

**TOWN OF BRECKENRIDGE  
TOWN COUNCIL SPECIAL MEETING  
VIRTUAL MEETING  
Tuesday, November 3, 2020  
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**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of November 3, 2020 to order at 8:15am. The following members answered roll call: Ms. Gigliello, Ms. Owens, Mr. Carleton, Mr. Bergeron, Mr. Kuhn, Ms. Saade and Mayor Mamula.

**II) APPROVAL OF AGENDA**

Mr. Holman stated there were no changes to the agenda.

**III) BRECKENRIDGE GRAND VACATIONS PRESENTATION – GONDOLA LOT AND GOLD RUSH LOT DEVELOPMENTS**

Mayor Mamula laid out the ground rules for this presentation, and reminded Council they can only ask questions and not make any comments on the project before it goes to Planning Commission.

Mr. Mark Truckey introduced the applicants and reviewed the two questions to be considered, which were whether the Council would be willing to move the Transit Center and if the Town is interested in adding density for a workforce housing development on the Gold Rush Lot.

Mr. Mike Dudick, representing Breckenridge Grand Vacations, presented the Gondola Lot Development Project overview. He stated BGV has reached an agreement with Vail Resorts to purchase three lots: South Gold Rush Lot, North Gold Rush Lot and North Gondola Lot. He further stated that what they are trying to determine is what land they have to work with for this development and if the Town would be willing to provide density for additional workforce housing on the site. He stated BGV understands we need to maintain the parking counts for those lots. He further reviewed the proposed design, which is meant to reflect what we see in the community. Mr. Dudick reviewed the traffic flows and potential parking structures proposed for the area. He stated BGV would like the Council to answer the question of where the Transit Center will be located and if his company can develop the property differently. Also, he is asking about the Council providing additional density on the Gold Rush lots to accommodate workforce housing, possibly with conditions on the project which could include how many stories are allowed in that location, AMI targets for the project, and safe ingress and egress options across Park Avenue.

Mr. Bergeron asked where the employees would park for their residences, and Mr. Dudick stated their parking area would be underneath the podium structure and it would be specific to the build. Mr. Bergeron also asked about the gradient for the bridge across Park Avenue, and Mr. Dudick stated it would be at the same level as the units. Ms. Owens asked about the AMI targets and if the Town would need to subsidize targets under 100% AMI, and Mr. Dudick said yes, anything less than 100% AMI would need a partnership with the Town. Ms. Gigliello asked if employee housing would be for only BGV employees, and Mr. Dudick stated no, it would be for the community as a whole. Mr. Kuhn asked if there would be an extended public comment period for this project, and Mr. Dudick stated yes, there would be community forums to explain the benefits of the project. Mr. Graham Frank, also representing BGV, stated they have already involved CDOT in the plan and are working with CDOT to factor in transit and housing needs in the model, including adding a second roundabout on Park Avenue by the Gold Rush lots. Ms. Owens asked about the timeline for building a new transit center, and Mr. Dudick stated it would be part of a negotiated agreement and it would not be built for at least four years.

**IV) EXECUTIVE SESSION**

Council entered executive session at 9:10am. Council came out of executive session at 10:27am.

When Council left the Executive Session, Mayor Mamula stated Council has decided not to take either of the deals right now. Mayor Mamula further stated Council didn't want to be obligated to move the Transit Center in the next 4 years, and they aren't willing to take the 100% AMI proposal for workforce housing on the Gold Rush Lot site as well. Council thanked Mr. Dudick and Mr. Frank for their presentation.

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**V) OTHER MATTERS**

Mr. Holman stated changes to COVID restrictions for the County should come out tomorrow. He further stated changes to the current level of restrictions would impact restaurants and businesses, with 25% capacity limits, but Recreation Centers would still be able to have 25 people per room.

**VI) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 10:35am. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor

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