and take rate. We continue to monitor funding opportunities and will apply for grants when we qualify. <https://www.allocommunications.com/locations/breckenridge/>

Project Funding	
2023 Capital Prior Spending Authority	\$1,224,219
2024 CIP	\$1,800,000
TOTAL	\$3,024,219



Memo

To: Town Council
From: Mobility Staff
Date: 7/23/24
Subject: Mobility Update

Snowstang

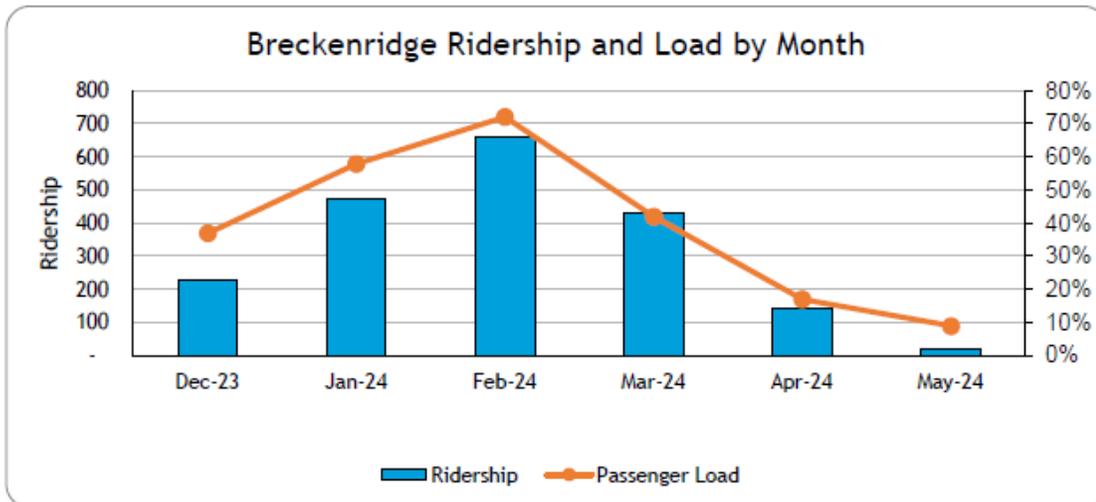
Snowstang service from Denver Union Station to the Breckenridge Transit Center finished its season in early May with a slight decrease of 52 riders compared to the 2022-23 season. The lower number comes from a decrease of 190 riders in January 2024, most likely due to difficult weather conditions and closures on the I-70 corridor. December and February showed positive ridership growth of 50-75 riders each month. The total cost of the service this year was \$98,463 of which, the town paid \$59,078 and the Ski Resort was a partner sharing 50% of the \$59,078. CDOT paid the remaining \$39,385.

This overall cost and ridership number puts the service at just over \$50 per Unlinked Passenger Trip (UPT=a trip in one direction). Between the town and Ski Resort, we subsidized \$30.29 per UPT, with CDOT and ticket revenue funding the remaining \$20. This \$50/UPT is below the national average for commuter bus transit of \$57. Additionally, the Snowstang miles covered per UPT is almost triple the national average; meaning that the bang for the buck in removing single occupancy vehicles from the roadway has an almost 3 for 1 impact for each ticket sold. In simpler terms, for every one-way ticket sold, the rider travels 80 miles as compared to the national average of 23 miles. This increase in miles travelled drastically decreases the miles traveled by private automobile.

Staff appreciates the partnership with the Ski Resort over the past two years, and initial discussions have general support for another year of Snowstang service, albeit with some concern over increasing costs. We have relayed our concerns to CDOT/Snowstang leadership and are working closely with them to apply for grants that may help offset or decrease some of our costs for the program.

Without actual future costs available yet, staff would like to know if Council has any reservations with funding this partnership for another season.

End of Season Final Report



Snowstang Ridership by Line

Route	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Full Season
Arapahoe Basin	67	267	433	394	184	33	1,378
Breckenridge	226	472	659	433	142	18	1,950
Copper Mountain	266	528	720	607	264	14	2,399
Loveland Ski Area	269	467	584	459	131	22	1,932
Steamboat*	35	58	78	129	3	-	303
Total	863	1,792	2,474	2,022	724	87	7,962

*Steamboat service ended 4/7

Snowstang Round Trip Load Factor by Line

Route	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Full Season
Arapahoe Basin	11%	33%	47%	39%	23%	16%	31%
Breckenridge	37%	58%	72%	42%	17%	9%	44%
Copper Mountain	43%	65%	78%	60%	32%	7%	55%
Loveland Ski Area	44%	51%	64%	45%	16%	11%	43%
Steamboat	17%	16%	15%	25%	3%	-	17%
Snowstang Average	31%	48%	59%	44%	22%	11%	41%

Snowstang Revenue (Breckenridge)

Type	Dec-23	Jan-23	Feb-24	Mar-24	Apr-24	May-24	Full Season
Fares	\$ 4,567.16	\$ 7,678.21	\$ 8,336.04	\$ 5,116.19	\$ 1,931.30	\$ 150.00	\$ 27,778.90

Note: All figures are net revenues (less refunds, not incl. transaction fees) totalled by date of sale.

Breck E-Ride

Ridership has reached over 2,000+ trips per week through the first two weeks of July. An annual mid-season [survey](#) was launched on 7/15 and remains open for responses through Friday 8/2. The survey is available in both English and Spanish, and has been disseminated through the E-Ride app, website, flyers inside buses, town newsletters, and social media channels. The survey seeks to better understand how riders use the program, learn where users would like to see new hub locations added in the future, and receive general feedback about the program.

Total ridership through 7/14/2024: **12,888 trips**

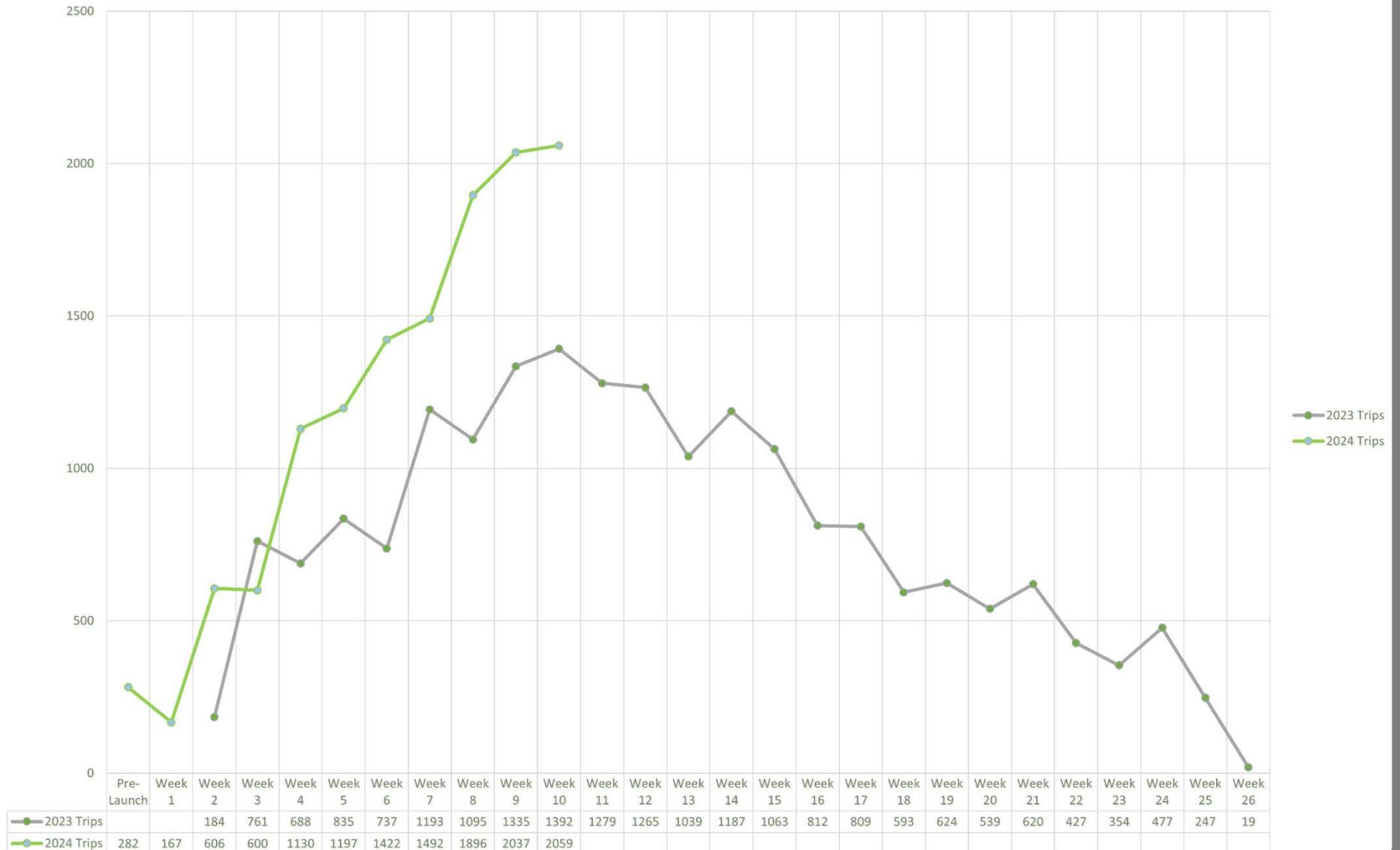
Average Trip Distance: 1.52 miles

Average Trip Length: 16.5 minutes

Week	2023 Trips	2024 Trips	% Change	2023 Dates	2024 Dates
<i>Pre-Launch</i>		282			5/1 - 5/5*
<i>Week 1</i>		167			5/6 - 5/12
<i>Week 2</i>	184	606	229%	5/19 - 5/21*	5/13 - 5/19
<i>Week 3</i>	761	600	-21%	5/22 - 5/28	5/20 - 5/26
<i>Week 4</i>	688	1130	64%	5/29 - 6/4	5/27 - 6/2
<i>Week 5</i>	835	1197	43%	6/5 - 6/11	6/3 - 6/9
<i>Week 6</i>	737	1422	93%	6/12 - 6/18	6/10 - 6/16
<i>Week 7</i>	1193	1492	25%	6/19 - 6/25	6/17 - 6/23
<i>Week 8</i>	1095	1896	73%	6/26 - 7/2	6/24 - 6/30
<i>Week 9</i>	1335	2037	53%	7/3 - 7/9	7/1 - 7/7
<i>Week 10</i>	1392	2059	48%	7/10 - 7/16	7/8 - 7/14

**Not full 7-day weeks*

Breck E-Ride Ridership





Memo

To: Town Council
From: Sustainability Staff
Date: 7/23/24
Subject: Sustainability Update

Materials Management

Material Management Grants Update

The Town of Breckenridge offers financial assistance to businesses and multi-unit housing properties in Town limits to assist with any project that eliminates single-use plastic service ware and/or diverts materials from the landfill through recycling and composting.

Projects include adding recycling or composting bins, purchasing durable service and dishware, implementing reusable/returnable/refillable packaging systems, updating trash and recycling infrastructure, and/or installing water refill stations. Businesses can propose additional projects not included in this list for consideration.

Grants will be available on a first come, first served basis until funds are exhausted. Maximum grant request is \$10,000 and is reimbursement-based. All projects will be reviewed by staff and a final site visit must be completed before reimbursement is issued.

To apply, click on the [Material Management Grant](#) tab under Business Resources at [Good At To-Go | SustainableBreck](#).

Please contact us with any questions regarding your prospective projects.
SustainableBreck@townofbreckenridge.com

2024 Grant Applications: 6

Total amount requested: \$20,862.93

Projects:

- Columbine HOA
 - Added recycling to their public pool area with a new trash/recycling container.
- Giampietro's Pizza
 - Purchased durable kids cups, lids, and stainless-steel straws to eliminate single-use waste.
- Fatty's Pizzeria
 - Purchased glassware and a glass washer to eliminate single-use cups for events.
- Rock Pile Ranch Association
 - Building a new enclosure to house trash/single-stream recycling/glass

- Warriors Mark HOA
 - Purchasing a new bear proof trash/recycling bin and adding recycling service to the HOA managed open space area.
- Hearthstone
 - Purchased durable kids cups and lids to eliminate single-use products.

Plastics Enforcement Update

Staff are working with the BTO to clarify language to the SEPA application to increase accountability for event producers to eliminate single-use plastics from their events. Event producers as part of their SEPA permit will need to make sure that all vendors comply with Town code regarding the plastics ordinance. Vendors who do not comply may be fined per the plastics ordinance and event producers risk suspension, revocation or non-issuance of a permit in the future per the special event ordinance.

Plastics Resources

The plastic pollution ordinance is fully effective as of the deadline of July 1. The deadline generated a flurry of questions to staff as well as media inquiries. Staff continues to refer businesses to online resources:

- [How to Make the Switch to Sustainable Serviceware in Your Restaurant or Food Prep Business](#)
- [Town of Breckenridge Materials Management Grant](#)
- [Good At To-Go | SustainableBreck](#)

July 1, 2024, was the hard deadline for all single-use plastic service ware. Businesses can either work with their distributor to return any remaining backstock or donate any remaining products to the non-profits listed below and claim the tax-deductible donation value.

- [CAFE Food Rescue](#)
- [Backpack Food Program | Smart Bellies | Colorado](#)
- [Give Food | Food Bank of the Rockies \(foodbankrockies.org\)](#)
- [WIC Foods | CDPHE WIC \(coloradowic.gov\)](#)

E-Delivery & Logistics Outreach

There is an executed contract in place for the receiving site at Parkway Center. The Summit Daily covered the story on July 14. [Breckenridge to move food and beverage delivery center out of downtown after the sale of plaza containing City Market | SummitDaily.com](#) A construction update can be found in the Public Projects Staff Report.

Water

The following information is based on questions received at the July 9th meeting regarding Town irrigation systems and rain sensors in the Town Code.

Rain sensors are typically used for turf irrigation. The Town does have rain sensors on many of our systems, but they tend to be damaged over the winter and require repairs. Staff prioritizes charging systems for the season over making rain sensor repairs. Parks does not use rain sensors on mixed zones where flowers and hanging baskets are also part of the zone as they require different watering needs. All irrigation systems are on the new unified watering schedule and should be watering between 6PM and 9AM. If irrigation systems appear to be running during the day, it's very likely that staff is out charging, testing, or repairing a system during regular business hours. It remains an ongoing effort to install rain sensors and smart clocks for all Town irrigation systems.

According to Community Development, rain sensors are not required under Policy 22 Landscaping. The only place rain sensors are mentioned is under Policy 22/R as an option to a water conservation checklist that is required for eligibility for four (+4) positive points when combined with two other conservation measures.

Would Council like staff to propose potential planning code amendments related to rain sensors? Staff also notes that we will be updating the Comprehensive Plan in relation to water conservation as well.

Additionally, Housing will follow up with Corum to see if anything can be done at Larkspur.

9-1-19-22R:POLICY 22 (RELATIVE) LANDSCAPING:

D. Positive points will be awarded to an application according to the following point schedule. Examples of positive point awards are for purpose of illustration only, and are not binding upon the Planning Commission. The ultimate allocation of points shall be made by the Planning Commission pursuant to section [9-1-17-3](#) of this chapter.

+2: Proposals that provide some public benefit. Examples include: the preservation of specimen trees as a result of a new building footprint configuration to preserve the trees; preservation of groupings of existing healthy trees that provide wildlife habitat; preservation of native ground covers and shrubs significant to the size of the site; xeriscape planting beds; the planting of trees that are of larger sizes (a minimum of 2.5 inch caliper for deciduous trees and 8 feet for evergreen trees); utilizing a variety of species; and the layering of ground covers, shrubs, and trees that enhances screening from public rights-of-way and adjacent properties.

+4: Proposals that provide above average landscaping plans and that include a water conservation checklist. Examples include: all those noted under +2 points, in addition to the planting of trees that are of larger sizes (a minimum of 3 inch caliper for deciduous trees and 10 feet for evergreen trees) and the largest sizes possible for their species; utilizing a variety of species and the layering of ground covers, shrubs, and trees that enhances screening from public rights-of-way and adjacent properties. A minimum of fifty percent (50%) of all new planting should be native to the town and the remaining fifty percent (50%) should be adapted to a high altitude environment. A water conservation checklist must be prepared for the property that indicates a list of water conservation measures (a minimum of 3 measures) that will be utilized. Examples of these measures include rain sensors, use of water conserving grass species, irrigation timers, and other conservation measures acceptable to the town. (Ord. 1, Series 2019)

I) CALL TO ORDER

Duke Barlow called the July 15th, 2024, regular meeting of BOSAC to order at 5:31 pm. Other members of BOSAC present included Nikki LaRochelle, David Rossi, Chris Tennal, Krysten Joyce, and Town Council liaison Jay Beckerman. Bobbie Zanca was present virtually. Staff members present included Duke Barlow, Tony Overlock, Scott Reid, Mark Truckey, and Alex Stach. Katherine King from Summit County Open Space & Trails was also present. Members of the public included: Kelly Ahren, Jeffery Bergeron, Greg Ruckman, Whitney Hebert (?), and Matt Powers.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – June 17th, 2024

The minutes were approved as presented.

III) PUBLIC COMMENTS

Mrs. Hebert (?) spoke briefly about general trail philosophy and one-way trails. She understands that they can be controversial but feels they enhance our trail system and make it safer overall for all users. She spoke specifically about the Slalom trail and some of the features designed for downhill mountain bikers. Mrs. Hebert (?) said she loves downhill trails like Slalom but feels that if we design trails in this fashion, we should manage them for downhill travel only. She also felt that there could be improved signage to encourage users to take neighboring trails more suited for uphill travel, but also to inform users of the type of trail/features they may be encountering.

Mr. Bergeron echoed some of the comments from Mrs. Hebert. He just wanted to remind the committee that any time you construct a one-way trail you are excluding users and that whenever we elect to construct one of those (downhill MTB trail), we should compensate by building a hikers-only trail. He also enjoyed working with the Friends of Breckenridge Trails on the new Ellie's Feature's Trail.

IV) STAFF SUMMARY

Mr. Barlow presented the Staff Summary topics to BOSAC. We did not review each item listed in the Staff Summary, as we had several topics under Open Space Discussion and Executive Session that would take up most of the Committee's time during this meeting.

Mr. Rossi asked about the duration of the Hard Luck Trail maintenance. Mr. Overlock replied it was taking a little longer than anticipated, but our staff is pleased with the quality of work being done. He said it should be complete in the next week to ten days.

Mrs. Joyce asked about the current status of Dry Gulch, to which Mr. Overlock replied that the surveying of the structures had been completed and that the septic tanks are now under contract to be demolished by the end of the summer.

Mrs. LaRochelle asked for some clarification on the management of the proposed passive water treatment facility at the existing Wellington Oro Plant. Mr. Reid replied that the passive

treatment facility would ultimately look like a series of wetlands and replace the existing plant which is unfortunately not all that effective. He explained that the project was not a Superfund project and the risk is more related to zinc and cadmium in the water source, as opposed to winds/physical risks to the neighborhood. This would not only “reduce our annual expenditures, but also accomplish our goals of better polishing the water so that it improves the habitat for aquatic life within French Creek.”

V) OPEN SPACE DISCUSSION

Town of Breckenridge Equity and Inclusivity Lens

Flor Cruz presented the Breckenridge Equity Blueprint & Equity Lens training to the committee. There was some great conversation/participation and we applied some of the training to some trail & open space specific scenarios at the end of the exercise.

Signage Workplan Award – MERJE

Mr. Stach explained some of the reasoning behind the Signage Workplan’s selection committee decision to award MERJE, an environmental design firm from West Chester, PA, who specializes in community wayfinding and signage. He then explained the process for their “Phase 1 – Discovery” step, which involves MERJE staff coming to Breckenridge, experiencing the trail system, attending the July 23rd Town Council Work Session, and conducting stakeholder groups. Mr. Stach spoke about the purpose of the stakeholder groups, the types of individuals/organizations we are targeting for participation and shared a draft of the schedule for MERJE’s visit next week. Mr. Barlow explained their public surveying process that will be open for input after they complete their visit and tailor questions.

There was some back and forth between the committee and staff regarding the groups/individuals involved with the stakeholder meetings. Mr. Rossi suggested we have a younger high school to college-age representative at one of the focus groups and he felt there was some overlap in the selected participants. Mrs. LaRochelle asked about OSAC participation to which Mrs. King replied there would probably be one or two members who could be interested. Mrs. Joyce said she liked the idea of a community meeting or survey to make sure we were gathering as much public input as possible.

Mr. Truckey and OST Staff explained that this was just a starting point to identify users who might be interested in participating and we are trying to take advantage of the time that MERJE will have us next week.

Trails Plan Workshop

Mr. Overlock gave a quick overview of the OST Trails Plan, our philosophy on trail construction, and how this exercise will contribute to our working document to help us prioritize our list of proposed trails. He explained that the list of proposed trails we’ve come up with this exercise can be put through the proper filters to determine the feasibility of each idea.

BOSAC and OST Staff reviewed 39 total trails/concepts through the Trails Plan Workshop exercise.

OST Staff encourages those interested in the conversations regarding each conceptual trail to review the public Zoom recording for more information/details.

Council Matters Related to Open Space Topics

Mr. Beckerman introduced a few topics related to Open Space to the committee including the demolition of the Schoonover Building, an update on the McCain Parcel, E-Notifications, fire-wise fuel reduction project in the Highlands neighborhood and a review of the Breck E-Ride program and its successes this season.

Other Matters

N/A

VI) EXECUTIVE SESSION

Mrs. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. David Rossi seconded the motion. BOSAC went into an executive session at 6:54 PM.

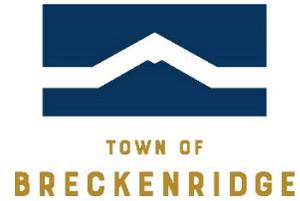
The executive session of BOSAC concluded at 7:38 PM. The participants in the executive session were Krysten Joyce, Nikki LaRochelle, Chris Tennial, Bobbie Zanca, David Rossi, and Council liaison Jay Beckerman. Staff present included Duke Barlow, Tony Overlock, Mark Truckey, Scott Reid, and Alex Stach. Katherine King was present from Summit County Open Space & Trails.

VII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Mrs. LaRochelle, and Mr. Tennial seconded it. The July 15th, 2024 regular meeting of BOSAC ended at 7:47 pm.

The next regular meeting of BOSAC is scheduled for August 19th, 2024.

Nikki LaRochelle, Chair



Memo

To: Breckenridge Town Council Members
From: Helen Cospolich, Town Clerk
Date: 7/16/2024
Subject: Committee Reports

No committee reports were submitted for this meeting.

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Chief Jim Baird	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	No Meeting/Report
Breckenridge Social Equity Advisory Commission	Flor Cruz	No Meeting/Report
Communications	Brooke Attebery	No Meeting/Report

***Note:** Reports provided by the Mayor and Council Members are listed in the Council agenda.



TOWN OF
BRECKENRIDGE

June 30, 2024

Department of Finance

Executive Summary

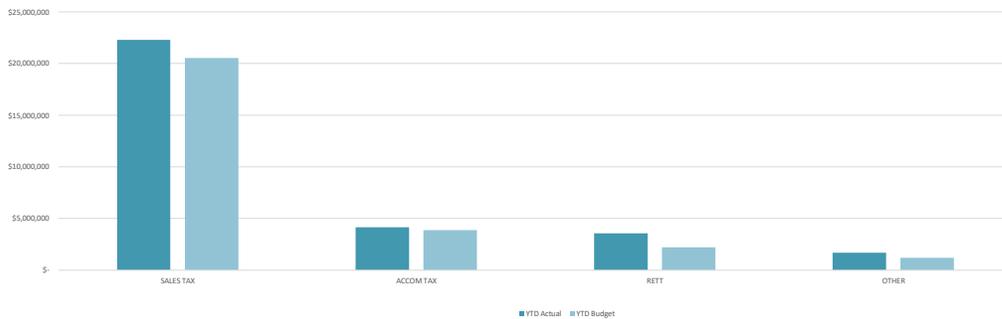
June 30, 2024

This report covers the first 5 months of 2024. May is largely reflective of April tax collections

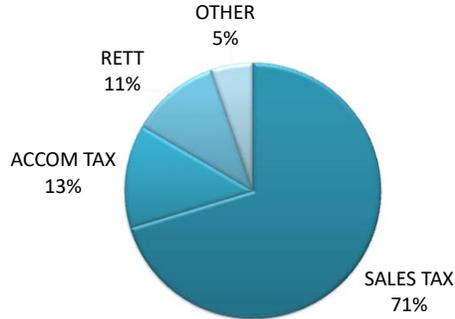
Overall, we are approximately \$3.8M above 2025 budgeted revenues in the Excise fund and \$1.1M ahead of prior year. Sales tax is currently \$1.7M over YTD budget, and flat in comparison with prior year. Accommodations tax is ahead \$.2M in comparison with YTD budget and \$.1M behind of prior year. Real Estate Transfer Tax is ahead \$1.3M in comparison with YTD budget and ahead \$1M in comparison with prior year.

See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes.

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 22,299,945	\$ 20,543,000	109%	\$ 35,700,000	\$ 22,398,875	\$ 36,424,495
ACCOMMODATIONS TAX	4,155,367	3,880,000	107%	6,000,000	4,269,337	6,314,016
REAL ESTATE TRANSFER	3,573,233	2,225,000	161%	5,000,000	2,457,182	6,225,510
OTHER*	1,682,023	1,203,489	140%	2,352,953	1,412,775	2,979,403
TOTAL	\$ 31,710,567	\$ 27,851,489	114%	\$ 49,052,953	\$ 30,538,170	\$ 51,943,424

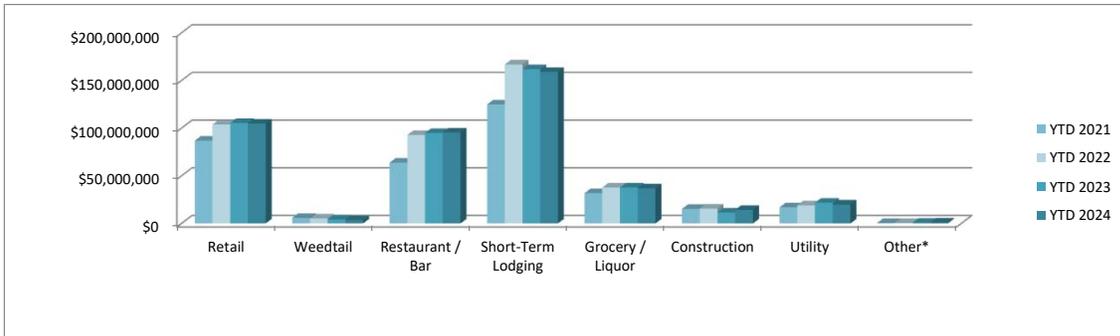
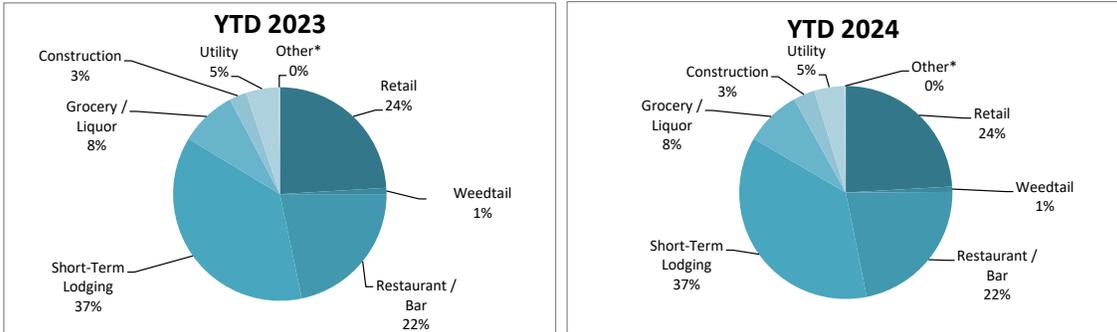
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: May 2023

Net Taxable Sales by Industry-YTD

Description	YTD 2021	YTD 2022	YTD 2023	2023		2023/2024		2024
				% of Total	YTD 2024	\$ Change	% Change	% of Total
Retail	\$86,931,134	\$103,759,237	\$105,406,678	24.07%	\$104,685,337	(\$721,341)	-0.68%	24.11%
Weedtail	\$5,852,324	\$5,224,232	\$4,138,230	0.95%	\$3,386,222	(\$752,008)	-18.17%	0.78%
Restaurant / Bar	\$63,815,908	\$92,931,308	\$94,889,506	21.67%	\$95,303,203	\$413,698	0.44%	21.95%
Short-Term Lodging	\$124,816,153	\$166,790,278	\$161,833,451	36.96%	\$158,840,259	(\$2,993,192)	-1.85%	36.59%
Grocery / Liquor	\$31,734,415	\$37,686,805	\$37,679,646	8.61%	\$36,907,420	(\$772,227)	-2.05%	8.50%
Construction	\$15,314,444	\$15,606,568	\$11,509,254	2.63%	\$14,292,764	\$2,783,510	24.18%	3.29%
Utility	\$16,890,375	\$19,098,462	\$21,689,629	4.95%	\$19,815,923	(\$1,873,706)	-8.64%	4.56%
Other*	\$459,694	\$583,228	\$713,429	0.16%	\$893,222	\$179,794	25.20%	0.21%
Total	\$345,814,448	\$441,680,118	\$437,859,822	100.00%	\$434,124,350	(\$3,735,472)	-0.85%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



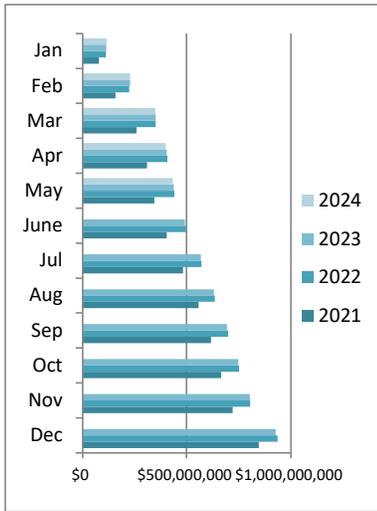
New Items of Note:

- May YTD net taxable sales are currently behind of YTD May 2023 by .85%.
- For May YTD 2024, there were increases in Restaurant/Bar (.44%), Construction (24.18%) and decline in Retail (-.68%), Weedtail (-18.17%), Short-Term Lodging (-1.85%), Grocery/Liquor (-2.05%) and Utilities (-8.64%), compared to May YTD 2023.

Notes:

- Short Term Lodging taxes are generally remitted based on reservation date.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

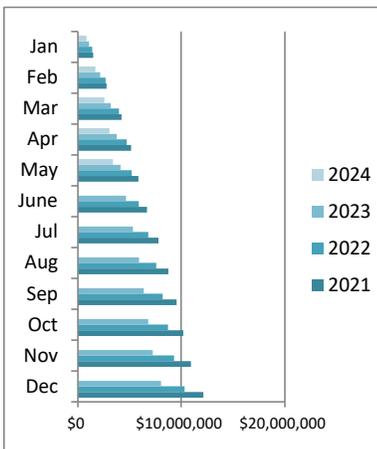
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



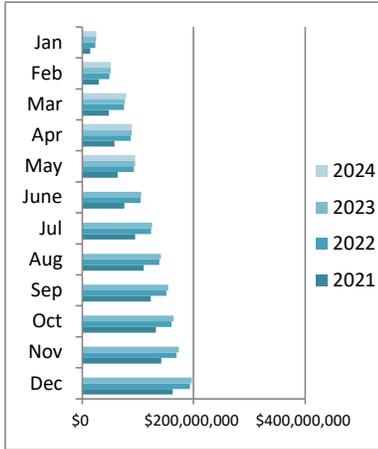
Total Net Taxable Sales					
	2021	2022	2023	2024	% change
					2024 from PY
Jan	\$79,027,402	\$113,608,812	\$115,043,406	\$115,239,468	0.17%
Feb	\$79,746,002	\$111,339,364	\$113,875,778	\$113,177,651	-0.61%
Mar	\$100,241,682	\$125,732,322	\$122,821,316	\$121,243,640	-1.28%
Apr	\$51,103,750	\$56,513,132	\$53,629,790	\$49,157,875	-8.34%
May	\$35,695,612	\$34,486,488	\$32,489,533	\$35,305,717	8.67%
Jun	\$58,742,627	\$56,245,487	\$54,770,493	\$0	n/a
Jul	\$77,843,979	\$73,021,563	\$75,058,760	\$0	n/a
Aug	\$74,686,135	\$64,945,853	\$63,639,835	\$0	n/a
Sep	\$60,909,734	\$63,907,524	\$62,242,941	\$0	n/a
Oct	\$48,335,563	\$51,440,045	\$55,269,453	\$0	n/a
Nov	\$55,558,313	\$53,843,451	\$55,294,564	\$0	n/a
Dec	\$124,985,485	\$131,745,788	\$123,538,962	\$0	n/a
YTD	\$345,814,448	\$441,680,118	\$437,859,822	\$434,124,350	-0.85%
Total	\$846,876,284	\$936,829,830	\$927,674,830	\$434,124,350	-53.20%



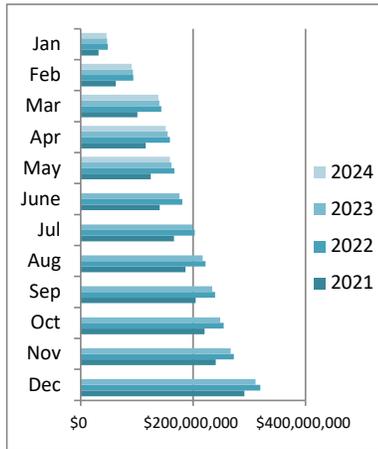
Retail					
	2021	2022	2023	2024	% change
Jan	\$18,305,690	\$24,262,621	\$25,137,246	\$26,336,020	4.77%
Feb	\$19,249,534	\$24,766,608	\$25,031,790	\$24,712,016	-1.28%
Mar	\$25,917,653	\$31,218,657	\$31,698,031	\$29,737,671	-6.18%
Apr	\$13,501,948	\$14,384,718	\$14,291,346	\$13,661,261	-4.41%
May	\$9,956,309	\$9,126,632	\$9,248,264	\$10,238,368	10.71%
Jun	\$17,003,650	\$16,274,110	\$16,060,035	\$0	n/a
Jul	\$18,186,484	\$17,968,889	\$17,793,298	\$0	n/a
Aug	\$24,569,798	\$15,818,364	\$15,052,852	\$0	n/a
Sep	\$16,716,094	\$19,889,235	\$17,993,152	\$0	n/a
Oct	\$11,743,323	\$15,028,452	\$12,956,568	\$0	n/a
Nov	\$15,456,230	\$15,587,630	\$14,390,617	\$0	n/a
Dec	\$32,337,366	\$33,961,298	\$34,002,562	\$0	n/a
YTD	\$86,931,134	\$103,759,237	\$105,406,678	\$104,685,337	-0.68%
Total	\$222,944,077	\$238,287,214	\$233,655,761	\$104,685,337	-55.20%



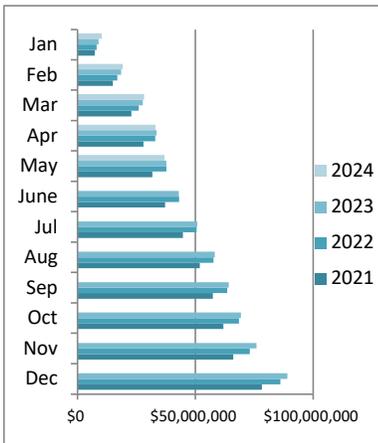
Weedtail					
	2021	2022	2023	2024	% change
Jan	\$1,478,465	\$1,390,691	\$1,085,499	\$835,116	-23.07%
Feb	\$1,294,638	\$1,290,570	\$1,071,374	\$866,966	-19.08%
Mar	\$1,441,196	\$1,310,491	\$1,021,416	\$854,323	-16.36%
Apr	\$942,276	\$732,968	\$577,496	\$490,607	-15.05%
May	\$695,750	\$499,512	\$382,445	\$339,210	-11.30%
Jun	\$841,867	\$670,484	\$513,462	\$0	n/a
Jul	\$1,116,858	\$912,870	\$697,911	\$0	n/a
Aug	\$936,140	\$777,363	\$578,590	\$0	n/a
Sep	\$802,336	\$611,456	\$463,014	\$0	n/a
Oct	\$665,889	\$529,983	\$413,804	\$0	n/a
Nov	\$737,780	\$581,583	\$447,069	\$0	n/a
Dec	\$1,195,620	\$1,014,636	\$785,178	\$0	n/a
YTD	\$5,852,324	\$5,224,232	\$4,138,230	\$3,386,222	-18.17%
Total	\$12,148,814	\$10,322,606	\$8,037,258	\$3,386,222	-57.87%



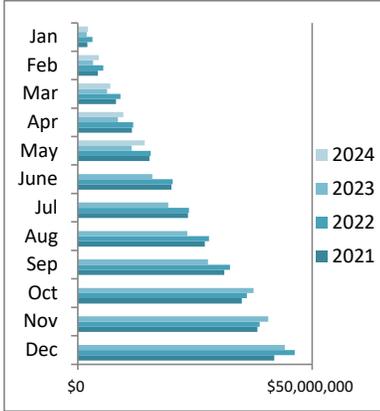
Restaurant / Bar					
	2021	2022	2023	2024	% change
Jan	\$14,372,467	\$23,591,432	\$25,009,257	\$25,042,953	0.13%
Feb	\$15,293,976	\$24,974,867	\$25,965,915	\$26,685,736	2.77%
Mar	\$18,001,752	\$26,280,138	\$25,821,441	\$27,277,628	5.64%
Apr	\$10,082,518	\$12,415,528	\$12,209,139	\$10,581,806	-13.33%
May	\$6,065,196	\$5,669,343	\$5,883,754	\$5,715,080	-2.87%
Jun	\$12,074,689	\$11,796,384	\$11,309,552	\$0	n/a
Jul	\$19,085,898	\$18,692,700	\$19,294,325	\$0	n/a
Aug	\$15,737,756	\$14,956,807	\$15,634,593	\$0	n/a
Sep	\$12,545,273	\$12,668,238	\$13,197,620	\$0	n/a
Oct	\$9,073,163	\$9,309,000	\$9,879,709	\$0	n/a
Nov	\$9,429,392	\$9,038,337	\$9,285,260	\$0	n/a
Dec	\$20,911,542	\$24,150,159	\$23,302,685	\$0	n/a
YTD	\$63,815,908	\$92,931,308	\$94,889,506	\$95,303,203	0.44%
Total	\$162,673,623	\$193,542,933	\$196,793,250	\$95,303,203	-51.57%



Short-Term Lodging					
	2021	2022	2023	2024	% change
Jan	\$31,756,647	\$48,613,697	\$47,461,191	\$45,947,762	-3.19%
Feb	\$30,597,409	\$45,169,344	\$45,736,673	\$45,182,230	-1.21%
Mar	\$38,833,139	\$49,665,680	\$47,143,257	\$47,172,582	0.06%
Apr	\$14,789,371	\$15,604,892	\$14,582,565	\$12,979,085	-11.00%
May	\$8,839,587	\$7,736,666	\$6,909,765	\$7,558,600	9.39%
Jun	\$16,112,111	\$14,461,872	\$13,811,321	\$0	n/a
Jul	\$25,496,173	\$21,720,310	\$23,247,770	\$0	n/a
Aug	\$20,248,079	\$19,219,232	\$18,159,361	\$0	n/a
Sep	\$17,984,544	\$17,238,667	\$16,972,505	\$0	n/a
Oct	\$16,267,787	\$15,303,928	\$14,660,010	\$0	n/a
Nov	\$19,659,292	\$18,013,772	\$18,661,078	\$0	n/a
Dec	\$50,715,125	\$46,904,200	\$43,986,908	\$0	n/a
YTD	\$124,816,153	\$166,790,278	\$161,833,451	\$158,840,259	-1.85%
Total	\$291,299,264	\$319,652,259	\$311,332,404	\$158,840,259	-48.98%



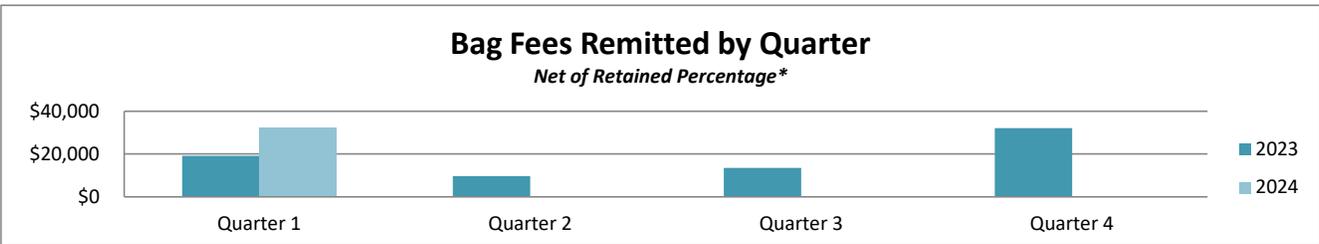
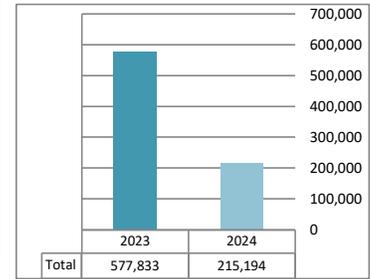
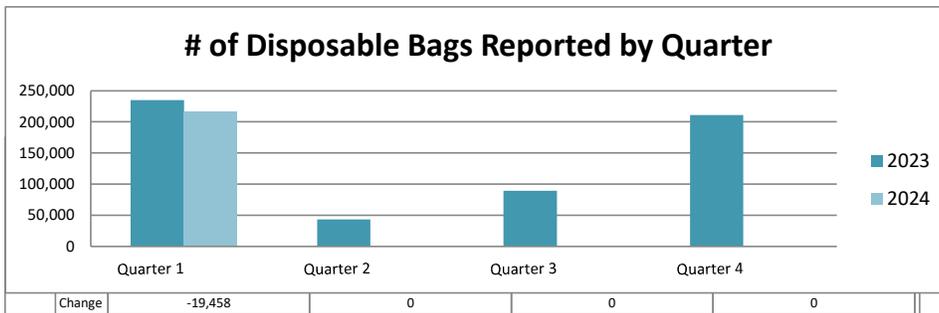
Grocery / Liquor					
	2021	2022	2023	2024	% change
Jan	\$7,287,839	\$8,170,578	\$8,997,217	\$10,314,078	14.64%
Feb	\$7,698,418	\$8,753,193	\$9,587,315	\$8,834,611	-7.85%
Mar	\$7,875,044	\$9,019,659	\$9,151,128	\$9,118,563	-0.36%
Apr	\$5,116,542	\$6,998,996	\$5,851,774	\$4,845,592	-17.19%
May	\$3,756,571	\$4,744,379	\$4,092,212	\$3,794,576	-7.27%
Jun	\$5,487,526	\$5,436,849	\$5,335,000	\$0	n/a
Jul	\$7,596,984	\$7,431,072	\$7,828,316	\$0	n/a
Aug	\$7,082,310	\$7,177,335	\$7,441,155	\$0	n/a
Sep	\$5,595,731	\$5,816,776	\$5,964,152	\$0	n/a
Oct	\$4,452,681	\$4,953,494	\$5,140,210	\$0	n/a
Nov	\$4,209,254	\$4,692,648	\$6,579,348	\$0	n/a
Dec	\$12,158,623	\$12,887,729	\$13,094,821	\$0	n/a
YTD	\$31,734,415	\$37,686,805	\$37,679,646	\$36,907,420	-2.05%
Total	\$78,317,524	\$86,082,707	\$89,062,650	\$36,907,420	-58.56%



Construction					
	2021	2022	2023	2024 % change	
Jan	\$2,092,188	\$3,154,550	\$1,938,465	\$2,223,271	14.69%
Feb	\$2,206,727	\$2,342,215	\$1,362,174	\$2,265,594	66.32%
Mar	\$3,902,586	\$3,640,672	\$3,009,560	\$2,492,014	-17.20%
Apr	\$3,348,850	\$2,708,904	\$2,254,746	\$2,752,692	22.08%
May	\$3,764,093	\$3,760,228	\$2,944,308	\$4,559,192	54.85%
Jun	\$4,716,503	\$4,653,957	\$4,383,451	\$0	n/a
Jul	\$3,478,732	\$3,495,198	\$3,452,440	\$0	n/a
Aug	\$3,628,978	\$4,279,115	\$4,029,428	\$0	n/a
Sep	\$4,120,325	\$4,470,842	\$4,439,649	\$0	n/a
Oct	\$3,755,576	\$3,622,360	\$9,721,777	\$0	n/a
Nov	\$3,322,188	\$2,699,544	\$3,100,401	\$0	n/a
Dec	\$3,608,688	\$7,480,999	\$3,554,782	\$0	n/a
YTD	\$15,314,444	\$15,606,568	\$11,509,254	\$14,292,764	24.18%
Total	\$41,945,433	\$46,308,584	\$44,191,182	\$14,292,764	-67.66%

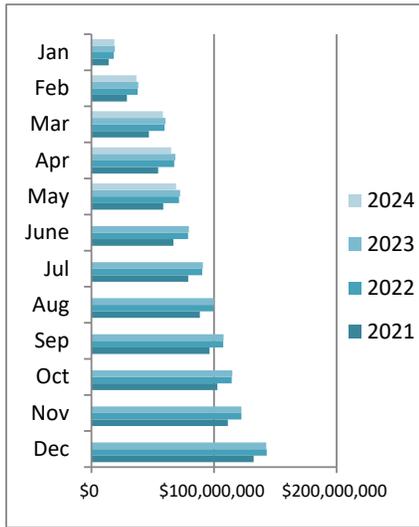
Disposable Bag Fees

The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage the use of disposable bags, thereby furthering the Town’s sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags.

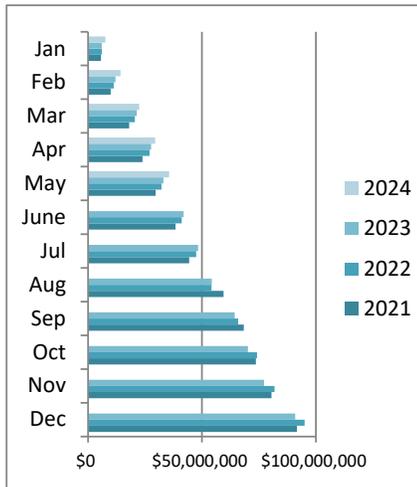


**As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling. Filing changed to quarterly as of May 2023.*

The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town					
	2021	2022	2023	2024	% change from PY
Jan	\$14,061,714	\$18,194,406	\$19,116,099	\$18,697,085	-2.19%
Feb	\$14,959,540	\$19,518,248	\$19,051,762	\$18,084,682	-5.08%
Mar	\$17,802,910	\$21,840,435	\$22,237,618	\$21,553,794	-3.08%
Apr	\$7,646,149	\$8,009,146	\$8,044,624	\$6,679,555	-16.97%
May	\$4,158,557	\$3,831,529	\$3,871,524	\$4,132,559	6.74%
June	\$8,269,058	\$7,375,440	\$7,118,941	\$0	n/a
Jul	\$12,106,548	\$11,579,232	\$11,431,497	\$0	n/a
Aug	\$9,468,381	\$9,120,396	\$8,988,954	\$0	n/a
Sep	\$7,824,858	\$8,116,088	\$7,939,320	\$0	n/a
Oct	\$6,412,309	\$6,760,223	\$7,160,534	\$0	n/a
Nov	\$8,579,644	\$7,946,225	\$7,352,388	\$0	n/a
Dec	\$21,064,436	\$20,697,427	\$20,283,670	\$0	n/a
YTD	\$58,628,870	\$71,393,764	\$72,321,628	\$69,147,674	-4.39%
Total	\$132,354,104	\$142,988,794	\$142,596,930	\$69,147,674	



Retail: Out-of-Town					
	2021	2022	2023	2024	% change
Jan	\$5,698,046	\$6,039,154	\$6,021,148	\$7,638,936	26.87%
Feb	\$4,263,622	\$5,248,360	\$5,980,028	\$6,627,218	10.82%
Mar	\$8,078,472	\$9,294,425	\$9,413,479	\$8,183,629	-13.06%
Apr	\$5,828,735	\$6,375,572	\$6,246,722	\$6,981,706	11.77%
May	\$5,773,710	\$5,259,490	\$5,376,740	\$6,105,790	13.56%
June	\$8,697,769	\$8,858,259	\$8,894,157	\$0	n/a
Jul	\$6,052,059	\$6,389,657	\$6,329,784	\$0	n/a
Aug	\$15,077,180	\$6,697,968	\$6,063,899	\$0	n/a
Sep	\$8,846,310	\$11,732,378	\$10,053,832	\$0	n/a
Oct	\$5,304,794	\$8,268,229	\$5,796,034	\$0	n/a
Nov	\$6,852,359	\$7,641,404	\$7,038,229	\$0	n/a
Dec	\$11,236,773	\$13,219,783	\$13,718,893	\$0	n/a
YTD	\$29,642,585	\$32,217,001	\$33,038,116	\$35,537,280	7.56%
Total	\$91,709,829	\$95,024,679	\$90,932,944	\$35,537,280	



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits, the sector had an overall increase of 6.74% in May 2024 as compared to 2023. The Out-of-Town Retail Sales had a overall increase in sales of 13.56% for May 2024 compared to 2023.

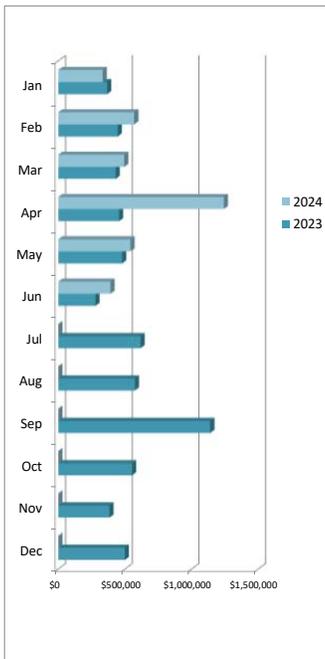
Real Estate Transfer Tax

New Items of Note:

- Revenue June is ahead \$1.3M to budget and ahead \$1.1M to prior year.
- Single Family sales account for the majority of the sales (29.96%), with Timeshare sales in the second position of highest sales (23.15%) subject to the tax. Timeshare sales are behind YTD by (-4.91%).

Continuing Items of Note:

- 2024 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



Total RETT						
	2022	2023	2024	% change	2024 budget	+/- Budget
Jan	\$328,719	\$366,761	\$334,088	-8.91%	\$300,000	\$34,088
Feb	\$512,843	\$445,546	\$569,686	27.86%	\$400,000	\$169,686
Mar	\$551,693	\$431,380	\$495,625	14.89%	\$400,000	\$95,625
Apr	\$627,842	\$456,127	\$1,240,904	172.05%	\$425,000	\$815,904
May	\$851,657	\$478,584	\$540,842	13.01%	\$425,000	\$115,842
Jun	\$495,925	\$278,784	\$392,088	40.64%	\$275,000	\$117,088
Jul	\$765,641	\$617,133	\$0	n/a	\$450,000	n/a
Aug	\$484,573	\$574,378	\$0	n/a	\$550,000	n/a
Sep	\$742,908	\$1,139,485	\$0	n/a	\$550,000	n/a
Oct	\$732,723	\$553,836	\$0	n/a	\$525,000	n/a
Nov	\$384,336	\$384,307	\$0	n/a	\$300,000	n/a
Dec	\$393,620	\$499,188	\$0	n/a	\$400,000	n/a
YTD	\$3,368,679	\$2,457,182	\$3,573,233	45.42%	\$5,000,000	\$1,348,233
Total	\$6,872,481	\$6,225,510	\$3,573,233		\$5,000,000	

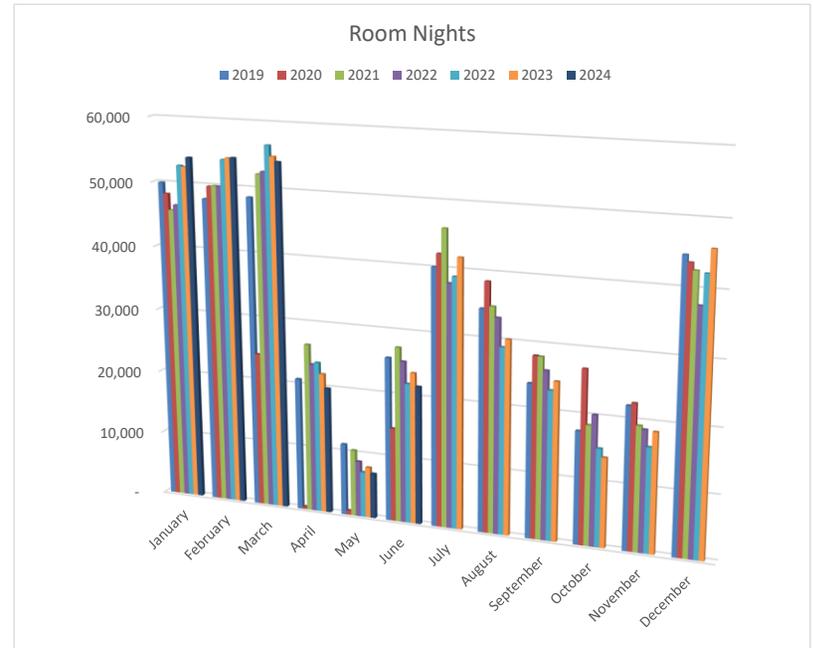


by Category					
Description	2023 YTD	2024 YTD	\$ change	% change	% of Total
Commercial	\$ 87,456	\$ 238,260	\$ 150,804	172.43%	6.67%
Condominium	\$ 643,628	\$ 875,374	\$ 231,745	36.01%	24.50%
Timeshare	\$ 849,698	\$ 807,968	\$ (41,730)	-4.91%	22.61%
Single Family	\$ 666,197	\$ 1,045,650	\$ 379,453	56.96%	29.26%
Townhome	\$ 159,103	\$ 290,616	\$ 131,514	82.66%	8.13%
Vacant Land	\$ 51,100	\$ 315,365	\$ 264,265	517.15%	8.83%
Total	\$ 2,457,182	\$ 3,573,233	\$ 1,116,051	45.42%	100.00%

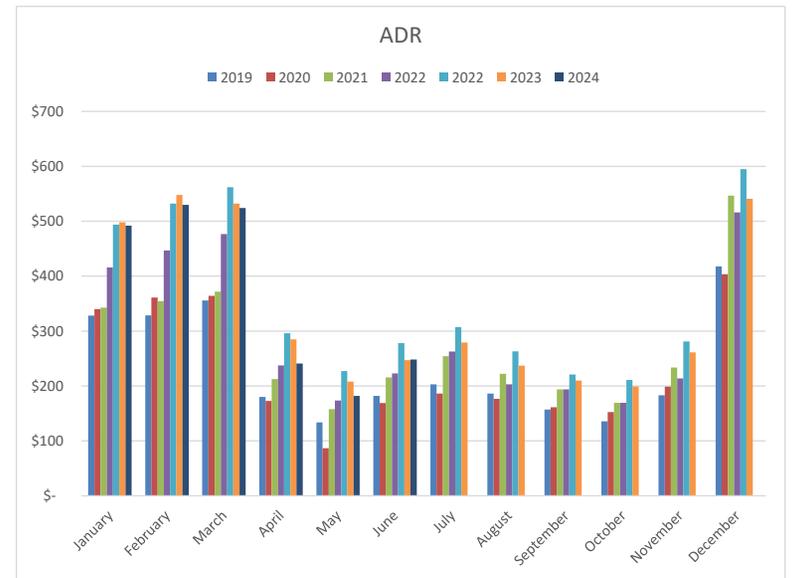
Breckenridge - Source DMX RAO

Occupied Room

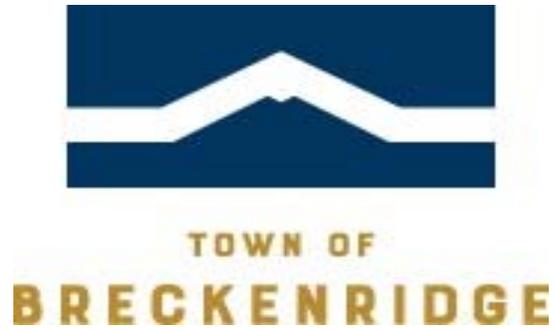
Nights	DMX	DMX	DMX	DMX	Key Data	Key Data	Key Data
	2019	2020	2021	2022	2022	2023	2024
January	49,948	48,246	45,733	46,576	52,702	52,550	54,010
February	47,850	49,813	49,935	49,887	53,997	54,277	54,372
March	48,554	24,202	52,139	52,571	56,570	54,906	54,173
April	20,895	350	26,485	23,454	23,804	22,080	19,883
May	11,274	637	10,474	8,763	7,152	7,999	7,078
June	25,696	14,696	27,425	25,328	21,948	23,690	21,660
July	40,131	42,162	45,960	37,893	38,934	41,839	
August	34,515	38,623	34,953	33,341	28,999	30,243	
September	23,973	28,205	28,132	26,125	23,217	24,641	
October	17,516	26,959	18,569	20,214	15,202	13,895	
November	22,132	22,574	19,304	18,795	16,252	18,613	
December	44,693	43,650	42,586	37,665	42,276	45,823	
Total	387,177	340,117	401,695	380,612	381,053	390,556	211,176



ADR	DMX	DMX	DMX	DMX	Key Data	Key Data	Key Data
	2019	2020	2021	2022	2022	2023	2024
January	\$ 328	\$ 340	\$ 343	\$ 416	\$ 494	\$ 498	\$ 492
February	\$ 329	\$ 361	\$ 355	\$ 447	\$ 532	\$ 548	\$ 530
March	\$ 356	\$ 364	\$ 372	\$ 477	\$ 562	\$ 532	\$ 524
April	\$ 180	\$ 173	\$ 213	\$ 237	\$ 296	\$ 285	\$ 241
May	\$ 134	\$ 87	\$ 158	\$ 173	\$ 227	\$ 208	\$ 182
June	\$ 182	\$ 169	\$ 216	\$ 223	\$ 278	\$ 247	\$ 248
July	\$ 203	\$ 186	\$ 254	\$ 263	\$ 307	\$ 279	
August	\$ 186	\$ 177	\$ 222	\$ 203	\$ 263	\$ 237	
September	\$ 157	\$ 161	\$ 194	\$ 194	\$ 221	\$ 210	
October	\$ 136	\$ 152	\$ 169	\$ 169	\$ 211	\$ 199	
November	\$ 183	\$ 199	\$ 234	\$ 214	\$ 281	\$ 261	
December	\$ 418	\$ 404	\$ 547	\$ 516	\$ 595	\$ 541	
Total	\$ 233	\$ 231	\$ 273	\$ 294	\$ 356	\$ 337	\$ 369



May 2024 - Key Data 47 properties, 3,360 units



June 30, 2024

Financial Statement

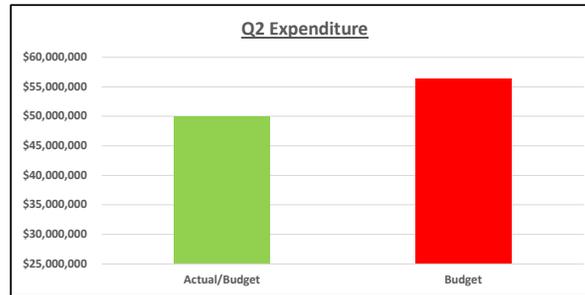
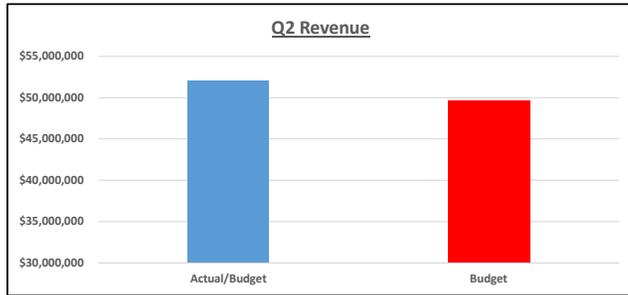
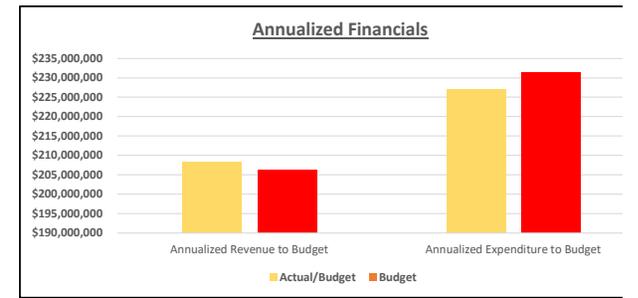
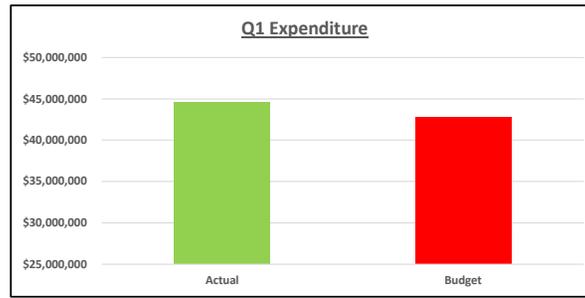
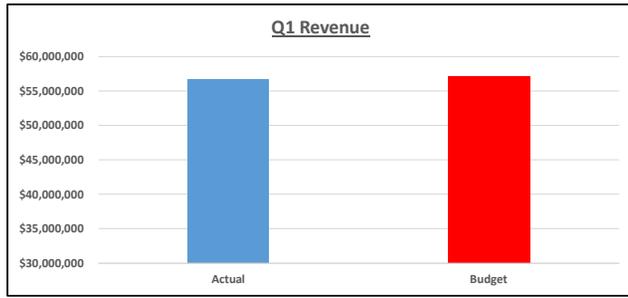
Town of Breckenridge

June 2024 Financial Review

Budget Year Ending: 12/31/2024

Current Month Ending: 6/30/2024

	Q1			Q2			Q3			Q4			FY2024		
	Actual/Budget	Budget	Variance	Actual/Budget	Budget	Variance	Actual/Budget	Budget	Variance	Actual/Budget	Budget	Variance	Actual/Budget	Budget	Variance
Beg. Fund Balance															
Revenue	\$ 56,691,208	\$ 57,146,987	\$ (455,779)	\$ 52,116,844	\$ 49,701,207	\$ 2,415,637	\$ 53,833,527	\$ 53,833,527	\$ -	\$ 45,738,615	\$ 45,738,615	\$ -	\$ 208,380,194	\$ 206,420,336	\$ 1,959,858
Expenditure	\$ (44,614,653)	\$ (42,731,604)	\$ 1,883,050	\$ (50,092,537)	\$ (56,448,191)	\$ (6,355,655)	\$ (76,735,473)	\$ (76,735,473)	\$ -	\$ (55,516,026)	\$ (55,516,026)	\$ -	\$ (226,958,689)	\$ (231,431,294)	\$ (4,472,605)
Net Income	<u>\$ 12,076,554</u>	<u>\$ 14,415,383</u>	<u>\$ (2,338,829)</u>	<u>\$ 2,024,308</u>	<u>\$ (6,746,984)</u>	<u>\$ 8,771,292</u>	<u>\$ (22,901,946)</u>	<u>\$ (22,901,946)</u>	<u>\$ -</u>	<u>\$ (9,777,411)</u>	<u>\$ (9,777,411)</u>	<u>\$ -</u>	<u>\$ (18,578,495)</u>	<u>\$ (25,010,958)</u>	<u>\$ 6,432,463</u>
End. Fund Balance															



June YTD comments

Revenue

- Taxes \$ 1,700,000 Budget phasing for sales tax and accommodation tax
- Investment Income \$ 1,454,921 Favorable to budget
- RETT \$ 1,348,233 Parkway Center \$490K
- CWCB/FEMA \$ (2,994,545) Reversal of accrued 2023 revenue (payment delayed but will be received)
- Stop Loss \$ 156,794
- Water Rent \$ 366,450 2024 Rate increase
- \$ 2,031,853

Expenditure

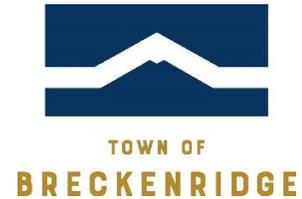
- Charges for Services \$ (2,330,593) Housing phasing for Stables infrastructure\$1M, Buydowns \$236K, Housing Helps \$1M
- Minor Capital \$ (645,000) 1310 Baldy Rd (July appropriation)
- Minor Capital \$ (4,340,750) Land - Daisy Lode, Lizzie Lode (July appropriation)
- Minor Capital \$ (1,573,781) Larkspur/Stables infrastructure (July appropriation)
- Minor Capital \$ 3,719,000 Capital projects timing
- Personnel \$ 435,219 Vacancy and Non impacting annualized merit increase
- \$ (4,735,905)

JUNE
ALL FUNDS
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	BUDGET FY24	YTD			VARIANCE EXPLANATION
		ACTUAL FY24 YTD	BUDGET FY24 YTD	ACTUAL vs BUDGET FY24 YTD	
FUND BALANCE, JANUARY 1, 2024	\$ 254,857,536	\$ 254,857,536	\$ 254,857,536		
REVENUE SUMMARY					
GENERAL GOVERNMENT (GF)	\$ 142,000	\$ 22,541	\$ 69,846	\$ (47,305)	
EXECUTIVE MANAGEMENT (GF)	\$ 1,416,230	\$ 795,590	\$ 751,940	\$ 43,650	
MISCELLANEOUS (GF)	\$ 25,816,447	\$ 14,586,741	\$ 14,360,970	\$ 225,771	General property tax phasing
FINANCE (GF)	\$ 12,000	\$ 13,687	\$ 12,000	\$ 1,687	
PUBLIC SAFETY (GF)	\$ 48,400	\$ 24,776	\$ 15,520	\$ 9,256	
COMMUNITY DEVELOPMENT (GF)	\$ 1,111,493	\$ 819,866	\$ 658,086	\$ 161,780	Permits & Plan Fees
PUBLIC WORKS (GF)	\$ 823,923	\$ 488,730	\$ 413,096	\$ 75,634	
RECREATION (GF)	\$ 4,509,277	\$ 2,716,430	\$ 2,507,911	\$ 208,519	
UTILITY FUND	\$ 10,204,055	\$ 2,837,938	\$ 5,180,439	\$ (2,342,501)	Reversed accrued revenue booked to Dec 23
CAPITAL FUND	\$ 22,842,297	\$ 11,350,676	\$ 11,199,912	\$ 150,764	
MARKETING FUND	\$ 5,475,750	\$ 3,620,872	\$ 3,154,846	\$ 466,026	Accommodation tax phasing
GOLF COURSE FUND	\$ 4,374,604	\$ 2,104,732	\$ 1,647,750	\$ 456,982	
EXCISE TAX FUND	\$ 49,052,953	\$ 31,710,567	\$ 27,851,489	\$ 3,859,078	RETT & Sales tax phasing
HOUSING FUND	\$ 32,818,016	\$ 9,169,200	\$ 10,043,857	\$ (874,657)	Sales tax phasing
OPEN SPACE ACQUISITION FUND	\$ 4,017,339	\$ 3,070,288	\$ 2,236,144	\$ 834,144	Sales tax phasing
CONSERVATION TRUST FUND	\$ 55,437	\$ 33,330	\$ 27,716	\$ 5,614	
GARAGE SERVICES FUND	\$ 7,164,106	\$ 3,004,301	\$ 2,891,326	\$ 112,975	
INFORMATION TECHNOLOGY FUND	\$ 2,032,700	\$ 1,029,703	\$ 1,016,310	\$ 13,393	
FACILITIES MAINTENANCE FUND	\$ 1,233,184	\$ 651,456	\$ 616,554	\$ 34,902	
SPECIAL PROJECTS FUND	\$ 3,607,102	\$ 1,807,843	\$ 1,803,480	\$ 4,363	
MARIJUANA FUND	\$ 646,088	\$ 266,752	\$ 344,544	\$ (77,792)	
CEMETERY FUND	\$ 20,536	\$ 17,352	\$ 2,520	\$ 14,832	
CHILD CARE FUND	\$ 1,819,839	\$ 957,182	\$ 909,906	\$ 47,276	
PARKING & TRANSPORTATION FUND	\$ 11,605,228	\$ 6,359,118	\$ 7,886,699	\$ (1,527,581)	Lift ticket tax phasing
HEALTH BENEFITS FUND	\$ 5,286,252	\$ 2,826,849	\$ 2,604,471	\$ 222,378	
SUSTAINABILITY FUND	\$ 3,028,552	\$ 1,536,746	\$ 1,494,420	\$ 42,326	
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,256,528	\$ 6,984,786	\$ 7,146,442	\$ (161,656)	Accom regulatory fee below budget
TOTAL REVENUES	\$ 206,420,336	\$ 108,808,052	\$ 106,848,194	\$ 1,959,858	
EXPENDITURES BY CATEGORY					
PERSONNEL	\$ 36,776,086	\$ 17,341,051	\$ 17,776,270	\$ 435,219	
MATERIALS & SUPPLIES	\$ 5,211,159	\$ 2,470,398	\$ 2,519,617	\$ 49,219	
CHARGES FOR SERVICES	\$ 43,018,073	\$ 20,898,139	\$ 22,968,900	\$ 2,070,761	
MINOR CAPITAL	\$ 52,494,061	\$ 15,496,816	\$ 17,057,479	\$ 1,560,663	
FIXED CHARGES	\$ 1,040,558	\$ 1,039,942	\$ 992,858	\$ (47,084)	
DEBT SERVICES	\$ 7,127,791	\$ 1,604,673	\$ 1,942,137	\$ 337,464	
GRANTS/CONTINGENCIES	\$ 4,059,629	\$ 2,192,981	\$ 2,265,360	\$ 72,379	
ALLOCATION	\$ 7,819,516	\$ 3,909,758	\$ 3,909,594	\$ (164)	
TRANSFERS	\$ 73,884,421	\$ 29,753,432	\$ 29,747,580	\$ (5,852)	
TOTAL EXPENDITURES BY CATEGORY	\$ 231,431,294	\$ 94,707,190	\$ 99,179,795	\$ 4,472,605	
EXPENDITURES BY PROGRAM					
GENERAL GOVERNMENT (GF)	\$ 1,034,465	\$ 459,036	\$ 537,796	\$ 78,760	
EXECUTIVE MANAGEMENT (GF)	\$ 4,149,391	\$ 2,014,386	\$ 2,291,844	\$ 277,459	
MISCELLANEOUS (GF)	\$ 1,659,636	\$ 983,870	\$ 342,887	\$ (640,983)	1310 Baldy Rd unit C
FINANCE (GF)	\$ 1,400,423	\$ 697,013	\$ 686,813	\$ (10,200)	
PUBLIC SAFETY (GF)	\$ 5,058,431	\$ 2,669,814	\$ 2,571,275	\$ (98,539)	
COMMUNITY DEVELOPMENT (GF)	\$ 2,226,747	\$ 1,041,793	\$ 1,127,178	\$ 85,384	
PUBLIC WORKS (GF)	\$ 11,039,917	\$ 5,175,789	\$ 5,535,583	\$ 359,793	
RECREATION (GF)	\$ 8,633,081	\$ 3,665,050	\$ 4,282,284	\$ 617,234	
UTILITY FUND	\$ 8,264,135	\$ 1,563,158	\$ 3,550,864	\$ 1,987,706	
CAPITAL FUND	\$ 30,967,107	\$ 4,473,649	\$ 13,293,268	\$ 8,819,619	
MARKETING FUND	\$ 5,701,184	\$ 3,171,772	\$ 2,855,487	\$ (316,285)	Phasing
GOLF COURSE FUND	\$ 3,936,347	\$ 1,501,540	\$ 1,546,455	\$ 44,915	
EXCISE TAX FUND	\$ 61,983,795	\$ 23,589,838	\$ 23,563,044	\$ (26,794)	
HOUSING FUND	\$ 28,744,643	\$ 16,461,714	\$ 12,378,467	\$ (4,083,247)	Stables infrastructure, Housing helps,
OPEN SPACE ACQUISITION FUND	\$ 9,283,354	\$ 6,237,268	\$ 1,936,620	\$ (4,300,648)	Daisy Lode, Lizzie Lode
CONSERVATION TRUST FUND	\$ 55,000	\$ 27,501	\$ 27,498	\$ (3)	
GARAGE SERVICES FUND	\$ 7,303,924	\$ 2,605,541	\$ 3,355,561	\$ 750,021	
INFORMATION TECHNOLOGY FUND	\$ 2,058,816	\$ 738,577	\$ 983,192	\$ 244,614	
FACILITIES MAINTENANCE FUND	\$ 1,018,466	\$ 357,476	\$ 252,267	\$ (105,209)	
SPECIAL PROJECTS FUND	\$ 3,668,209	\$ 1,779,992	\$ 1,989,104	\$ 209,113	
MARIJUANA FUND	\$ 672,361	\$ 346,335	\$ 353,632	\$ 7,297	
CEMETERY FUND	\$ 28,600	\$ 10,589	\$ 25,000	\$ 14,411	
CHILD CARE FUND	\$ 1,645,848	\$ 464,727	\$ 452,318	\$ (12,409)	
PARKING & TRANSPORTATION FUND	\$ 15,594,128	\$ 7,637,771	\$ 7,884,470	\$ 246,698	
HEALTH BENEFITS FUND	\$ 5,200,000	\$ 2,277,491	\$ 2,116,632	\$ (160,859)	
SUSTAINABILITY FUND	\$ 2,616,606	\$ 1,015,410	\$ 1,496,142	\$ 480,731	
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,486,679	\$ 3,740,089	\$ 3,744,116	\$ 4,027	
TOTAL EXPENDITURES BY PROGRAM	\$ 231,431,294	\$ 94,707,190	\$ 99,179,795	\$ 4,472,605	
PROJECTED FUND BALANCE DECEMBER 31, 2024	\$ 229,846,577	\$ 268,958,398	\$ 262,525,935		
RESTRICTIONS	\$ 164,884,685	\$ 164,884,685	\$ 164,884,685		
NET FUND BALANCE	\$ 64,961,892	\$ 104,073,713	\$ 97,641,250	\$ 6,432,463	
FTYE FTE	215.33		215.33	215.33	

2024 BUDGET WALKTHROUGH
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	ADOPTED BUDGET	1ST BUDGET CHANGES July 9th	1ST BUDGET RESOLUTION	2ND BUDGET APPROPRIATION	2ND 2024 BUDGET	3RD BUDGET APPROPRIATION	3RD 2024 BUDGET	FINAL BUDGET APPROPRIATION	FINAL 2024 BUDGET
FUND BALANCE, JANUARY 1, 2024	\$ 432,717,633	\$ -	\$ 432,717,633	\$ -	\$ 432,717,633	\$ -	\$ 432,717,633	\$ -	\$ 432,717,633
REVENUE BY FUND									
GENERAL FUND	\$ 33,879,769		\$ 33,879,769		\$ 33,879,769		\$ 33,879,769		\$ 33,879,769
UTILITY FUND	\$ 10,204,055		\$ 10,204,055		\$ 10,204,055		\$ 10,204,055		\$ 10,204,055
CAPITAL FUND	\$ 22,842,297		\$ 22,842,297		\$ 22,842,297		\$ 22,842,297		\$ 22,842,297
MARKETING FUND	\$ 5,475,750		\$ 5,475,750		\$ 5,475,750		\$ 5,475,750		\$ 5,475,750
GOLF COURSE FUND	\$ 4,374,604		\$ 4,374,604		\$ 4,374,604		\$ 4,374,604		\$ 4,374,604
EXCISE TAX FUND	\$ 49,052,953		\$ 49,052,953		\$ 49,052,953		\$ 49,052,953		\$ 49,052,953
HOUSING FUND	\$ 21,746,130	\$ 11,071,886	\$ 32,818,016		\$ 32,818,016		\$ 32,818,016		\$ 32,818,016
OPEN SPACE ACQUISITION FUND	\$ 4,017,339		\$ 4,017,339		\$ 4,017,339		\$ 4,017,339		\$ 4,017,339
CONSERVATION TRUST FUND	\$ 55,437		\$ 55,437		\$ 55,437		\$ 55,437		\$ 55,437
GARAGE SERVICES FUND	\$ 7,164,106		\$ 7,164,106		\$ 7,164,106		\$ 7,164,106		\$ 7,164,106
INFORMATION TECHNOLOGY FUND	\$ 2,032,700		\$ 2,032,700		\$ 2,032,700		\$ 2,032,700		\$ 2,032,700
FACILITIES MAINTENANCE FUND	\$ 1,233,184		\$ 1,233,184		\$ 1,233,184		\$ 1,233,184		\$ 1,233,184
SPECIAL PROJECTS FUND	\$ 3,607,102		\$ 3,607,102		\$ 3,607,102		\$ 3,607,102		\$ 3,607,102
MARIJUANA FUND	\$ 646,088		\$ 646,088		\$ 646,088		\$ 646,088		\$ 646,088
CEMETERY FUND	\$ 20,536		\$ 20,536		\$ 20,536		\$ 20,536		\$ 20,536
CHILD CARE FUND	\$ 1,819,839		\$ 1,819,839		\$ 1,819,839		\$ 1,819,839		\$ 1,819,839
PARKING & TRANSPORTATION FUND	\$ 11,605,228		\$ 11,605,228		\$ 11,605,228		\$ 11,605,228		\$ 11,605,228
HEALTH BENEFITS FUND	\$ 5,286,252		\$ 5,286,252		\$ 5,286,252		\$ 5,286,252		\$ 5,286,252
SUSTAINABILITY FUND	\$ 3,028,552		\$ 3,028,552		\$ 3,028,552		\$ 3,028,552		\$ 3,028,552
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,256,528		\$ 7,256,528		\$ 7,256,528		\$ 7,256,528		\$ 7,256,528
TOTAL REVENUE BY PROGRAM	\$ 195,348,449	\$ 11,071,886	\$ 206,420,335	\$ -	\$ 206,420,335	\$ -	\$ 206,420,335	\$ -	\$ 206,420,335
EXPENDITURES BY CATEGORY									
PERSONNEL	\$ 36,776,086		\$ 36,776,086		\$ 36,776,086		\$ 36,776,086		\$ 36,776,086
MATERIALS & SUPPLIES	\$ 5,211,159		\$ 5,211,159		\$ 5,211,159		\$ 5,211,159		\$ 5,211,159
CHARGES FOR SERVICES	\$ 43,018,073		\$ 43,018,073		\$ 43,018,073		\$ 43,018,073		\$ 43,018,073
MINOR CAPITAL	\$ 41,224,161		\$ 41,224,161		\$ 41,224,161		\$ 41,224,161		\$ 41,224,161
FIXED CHARGES	\$ 1,040,558	\$ 11,269,900	\$ 12,310,458		\$ 12,310,458		\$ 12,310,458		\$ 12,310,458
DEBT SERVICES	\$ 7,127,791		\$ 7,127,791		\$ 7,127,791		\$ 7,127,791		\$ 7,127,791
GRANTS/CONTINGENCIES	\$ 4,059,629		\$ 4,059,629		\$ 4,059,629		\$ 4,059,629		\$ 4,059,629
ALLOCATION	\$ 7,819,516		\$ 7,819,516		\$ 7,819,516		\$ 7,819,516		\$ 7,819,516
TRANSFERS	\$ 63,072,973	\$ 10,811,448	\$ 73,884,421		\$ 73,884,421		\$ 73,884,421		\$ 73,884,421
TOTAL EXPENDITURES BY CATEGORY	\$ 209,349,946	\$ 22,081,348	\$ 231,431,295	\$ -	\$ 231,431,295	\$ -	\$ 231,431,295	\$ -	\$ 231,431,295
EXPENDITURES BY PROGRAM									
GENERAL FUND	\$ 34,513,879	\$ 688,211	\$ 35,202,090		\$ 35,202,090		\$ 35,202,090		\$ 35,202,090
UTILITY FUND	\$ 8,264,135		\$ 8,264,135		\$ 8,264,135		\$ 8,264,135		\$ 8,264,135
CAPITAL FUND	\$ 30,967,105		\$ 30,967,105		\$ 30,967,105		\$ 30,967,105		\$ 30,967,105
MARKETING FUND	\$ 5,701,184		\$ 5,701,184		\$ 5,701,184		\$ 5,701,184		\$ 5,701,184
GOLF COURSE FUND	\$ 3,936,347		\$ 3,936,347		\$ 3,936,347		\$ 3,936,347		\$ 3,936,347
EXCISE TAX FUND	\$ 51,172,347	\$ 10,811,448	\$ 61,983,795		\$ 61,983,795		\$ 61,983,795		\$ 61,983,795
HOUSING FUND	\$ 24,231,644	\$ 4,513,000	\$ 28,744,644		\$ 28,744,644		\$ 28,744,644		\$ 28,744,644
OPEN SPACE ACQUISITION FUND	\$ 3,964,665	\$ 5,318,689	\$ (1,354,024)		\$ (1,354,024)		\$ (1,354,024)		\$ (1,354,024)
CONSERVATION TRUST FUND	\$ 55,000		\$ 55,000		\$ 55,000		\$ 55,000		\$ 55,000
GARAGE SERVICES FUND	\$ 7,303,924		\$ 7,303,924		\$ 7,303,924		\$ 7,303,924		\$ 7,303,924
INFORMATION TECHNOLOGY FUND	\$ 2,058,817		\$ 2,058,817		\$ 2,058,817		\$ 2,058,817		\$ 2,058,817
FACILITIES MAINTENANCE FUND	\$ 1,018,466		\$ 1,018,466		\$ 1,018,466		\$ 1,018,466		\$ 1,018,466
SPECIAL PROJECTS FUND	\$ 3,668,209		\$ 3,668,209		\$ 3,668,209		\$ 3,668,209		\$ 3,668,209
MARIJUANA FUND	\$ 672,361		\$ 672,361		\$ 672,361		\$ 672,361		\$ 672,361
CEMETERY FUND	\$ 28,600		\$ 28,600		\$ 28,600		\$ 28,600		\$ 28,600
CHILD CARE FUND	\$ 895,848	\$ 750,000	\$ 1,645,848		\$ 1,645,848		\$ 1,645,848		\$ 1,645,848
PARKING & TRANSPORTATION FUND	\$ 15,594,130		\$ 15,594,130		\$ 15,594,130		\$ 15,594,130		\$ 15,594,130
HEALTH BENEFITS FUND	\$ 5,200,000		\$ 5,200,000		\$ 5,200,000		\$ 5,200,000		\$ 5,200,000
SUSTAINABILITY FUND	\$ 2,616,606		\$ 2,616,606		\$ 2,616,606		\$ 2,616,606		\$ 2,616,606
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,486,679		\$ 7,486,679		\$ 7,486,679		\$ 7,486,679		\$ 7,486,679
TOTAL EXPENDITURES BY PROGRAM	\$ 209,349,946	\$ 22,081,348	\$ 220,793,916	\$ -	\$ 220,793,916	\$ -	\$ 220,793,916	\$ -	\$ 220,793,916
PROJECTED FUND BALANCE DECEMBER 31, 2024	\$ 418,716,136	\$ (11,009,462)	\$ 418,344,052	\$ -	\$ 418,344,052	\$ -	\$ 418,344,052	\$ -	\$ 418,344,052
RESTRICTIONS	\$ 162,195,628	\$ 2,689,057	\$ 164,884,685	\$ -	\$ 164,884,685	\$ -	\$ 164,884,685	\$ -	\$ 164,884,685
NET FUND BALANCE	\$ 256,520,508	\$ (13,698,519)	\$ 253,459,367	\$ -	\$ 253,459,367	\$ -	\$ 253,459,367	\$ -	\$ 253,459,367
FTYR FTE	215.33		215.33		215.33		215.33		215.33



Memo

To: Breckenridge Town Council Members
From: Jon Dorr, Assistant Director of Recreation
Date: 7/16/2024
Subject: Breckenridge Events Committee

The Breckenridge Events Committee met on July 10, 2024. Positive attendance and feedback was shared of the Ten Mile Pride event. Total 4th of July animation was also discussed with positive reviews. The Event's Committee spoke about a potential drone show on the evening of the 4th of July and wanted to revisit this option. Below you will find the meeting minutes and a link to the SEPA calendar. There are no additional items of note.

Minutes
Breckenridge Events Committee
Wednesday, July 10, 2024
Right event, right time, right result

Attending: Michele Chapdelaine, Marika Page, Jon Dorr, Lucy Kay, Tony Cooper, Neal Kerr, Tamara Nuzzaci Park, Christin Maguire, Dave Feller, Chase Banachowski

Guests: Majai Bailey, Bill Wishowski, Mike McCormack, Hayden Van Andel, Gina Osborne

- I. **Michele called the meeting to order at 9:36 am.**
 - a **Committee Chair took roll call.**
 - b **A motion was made to approve the June 5, 2024 meeting minutes.**
 - **M/S/P**

- II. **Upcoming Events –** The committee reviewed upcoming events without concerns.
 - a **7.13.24 Breckenridge Beer Festival @ Beaver Run**
 - Annual event at Beaver Run brings in over 40 of Colorado's finest breweries and other breweries worldwide. Ticket sales are currently pacing well.
 - b **7.20.25 A Creative + Culinary Affair Celebrating a Decade of Breck Create**
 - Celebrating Breck Create's 10th anniversary with a unique creative culinary event on the Arts District Campus. Enjoy delicious bites and artistic experiences in the studios. The evening ends with a Decade Party at the Riverwalk Center featuring music from Beatlegras and Funkiphino, celebrating the 60s through the 90s. This event supports Breck Create's free education and community programs.
 - c **7.20.24 Summerfest 2024 Roller Ski Sprint Race –** will run out of the CMC parking lot.
 - d **7.26-28.24 Breckenridge Food & Wine Festival @ MSS**
 - Annual event offers a unique wine-tasting experience with over 300 wines from top global wineries. Main Street Station Plaza and The Village at

Breckenridge transform into a mountain-side vineyard featuring a variety of wines. Live music, DJ, and food from specialty vendors throughout the day.

- e **8.1.24 Backstage Theatre Annual Gala** – fundraiser event for theatre.
- f **8.10-16.24 Breck Bike Week** – a partnership between the Rec Center and Mike McCormack.
 - Breck Bike Week is a 3-day gathering of cycling enthusiasts during the same week as the Breck Epic mountain bike race. Activations will include bike demos, an expo area in the RWC parking lot, a Women's Cycling Summit, the Ritual Film Festival (showing their latest mountain bike film), and a Dredge Pond Crossing. The event will also host the Epic Creator Workshop, a how-to manual for young filmmakers, photographers, and athlete ambassadors. The goal is to engage locals as well as visitors to celebrate Breckenridge's rich cycling community.
- g **8.11-16.24 Breck Epic**
 - **McCormack gave an overview of 2024 programming. The event permitting process is on track with no concerns from Town Staff.**
- h **8.16-25.24 BIFA**
 - The Breckenridge International Festival of Arts (BIFA) is a 10-day celebration of adventure, creativity, nature, and play. Featuring an eclectic mix of music, dance, film, visual arts, and family entertainment, the festival showcases local, national, and international artists. Breck Create produces dozens of events throughout Breckenridge's cultural venues, public parks, trails, and open spaces.
 - Looking for volunteers to help install trail art over the first two weeks of August.
- i **8.22-24.24 Breckenridge Wine Classic @ Beaver Run**
 - All-inclusive wine-tasting festival featuring live music and delectable bites at Beaver Run.
- j **8.31.24 Great Rubber Duck Race**
 - Planning for a very similar activation as prior years with some small logistical adjustments.
- k **9.13-15.24 Oktoberfest**
 - Planning for the same footprint as last year on Main Street with Breck Brewery as the presenting sponsor. Steins will be sold out of RWC again. New this year – moving away from beer tokens and introducing RFID wristbands. Also looking to replace the aluminum cups with the RCup program.

III. Review Past Events

- a **6.6.24 RAM Legacy in Action Day**
 - Shifting to a new concept was very successful, exceeding goals. Some highlights included 767 volunteer hours in one day: Packed 1000 meals for Smart Bellies, installed a mile of wire to protect rescue horses, painted floors and ceilings at Café Food Rescues newly donated building, completed wildfire mitigation, rebuilt 400 walkways and painted 20 picnic tables at Keystone Science School, and restoration projects with Dillion Ranger District.
- b **6.15.24 10 Mile Pride**
 - Successful second year of the event with a significant increase in attendance and community engagement. The BTO contracted Dean Nelson to consult on this year's programming and to build a 5-year visioning plan for developing Breckenridge's Pride as a destination branding event. The committee noted that as the event grows it will be important to maintain the community connection.
 - Programming highlights:

- Fireside Chat at RMU with featured guests Arielle Gold, an Olympic bronze medalist and 5-time X Games Medalist and Michael Miscisin from One Colorado.
 - Breck Create art exhibition opens, featuring Megan Geckler at OMH
 - Community party on the RWC lawn, with free community yoga, music by Denver's DJ Love, and other live performances in tribute to Taylor Swift and Janet Jackson on the Main Stage.
 - Mountain Pride hosted a free Ally Workshop at Town Hall. Opportunity to engage in conversation around creating a welcoming environment for all.
- c **6.26.24 Bike to Work Day** – Successful with around 110 people attending. The Rec Dept plans to continue producing the event for Breckenridge's participation in the countywide bike to work day.
- d **6.27.4 Kick-off AirStage Apres Series – Neal, BC**
- The first event of the series had strong attendance despite the weather challenges (150-200 ppl). Breck Create will continue to evaluate the move from Friday to Thursday.
- e **6.28.24 Breckenridge Agave Fest – Tacos, Mezcal & Tequilla**
- Successful inaugural year of event. Offered a curated selection of premium tequilas and mezcals, guided by expert distillers and mixologists, as well as live music and a variety of tacos from local chefs. Some feedback from Town Staff that the event would have benefited from having more water stations available.
- f **Fourth of July**
- Firecracker 50 / Sparkler / 10 K – 10K and Mountain Bike Race sold out. The Strider race was also a big success, lasting 6 min. The celebration at Carter Park lasted all day.
 - 4th of July Parade had 39 Parade floats along with Mascots from CO Avalanche and Rockies, and two marching bands. Parade lasted around 45 min.
 - Breck Create Independence Day Activations - Future 4th saw around 2500 people in Arts District Campus. Noticed a significant patron drop-off in attendance around 2 pm. Evaluating the need for afternoon and evening activation.
 - Conversation around afternoon & evening animation will continue forward. The committee voiced interest in forming a Fourth of July sub-committee to evaluate programming needs.

IV. **General Updates and Discussion**

- a TOB Water Station Rentals added to SEPA – Jon Dorr
- Water Stations have been incorporated into the SEPA process for outside event producers to rent for events for nominal costs. The Town is also looking at putting one on the exterior of the Welcome Center.
- b Update on Breck 5 Peaks Music Series – Chase/ BSR
- Summer concert at the base of the Peak 8. Small production with music from 11pm -3pm. Overall, this is going to be a much smaller production than the winter concerts. No need for any additional town resources. Sphere concept previously discussed is not moving forward at this time.

V. **Next BEC Meeting, Wednesday, Aug 7, 2024**

- a Fourth of July Sub-Committee – follow-up discussion.

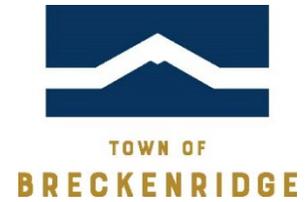
VI. **The meeting adjourned at 10:38 am.**

The Breckenridge Events Committee evaluates events against four strategic goals:

- **Build Business** - An event designed to drive revenue for greater business community.
- **Branding/Media** - An event designed to draw external media (national & international) promoting the Breckenridge brand.
- **Fundraising** - An event designed to raise awareness and funding for a non-profit organization's mission.
- **Resident Focused** - An event designed specifically for residents vs. an event more broadly marketed to visitors and residents.

LINK TO SEPA CALENDAR

<https://calendar.google.com/calendar/u/0?cid=cmN0NTI3bnUwZ2dpZjE2azRyY2ttaGF2cW9AZ3JvdXAuY2FsZW5kYXluZ29vZ2xlLmNvbQ>



Memo

To: Breckenridge Town Council Members
From: Flor Cruz, Community Outreach & Engagement Liaison
Date: 07/16/2024 for 7/23/2024 Town Council Meeting
Subject: Equity Blueprint & Equity Lens Training

In 2020, The Town of Breckenridge established the Breckenridge Social Equity Advisory Commission to address community disparities and foster a more inclusive and equitable Breckenridge. In collaboration with The Equity Project led by Dr. Dwinita Mosby Tyler and Monica Williams, the Commission created the Equity Blueprint which serves as a roadmap with deliverables and strategies aimed at reducing barriers and cultivating equity across all community members. The Equity Blueprint was presented to Council and approved by Council in 2023. The Blueprint was intended to be a working document to adjust with the Town's evolving needs. As a result, we plan to revise this document in the Fall of 2024.

[Link to Equity Blueprint](#)

Shortly after the creation of the Social Equity Advisory Commission, an Equity and Inclusivity Lens tool was created to foster conscious consideration of equity in Town-wide decision-making processes. The purpose of the Equity and Inclusivity Lens is to assist the reader on making better decisions that result in more equitable and inclusive outcomes. The tool, often referred to as "The Equity Lens", prompts crucial questions which are at times not addressed. Throughout the training, Council will review key terminology definitions, reflect on their own identities, and discuss quick scenarios to practice.

In addition to Town Council, the Community Engagement Division plans to distribute the Equity Lens to internal staff, advisory commissions, and the local businesses in partnership with the Breckenridge Tourism Office. This tool is currently available on the Social Equity Advisory Commission website.

Staff will be available at Tuesday's meeting to present the Equity Blueprint and conduct some exercises related to the Equity Lens. We look forward to discussing these topics and answering any questions Town Council may have.

OBJECTIVE

The purpose of the Equity and Inclusivity Lens is to provide a tool to allow us to make better decisions that result in more equitable and inclusive outcomes.

PROCEDURE

For any policy, program, practice, or decision, consider the following questions:

EQUITY

Equity is defined as the pursuit of justice through acknowledging diversity and actively removing possible discriminatory behaviors and or biases.

& INCLUSIVITY

Inclusivity is defined as making sure everyone feels welcome, valued, and respected, no matter who they are or where they come from.

LENS

WHO

Who are the groups affected? Have we also considered other untapped groups and groups marginalized by systems who might be affected? What are the potential impacts, benefits, and burdens on these groups? How will the outcome be perceived by these groups?

INTENTION

Have we intentionally involved members of the affected groups? Have we sought to maximize a sense of inclusivity and buy-in in the process, and how do we know whether we have?

IMPACT

Have we identified any known disparities connected with the issue in question, and does this decision improve, ignore, or worsen those disparities? Does the decision produce any unintended or negative consequences? If so, how do we address them?

UPLIFT

Are we uplifting the experiences, knowledge, and contributions of historically underrepresented groups with this decision? How so?

BENEFIT

Have we considered how all groups can benefit? Are there additional opportunities to further the benefits of this decision?

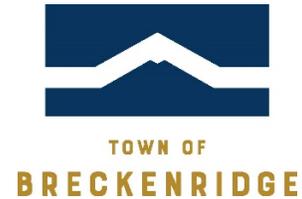
TRUST

Does this build trust within our community and with those visiting our home?

CHECK POINT Based on our responses; what revisions are needed in the decision under discussion? Have we also considered all other groups that are being marginalized or underserved who might be affected? What next step is recommended and how will it be advanced? By when?

NOTE: If you are not able to answer each question affirmatively, ASK yourself and others WHY until you fully understand the root cause and address it.





Memo

To: Town Council
From: Ellie Muncy, Planner I
Date: 7/17/2024, for the meeting of July 23, 2024
Subject: Work Session Regarding Proposed Development Agreement for Conversion of Copper Baron Condo Unit 2 From Commercial Use to Employee Housing

Craig Campbell, owner of the 1043 sq. ft. Copper Baron Condo Unit 2 located at 217 S Ridge Street Alley, has applied for a Development Agreement regarding converting the unit from commercial use to employee housing.

Background

When originally constructed, the Copper Baron Condo building (Site I) was subject to the Adams Ridge Master Plan, which allowed a 1:1 floor area to site area ratio, regardless of use. Site I was dedicated 3,056 sq. ft. of density by the Master Plan, and the Copper Baron building was approved and built to 3,049 sq. ft. total (2,154 sq. ft. commercial and 895 sq. ft. residential). The Adams Ridge Master Plan was originally approved in 1981, but has subsequently expired. A Development Permit application for a change of use would be subject to the Town's Land Use Guidelines (LUGs) and Development Code.

A similar Development Agreement proposal was submitted and approved in 2022 to convert Big Sky Unit G(A) on South Ridge Street to employee housing. The aforementioned proposal followed the same process this application plans to follow, and as part of the previous unit conversion Town Council agreed to waive all permit fees and the density transfer fee.

Density (Policy 3/A & 3/R): The proposed conversion would increase the building's residential density to 1,938 sq. ft., which exceeds the density of 912 sq. ft. recommended by the LUGs by 1026 sq. ft., or 53%. The 1026 sq. ft. of additional density would need to be transferred to the site using Transferable Development Rights (TDRs). However, the property is located within the Historic District, and Development Code section 9-1-17-12 prohibits additional density from being transferred into the Historic District. As noted above, although the residential density allocation would change on the property, no new square footage is being constructed and the proposal is to convert existing commercial space to residential space for workforce housing.

Parking: There would not be an increase in the parking space requirement with the proposed conversion because the parking requirement for residential use is less than the requirement for commercial use per sq. ft.

Proposal

The following items are requested of the Town by the applicant:

1. Exempt the project from compliance with Development Code section 9-1-17-12 which prohibits density transfer into the Historic District,
2. Town to transfer 1026 sq. ft. (0.86 SFEs) of density to the property (\$228,173.85 value),
3. Waiver of the following fees, totaling approximately \$9,000. These estimates are provided using rates for the year 2024 and are subject to increase annually.
 - Planning Division fees:
 - Development Agreement application fee (\$7,140),
 - Class C Minor Development Permit application fee (\$2,105),

The following items are proposed by the applicant as public benefits:

1. The applicant proposes to record a Restrictive Covenant and Agreement for the unit, restricting the occupancy of the unit to Employee Housing, without any Area Median Income (AMI) restriction. Employee Housing is defined by the Development Code as “*A dwelling unit the occupancy of which is restricted to a person eighteen (18) years of age or older who, during the entire period of his or her occupancy of the property, earns his or her living by working for a business located in and serving in Summit County, Colorado, an average of at least thirty (30) hours per week, together with such person's spouse and minor children, if any. All employee housing units shall be a minimum of three hundred fifty (350) square feet of density in size and shall each have a living area containing at a minimum: a kitchen sink; cooking appliance and refrigeration facilities, each having a clear working space; sleeping accommodations; a closet with a door; and a bathroom with a door, sink, toilet, and a bathtub or shower. Each employee housing unit shall have its own entrance. There shall be no interior access from any employee housing unit to any dwelling unit to which it is attached.*”

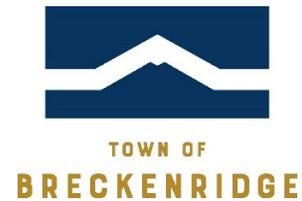
Staff Analysis

Staff supports the proposed terms of the Development Agreement, finding that the Town core is an ideal location for employee housing. The cost of the Planning Division application fee waivers and transferring Town-owned density to the property is less than the cost of constructing or purchasing a new employee housing unit elsewhere in Town. Although staff does not want to set a precedent for transferring density into the Historic District, it would not result in any new constructed floor area in this case. There is also previous precedent set for this type of Development Agreement proposal.

Questions for Council

1. Does the Council support allowing a density transfer into the Historic District that would not result in any new constructed floor area?
2. Does the Council support the other terms of the proposed Development Agreement?

If the Council is supportive of the Development Agreement, staff will work with the Town Attorney to prepare an Ordinance and return to the Council for a first reading.



Memo

To: Breckenridge Town Council Members
From: Rick Holman, Laurie Best
Date: 7/17/2024
Subject: Proposal for required 500 space skier parking

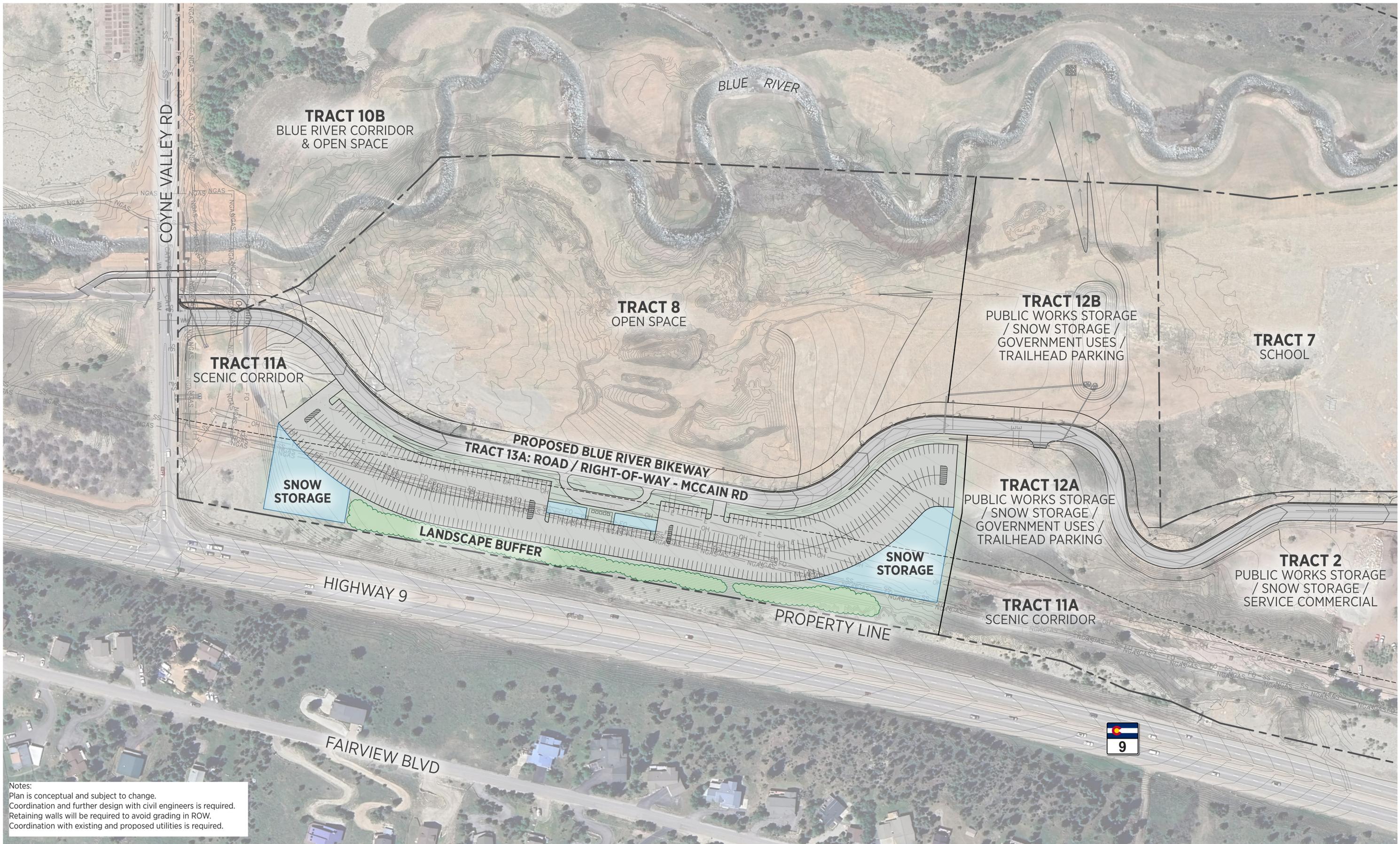
In 2003, the Town entered into a Parking Lease Agreement with Vail Resorts for the purpose of leasing a portion of the South Block 11 property for the winter seasonal parking of 500 vehicles for winter recreational users (skiers). The term of this agreement is in perpetuity and does allow the Town to substitute another piece of property, as long as it meets the needs of both the ski area and the Town. It is preferred that all the parking is provided in one location. The Town is in the process of designing new workforce housing that will be built on the Block 11 parcel (approx. 95-100 units of housing). It is staff's recommendation that the required skier parking would be better served if it were moved to the SE corner of the McCain parcel (along the east side of the newly developed roadway). In this memorandum we will discuss some of the benefits to moving the required skier parking along with the proposed expense.

Locating the skier parking at the SE corner of the McCain parcel would make the parking readily apparent to incoming traffic looking for this parking. This would minimize traffic that is currently on Airport Road and taxing the capacity of that roadway. The relocation of the skier parking would go to the east of the newly developed road through the McCain parcel and would not diminish any of the large open space parcel that was recently purchased. While this use would primarily be for skiers, it would also be a good location for some parking in the summer months to access the recreation path and open space. Perhaps the biggest advantage to moving the skier parking to this new location is to create separation from housing. At this proposed location there is no housing within a quarter-mile of the site. Staff is not proposing to pave this proposed lot or the existing lot. If Council approves moving the parking to the McCain site, there will be some additional grading, removal of existing rock piles, and possibly the construction of a small retaining wall that will need to occur. This could result in an additional \$500,000 cost although we would expect to save that much, if not more, by reducing the amount of build-out necessary on Airport Road in the future. If the skier parking is moved, additional open space can be programmed at the south end of Block 11 next to the newly developed housing.

If Council decides to leave the skier parking in the current location at the south end of Block 11, we may lose a few housing units as we will need to provide ample room to design a bus turnaround that is removed from the housing development. In addition, some type of natural surface berm may need to be constructed to help shield the parking from the view of the housing. Access to skier parking on Block 11 would need to occur through the Breck Terrace housing site which does allow for a roadway right of way. Very few additional improvements would need to occur on the Block 11 site as this is where we currently park cars, and the surface is already prepared for that.

Attached to the memo is a design for the skier parking if it were located at the McCain site. In addition, there is a copy of the approved McCain Master Plan and a rendering of the proposed housing on Block 11 and adjacent skier parking.

Norris Design will be present at the July 23rd work session along with Town Staff to address any additional questions the Council may have to help them make this decision on where to locate the skier parking.



Notes:
 Plan is conceptual and subject to change.
 Coordination and further design with civil engineers is required.
 Retaining walls will be required to avoid grading in ROW.
 Coordination with existing and proposed utilities is required.

Site Data Table

Total Area: 20.1 acres
 Total Density: 5.0 du/ac
 Total Units: 99 units
 Potential ADU's: 31 units

SFD (40' x 100'): 31 units (31%)
 Front Setback: 10'
 Side Setback: 6'
 Rear Setback: 18'
 Corner Setback: +5'



Duplex (30' x 90'): 36 units (36%)
 Front Setback: 10'
 Side Setback: 6'
 Rear Setback: 18'
 Corner Setback: +5'



Townhomes (20' x 70'): 32 units (33%)
 Front Setback: 10'
 Rear Setback: 18'
 Corner Setback: +5'
 Min Bldg Separation: 20'



ROW Width: 60'
 Alley Width: 24'

Provided Parking

SFD Required: 62 / 2.0 per DU
 SFD Garage: 62 spaces
SFD Total: 62 spaces

Duplex Required: 54 / 1.5 per DU
 Duplex Garage: 72 spaces
Duplex Total: 72 spaces

Townhome Required: 48 / 1.5 per DU
 Townhome Garage: 16 spaces
 Townhome Driveway: 32 spaces
 Covered Parking: 16 spaces
Townhome Total: 64 spaces

ADU Required: 1.0 per DU
 ADU Surface: 31 spaces
ADU Total: 31 spaces

Guest Parking: 48 spaces

Total Parking: 277 spaces

- 1 BIOSWALE MEDIAN
- 2 COVERED PARKING
- 3 0.25 AC DOG PARK
- 4 ENTRY MONUMENT
- 5 RIVERBANK RESTORATION
- 6 GATED ACCESS
- 7 6.5' SIDEWALK
- 8 10' SIDEWALK
- 9 RIVER ACCESS TRAIL
- 10 TRAIL CORRIDOR & GREENWAY, TYP
- 11 LINEAR PARK
- 12 SAFE ROUTES TO SCHOOL PATHWAY
- 13 POTENTIAL PEDESTRIAN BRIDGE
- 14 BRECK E-RIDE
- BUS STOP



GRAPHIC IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY

THE RUNWAY NEIGHBORHOOD | LOTTING CONCEPT 1

FEBRUARY 2024



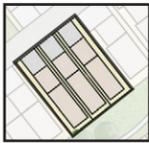
Site Data Table

Total Area: 20.1 acres
 Total Density: 5.3 du/ac
 Total Units: 106 units
 Potential ADU's: 19 units

SFD (40' x 100'): 19 units (18%)
 Front Setback: 10'
 Side Setback: 6'
 Rear Setback: 3'
 Corner Setback: +5'



SFD (25' X 100'): 23 units (22%)
 Front Setback: 10'
 Side Setback: 3'
 Rear Setback: 3'
 Corner Setback: +5'



Duplex (30' x 90'): 32 units (30%)
 Front Setback: 10'
 Side Setback: 6'
 Rear Setback: 3'
 Corner Setback: +5'



Townhomes (20' x 70'): 32 units (30%)
 Front Setback: 10'
 Rear Setback: 18'
 Corner Setback: +5'
 Min Bldg Separation: 20'



ROW Width: 60'
 Alley Width: 24'

Provided Parking

SFD Required: 84 / 2.0 per DU
 SFD Garage: 84 spaces
 SFD Surface: 84 spaces
SFD Total: 168 spaces

Duplex Required: 48 / 1.5 per DU
 Duplex Garage: 64 spaces
 Duplex Surface: 64 spaces
Duplex Total: 128 spaces

Townhome Required: 48 / 1.5 per DU
 Townhome Garage: 16 spaces
 Townhome Driveway: 32 spaces
 Covered Parking: 16 spaces
Townhome Total: 64 spaces

ADU Required: 1.0 per DU
 ADU Surface: 19 spaces
ADU Total: 19 spaces

Guest Parking: 28 spaces

Total Parking: 407 spaces



- 1 BIOSWALE MEDIAN
- 2 COVERED PARKING
- 3 0.25 AC DOG PARK
- 4 ENTRY MONUMENT
- 5 RIVERBANK RESTORATION
- 6 GATED ACCESS
- 7 6.5' SIDEWALK
- 8 10' SIDEWALK
- 9 RIVER ACCESS TRAIL
- 10 TRAIL CORRIDOR & GREENWAY, TYP
- 11 LINEAR PARK
- 12 SAFE ROUTES TO SCHOOL PATHWAY
- 13 POTENTIAL PEDESTRIAN BRIDGE
- 14 BRECK E-RIDE
- BUS STOP

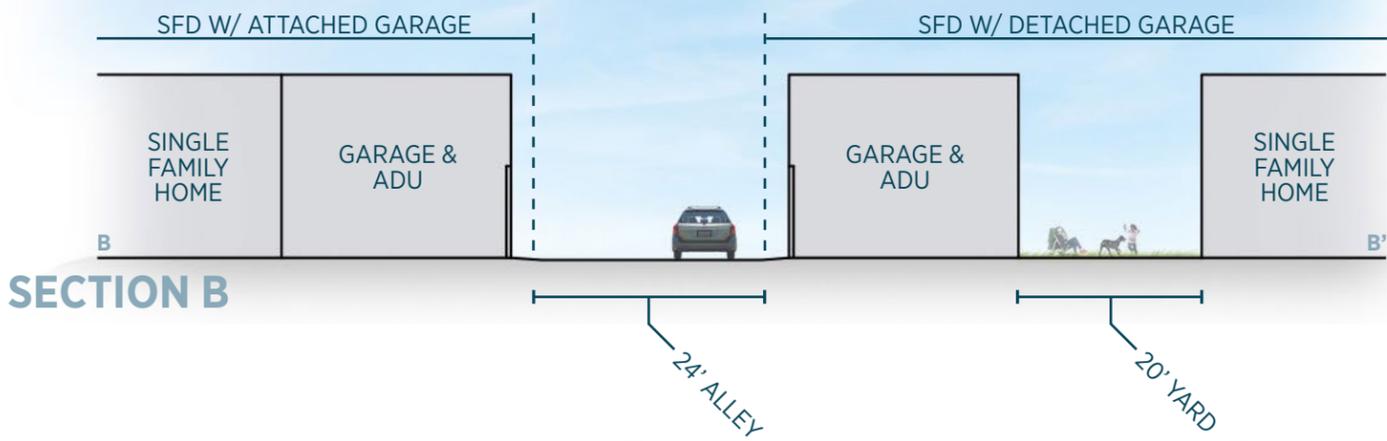
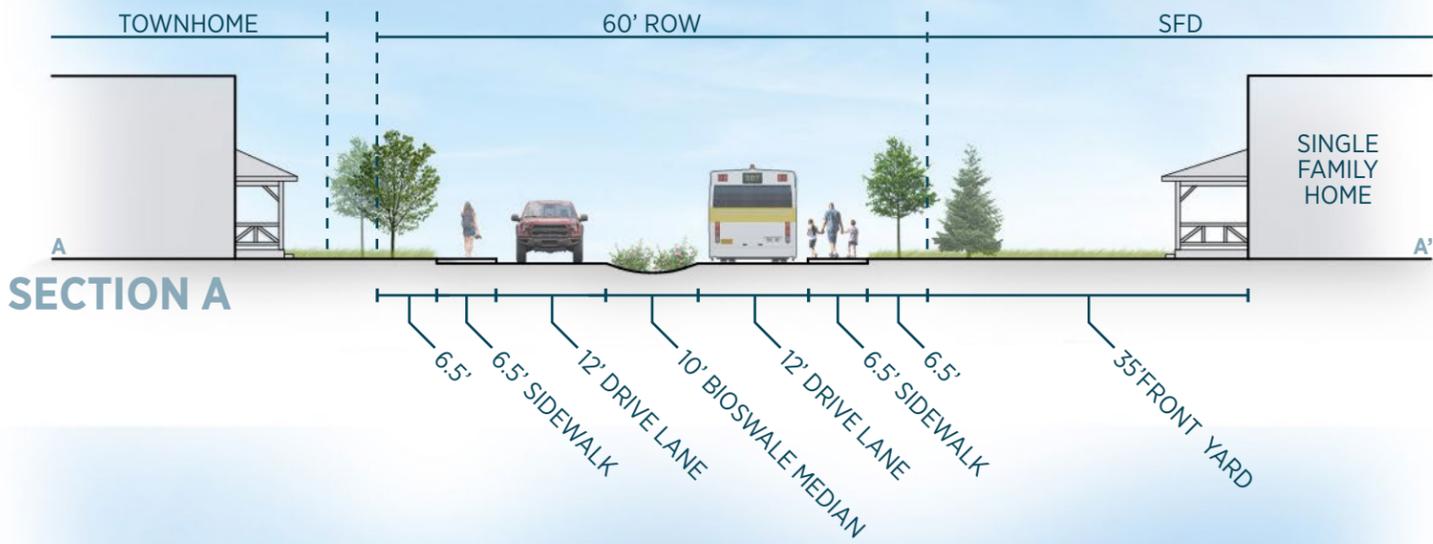
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THE RUNWAY NEIGHBORHOOD | LOTTING CONCEPT 2

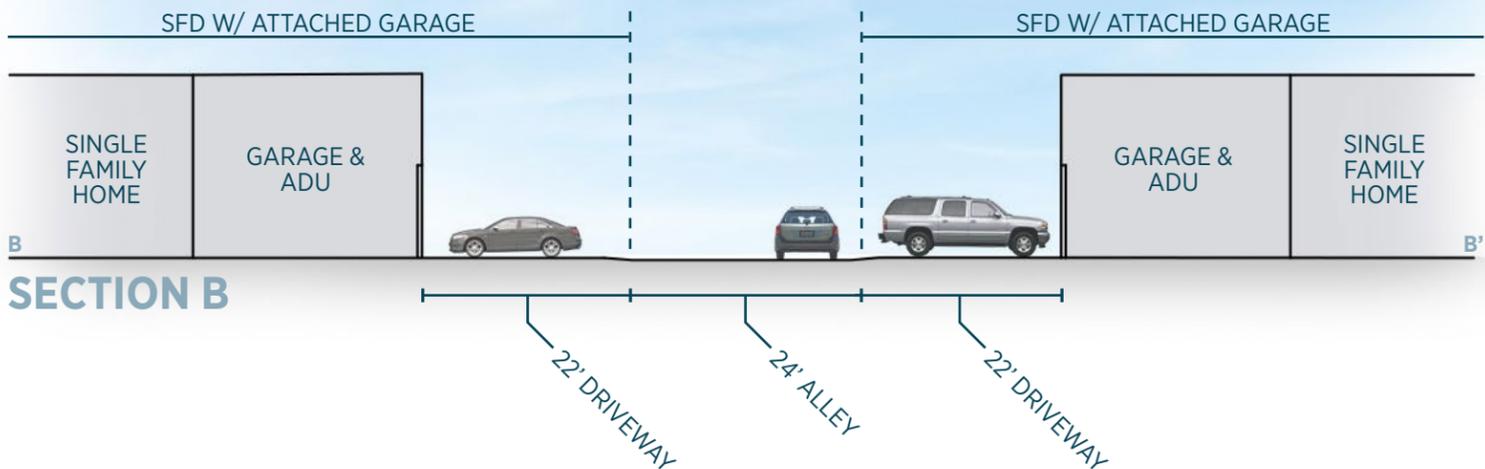
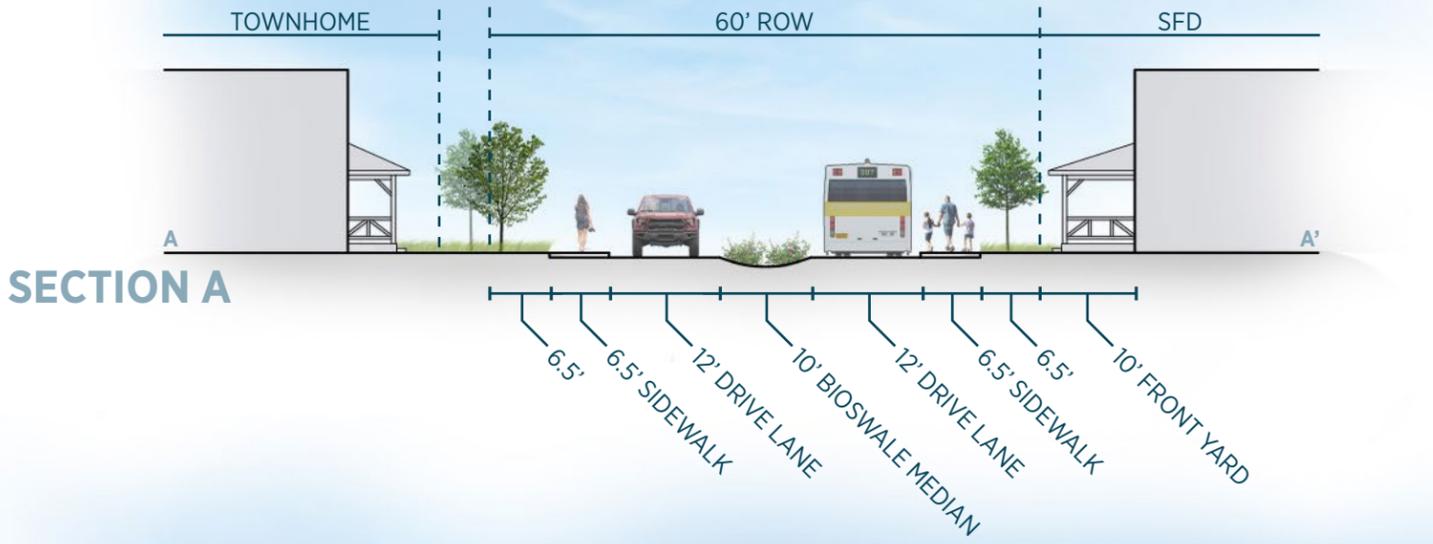
FEBRUARY 2024



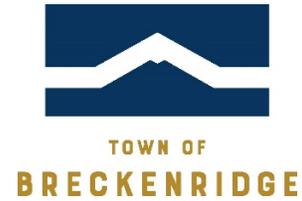
OPTION 1 SECTIONS



OPTION 2 SECTIONS



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Memo

To: Breckenridge Town Council Members
 From: Laurie Best, Housing Manager and Melanie Leas Housing Project Manager
 Date: 7/17/2024 (for July 23, 2024 Worksession)
 Subject: Runway Neighborhood Planning/Pre-development

During the May retreat and the June housing workgroup meeting, several questions regarding the Runway Neighborhood came up. Staff believes it would be helpful to review the project with the Council. The purpose of this work session is to ensure we have a clear understanding of the project goals, priorities, and preferences, especially when it comes to inevitable trade-offs. We are looking for feedback prior to proceeding to refine the design and layout. Topics are organized below, but staff is also open to any other items that Council may identify during our discussion.

Goal - A sustainable community for our workforce that is affordable and serves the needs of local households. This new neighborhood should complement the other local neighborhoods and incorporate lessons learned.

Who will the neighborhood serve?

The AMI target discussed for the Runway is home ownership opportunity to serve 80%-140% (averaging 100% AMI at \$351K to \$742K). For comparison purposes, the following chart includes information on other workforce neighborhoods, including the average AMI that was served.

Neighborhood	Year	Units	# Beds	AMI average	Type	Garage
Gibson Heights	2003	40	2,3,4	80%	SF/TH	No
Vista Point	2004	18	3,4	113%	SF/TH	Yes-SF only
Wellinton 1	2006	98	2,3,4	100%	SF/Dup	Yes
Vic's Landing	2010	24	1,2	86%	TH	Yes (single)
Valley Brook	2012	42	2,3	92%	TH	Yes (tandem)
Maggie Placer	2015	9	2	100%	TH	No
Wellington 2	2015	66	2,3	110%	SF/Dup	Yes
Blue 52	2019	52	1,2,3	100%	MF	Yes(higher AMI units)
Lincoln Park	2019	62	2,3,4	110%	SF/Dup/Tri	Yes
Stables	2025	61	2,3,4	127%	SF/Dup/TH	Yes
Runway	2028	100+/-	2,3,4	100%	SF/Dup/TH	Yes-SF/Dup

NOTES: SF=single family Dup=duplex TH= townhome
 MF=multifamily

Miscellaneous Neighborhood Considerations/Assumptions:

As we start to refine a plan it will be helpful to have Council input on these issues:

Unit Count - The preliminary layout shows 99 units plus 31 Accessory Dwelling Units (ADUs). However, the layout does not fully accommodate a functional 500 space remote parking lot for the ski area with adequate circulation. The remote lot as depicted on the plan doesn't include an adequate bus turn around. It should be noted if the remote lot remains on Block 11, the unit count may be reduced (to roughly 90 +/-) or if the remote lot is relocated the unit count could slightly increase (roughly 105 Units—the entire lot cannot be used for housing because of underground utility easements-). The current layout is about 6 units per acre (UPA) on the 16.5 acre Town parcel, not including the 8.7 acre remote lot.

Unit Types - The initial concept is roughly 1/3 single family residences, 1/3 duplexes, 1/3 townhomes with about 31 singles family, 36 duplexes, and 32 townhomes. As we start to refine the site plan and analyze construction costs, we may shift the ratio slightly to maintain reasonable subsidy, but this split provides a good variety of unit types and price points for homebuyers.

Unit Size - The initial concept anticipates 2 and 3 bedroom duplexes and townhomes and 3- and 4-bedroom single family residences. The fourth bedroom in the single family homes would be a lock off ADU. The unit sizes for initial pricing are 1,800sf (4 bedroom), 1,400sf (3 bedroom), and 1,150 sf (2 bedroom), which are larger than the comparable units at Wellington and Blue 52 but slightly smaller than those at Stables Village. This is an initial assumption on finished living space and could change as the plan is further refined.

Market Rate and or Lite Deed Restriction Units - We are currently anticipating a subsidy of \$20-25M which is budgeted between 2024-2027. This assumes planning in 2024 and construction and sales phased over 3 years. Market rate or lite deed restrictions could be used to reduce the subsidy, but that will reduce the count of fully deed restricted units that could be provided. Because of this and the limited land available, staff recommends all homes include a full deed restriction with the standard appreciation cap at 3%.

ADUs - This is the first deed restricted neighborhood in Summit County to include ADUs in the initial program so there is not much available in terms of best practices for construction and management of the ADU units. Staff is recommending that all single families include a finished ADU space. From our perspective we would prefer to leave the use of the ADU up to the owners - they may opt to rent it (Town capped rate) or may prefer to use as another bedroom or office, etc. We anticipate that the most cost-effective design will be attached ADUs as opposed to detached. This layout is also most effective for accommodating roof mounted solar panels as it would be easier to maximize useable roof space. If we opt to reduce the subsidy, we will not have ADUs on all of the single-family homes, instead that space would operate as a standard fourth bedroom in the home.

Garages - Garages are popular, but there is limited land available so this may not be the best use of land. With limited land there is a tradeoff between garages and the bedroom/unit count. While the cost for garages is less than finished space, they still add costs and impact the sale revenue - we can sell a 3 bedroom for more than a 2-bedroom with garage but they both are similar in terms of size. Staff is recommending two car standard garage for all single-family residences (in addition to one surface spot for the ADU), a tandem two car garage for duplexes, and surface parking for townhomes. We will incorporate adequate storage within the units or storage buildings (Blue 52 model).

Development/Finance Structure/Grants/Subsidy - At this time staff does not have a recommendation regarding the development/finance structure. We have utilized a variety of approaches (partner with developer, Town as developer, etc.) in the past. We will look to the development team to weigh in and offer a recommendation recognizing our primary goal is to provide a quality neighborhood that meets the needs of residents, is affordable initially and long term for the owner, meets our sustainability goals, and requires a reasonable subsidy from the Town. We will evaluate all options to maintain a reasonable subsidy through the price points, AMI targets, and or interest rate buy downs, etc. We have already submitted for grants and believe the project will compete well. Our goal is to continue to seek out grant

opportunities to offset the Towns subsidy, particularly grants that are consistent with our price points and do not create additional strings that make it more difficult for our local buyers.

Lottery/Deed Restrictions - Staff proposes utilizing the standard deed restriction template (3% appreciation, owner occupancy, lottery at resale, retirement). We anticipate a lottery for the initial sale (and at each resale) and do not recommend any priorities in the lottery. While we have included priorities for time in Summit County and Upper Blue employment in other projects, we've been evaluating concerns around the lottery priorities and feel the risk of disparate impact is great. Lottery priorities may provide a benefit to certain households over other households. It is difficult to assess whether the criteria unintentionally impacts any Fair Housing protected classes (race, creed, color, religion, sex, sexual orientation, disability, marital status, familial status or national origin/ancestry).

Sustainability - Our objective is to achieve net-zero emissions for this development. This will be an all-electric neighborhood with no gas service, emphasizing water conservation, minimizing construction waste, ensuring a tight building envelope, enhancing walkability, and supporting public transit. It is estimated that the net zero adds \$20k to \$25k per unit, but this is an important priority in all housing neighborhoods so this will be built into our pricing/budget, and it helps ensure long-term affordability as gas and electric bills will be significantly reduced.

Social Equity - Since this project might be one of the last large "for sale" workforce developments, it is crucial that we reach out to all demographics in Summit County. We will collaborate closely with our equity partners to ensure that all communication and outreach are conducted thoughtfully and inclusively.

Schedule: Preliminary schedule is as follows:

- Pre-development/Planning – Summer - Fall 2024
- Analysis of geo-thermal - Summer/Fall2024
- Due Diligence - Fall 2024
- Final Plan (layout and program) - Dec 2024
- Final Approval from Council on project, cost, subsidy, structure - January 2025
- Planning Entitlements with Planning Commission and Town Council – March/April 2025
- Site Prep (existing uses-relocation) – Fall 2024-Spring 2025
- Infrastructure – Spring 2025
- Vertical Start-Phase 1 – Fall 2025
- Phased Construction – Four phases starting Spring 2025, Spring 2026, Spring 2027, Fall 2027
- Occupancy –Phased move-ins starting Winter 2026 with the project complete in 2028

Next Steps: We are bringing on a design/development team to assist the Town with refining the plan and the budget and to provide recommendations/options for structuring the development. We received submittals from 10 teams and are in process of vetting the teams with goal of bringing on the team in the next few weeks. We are also in process of analyzing feasibility of geo-thermal and plan to do some bore hole testing in August.

Summary - Council input on these project components will help guide us as we move into refining the plan. We look forward to this discussion. Thank you.