



**TOWN OF
BRECKENRIDGE**

Town Council Work Session

Tuesday, June 25, 2024, 3:00 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/85448888241> (Telephone: 1-719-359-4580; Webinar ID: 854 4888 8241).

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. RRS AND HIGH COUNTRY CONSERVATION CENTER CONSTRUCTION AND DEMOLITION STANDARDS (3:00-3:30pm)

Construction and Demolition Waste - Policy Recommendations

II. PLANNING COMMISSION DECISIONS (3:30-3:35pm)

Planning Commission Decisions

III. LEGISLATIVE REVIEW (3:35-3:50pm)

Policy 3 Amendment Regarding Density (Second Reading)

Amendment to Public Parks Section of Town Code (First Reading)

IV. MANAGERS REPORT (3:50-4:10pm)

Public Projects Update

Mobility Update

Sustainability Update

Housing Update

Open Space Update

Committee Reports

Financials

Breckenridge Events Committee

V. OTHER (4:10-5:00pm)

Breckenridge Social Equity Advisory Commission Appointment

CORA Fee Increase

VI. PLANNING MATTERS (5:00-5:35pm)

Town Owned Density Analysis

VII. EXECUTIVE SESSION - NEGOTIATIONS (5:35-6:00pm)

ADJOURN FOR BRECKENRIDGE HOUSING AUTHORITY ANNUAL MEETING (Under Separate Agenda) (6:00pm)

Breckenridge Housing Authority Agenda Packet



Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 6/25/24
Subject: Construction and Demolition Waste – Policy Recommendations

Background

In 2022, the Town Council adopted the updated SustainableBreck Plan. This long-range plan identifies goals, targets, and strategies across five topic areas – Climate Change, Energy, Water, Materials Management, and Mobility. Within the [Materials Management section](#) are targets that align with the greater Summit County community goals around waste and recycling. Specifically, a 20% reduction in municipal solid waste generation by 2035 and a 40% diversion of landfill waste through recycling and composting. Policy and program strategies identified in the Plan strive toward achieving these goals.

Within the material management industry, it is well established that a multi-pronged approach is necessary to achieving waste reduction goals. This includes educating consumers, making systems easy to use and understand, and making recycling mandatory where possible. In addition, strategies also include addressing waste from all industries, composting of food waste and other organic matter, and landfill bans of certain divertible materials. Construction and demolition waste, known as C+D, is a growing area of focus, not just for Summit County, but for the country as a whole.

According to the EPA, roughly 25% of the national waste stream is C+D. In Colorado, that accounts for over 2 million tons annually headed for landfills. These materials are heavy and bulky, taking up valuable airspace in landfills. We also know from a waste composition study conducted in 2019 that in Summit County, the portion of landfill waste from C+D is higher than the national average, sitting at approximately 30%. Of that waste, 37% has diversion potential under today's existing system.

In late 2022, the Board of County Commissioners, the body responsible for the operations of the Summit County Resource Allocation Park (SCRAP), directed staff and High Country Conservation Center (HC3) to conduct a construction and demolition (C+D) waste study to identify areas of opportunity. Consultant VERT Sites conducted the study and published it March of 2023. The top four recommendations and current status are:

1. SCRAP to begin baseline collection of C+D waste data (*implemented and ongoing*)
2. Develop infrastructure and programs to increase diversion. In 2024, SCRAP will contract concrete grinding and pallet/wood chipping. The wood will be mulched and sold locally.
3. Initiate grant program to incentivize voluntary C+D diversion. The Strong Future community recycling grants program offers \$25k-\$75k grants for entities to reduce or divert waste, including C+D projects.
4. Create local regulations requiring diversion of C+D material.

In response to recommendation #4, HC3 wrote a grant to the EPA to fund a C+D policy development project. They were awarded the funds and hired Resource Recycling Systems (RRS) out of Boulder to conduct the analysis. RRS will be at the Council meeting to present an overview of the stakeholder process and results of the project.

Purpose

The purpose of this worksession is to present the findings from the policy development project for C+D waste. Staff has made a recommendation for the Council's consideration (below).

Analysis

C+D waste accounts for 30% of the SCRAP's landfill intake. An upcoming County C+D composition study will further identify material streams and recovery potential.

While Breckenridge is approximately 93% built out, there remains significant opportunity for infill development of both commercial and residential uses. Since 2019, there have been 65 commercial and residential permits pulled relating to demolitions, additions, and remodels valued over \$50,000. In the same time period, the number of new construction permits totaled 235 (188 single family homes, 16 multi-family, 31 commercial). Based on more recent numbers, it is estimated by staff that we would see approximately 24-36 projects a year that would be subject to the proposed C+D policy. Waste generated or diverted by these projects is unknown at this time as there is no waste tracking mechanism tied to project permits.

Interviews conducted with Pitkin County landfill staff on June 18, 2024 highlighted that additional staffing would be needed to help manage the diversion tracking and project oversight at the Summit County Resource Allocation Park (SCRAP). It will also require significant interdepartmental coordination between the TOB Sustainability Division and Community Development Department to implement the policy provisions below. RRS and HC3 will be presenting this same information to the Board of County Commissioners on June 25 for their consideration.

Policy Provisions

The SustainableBreck Plan's strategy is to "develop and implement construction and demolition waste diversion for new construction and major renovations" to reach our goals. Based on the outcomes of the Zero Waste Task Force (ZWTF) process, staff is seeking feedback on the following policy provisions.

Covered Projects

- >2,500 square feet for new construction
- >1,000 square feet for remodels and additions
- >500 square feet for demolition/deconstruction

Materials Management Plan – Applicants would be required to submit a materials management plan (MMP) prior to issuance of a permit. This plan documents expected material types and estimated generation including details on whether that particular material will be donated, reused, recycled, or landfilled according to the list of approved materials outlined below. Most MMPs are one page and can be made simple with software like Green Halo. This both helps applicants understand the expectations as well as consider materials management and cost savings beyond just general disposal at the construction site.

Required Recyclable Materials List – While this policy provision can be implemented on its own, it's best practice to pair with the MMP provision listed above. Applicants must demonstrate that all recyclable materials from the required recyclable list were donated, reused, recycled, or otherwise diverted. This list would be subject to change as SCRAP develops end markets and opportunities for more diversion. Currently, the list would include clean lumber, cardboard, scrap metal, concrete/asphalt, and single stream recyclables.

Some communities set a minimum diversion rate requirement that can be increased as contractors become more familiar with the policy. This is enforceable through the deposit mechanism outlined below. Tracking software can help ensure that diversion rates are achieved on a per project basis.

Deposits – Recycling/diversion deposits are a method used to incentivize the diversion of C+D debris from the landfill. The applicant is aware of all costs of the deposit before moving forward with their project. The applicant is asked to track the waste generated throughout the project as part of the terms of the refund. Software like Green Halo, used by Pitkin County, can be useful tools to help both staff and the applicant in this process.

The deposit is typically refunded to the applicant in proportion to the ratio of the actual diversion rate to the required and/or proposed diversion rate. Deposits apply to permits for new construction, remodels/additions, and demolitions. Based on internal staff discussion and the results of the builder survey, staff recommends a phased in approach to deposits. While this is the most effective tool to ensure diversion, it is also the most administratively burdensome and difficult for the applicants. Staff proposes full implementation of enforceable deposits within one year of any effective date.

Staff Recommendation

Based on analysis and information gathered from peer communities, staff is not recommending adoption of an ordinance at this time. The resources needed to implement the provisions above require additional planning, resources, and inter-governmental coordination to be successful.

Council Discussion

For planning purposes, does Council have any concerns about the policy provisions outlined above?
Does Council agree with staff's recommendation?



CONSTRUCTION & DEMOLITION POLICY TOWN OF BRECKENRIDGE

06/25/24



Managing change
in a resource-
constrained world.



ORGANICS
MANAGEMENT



WASTE
RECOVERY



GLOBAL CORPORATE
SUSTAINABILITY

since 1986



PROJECT GOAL

Develop a recommendation for a policy framework to increase the recycling and recovery of C&D waste in Summit County.

TODAY'S AGENDA

Project Background and Goals
Summit Community Work-to-Date
Policy Framework
Discussion



BACKGROUND



WHY C&D?

- 600 million tons of C&D debris generated in US (2018 EPA), approximately $\frac{1}{4}$ of the national waste stream
- Over 2 million tons of C&D waste are disposed of annually in Colorado's landfills.
- Up to 70% of materials can be recycled or reused in a typical home deconstruction (*Delta Institute*)
- Deconstruction creates 6 to 8 jobs for every 1 job that demolition creates (*Delta Institute*)
- More than 125 municipal C&D policies exist across the country

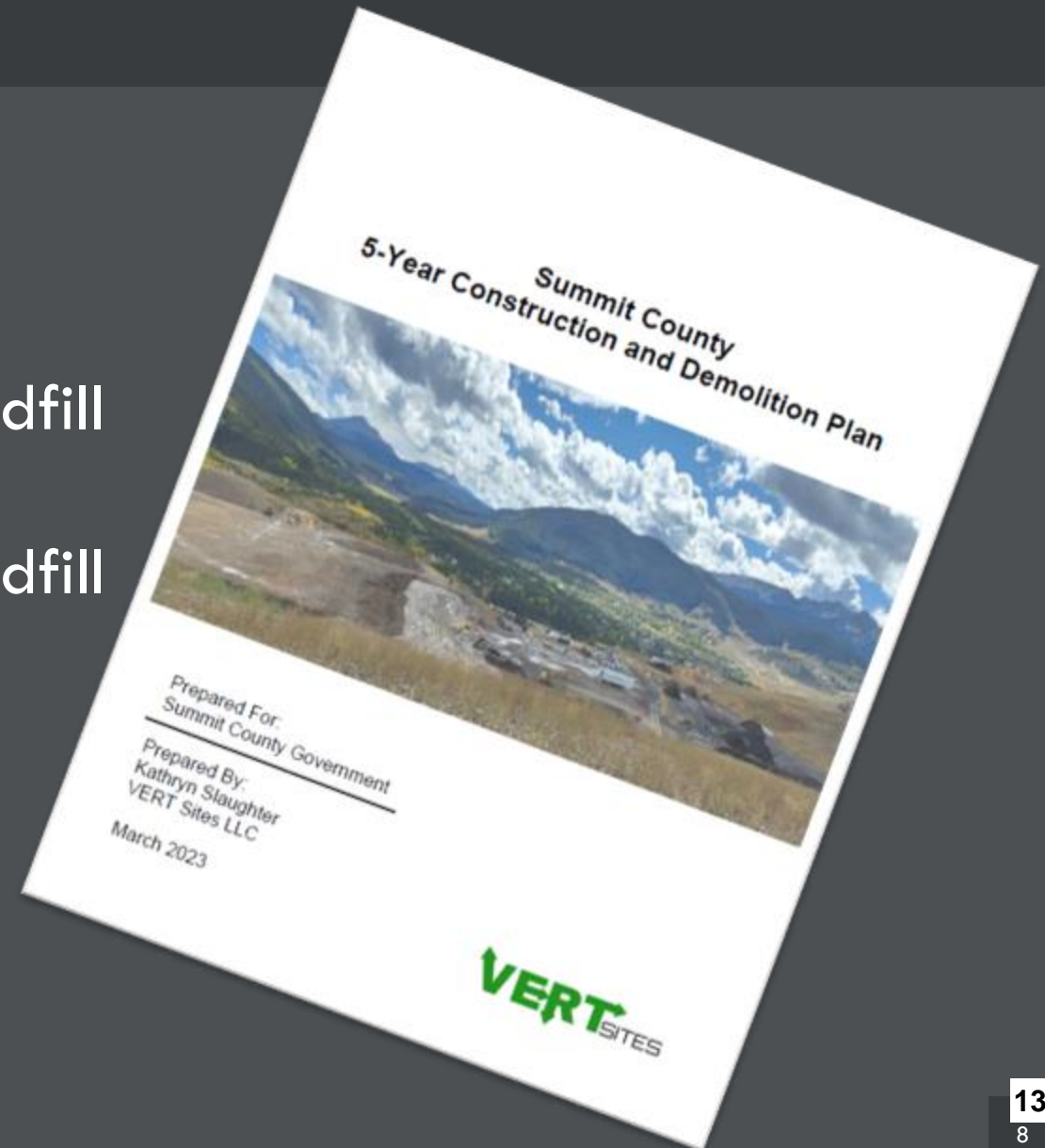


WHY SUMMIT COUNTY?

- Progression of waste reduction activities in the County, i.e., PAYT adopted
- 5-Year Construction and Demolition Plan identified multiple opportunities for increased diversion (*Vert Sites, 2023*)
- C&D = 30% of Summit County's landfill stream, with 37% potential to be diverted

SUMMIT COUNTY 5-YEAR CONSTRUCTION AND DEMOLITION PLAN

- Goal: 40% diversion rate.
- The plan objectives are:
 - Divert 25% of C&D debris from the landfill by 2028.
 - Divert 50% of C&D debris from the landfill by 2035.





PROCESS RECAP

SUMMARY OF ENGAGEMENTS

VERT Sites, C&D Pilot and Results

4 Zero Waste Task Force Meetings

2 Steering Committee Meetings

1 Workshop for Building Professionals/Builders

1 Survey for Building Professionals/Builders

1 Meeting to Local Government Officials

ZERO WASTE TASK FORCE PARTICIPANTS

HC3, SCRAP, VERT Sites, and RRS Staff

Elected Officials and Town Staff from Breckenridge, Dillon, Frisco, Silverthorne

5 Building Professionals and 1 Architect

Waste and Recycling Haulers

Community Businesses



C&D Waste Diversion Pilot

VERT Sites, LLC



PILOT OVERVIEW

- Goal: Assess materials management and waste diversion challenges and opportunities at local C&D project sites.
- Contractors: Deneuve, Summit Homes Construction, Ashley Enterprises, Mathison Custom Builders
 - *Including Vista Verde II*
- Multi-Family and Single-Family Residential Projects
- May – December 2023

Pilot conducted by VERT Sites, LLC

PILOT RESULTS

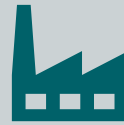
Challenges: Space,
Labor/Resources,
Market Outlets

Successes: Construction
Materials Management
Plans, Engagement,
Source Separation and
Diversion

PILOT RECOMMENDATIONS



Disposal policy for locally-divertable materials



SCRAP C&D Composition Study (scheduled August 2025)



Subject Matter Training/Education



Construction Materials Management Plan (CMMP)

ZERO WASTE TASK FORCE MEETINGS

1. Setting the Stage
(December)

2. Assess Ordinance Elements
(January)

3. Working Session
(March)

4. Consensus Check
(May)

5. Presentations to Elected Officials
(June)

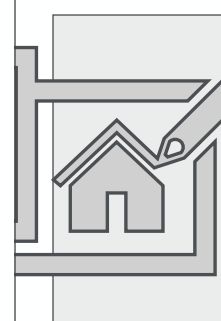
RRS also gathered input from building professionals in March 2024.

POLICY OPTIONS CONSIDERED



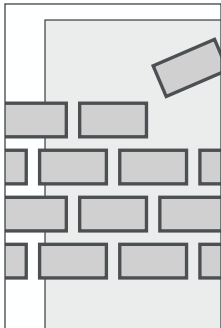
Diversion Plans

Voluntary or Required
Often tied to permitting



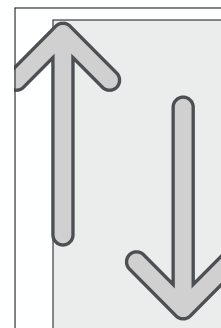
Incentives

Grants, permitting, zoning



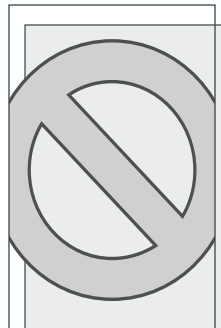
Mandatory Minimums or Materials

Required recycling for selected material (i.e. cardboard) or required rates (i.e. 35% min.)



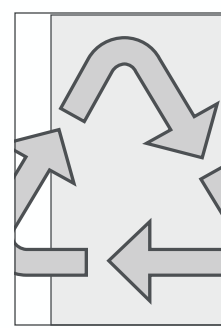
Deposits

Refundable deposits tied to diversion requirements



Material Disposal Bans

Selected items are banned from disposal at the landfill



Others

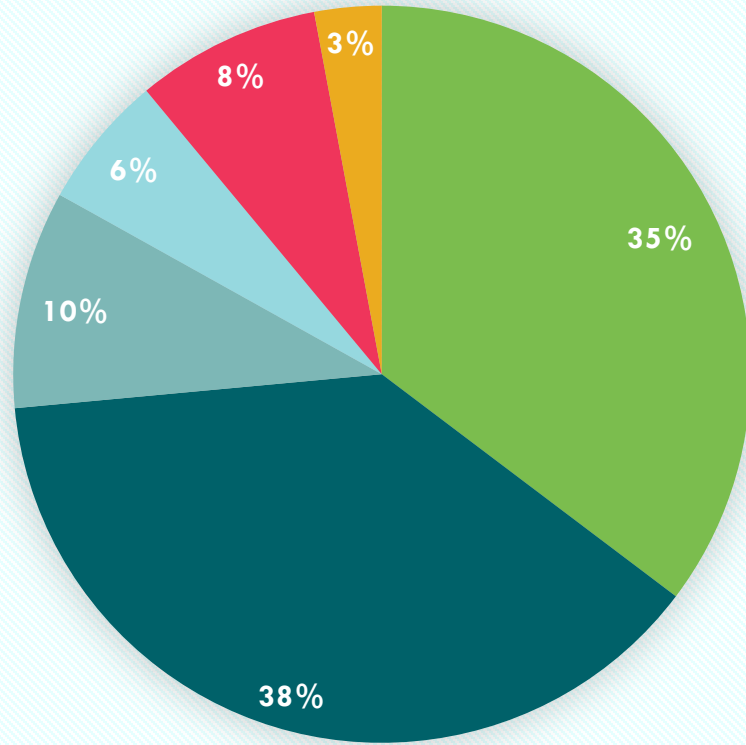
Job training
Long term infrastructure policy



BUILDERS SURVEY

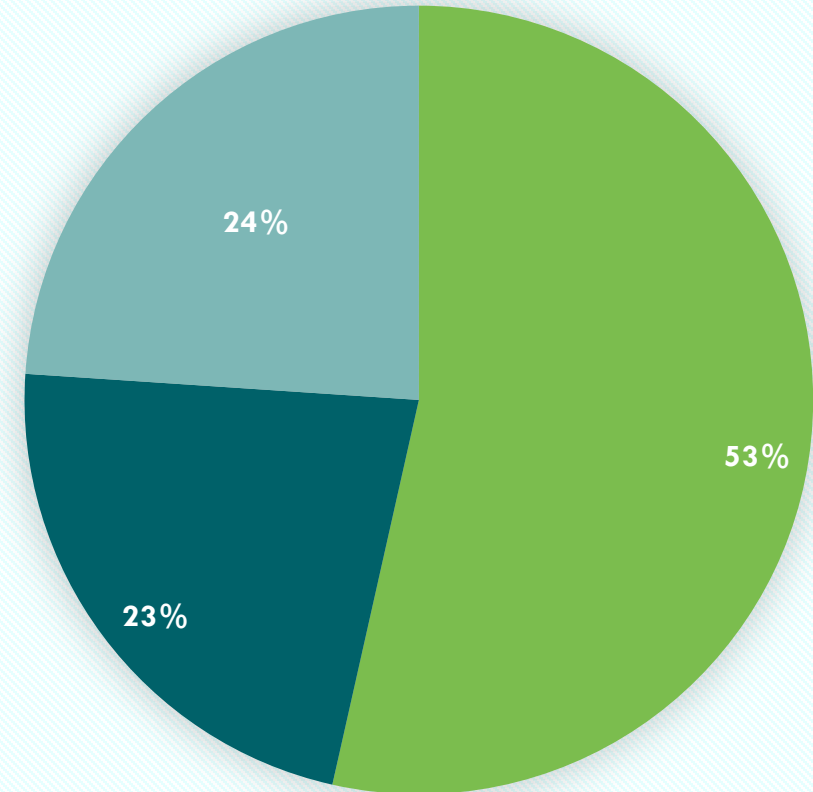
RESPONDENTS (71)

Types of Projects



- New Homes
- Remodels/Additions
- Commercial Multi-Family
- Commercial Business
- Demolition/Deconstruction
- Other (Please Specify)

Number of Projects (annually)



- 1 to 5
- 6 to 15
- More than 15

BUILDERS KEY FINDINGS



Over **90%** of respondents currently **recycle**.



The most common recycled materials include **cardboard** and **scrap metal**.



90% reported experience challenges that prevent them from recycling and recovering more materials.



Top three challenges include **cost**, **transportation**, and **space**.

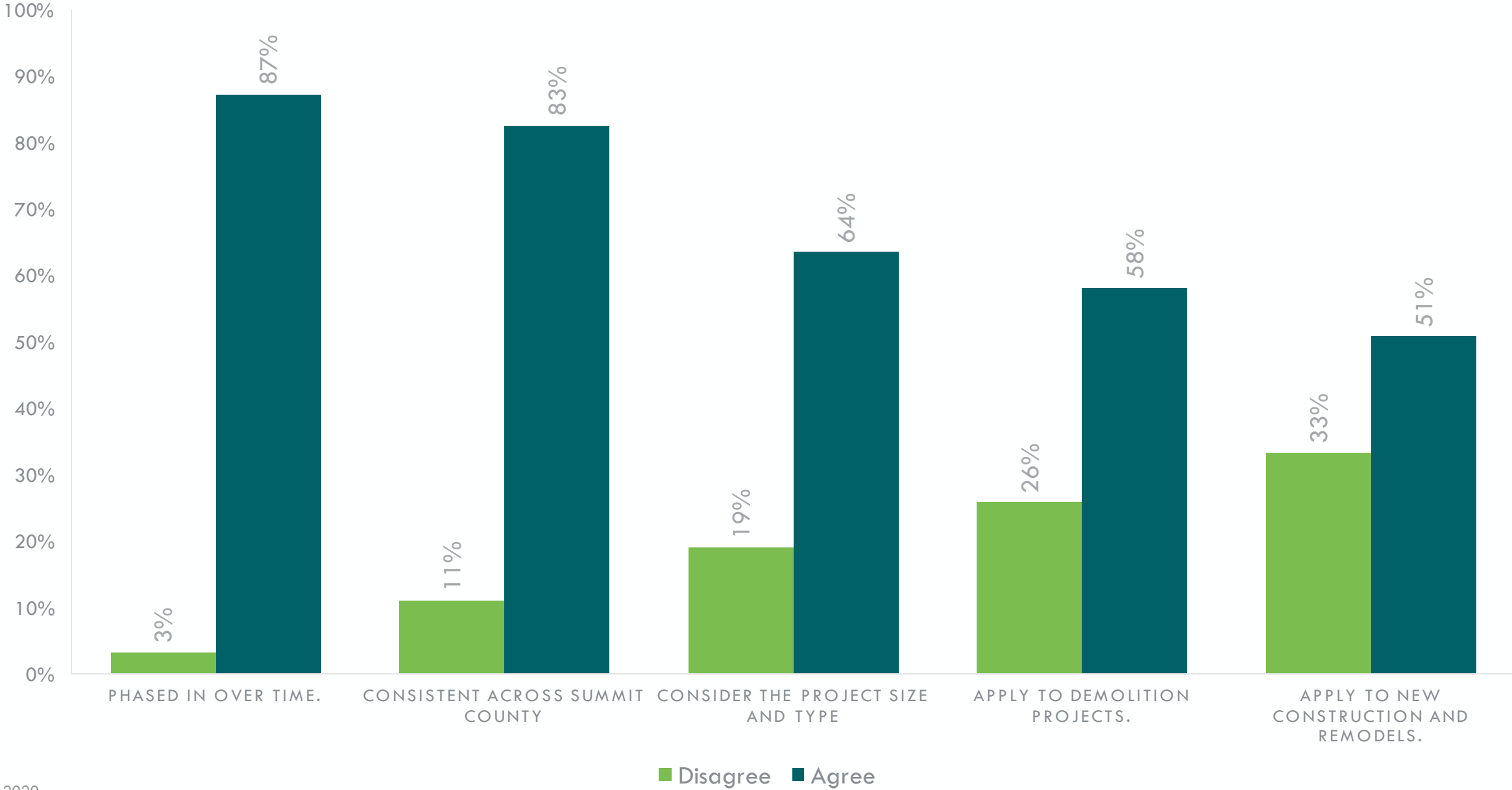
“Any of these could work if the correct parameters were implemented along with them. The key is allowing flexibility as each project is unique and different.”

“There are no options to recycle most materials, we cannot recycle drywall, insulation, shingles or wood. We only recycle concrete and metal.”



- More than **80%** of respondents agree Increasing recycling and recovery of C&D materials is **important** for Summit County's environment, residents, and businesses.
- A policy should be phased in, consistent, and consider project sizes/types.
- Builders generally support their application to demo, remodel, and new construction.
- **73%** Either support or would consider a deposit with more information.

Policy Preferences





POLICY RECOMMENDATIONS

OVERARCHING POLICY

County/Town staff should maximize diversion impact while avoiding unnecessary administrative burdens.

Individual communities should aim for consistency across ordinance requirements and reporting to simplify the process for builders.

RECOMMENDED ORDINANCE REQUIREMENTS



Ordinance should apply to residential and commercial projects: new construction, remodels and additions, and demolitions. Project sizes and exemptions to be determined by County/Town staff.



Construction Materials Management Plans must be submitted when applying for a permit.



The policy will require projects to divert specific C&D materials designated in the ordinance.



The ordinance should include a refundable deposit to increase compliance.



CONSTRUCTION WASTE MANAGEMENT PLAN and DOCUMENTATION

Note: City staff is able to assist if you have questions about implementing a construction site recycling program, please call Jonathon Nagel at (970) 418-2701 or jnagel@fcgov.com

PROJECT INFORMATION

Address(es) _____

Permit #(s) _____

General Contractor & Contact Info: _____

Instructions: Submit the construction waste management plan at the beginning and end of each project. At first submittal, do not include the total volume/weights, hauler signatures or documentation. At project completion resubmit this plan, with ALL fields completed, along with the required documentation. If one or more materials were not generated during the project, indicate as such.

Documentation: Provide documentation from the hauling company listing the project address and services provided. If you hauled the materials yourself, attach tickets from all facilities recycling the materials.

Material	Vendor hauling the material (Indicate if self-hauled)	Facility recycling the material	Total volume or weight of material (Indicate units)
Concrete/Masonry <i>(Required)</i>			
Wood/Lumber <i>(Required)</i>			
Metals <i>(Required)</i>			
Cardboard <i>(Required)</i>			
Trash		N/A	
Contaminated loads (Intended recyclables, sent to landfill. Indicate material)		N/A	

I understand that my failure to follow this plan or resubmit this plan could include penalties of over \$2,500 per day of the violation and up to six months in jail. I certify that the above materials from my construction site were recycled in the volume / weight described and were taken to the facilities described.

Print Name & Signature - Contractor or Owner _____ Date _____

Print Name & Signature - Hauler(s) _____ Date _____
 (If multiple, indicate vendor and include signature from each)

CONSTRUCTION MATERIALS MANAGEMENT PLAN EXAMPLE

REQUIRED MATERIALS

The same designated materials must be recycled at all project types (new construction, remodels and additions, and demolition projects).

C&D materials that are currently recyclable at the SCRAP include:

Concrete

Cardboard

Scrap metal

Clean wood

Single-stream recycling.

An ordinance will focus on materials recyclable at SCRAP while remaining flexible to add new materials as opportunities arise.



DEPOSITS

Deposit amount may vary depending on the project type and size.

Refundable deposits should be phased in.



DISCUSSION



CORYANNE MANSSELL

CMANSELL@RECYCLE.COM

973-229-1704



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: June 19, 2024
Subject: Planning Commission Decisions of the June 18, 2024 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, June 18, 2024:

CLASS A APPLICATIONS:

1. Cammett House Addition, Restoration, and ADU, 203 S. French Street, PL-2024-0064:
A proposal to construct an addition of 186 square feet above ground to the rear of the primary historic residence, complete an exterior rehabilitation, full interior remodel, and basement addition. Exterior rehabilitation and adaptive reuse of historic garage into a deed-restricted accessory dwelling unit with full interior remodel and basement addition. *Approved, see second memo.*

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. Highlands Riverfront Lot 24 Deed Restricted Duplex, 41 & 42 Monitor Drive, PL-2024-0173:
A proposal to build a new 3,992 sq. ft. duplex, Unit A with 3 bedrooms and 2 bathrooms, and Unit B with 3 bedrooms and 2 bathrooms. *Approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.

Memo

To: Town Council
 From: Sarah Crump, AICP, Planner III
 Date: June 19, 2024 (for meeting of June 25, 2024)
 Subject: Cammett House Single Family Residence - Class A Development Planning Commission Approval Summary

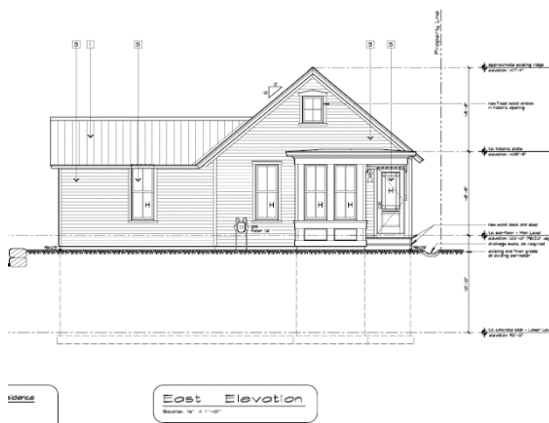
This Class A application proposes construction of a 186 sq. ft. above ground addition to a historic primary residential structure and exterior rehabilitation and adaptive reuse of the historic garage into a deed-restricted accessory dwelling unit with full interior remodel and basement addition. The primary structure will undergo a complete exterior rehabilitation, full interior remodel, and basement addition. The historic primary structure will keep the existing profile of the east (primary) façade. Both historic structures will be designated as Local Landmarks by ordinance. The project was found to meet all Absolute Policies of the Development Code and Priority Standards of the Handbook of Design Standards for the Historic District and was awarded a passing score of positive five (+5) points.

The Planning Commission reviewed this proposal at a Preliminary Hearing on May 7, 2024 and at a Final Hearing on June 18, 2024. The Commission approved the application with a vote of 5-0.

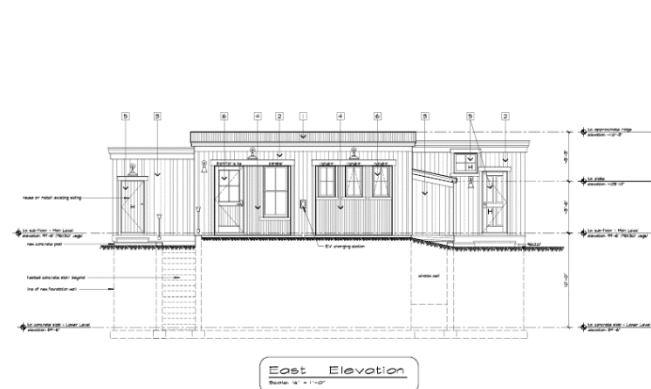
Staff will be available at the meeting to answer any questions.

Planning Commission packet and additional information here:

<https://www.townofbreckenridge.com/home/showpublisheddocument/24655/638539572779236587>



Proposed primary structure east façade.



Proposed secondary structure east façade.



Highlands Riverfront
 Lot 24 Deed
 Restricted Duplex,
 41 & 43 Monitor
 Drive



9th Amendment to the Amended Peak 7 & 8 Master Plan, 1599 Ski Hill Rd.

Cammet House Addition, 203 S. French Street

Breckenridge South

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Chair Leas.

ROLL CALL

Mike Giller - **Absent** Mark Leas Allen Frechter Keely Ambrose – **Absent**
Ethan Guerra Elaine Gort Susan Propper

APPROVAL OF MINUTES

Ms. Propper: I have one correction in my comments about the Gondola Lots Master Plan. There were a couple of words left out. I was asking a question about dedicating land as a benefit and here is where the words were left out; dedicating land “fee simple.” That was my question.

With the noted changes, the June 4, 2024 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the June 18, 2024 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

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

CONSENT CALENDAR:

1. Highlands Riverfront Lot 24 Deed Restricted Duplex (EM), 41 & 43 Monitor Drive, PL-2024-0173

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

FINAL HEARINGS:

1. Cammett House Addition, Restoration, and ADU (SVC), 203 S. French Street, PL-2024-0064

Ms. Crump presented a proposal to construct an addition of 186 square feet above ground to the rear of the primary historic residence, complete an exterior rehabilitation, full interior remodel, and basement addition. Exterior rehabilitation and adaptive reuse of historic garage into a deed-restricted accessory dwelling unit with full interior remodel and basement addition.

Commissioner Questions / Comments:

Ms. Gort: Can you explain how the final point analyses shows negative six points under policy 24R Social Community? (Ms. Crump: They received negative six points under Design Standard 23 for the removal of historic fabric. This is based on past precedent for this amount of removal of historic fabric in other projects. This point assessment is also in groups of three; negative three, negative six, negative nine. It met the threshold of at least negative three based on past precedent for other projects. They also proposed to add the skylights which is an additional negative three points; total negative six points. There is more discussion about the precedent within the preliminary hearing staff report.) Thank you.

The hearing was opened for public comment.

Ms. Anne Harris, 206 S French Street: Are there any landscaping plans? My concern is this place hasn't been mowed or weeded; it looks like a pigsty. It's not like it's just been bought and they're doing all new stuff. This is the same owner. If it is going to continue to look like that, why should it get any bigger? (Ms. Crump: There are proposed landscaping plans that show the addition of several aspen trees and several new shrubs with this application. This maybe be something that we would refer to our Community

Service Offices if upkeep of the yard is a problem. So, there are standards within the Town? Like keeping up basic maintenance or minimum something? Okay.

Mr. Truckey: It may be a nuisance provision. We would have to look at the code to see. It is not something that we enforce, like Sarah mentioned, it is something that the Community Service Officers might oversee. I do not know how bad the condition would have to get before the Town would do that. There are standards, but we do not know if these issues rise to that level.

There were no additional comments and the hearing was closed to public comment.

Mr. Frechter: Thank you to the applicant for making the changes we suggested.

Ms. Propper: I appreciate the changes.

Mr. Leas: My only comment is this looks like another very nice project, Janet, and we thank you for your work in the Town.

Ms. Propper made a motion to approve the Cammett House Addition, Restoration, and ADU, seconded by Mr. Guerra. The motion was approved 5 to 0.

PRELIMINARY HEARINGS:

1. 9th Amendment to the Amended Peak 7&8 Master Plan (SVC), 1599 Ski Hill Rd., PL-2024-0117

Ms. Crump presented a proposal to amend the Amended Peak 7&8 Master Plan to update allowed uses and create two additional planning areas, authorize density in excess of the amount currently permitted by up to 90.2 additional SFES, from a transference of density from the Gondola Lots Master Plan area to within the Peak 8 area of the Master Plan. This amendment also modifies the Parking and Traffic Requirements, Heights of Buildings, Development Plan Concept, and Vesting sections of the Master Plan in accordance with the approved Development Agreement.

Commissioner Questions / Comments:

Mr. Frechter: Thank you for pointing out all the differences. On the BOEC language, it says that making space at the BOEC is not a public benefit, so it shall be eligible for positive points. That seems like it should be classified as a public benefit to get the positive points? (Ms. Crump: They are trying to state that they're withholding the opportunity to receive positive points until the site-specific application. We can clarify the language to make it very evident that's what is happening.) Right now, it says it doesn't and wouldn't ever qualify. You might want to amend that language. (Mr. Kulick: During the Development Agreement, anything that's labeled as a public benefit is not eligible for positive points later in the master plan or at site-specific applications. There were a lot of very deliberate discussions between the applicants and Town Council. We are acknowledging while there are things that are public benefits, they are not public benefits under the Development Agreement, but are essentially committed in order to preserve their ability to earn positive points.) Could we just specifically say it is not a public benefit under the Master Plan? (Mr. Kulick: We can work with the applicant on the language. Understanding how the Code works in terms of the Development Agreement is very nuanced. If you do not have the context when looking at the Master Plan, it does read weirdly for the average person.)

Ms. Gort: I had a question about the height. It talks about the Town and the applicant shall determine the finished grades and the heights will be measured. You also mentioned One Ski Hill Place and I do not see that here as the ultimate maximum. It is a little ambiguous. Is that in there somewhere else and I cannot find it? (Ms. Crump: It is absolutely written into the Development Agreement, but we can confirm that language is in here. It is 7E;

The maximum height of buildings within Lot 4, Peak 8 Subdivision Filing #1 shall not exceed the elevation of the existing east cross gable of One Ski Hill Place.) (Mr. Kulick: If you look at the history of the amendments to the Master Plan, the language is consistent with what the goal was from the very beginning of the Master Plan. Every amendment we do have the opportunity to get smarter, be even more transparent and prescriptive of exactly how we want the height to be measured. In the latest amendment, referencing the east cross gable which was the benchmark from the previous East Peak 8 Hotel application. It was set as the absolute limit to make sure it is subordinate in terms of ridge height to One Ski Hill Place. Most of the previous East Peak 8 Hotel site was benched for parking and we previously relied on height exhibits to recreate what the natural slope would be. There is a provision that allows you to do that under the Code and we relied on that. But under the advice of our previous director, Peter Grosshuesch, that it was probably in our best interest to exactly spell it out in the Master Plan too. That is a short history on building height provisions in the master plan and we want to ensure that we are following the original intent of the Master Plan, so we have tried to make it a little more prescriptive and easier to interpret at every Master Plan amendment.) It still sounds a little ambiguous to say we are going to agree on it. (Mr. Kulick: It does but since we have updated the language that has not been an issue with more recent buildings or ones that weren't constructed. We have had height exhibits prepared. If you look at the administrative building, there is a hard cut into the slope right next to it and that is the historical slope that you can tie back to the grades at the base of the ski area that haven't been altered. That is how the finished grade map was established, that both parties have agreed to.) If the newer building will be further down the hill, are they allowed more height? (Ms. Kulick: It is recreating the natural grade when you are measuring down. That is the original intent of the Code provision under Building Height. It has been negotiated measure through time. Every time that is one of the areas that we are trying to meet the original intent. We are trying to have a definitive prescription to know how we are measuring the height. It has been an ongoing discussion between the developers, the Town Council and staff.) My next question has to do with the setbacks, is there a number for the maximum setback that I missed? (Ms. Crump: There is not a number for the setback but it refers back to a diagram from the November 14, 2023 work session with the Town Council. That exhibit is the conceptual diagram that sets the maximum that staff will compare any proposal to for setbacks.) Do any of those drawings specify a number? (Ms. Crump: There are not numbers that I am aware of.) Alright, I guess that is a concern that I have.

Mr. Leas: That will likely be a site-specific issue when the building is applied for.
Mr. Leas: I noticed that there is a concept of negative points carrying forward. Can you explain how that works to the Commissioners? I noticed a penalty for the relocation of the old Ski Hill Road which predates a lot of the buildings. What's the concept behind that so we can understand why those negative points carry on? (Ms. Crump: It goes back to the Master Plan Policy in the Development Code, Policy 39A. A provision within that allows for Master Plans that are still vested, for the point allocations to be carried forward in any amendments that occur. This was reiterated in the Development Agreement that it was allowed. So yes, the point assignments that predate developments on Peak 7 are 20 years old at this point, but because the master plan is vested the point allocations carry forward.) (Mr. Kulick: This Master Plan has extended vesting. And the original Development Agreement which allowed a lot of the provisions in the Master Plan, is what provided the original 20 years of vesting hence we are still within the vested period. Normally it would only be three years. In most applications, you would not have a situation where most of the work has been completed 10 years ago, and there's still point assignments. The provision that Sarah mentioned carries forward previous negative

points that were assigned as well as getting the benefit of positive points that were awarded years ago on the Master Plan. It is something that is discussed in the Development Agreement and is allowed by the Code.) And this applies specifically because we are amending the Master Plan? It would not apply to any site-specific application? They would have no bearing on that, correct? (Mr. Kulick: They have no bearing in the sense they wouldn't take more negative points for something that was already assigned under the Master Plan.) Sarah, you spoke on the 220 Single Family Equivalents (SFE) that remained underdeveloped? Could you clarify that? At the top of this chart, which totals 729.3 SFE. It says below are the SFEs that are proposed for the various planning areas. We are saying that there are 220 SFEs that are unused? (Ms. Crump: That is correct. The 729.3 SFE is the total allowed on all sites across the Master Plan.) Somewhere I saw a provision that would not allow any excessive foundation depth that would accommodate additional parking? I was wondering if there was a reason for that. Is it a density reason? I cannot find where I saw that in the text. (Mr. Kulick: It is really because of the ground water issue. There is a lot of water flowing through the hillside. The water will end in the Gulch which is an aquatic resource of high importance. Since day one of the Master Plan, it was important to ensure the ground water is not cutoff going to the Gulch. There are very specific depths that you can build foundations to, and we've had extensive water quality monitoring that's been required with the Development up there. And infiltration galleries for cases where there are foundations that are dug to ensure that the water that would be disrupted from those foundations still makes its way down into the Gulch. And that is really what the intent is.) I'm assuming that has been applied to all the buildings that are constructed up there? (Mr. Kulick: Yes, that has been a cornerstone of the of the plan from day one.)

The hearing was opened for public comment; there were no comments and the hearing was closed to public comment.

Mr. Leas: I'd like to commend you guys. I know there's been a lot of hard work that has gone into this.

OTHER MATTERS:

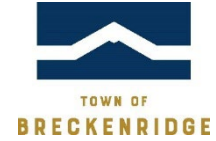
1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:45 pm.

Mark Leas, Chair

Memo



To: Town Council
From: Clif Cross, Planner II
Date: June 19, 2024 (for meeting of June 25, 2024)
Subject: Second Reading: Policy 3A Code Amendments

In the packet is a Bill for Second Reading to amend [Policy 3A: \(Absolute\) Density / Intensity](#) regarding permanent vestibules on non-historic structures within the Conservation District and to clarify a density bonus that is provided to properties outside of the Conservation District under [9-1-19-3A\(I\)\(3\)](#). Since First Reading there have been no changes to the proposed amendments. Staff supports the adoption of the Bill as drafted.

Staff will be available at the worksession to answer any questions.

1 COUNCIL BILL NO. ____

2
3 Series 2024

4
5 **A BILL FOR AN ORDINANCE AMENDING POLICY 3A**
6 **DENSITY/INTENSITY OF THE DEVELOPMENT CODE.**

7
8 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE**
9 **TOWN OF BRECKENRIDGE, COLORADO:**
10

11 **Section 1.** That a new definition be added to section 9-1-5 and placed in
12 alphabetical order, underlined to read as follows:
13 VESTIBULE: A small permanent anteroom, or foyer, no larger than forty (40) square
14 feet, with doors in a series, leading into a commercial structure for the purpose of
15 providing a barrier between the interior and exterior conditions. Permanent vestibules
16 must comply with the Handbook of Design Standards and work harmoniously with the
17 primary structure’s exterior materials and architectural design.

18 **Section 2.** That a new subsection 6. be added to section 9-1-19-3A H., entitled
19 “POLICY 3 (ABSOLUTE) DENSITY/INTENSITY”, underlined to read as follows:

20 6. Permanent Vestibules in the Conservation District: Any commercial or mixed-
21 use structure within the Conservation District that does not meet the definition of
22 Historic Structure or Landmarked Structure, as defined in the Definitions section of
23 this Chapter, may be permitted additional aboveground square footage for the
24 installation of a permanent vestibule, even if the structure already exceeds
25 applicable density limitations. The additional square footage shall be subject to the
26 following:

27 a. Density Bonus: The additional square footage shall be the space necessary
28 for an ADA compliant door arrangement, with a maximum of forty (40) square
29 feet of additional density.

30 b. Design Standards: Vestibules shall comply with all priority policies of the
31 “Handbook of Design Standards for the Historic and Conservation Districts”
32 and work harmoniously with the primary structure’s materials and architectural
33 design.

1 c. Setbacks: No vestibule shall be built within five feet (5') of a rear or side
2 property line.

3 d. No food and beverage service, or storage, may occur within the vestibule.

4 **Section 3.** That section 9-1-19-3A: Policy 3 (Absolute) Density/Intensity,
5 subsection I. 3, be amended by deleting the language stricken and adding the language
6 underlined to read as follows:

7 3. Additional Square Footage: ~~For any single-family or duplex structure existing or~~
8 ~~for which a development permit has been issued before the date described in~~
9 ~~subsection I(1) of this section:~~ The below allowances shall apply for a single-family
10 or duplex structure for which an originating development permit was issued prior to
11 November 11, 2009 and where the below described additional square footage has
12 not been taken advantage of previously. The below allowances shall not apply to
13 any redeveloped home sites and new-build development, or any remodel or addition
14 where at least 80 percent of the structure built prior to November 11, 2009 does not
15 remain.

16 **Section 4.** This ordinance shall be published and become effective as provided
17 by Section 5.9 of the Breckenridge Town Charter.

18 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
19 PUBLISHED IN FULL this ____ day of _____, 2024. A Public Hearing shall be held at
20 the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
21 ____ day of _____, 2024, at 7:00 P.M., or as soon thereafter as possible in the Municipal
22 Building of the Town.

23
24 TOWN OF BRECKENRIDGE, a Colorado
25 municipal corporation
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29 By: _____
30 Kelly Owens, Mayor
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32 ATTEST:

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Helen Cospolich, CMC,
Town Clerk

ATTEST:



Memo

To: Town Council
From: Jon Dorr, Assistant Director of Recreation
Date: 6/18/2024 (for the 6/25/2024 meeting)
Subject: Amendment to Public Parks Section of Town Code (First Reading)

Summary

This memo outlines the recommendation to amend the Breckenridge Town Code related to parks to include River Park, Rotary Snowplow Park, and Prospector Park. Additionally, it outlines the rationale for removing the Riverwalk Lawn from the parks ordinance altogether to acknowledge the current and ongoing management approach which allows BreckCreate to manage bookings for the Riverwalk Lawn in association with the Riverwalk Center.

Background:

The Town of Breckenridge has continuously aimed to manage and preserve community spaces and optimize the use of public areas for the benefit of residents and visitors. With recent developments in park usage and community programming, an update to the current parks ordinance is necessary to accurately reflect these changes.

Key Changes:

1. Inclusion of New Parks:
River Park: This newly developed park offers significant recreational opportunities and green space, warranting its formal inclusion in the Town's list of parks.
Rotary Snowplow Park: Recognized for its community value and frequent use, this park will now be officially included in the Town Code.
Prospector Park: Acknowledged for its historical significance and current recreational use, this park will also be added to the list of Town Parks.
2. Reclassification of Riverwalk Lawn:
Removal from Parks Ordinance: Riverwalk Lawn will be removed from the Town Code as a park. This decision aligns with the ongoing management of the Riverwalk Lawn by BreckCreate and effectively ties its use to the existing animation and programming at the Riverwalk Center.

Conclusion:

Updating the Breckenridge Town Code to include new parks (River Park, Rotary Snowplow Park, and Prospector Park), while reclassifying Riverwalk Lawn, reflects the Town's commitment to enhancing community spaces and optimizing public resources. These changes support the goal of providing and preserving high-quality recreational spaces for all.

Staff will be available at Tuesday's work session to answer any questions.

COUNCIL BILL NO. ____

Series 2024

A BILL FOR AN ORDINANCE AMENDING CHAPTER 2, PUBLIC PARKS.

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

Section 1. That section 11-2-1 entitled "Definitions" be amended by adding the language underlined and deleting the language stricken to read as follows:

11-2-1: DEFINITIONS:

TOWN PARK: All parks and recreation areas under the jurisdiction of the town; town property designated for use by the public as general recreational open space; and recreational pathways intended for use by pedestrians or nonmotorized vehicles, unless expressly exempted. Without limiting the generality of the foregoing, the term "town park" shall apply to those town parks commonly known as "Kingdom Park", "Carter Park", "River Park", "Prospector Park" and "Rotary Snowplow Park" ~~the "Riverwalk Center Lawn"~~; the town open space area known as "Cucumber Gulch Preserve"; and the recreational pathway commonly known as the "bike path".

Section 2. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2024. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of _____, 2024, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: _____
Kelly Owens, Mayor

ATTEST:

1 _____
2 Helen Cospolich, CMC,
3 Town Clerk

4
5 ATTEST:
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Memo

To: Breckenridge Town Council Members
From: Town Staff
Date: 6/19/2024 (for the 06/25/24 work session)
Subject: Public Projects Update



Public Works Fuel System Replacement

The fuel system replacement project is nearly completed. The tank has been filled with fuel and system testing will begin on June 20th.



Asphalt and Concrete Repair

Columbine Hills Construction has completed overlay paving operations on Boreas Pass Road, Watson Avenue, Highlands Drive, and Adams Avenue. Royal Tiger has been paved and the speed humps will be re-installed in the coming weeks. Concrete work on High Street will begin in the coming weeks and paving operations are tentatively scheduled to begin on July 10th. Full-depth replacement work for Reiling Road is planned to begin during the week of June 25th and Silver Circle is planned for later this summer. Work on Snowflake Drive will also be completed this summer. Schedule updates can be found at www.BreckRoads.com.

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

Blue River Pathways

Master Plan: Norris Design is working on an updated concept plan for the Gold Plan Alley and Sawmill Lot segment of the master plan based on Town Council feedback received at the May 28th meeting. A second review of the overall master plan is being planned for the July 9th work session with the Town Council to offer a comprehensive look at the entire project goals, corridor, and connectivity options.

	Project Funding		
	2023 CIP	MMOF Grant	2024 CIP
Underpass Feasibility and Design	\$ 675,000	\$ 675,000	
Blue River Flow Analysis			\$ 250,000
Schoonover De-construction			\$ 350,000
Living Lab Bike Plaza			\$ 250,000
Food & Beverage Delivery Pilot			\$ 2,000,000*
TOTAL	\$ 675,000	\$ 675,000	\$ 2,850,000

*includes estimated 2024 Supplemental Appropriation



Memo

To: Breckenridge Town Council Members
From: Mobility Staff
Date: 6/20/2024
Subject: **Mobility Update**

Transit

Proterra/Phoenix Electric Bus Update

Three of our five Phoenix branded buses have been out of service for an extended period with no estimated date when the manufacturer will be able to assist us in troubleshooting issues. As a quick background, Proterra filed for Chapter 11 bankruptcy protection in 2023. In early 2024, the Proterra business was purchased by three separate companies, effectively splitting Proterra into unrelated businesses. This split caused issues related to parts suppliers and the new transit bus company owner, Phoenix to be able to fix a bus even if it was able to troubleshoot the issue.

This delay in parts and troubleshooting severely impacted the Free Ride's ability to provide the services our community is accustomed to. Through many conversations with management at Phoenix, we were assured they would be back in operation in due time. However, as mentioned above, we have not seen any movement in the right direction.

On June 14th, a message from Congressman Neguse's office stated they were aware of issues with Phoenix impacting transit agencies in the Colorado high country. It was noted that Phoenix is meeting with the FTA (Federal Transit Administration) on a weekly basis to work on a path forward. Looking at the five Phoenix buses the Free Ride operates, grants from the FTA funded between 70 and 80% of the initial purchase price and charging infrastructure for these buses. The FTA clearly has an interest in seeing these buses in service for their expected useful life of 12 years.

It is our hope that the FTA will assist Phoenix in getting our buses back in service, but we have also been assured that if Phoenix decides they cannot return our buses to service or they do not have the capacity to serve us, the FTA will identify the best solutions for us to move forward.

RTA (Regional Transit Authority) Working Group

In April of 2024, a small working group of transit professionals and community leadership began the exploration process of creating an RTA to serve Summit County and potentially surrounding communities to some extent. Early in the process, Bill Ray, a consultant specializing in strategic planning and public policy, and has assisted in building out other successful RTA's in the state, came in to give his professional opinion on what is required to work through the process of standing up this RTA to serve our community. In that conversation, a one-sheeter was created to provide information and talking points of what the RTA might be and the benefits of creating the RTA. That one-sheeter is provided below:

About the Summit County RTA:

The proposed Summit County Regional Transportation Authority (RTA) formation process is a collaboration between the County, the towns and others including the Blue River Valley's business community to discuss the

viability of formally working together to fund and provide comprehensive transportation services to the residents, businesses and visitors across our community.

- RTA process will engage stakeholders—including metro districts, business groups, local employers and employees, nonprofits and community members—to identify the region’s top transportation needs.
- Stakeholders will discuss how an RTA can provide transit and mobility services to meet the workforce, economic and climate goals of our communities.

Regional Collaboration:

This process began in response to the Transit Equity and Access Study and business leaders wanting better solutions for employees and visitors. Similar areas in Colorado, including the Roaring Fork Valley and Eagle County, have used RTAs and regional cooperation to fund transit needs and improve their transportation services for local users and visitors.

- Now is the time for Summit County to work toward collaborative solutions that will increase transit and transportation options, while helping employees get to work safely and visitors to enjoy their Summit County experience.
- Member jurisdictions may decide to ask voters in November 2026 to formally approve the RTA and allow it to have funding through a dedicated tax.

Benefits of RTAs:

A Regional Transportation Authority will consider many upgrades to the valley’s transportation, transit and mobility options. Below are some of the initial benefits and considerations:

- Stable funding - sales tax, mill levies and bonds
- Funding for transportation, roads, bridges and building projects
- Collaborative, regional transportation across jurisdictions and counties as well as connections to other transit systems statewide
- May also create local improvement districts to finance system improvements
- Better frequency and convenience for transit routes
- Support for multiple modes of mobility including microtransit, biking, etc.
- First/last mile connections for underserved neighborhoods
- Climate action goals, including electric busses, increased ridership and car trip reduction

RTA Formation:

Establishing an RTA is a formal process set forth in state statute. Over the next year, Formation Committee and Technical Committee members representing Summit County and the towns and metro districts that want to be part of the RTA will work through the legal, financial and technical details of creating and funding a RTA with the goal of crafting an agreement that can gain broad acceptance from the community.

- As a component of this process, community engagement and outreach will ensure that the final agreement reflects the needs and interests of our community.
- RTA members may decide to ask voters in November 2026 to formally approve the RTA and allow it to have funding through a dedicated tax.
- As the RTA process begins, we are looking forward to working collaboratively across our community to plan for, develop, and fund effective transportation solutions that will strengthen our local economy and improve our quality of life.

Memorandum of Understanding (MOU):

The first steps in the RTA formation process have already begun and the adoption of a Memorandum of Understanding by the participating local governments will be essential. Specifically, the MOU:

- Adopted by Summit County and the towns of Breckenridge, Frisco, Silverthorne, Dillon and Keystone in September and October of 2024.
- Sets goals, tasks and leadership for RTA formation discussions with local governments, employers, nonprofits, the public and other key stakeholders.
- Creates a public process that will provide numerous points for input and engagement. The process will include public meetings, updates to the BOCC, councils and boards, and a web site with materials available for review.

RTA Planning Goals:

The potential RTA will be focused on regional collaboration and resource sharing to address the following transit goals:

- Enhancing transit service and increase ridership
- Creating broader multimodal integration across the county and region
- Developing administrative and operational efficiencies across the region's transit agencies
- Exploring the ability to expand in the future to areas like Lake, Park and Grand Counties as well as interconnections with neighboring transit systems

Breck E-Ride

Staff have begun installing signage inside the green bike racks to make them easier to identify as E-Ride hub locations, as pictured here:



In coordination with the Rec Department, who is facilitating the Bike-To-Work/Wherever-Day aid station, Breck E-Ride will be offering free 30-minute rides on Wednesday, 6/26 (promo code: **BTW24**). The E-Ride team will have an outreach table and provide a temporary hub at the BTWD aid station, so that users may end their session while enjoying some coffee and treats.

Total ridership through 6/16/2024: **5,404 trips**
 Average Trip Distance: 1.57 miles
 Average Trip Length: 17.1 minutes

Week	2023 Trips	2024 Trips	2023 Dates	2024 Dates
Pre-Launch		282		5/1 - 5/5*
Week 1		167		5/6 - 5/12
Week 2	184	606	5/19 - 5/21*	5/13 - 5/19
Week 3	761	600	5/22 - 5/28	5/20 - 5/26
Week 4	688	1130	5/29 - 6/4	5/27 - 6/2
Week 5	835	1197	6/5 - 6/11	6/3 - 6/9
Week 6	737	1422	6/12 - 6/18	6/10 - 6/16

**Not full 7-day weeks*

Breck E-Ride Ridership



	Pre-Launch	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20	Week 21	Week 22	Week 23	Week 24	Week 25	Week 26
2023 Trips			184	761	688	835	737	1193	1095	1335	1392	1279	1265	1039	1187	1063	812	809	593	624	539	620	427	354	477	247	19
2024 Trips	282	167	606	600	1130	1197	1422																				



Memo

To: Town Council
From: Sustainability Staff
Date: 6/25/24
Subject: Sustainability Update

Materials Management

Material Management Grant Awards

- Columbine Homeowners Association
 - Award amount - \$3,412
 - The applicant purchased a new outdoor trash and recycling container for the HOA pool. They will begin collecting recycling in the pool area from guests to help divert materials from the landfill.
- Giampietro's Pizza
 - Award amount - \$850
 - The applicant purchased reusable kids' cups, lids, and straws that can be washed in a high-heat commercial washer. This will substantially decrease the amount of single-use service ware waste generated by the business which saves resources and money.
- Fatty's Pizzeria
 - Award amount - \$695.67 (pending)
 - The applicant installed a new glass washer in their bar and purchased new glassware to reduce the amount of single-use cups that are served to customers. Remaining single-use cups have been changed to aluminum cups which can be readily recycled. This will reduce the amount of single-use service ware waste generated by the business which saves resources and money.
- Rock Pile Ranch Association
 - Award amount - \$10,000 (pending)
 - The applicant is building a new enclosure on their property to house the trash and recycling containers that all occupants have access to. This will help increase the property's recycling rates through better organization and material management.

Water

Unified Watering Schedules

Following the June 11th Council meeting, staff completed the following outreach on unified watering schedules and the Water Smart irrigation assessment program:

- Email blast to all **property management companies** listed in BOLT list
- Email blast to all **landscapers** listed in BOLT list
- Email blast to all **water bill account** holders

Water Smart Irrigation Assessments

Alpine Edge on behalf of the Wellington Neighborhood has a contract in place to conduct a water assessment on the oldest irrigation section in their community. This is important both from a water conservation perspective, but also because of water pressure in the system. Lowering demand in Wellington will help improve water pressure and delivery in the event of an emergency.

Summit Community Management properties have also signed up for the program. They have interest in six of their HOA's: Villa's at Swan's Nest (largest water user), Valley Brook, Powder Ridge, Pine Creek, Christiana and Vic Ridge.

In addition, there are currently three interested single-family households in Breckenridge who have submitted applications in June with their interest in getting a water assessment. HC3 is currently working with them to get them scheduled.

Water Education

HC3 and other local water organizations hosted the Water in the West Series on Wednesday, June 19. Below is a Summit Daily article promoting the event.

<https://www.summitdaily.com/news/local-nonprofits-to-host-water-in-the-west-series-to-educate-public-on-colorado-water-issues/>

[Water Smart Irrigation Assessments](#)

[Turf Replacement](#)

[Unified Watering Schedules](#)

Renewable Energy

Innovative Energy recently replaced the inverter at the Golf Course Maintenance building. The rooftop systems are of an age where the inverters are past the warranty period, and some are beginning to show signs of failure. Inverters are used to convert direct current (DC) from the panels to alternating current (AC) for use on the electrical system. Our systems are not designed to work without inverters.

In addition, several panels located in the parking lot of the Golf Course Maintenance area were damaged from driving range balls. While this doesn't happen often, we have had damaged panels in the past. These have been replaced so the array can function at full capacity.

The array at the Ice Rink continues to issue ground fault warnings. The design of the system is such that snow and ice builds up on the roof and slides underneath the panels, shifting the wires and sometimes even wearing them through. When those areas come in contact with moisture, a ground fault occurs, and the system shuts down. Due to this issue, the Ice Rink system operates only sporadically. A recent assessment of the system found additional wear and tear on the system. Staff is evaluating a replacement of the entire system in 2025. This could save on labor costs needed to identify and fix the existing system as well as take advantage of more efficient panels (increasing the output of energy produced), the 30% direct repayment program under the IRS, and bring the system up to current electrical code. This is the only array where these problems have persisted.



Memo

To: Breckenridge Town Council Members
From: Laurie Best, Assistant Planning Director-Housing
Date: 6/19/2024 (for meeting June 25, 2024)
Subject: Timberline Learning Center Remodel

The Town has been coordinating the remodel of Timberline Learning Center which includes converting the multi-purpose room to classroom and adding a smaller multi-purpose room and new dedicated storage/IT space off the back of the existing building. This project addresses deficiencies that were identified in the 2022 Capacity and Utilization Report that was prepared by EUA and increases the capacity (66 currently) by 10-20 children.

The original budget was \$500,000 (\$50,000 in 2023 and \$450,000 in 2024). This budget was a rough order of magnitude estimate using 2021 and 2022 data and did not include actual pricing by a local contractor. When we updated drawings to allow for actual bids there were three responses to our Request for Proposals, all in excess of \$1 million and up to \$1.8 million. We selected Mountain Town Constructors as the preferred contractor and negotiated a Guaranteed Maximum Price of \$1,211,126.

The Finance Department is preparing a request for appropriations for 2024 budget and it will include this \$761,126 increase in the cost of this project. The project is scheduled for completion by 1/29/2025 so the bulk of this expense will be incurred in 2024. Staff recommends approval of this increase. It reflects current pricing which has increased over the last few years and is not likely to decrease.

It should also be noted that we are reviewing various other projects at the other Centers in order to increase capacity before looking at a new Center. The 2024 projected year-end balance of the Childcare Proforma was \$2,519,101 assuming the \$450,000 expense so that year-end balance will decrease by approximately \$761,126, but it should be noted that the year-end balance still includes an additional \$5,000,000 reserved for construction of a new Center. That large expense could be deferred if we are able to continue with smaller projects at the existing Centers.



TOWN OF BRECKENRIDGE HOUSING WORKGROUP MEETING AGENDA

June 11, 2024; 10:30 to Noon
Lower Level Conference Room – Town Hall

- 1) Recap of proposed County wide maintenance/special assessment loan program
- 2) AMI update and corresponding sales price adjustments
- 3) Stables Village HOA update - verbal
- 4) Housing Helps temporary program recommendations and ongoing goals
 - a) Current utilization of budgeted funds
 - b) Priorities/ creation of assessment tool
- 5) Lottery and Deed Restriction Criteria - Runway
- 6) Substitution/Upgrade of older deed restrictions -verbal
- 7) Town of Breckenridge Housing Authority annual meeting

NOTE: Workgroup Comments/ Minutes from the 06/11/24 meeting are highlighted in BLUE. Attendees – Dick Carlton, Shannon Haynes, Scott Reid, Mark Truckey, Darci Henning, Melanie Leas, Laurie Best, Aubrey Ciol, Kirsten Crawford and Flor Cruz.

AMI update and corresponding sales price adjustments

Recently the SCHA did an analysis of the AMI chart produced for Summit County and came across some very large variables in how sales prices were calculated that were using rather outdated assumptions for HOA dues and interest rates. As a result, at the direction of the board, the SCHA has provided the updated chart.

Previous Sales price Chart for 2024: based upon HOA dues, taxes and insurance of \$350 per month and an interest rate of 5.736%.

Unit Size	INCOME	50%	60%	INCOME	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%
Studio (1 person)	\$57,046	\$140,894	\$182,843	\$266,790	\$266,740	\$287,715	\$308,689	\$329,663	\$350,638	\$371,612	\$392,587	\$413,561	\$434,535	\$455,510	\$476,484	\$518,433	\$602,330
1 bed (1.5 person)	\$66,021	\$155,894	\$200,842	\$290,764	\$290,739	\$313,214	\$335,688	\$358,162	\$380,636	\$403,111	\$425,585	\$448,059	\$470,533	\$493,008	\$515,482	\$560,430	\$650,327
2 bed (3 person)	\$92,946	\$200,891	\$254,839	\$362,686	\$362,736	\$389,710	\$416,684	\$443,658	\$470,632	\$497,606	\$524,580	\$551,554	\$578,528	\$605,502	\$632,476	\$686,424	\$794,320
3 bed (4.5 person)	\$118,150	\$242,693	\$305,001	\$429,568	\$429,617	\$460,772	\$491,926	\$523,080	\$554,234	\$585,388	\$616,542	\$647,696	\$678,851	\$710,005	\$741,159	\$803,467	\$928,084
4 bed (6 person)	\$139,665	\$278,592	\$348,081	\$487,106	\$487,057	\$521,801	\$556,545	\$591,289	\$626,034	\$660,778	\$695,522	\$730,266	\$765,010	\$799,754	\$834,498	\$903,987	\$1,042,963

Effective Date: 4/12/2024

Adjusted Sales price chart for 2024: based upon HOA dues, taxes, and insurance of \$500 per month and an interest rate of 7%.

Unit Size	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%	160%
Studio (1 person)	\$23,339	\$94,569	\$130,183	\$165,798	\$201,412	\$219,219	\$237,027	\$254,834	\$272,641	\$290,448	\$308,256	\$326,063	\$343,870	\$361,678	\$379,485	\$415,099	\$450,714	\$486,328
1 bed (1.5 person)	\$30,980	\$107,303	\$145,464	\$183,626	\$221,787	\$240,868	\$259,949	\$279,029	\$298,110	\$317,191	\$336,271	\$355,352	\$374,433	\$393,514	\$412,594	\$450,756	\$488,917	\$527,079
2 bed (3 person)	\$53,902	\$145,506	\$191,308	\$237,110	\$282,912	\$305,813	\$328,714	\$351,615	\$374,516	\$397,417	\$420,318	\$443,219	\$466,120	\$489,021	\$511,923	\$557,725	\$603,527	\$649,329
3 bed (4.5 person)	\$75,196	\$180,995	\$233,895	\$286,795	\$339,695	\$366,145	\$392,595	\$419,045	\$445,495	\$471,945	\$498,395	\$524,845	\$551,295	\$577,745	\$604,195	\$657,095	\$709,994	\$762,894
4 bed (6 person)	\$93,483	\$211,474	\$270,470	\$329,466	\$388,462	\$417,959	\$447,457	\$476,955	\$506,453	\$535,951	\$565,449	\$594,947	\$624,444	\$653,942	\$683,440	\$742,436	\$801,432	\$860,427

Effective Date: 5/20/2024*

Workgroup Comments/ Minutes: The impact of the SCHA’s change in their pricing formula is a large decrease (\$100K +/- per unit) in the sale prices that are affordable at each AMI. This is a result of increasing the assumption for HOA dues, taxes and insurance from \$350/ month to \$500/ month which leaves buyers with less money to cover their principal and interest payment for their mortgage. SCHA has also increased the assumed interest rate from 5.736% to 7% which also decreases the mortgage amount an individual can qualify for. The Committee discussed how this affects the Runway neighborhood and looked at a best-case scenario and worst-case scenario if we target 80-140% AMI. The Committee also suggested that it is important to be true to our environmental/ sustainable goals and consider less expensive finishes to minimize the Town subsidy. The Committee asked staff to calculate the cost associated with our environmental/ sustainability goals but remained very committed. The Committee suggested a work session to discuss with Council our goals, strategies, and AMI targets for this neighborhood (note this has been scheduled for July 23rd). All agreed that the HOA dues need to remain as low as possible to preserve the long-term affordability of the home. Staff has been looking at some offset with the utilities being significantly lower at Stables Village. For example, a comparable home in Wellington pays around \$200 on average a month for electricity/ gas. It is anticipated that this will be significantly lower with both the energy efficient construction and solar panels at Stables Village. The developer is still analyzing options for the dues and staff will report back when we receive an update.

Housing Helps Recommendations and ongoing Program Goals to Consider (June-2024):

We currently have a budget of \$2,500,000 allocated for Housing Helps. As of today, we have committed to \$2.13M with 16 units, equating to \$133K per unit. We are in the process of creating an assessment tool to evaluate individual requests. Given interest in the program we believe it is important to incorporate priorities in this assessment tool. In the past, the assessment has focused mainly on location (i.e. - high priority neighborhoods/transit etc.) which remains a significant factor. However, given limited resources and unprecedented demand, staff is requesting input on the following questions in order to properly assess applications and determine the Town contribution both for the remainder of 2024 and moving forward in 2025 and beyond.

Questions:

- 1) Is long term affordability important? If so what AMI should we target? Should we still offer light deed restrictions? Should we prioritize new DR as opposed to upgrades?

Light deed restrictions are not effective in controlling price creep or owner's gain (public investment enables buyers to still take advantage of market rate appreciation in this current real estate market)

Example: Provided Buyer w \$125K for purchase price of \$790K in 2020.
Four years later house valued at \$1.25-\$1.325M with light deed restriction (\$500k +/- appreciation @ 4 years = 60% appreciation in home price).
Assuming buyer put \$158K down (20%) they earned 31% on investment while the unit crept from 160% AMI to 250% AMI (over 200% based on old SCHA chart).

Recommendation: Full deed restrictions better serve the community in the long term and should be a priority. Some weighted priority for the units that serve lower AMIs with ranges under 100% up to over 250% AMI allowed for the program.

- 2) Is there any concern about participants owning other real estate?

Example: On higher priced HH applications it is not unusual for the applicant to own other real estate. Recent example:
Applicant is fairly high AMI with a recently accepted job in Summit County. Asking for 30% (\$450,000) for a full deed restriction for a 4 bedroom home priced at \$1,590,000. This is 1/5th of the annual budget for the program. Applicant owns 2 additional properties outside Summit County.

Recommendation: Priority for participants who do not own other real estate anywhere.

- 3) Should the program prioritize new buyers over existing owners and businesses, owner occupancy versus rental - what about businesses?

Of the applications approved since it's launch in 2020 48% have been for new buyers and 52% have been to current owners. Rental vs. owner occupancy has not been tracked.

Recommendation: All equal-no priority (but needs discussion). Would need rental caps to avoid investors charging rents higher than is feasible for the local workforce.

- 4) Initially the HH programs was intended to support current owners with maintenance and special assessments. There are several aging properties where special assessments and maintenance will stress the local owners. For recently approved HH applications should they be eligible for a low interest loan? Is there a difference between a recent purchase utilizing Housing Helps and a current owner that has held the property for over a decade?

Recommendation: HH needs to align with the County-wide loan program that is under consideration.

- 5) Given pressure on the budget should there be a priority for less expensive properties?
- 6) Are there other high or low priorities we should consider in addition to items discussed above and:
 - a. Location/access to transit
 - b. 2 bedroom+/ size of the property
 - c. Historically served workforce neighborhood
 - d. Condition of property
 - e. HOA dues

Workgroup Comments/ Minutes: The Committee supported lowering the percentage for the light deed restriction to 15%, in some cases maybe 10%, and suggested requiring owner occupancy for the light deed restriction (maybe no investors?). Staff is working on an assessment tool to prioritize HH applications based upon priorities. The current model of ranges does not seem to work in this current market as everyone assumes and applies for the maximum. Staff is looking at adding or subtracting from a starting point based upon the assessment criteria. Additional items to consider in the assessment tool include, lower price or AMI target range, first time homebuyers or not owning any additional real estate. Condition of the property is a big factor that staff should consider when approving Housing Helps applications. The Committee fully supported rental caps being incorporated into the deed restrictions for Housing Helps. Staff will continue to work on prioritizing the remaining funds and report back.

Preliminary Runway Neighborhood-Deed Restriction and Lottery-For Discussion Only

Types: (focus on 3 bed units but possibly include 2 and 4)

Townhomes

Duplexes

SF

ADUs

AMI target/price:

\$350K to \$875K (average \$550K)

Deed Restriction:

2% appreciation

Income testing for Townhomes

Owner Occupancy

No other property

Rent for one year-with rental cap

Lottery (Initial and resale)

TOB First Right

ADU policies-TBD:

TOB provides stubs (office, den, bedroom)

Owner responsible for converting to ADU

Use/management-TBD

Occupancy Required?

Lottery Process/Priorities: TBD

There are Fair Housing Issues when policies or programs create a disadvantage for persons in a protected class. Must consider disparate impact even when community policies are reasonable. Working with Social Equity to evaluate when/if priorities can be incorporated into a lottery. Could be argued that almost all priorities might disproportionately impact persons in protected class.

Workgroup Comments/ Minutes: The primary question should be ‘Who are we serving with this neighborhood?’. We can then build off of this main question to determine the parameters of the Deed Restriction. Staff should look at combining the equity lens with this main question to get the larger picture as a whole to then focus more on the specifics. For the lottery priorities staff is looking at neighboring comparable communities to determine how they address priorities and when we might create disparate impact on segments of our workforce. Staff is working with Flor Cruz in reviewing how certain priorities can impact Fair Housing. The Committee suggested this issue also be discussed further with Council at the July Runway work session.

Special Meeting for Housing Workgroup Agenda – 06/03/24

1. Review of NOW Colorado specific special assessment details and the project
 - a. Details of the pending assessment
 - b. Details of the project
2. Housing Helps options
3. Summit Revolving Loan Fund options
4. TOB loan/ TOB Finance
5. State or Federal Grants or Tax Credits
6. Precedent
 - a. Val D’Isere, how was this assessment handled?
 - b. Are the HOAs taking responsibility – where are their reserves?
 - c. Items that affect Health and Safety?

Special Meeting Minutes – June 3, 2024, 8 am

Attendees: Scott Reid, Laurie Best, Shannon Haynes, Corrie Burr, Darci Henning, Dick Carlton, Rick Holman

In discussion of the above agenda the main take away became exploration of the option for a community wide loan fund administered through the Summit Combined Housing Authority that deed restricted homeowners could utilize to help pay for Special Assessments. Corrie from SCHA is looking to get a program proposal ready prior to the SCHA board meeting on June 18th. Preliminary parameters would be that the program is only applicable for deed restricted properties. Would need to further look at if it needs to be fully appreciation capped or not. Looking at a very low interest rate and most likely a 20 year amortization. Right now at NOW Colorado there are at least 8 of the 36 properties that are deed restricted through Housing Helps and Buy Downs. There may be some additional older deed restrictions as well that predate the Housing Helps and Buy Down programs. After the Board meeting staff will report back.

Current details for NOW Colorado: 36 total units, STR zone is Zone 3, currently 9 STRs one with a local address. 16 properties have local addresses according to County Records, the property manager indicated that 10 are owner occupied and 14 are long term rented.

I) CALL TO ORDER

Duke Barlow called the June 17th, 2024, regular meeting of BOSAC to order at 5:31 pm. Other members of BOSAC present included Nikki LaRochelle, David Rossi, Bobbie Zanca, Chris Tennal, and Town Council liaison Jay Beckerman. Staff members present included Mark Truckey, Tony Overlock, Scott Reid, and Alex Stach. Julia Puester and Brad LaRochelle were present virtually. Katherine King from Summit County Open Space & Trails was also present. Members of the public included: Turk Montepare.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – April 22nd, 2024

The minutes were approved as presented. There were no minutes from May 2024 (Open Space & Trails Open House).

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

Mr. Overlock 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.

Mrs. Zanca asked about the progress of the Signage Workplan. OST Staff replied that there would be an award announcement in the next few days and that BOSAC would be informed via email of the Selection Committee's choice.

Mr. Barlow inquired about the Friends of Breckenridge Trails event on Saturday, June 15th. Mr. Overlock replied that 12 participants completed trail construction work on the new Ellie's Features trail.

V) OPEN SPACE DISCUSSION

Summit County Safe Passages

Mr. Stach introduced Stefan Ekernas, representing Summit County Safe Passages (SCSP), who presented on the organization's planning efforts for the East Vail Pass Wildlife Crossings project. Mr. Ekernas overviewed the history of SCSP, the importance of the proposed East Vail Pass Wild Crossings project, and why this location is a critical gap for wildlife corridor connectivity in Colorado. Mr. Ekernas's presentation touched on their 2020 I-70 East Vail Pass Feasibility study and the specifics of the underpass/overpass structures and related wildlife fencing. He stated that SCSP has been using game cameras to track wildlife movements in the proposed section of the highway and has observed 17 species of carnivores, in addition to expected ungulates (deer, elk, and moose). Mr. Ekernas also highlighted some important statistics regarding traffic accidents, roadkill, and the current status of the project – CDOT assuming project ownership and receiving multiple grants in

2024 for around \$725K. At this time, SCSP is pursuing funding to complete their design/planning process and get the East Vail Pass Wildlife Crossing project to the point it is “shovel ready” and apply for higher amounts of federal grant funding.

Mr. Rossi asked Mr. Ekernas if there was a partner organization in Eagle County. Mr. Ekernas replied no, but that he was meeting with Eagle County in the coming days and is going to attempt to get towns/municipalities on board.

Mrs. Zanca was curious about the expected efficacy of the project and if there would be a tangible reduction in wildlife interaction at the proposed wildlife crossing. Mr. Ekernas replied that these structures are remarkably effective and talked about a controlled study on Highway 9 overpasses south of Kremmling that reduced wildlife collisions on that stretch of road by 92%.

Mr. Tennial asked if the recreational bike path that runs along this stretch of interstate would require any special considerations regarding the construction of multiple wildlife underpasses in close proximity to the path. Mr. Ekernas replied that the structures would be located an appropriate distance away and not interfere with the Rec Path. Ms. Zanca followed this up with a question regarding conflicts between wildlife and Rec Path users. Mr. Ekernas replied that this is a rather unique situation and that wildlife density would certainly increase with the installation of these underpasses, but he also stated he didn't believe it would lead to a safety concern and could probably mitigate with signage.

Mr. Beckerman was curious about the overall cost for the construction phase, to which Mr. Ekernas said the final cost is around \$32 million and the best pathway for funding is through the Wildlife Crossings Pilot Project.

Mr. Rossi asked if Stefan knew if this project would be included in the Colorado Department of Transportation's 10-Year Plan. Stefan explained the internal processes regarding the 10-Year Plan and that the East Vail Pass Wildlife Crossing project is not one of the priority items on that plan but is attempting to be included in the Intermountain Transportation Planning Agency's priority plan.

Mr. Barlow was curious if there was a specific ask from SCSP for tonight's BOSAC meeting, to which Mr. Ekernas replied that if the Town/Town Open Space & Trails Program had available funding to contribute to the final planning steps or a letter of commitment for next year's budget cycle it would be greatly appreciated and help meet the objectives of both the Town, Summit County and SCSP.

OST staff stated that had met with SCSP in March to discuss this presentation and how to approach BOSAC for the ask and established that \$100,000 felt like an appropriate figure to bring to the committee.

Mr. Rossi explained that the Board of County Commissioners wrote a letter of support for this, but under the condition that it did not take funding away from other projects (Frisco Exit 203, Silverthorne Exit 205.) He felt that there were a lot of politics revolving around the road projects in the county and that all the members of the TPR should be involved in this

conversation. Mr. Beckerman said that this discussion should be brought up during the MMC meetings to see if there is any collaboration potential between all the towns within the county and take a more united front.

BOSAC felt the best approach was to align with the other municipalities, table this decision and revisit it when we felt comfortable with the direction the County and TRP would like to go.

Summit County – Dillon Ranger District Recreation Action Planning Initiative

Mr. Stach briefly reviewed the Camp Hale – Continental Divide National Monument and the momentum that effort created for local land managers to take a closer look at the county's trailheads from a capacity and amenities perspective. Our partners with the USFS and Summit County Open Space & Trails invited Town OST Staff to participate in this Summit County – Dillon Ranger District Recreation Action Planning Initiative exercise which was included in the June BOSAC packet. OST Staff were mainly curious if BOSAC agreed with the overall approach of this exercise, and if BOSAC had questions or comments regarding some of the Upper Blue trailheads used as examples and felt comfortable using this resource as a tool for making decisions going forward.

There was a discussion between Mrs. Zanca, Mr. Tennal, and OST staff on how this initiative aligned with our OST Master Plan's management zones, to which all parties agreed that there needs to be a level of flexibility in assigning capacity and amenities when it comes to these type of guidelines. Mr. Beckerman was curious about the tool analysis in the exercise that suggested e-bike charging stations. The committee discussed the concept, some of its limitations, and that it was encouraging to see creative ways to promote microtransit.

Mrs. Zanca was curious about the area-wide recreation passes suggested in the "Parking Fees" tool category. Mr. Stach explained it was a concept that came up in this process that would allow Summit County residents the opportunity to purchase a recreation pass for a single fee that would allow them to park for the season at busier trailheads where fees might be suggested.

Mr. Barlow said he appreciated the expertise but was curious about how bound we are the guidelines. Mr. Overlock replied that we view this toolkit as general guidance from a different perspective, but that we aren't tied to anything and we can implement these suggestions how we want to. Mrs. LaRochelle asked Mr. Overlock for his opinion when he saw some of the higher tier categories suggested at local trailheads like the B&B, to which Mr. Overlock replied he felt it was a new direction, but that the B&B Trailhead was a busy a trail and OST staff wanted to bring it to the committee's attention that these are some of the suggestions being made during these exercises. Mr. Barlow suggested incorporating a winter-use perspective into this project as well.

New OST Website

OST Coordinator Alex Stach presented on the Phase 1 Launch of the new Open Space & Trails website completed with CivicBrand. Mr. Stach gave a quick overview of the site, how to navigate between subpages, and how to sign up for an event on the Events Calendar. There were several edits and requested changes by BOSAC and staff members who had the chance to explore the new website. Mr. Stach took notes on all the feedback and will incorporate appropriate changes into the next phase.

Ms. Zanca brought up the possibility of a partner app for wayfinding purposes, Ms. LaRochelle asked if we would eventually have a map of the full system and if there is any possibility to display recommended routes and loops on the trails page, in addition to individual trail information.

Council Matters Related to Open Space Topics

Mr. Beckerman shared that the recommendation from BOSAC to the Council regarding Toad Alley was approved. He stated that the Council decided not to take any minimization efforts at this time. Mr. Beckerman also briefly mentioned the release of the new Breckenridge Tourism Office app and some of the tools included to help wayfinding and reduce visitor traffic at certain locations. Mr. Beckerman's last matter involved the Blue River Pathways project and explained some of the ideas regarding the Ice House and Sawmill Lots.

Other Matters

Mr. Tennial asked for an update on the McCain Placer. Mr. Overlock replied that there were no new updates regarding the open space portion of the property, but that the road was being constructed and that the river restoration work completed in 2022 was successfully managing the high flows from spring runoff. Ms. Zanca was curious if skier parking was one of the potential uses for the McCain property, to which Mr. Truckey replied that the Town Council is considering where the required 500 skier parking spaces might go. That discussion will likely occur at the Council level in the coming months.

Ms. LaRochelle asked about the status of the Excel Energy powerline work and restoration efforts at Australia Gulch. Mr. Overlock and Mr. Stach replied that they are going to start their restoration work in early July, using topsoil and native seed to restore the temporary road.

Mr. Barlow praised staff for the Open House last month but also encouraged OST staff to try a different approach to the Open House next year for additional engagement. BOSAC members discussed the importance of location and timing for the Open House.

VI) EXECUTIVE SESSION

Mr. Barlow made a motion to enter Executive Session to discuss property negotiations at 7:15 pm. Mr. Tennial seconded the motion. Mr. Barlow made a motion to exit the Executive Session at 8:05 pm. Ms. LaRochelle seconded the motion. BOSAC exited Executive Session at 8:06 pm.

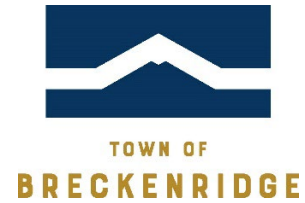
VII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Mr. Barlow, and Mr. Tennal seconded it. The June 17th, 2024 regular meeting of BOSAC ended at 8:07 pm.

The next regular meeting of BOSAC is scheduled for July 15th, 2024.

Duke Barlow, Chair

DRAFT



Memo

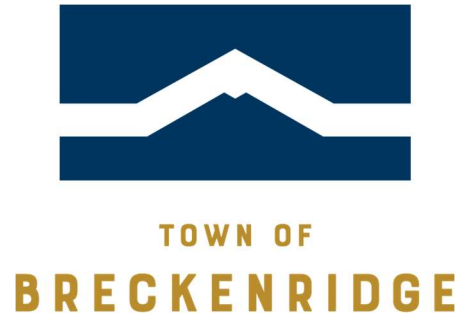
To: Breckenridge Town Council Members
From: Helen Cospolich, Town Clerk
Date: 6/20/2024
Subject: Committee Reports

The following Committee Reports were submitted for this meeting:

- Breckenridge Social Equity Advisory Commission (May and June Minutes)

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	Included
Communications	Brooke Attebery	No Meeting/Report

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



Breckenridge Social Equity Advisory Commission

May 20, 2024, 7:30am

Breckenridge Town Hall
Council Chambers
150 Ski Hill Road
Breckenridge, CO

*Striving for racial and social equity for all by removing barriers and
facilitating opportunities to thrive*

I. Call to Order

Chair Jordan Burns called the meeting to order at 7:30am.

Roll Call

Present: Jordan Burns, June Walters, Silvia Vicuna, Tahja Grier, Laurie Moroco, Isaura Cirillo

Absent: Carol Saade

Discussion/Approval of Agenda

Motion to Approve: Commissioner Walters, Seconded: Commissioner Moroco

Discussion/Approval of the Minutes

Motion to Approve: Commissioner Vicuna, Seconded: Commissioner Daniels

II. Staff Summary

i. Pocketalk Usage Update

Deputy Town Manager Scott Reid asked the commission if they had any questions about the Pocketalk devices. Chair Burns stated he was encouraged about the use of the Pocketalks at the Welcome Center and the overall satisfaction with the devices. Commissioner Daniels also stated that devices are now being used at other organizations like Colorado Mountain College.

ii. The Equity Project Update

Scott Reid explained that he and Flor Cruz had a long conversation with the head of the Equity Project and the commission discussed going back to the EP for additional training after a new member is on board.

iii. Ute History in Breckenridge

Deputy Town Manager Reid stated the Town is trying to bring back land acknowledgements and he has been working with Mr. House about Land Acknowledgements. Commissioner Walters stated the Ute presentation at the Welcome Center was really good, and Breck History has been trying to work with the tribal council as well. She further explained that the Ute Tribal Council is currently overwhelmed with requests from people wanting land acknowledgements. She also stated there will be another presentation in Frisco this summer from this group, and it would be great to get Earnest to come to Breckenridge to assist us. Chair Burns suggested getting him to a subcommittee meeting might prove to be an easier task. Commissioner Walters suggested working with Larissa O'Neill on this initiative.

iv. American with Disabilities Act (ADA) Public Outreach

Deputy Town Manager Reid stated the Town is close to finishing a new ADA transition plan with the help of a consultant. The town is evaluating all facilities and services. As part of this evaluation process, the Town will do some public outreach at Town Clean Up and Town Party. He further stated this is a long timeframe to complete their recommendations.

Chair Burns stated the BTO hosted trivia last week, and one of the questions was about the Reiling Dridge and accessibility.

III. Presenters

i. Breckenridge Tourism Office – Ten Mile Pride Update & Questions

Melissa Andrews, Public Relations director for the BTO stated Ten Mile Pride is moving forward and has the headliners locked in. The event will feature a trivia night and an art opening with community gathering on June 15th. Melissa wanted to touch base on Town involvement during the event and want to consider a land acknowledgement and a history acknowledgement if the Commission thinks it's appropriate. Commissioner Walters stated she's out of town during pride week, and we could use the Breckenridge History Land Acknowledgement, although she won't be there to present it. Walters also stated that as far as gay history of Breckenridge, we don't have one until modern times. She also mentioned that we don't have a pride history acknowledgement because it was a private position taken at the time due to severe penalties. Perhaps we could include the history of the Bunk House with the help of the current owner. Andrews asked if we should consider how much progress we have made over time, and Commissioner Walters stated she doesn't believe the Town took a position on this issue back when Colorado was considered the Hate State. Commissioner Daniels stated he feels it would be rushed to get the history featured for this event. Commissioner Grier stated she thinks it would be important to do a land acknowledgment, and she also thinks it would be good to have Breck History there if people have questions. Andrews stated that 10milepride.com is the best resource for information, as well as social media accounts. Chair Burns stated we want this place to be welcoming and safe for everyone who would like to come. Commissioner Grier stated she believes it would be good to have the mayor or council come to the event and read the acknowledgement. She also asked about volunteer opportunities, and she would like to share with her friends. Andrews stated we have 4 media members coming to Breckenridge for the event and they

will write about it in prominent publications. She also asked about elements that this group would like to highlight for the press trip. Commissioner Grier stated she would like to speak with them and thanked the BTO for their work on the event. Commissioner Walters stated they might enjoy a private tour of the Darker Side of Breckenridge history. Commissioner Moroco stated she was in Aspen for their Gay Ski Week, and there was big energy there. Andrews stated we are working on a five-year plan and hope to get to that point. Chair Burns stated we want to encourage them to come back and understand we are always welcoming in this community.

ii. Marketing & BTO Updates

Andrews stated the BTO markets are based on persona, including multi-generational families, active older adults, and young adults seeking adventure. She also confirmed that the BTO doesn't market to Colorado and seeks out of state multi day visitors. The BTO would love to work with the commission on building out the network for local models and representatives. Commissioner Burns stated it's a fun experience to model for the BTO, and it's worth the time. The commissioners asked Andrews to send the call to Flor Cruz for future opportunities.

IV. Social Equity Discussion

I. Pride Proclamation Review

Flor Cruz asked the commissioners if they agreed with the pride month proclamation. The commissioners agreed the proclamation looked good. Commissioner Walters asked if we could get a formal copy of the proclamation signed and framed at the Welcome Center. Town staff agreed.

II. Equity Grant Discussion

Commissioner Moroco stated it's been a long time in the making, and this is a good start for the application for mini grants awarded by the commission. She also stated it's important to review this without bias and use the rubric when scoring. Chair Burns stated he believes it will help with overall diversity efforts in the community. He also stated we should start sharing within our groups. Flor Cruz explained that we will start with social media and word of mouth first and then expand to other channels later. The commissioners agreed that the tracking sheet should be an internal document and have a yearly recap on grants awarded. Town Manager Haynes stated we do want to keep the tracking sheet private. but all Town documents are subject to CORA requests. Commissioner Moroco suggested taking the Score column off, and the commissioners agreed.

Reid stated all commissioners will be invited to a training with the Town Attorney in July. More information to follow.

III. Equity Lens Update

Flor Cruz asked the commission if she and Brooke Attebery could make some small stylistic changes to the Equity Lens, and the commissioners agreed with the caveat that they would like to see the changes and approve them at another meeting.

IV. Subcommittee Integration

Chair Burns stated that Celebrate Diversity, Community Outreach & Engagement, Community Education & Influence subcommittees are combining into one group of meeting with 30 minutes for each subcommittee and in a designated order.

V. Subcommittee Updates

Celebrate Diversity

Chair Burns stated it's AAPI Month, and Commissioner Walters stated they will be working on initiatives to celebrate it. Chair Burns stated we will repost the mission video, and we are still interested in finding educational resources that we can use. Commissioner Grier stated we can put her mom on the agenda for the next meeting and we can also ask the Equity Project for resources that could fit our smaller community demographics. Commissioner Cirillo stated it was eye-opening to learn from the Equity Project, and other commissioners recommended analyzing what kind of progress the commission has made since the start of this commission.

Community Outreach & Engagement (combined with Celebrate Diversity)

Community Education & Influence (combined with Celebrate Diversity)

Immigration Rights and Advocacy

Commissioner Vicuna stated the subcommittee met to get Flor Cruz caught up on their initiatives. They also spoke about working with the Recreation Center and working on new classes and Spanish speaking instructors. The Rec Center will be attending the next meeting. She also stated that immigrants are a big part of this community, and the subcommittee would like to promote an "I am Summit" campaign specifically highlighting immigration value and rights.

Civic Engagement

Chair Burns stated that the subcommittee discussed most of this in the Grant rollout discussion earlier in the meeting.

V. Upcoming Council Items

Deputy Town Manager Reid stated the Council retreat will take place at Mountain Thunder Lodge on May 28th starting at noon. He also stated the BTO will be there to discuss the Community Goals and the Resident Sentiment Survey, and the group will also discuss the Runway Housing Development. He also stated Stables Village and Vista Verde 2 and Larkspur will all be finished soon.

VI. Upcoming Agenda Topics

There were no other agenda topics.

VII. Other Matters

Commissioner Grier stated last meeting Summit County came to talk about the master plan and she encourages all commission members and their networks to take the county phase III survey.

Commissioner Moroco asked about Happy Hour on Thursday. Deputy Town Manager Reid stated it's a networking opportunity and to introduce the commission and its goals.

Commissioner Moroco asked if we could get videos of the events to promote future events or initiatives. Also, the commissioners asked for t-shirts, nametags, and business cards.

Commissioner Daniels stated we need to be aware of hate speech prior to this next election, and let's stay vigilant and alert staff if we see anything.

VIII. *Public Comment (Non-Agenda Items)*

Keith from Georgia stated he is visiting, and he was encouraged to see how this committee functions. He added that it's very different from Atlanta and big cities, but he enjoyed attending the meeting this morning and told the committee to keep up the good work.

Chair Burns adjourned the meeting at 9:00am.



TOWN OF
BRECKENRIDGE

Breckenridge Social Equity Advisory Commission

June 17, 2024, 7:30am

Breckenridge Town Hall
Council Chambers
150 Ski Hill Road
Breckenridge, CO

*Striving for racial and social equity for all by removing barriers and
facilitating opportunities to thrive*

I. Call to Order

Chair Jordan Burns called the meeting to order at 7:34am.

Roll Call

Present: Jordan Burns, Silvia Vicuna, Tahja Grier, Laurie Moroco, Isaura Cirillo

Virtual: Carol Saade

Absent: June Walters

Discussion/Approval of Agenda

Motion to Approve: Commissioner Vicuna, Seconded: Commissioner Grier

Discussion/Approval of the Minutes

Motion to Approve: Commissioner Grier, Seconded: Commissioner Moroco

II. Staff Summary

i. Board of Commissions Training

Flor Cruz announced the upcoming training for Tuesday, July 16th, at 3:30pm. Deputy Town Manager Scott Reid encouraged that chairs and vice chairs attend for consistent training with legal counsel Kirstin Crawford.

ii. Runway Housing Project

Flor Cruz discussed the upcoming Runway housing project and asked the Commission to keep in mind any community needs and social equity impacts this project could have. She further explained the importance of making sure the Commission is involved in the process as this project will be one of the biggest and last housing development projects the Town will complete.

iii. Equity Grant Website & Business Cards

Flor Cruz shared the new Equity Grant Application and Process website. The website includes application guidelines and documents. Commissioner Moroco expressed gratitude for the work put into the website and asked about announcing it to the public. Flor also mentioned that commissioners will have business cards with a QR code which they can distribute with community partners.

III. Social Equity Discussion

I. Equity Lens Update

Commission Chair Burns shared the revised Equity Lens document and expressed approval for the new color scheme. He also highlighted the change in wording. Flor Cruz mentioned that there is also a Spanish version of the document. Chair Burns spoke about usage and access to the document and the importance of asking extra reflective questions to ensure everyone is included. Commissioner Daniels shared feedback he received from Town Council Member Dick Carleton regarding the equity lens where Council Member Carleton expressed how useful this tool has been for Town Council Members, specifically for himself whose perspective has shifted as it relates to equitable housing practices. Commissioner Daniels also stated that the Commission's work is spreading and being recognized throughout the community. He also stated that the Equity Lens is shaping the way we think.

II. Land Acknowledgement Discussion

Chair Burns transitioned into the importance of acknowledging where we are and those before us to ensure we pay our respects. He spoke about using the land acknowledgement from the Commission's Social Equity Blueprint across Town and sharing it with other entities around Town. He also explained that changes to the document can be a great opportunity for open dialogue, discussion, and collaboration facilitated by the commission to ensure there is one land acknowledgement document. Deputy Town Manager Scott Reid highlighted how open discussions and changes would allow for growth and learning opportunities. Deputy Town Manager Reid also stated that the land acknowledgment will be presented to Town Council who will ultimately make final decisions for future changes. He described the Commission as the caretakers of the document providing input on changes.

Chair Burns mentioned the 10 Mile Pride event that occurred over the weekend. He described the event as fun where everyone was happy and enjoying themselves with a sense of community and no unsettled feeling of safety. Commissioner Grier stated that the new location was a game changer with people coming and going throughout the event and stopping in to listen to the music.

III. Vacancy Seat Update

Chair Burns stated that the subcommittee held interviews for the vacancy seat last week. He also shared that all applicants aligned with the Commission's values, but the applicant selected can add a unique perspective. Commissioner Cirillo also added that it is important to have a different perspective and different points of view. She also stated that the selected applicant's life experience is different than what the Commission currently has. Flor Cruz stated that the Commission received nine applications and the subcommittee interviewed three candidates, all with different backgrounds and interests ranging from immigration to Spanish-speaking restaurant workforce. Commissioner Vicuna expressed interest in asking applicants who were

not selected for the vacant seat to join subcommittees. Chair Burns recommended Ujala Vatas for the vacancy. Commissioner Daniels motioned to approve, and Commissioner Vicuna seconded.

IV. Subcommittee Updates

Celebrate Diversity / Community Outreach & Engagement /Community Education & Influence

Chair Burns stated that the AAPI Month social media posts were a success. He also introduced the “Show Us Your Breck” campaign where the Celebrate Diversity Subcommittee will ask the public to share their stories and pictures to highlight the diverse backgrounds, families, and age groups in the community. He stated that the subcommittee is hoping for diverse images to showcase community enjoyment. Chair Burns also highlighted that this would be the first time the Commission asks something from the public verses delivering content like in many of the previous social media engagement initiatives.

Chair Burns and Commissioner Grier also shared more about the 10 Mile Pride Event. Chair Burns stated that there were people from different stages of life, including children who enjoyed many of the kid-friendly activities. Commissioner Grier stated that everybody came together to experience joy and live in the moment. She also commented on the set-up being very welcoming and inviting. Commissioner Daniels asked for ideas for improvement and commissioner Morocco recommended having a QR code to the agenda for the day. Commissioner Grier recommended lawn umbrellas or places for shade. Commissioner Daniels recommended volunteer shirts or Social Equity shirts. Chair Burns also recommended having educational and calming events afterwards to continue the loving and inclusive energy. Flor Cruz asked the Commission if they wanted to have the BTO on the agenda for the next meeting to talk about the event. Commissioner Daniels agreed.

Chair Burns stated that the Equity Lens previously approved will live on the Commission’s website and available as a resource for many other organizations. He also mentioned that the Commission is still very interested in working with Ernest House in the future but feels like the group is moving in the right direction with the land acknowledgement.

Immigration Rights and Advocacy

Flor Cruz shared that the subcommittee is working with Molly Boyd from the Recreation Department on an open house event for the Rec Center. She mentioned that the group is hoping to have tours, classes, and three-day punch passes during this event. She also stated that the group is working on fitness and health and wellness education classes for Spanish-speaking community members. She also mentioned that finding instructors could be a difficult process, but the group hopes to apply for an Equity Grant to allow them to offer more classes in Spanish. Commissioner Cirillo commented on how interpretation during a training class could be difficult given the physical activity and motivation needed during such classes. She also stated that music options should also be considered because music is an important part of many of these interactions.

Commissioner Vicuna stated that the meeting was very productive and was very eye-opening to the different perspectives because not everyone understands the importance of making the rec center a more welcoming place. She also stated that the rec center is currently not a good fit for everyone, so the group needs to take action to make it an inclusive facility for the long term not

as a trial project. Commissioner Daniels recommended that the group include West African community members as communication and marketing begins to unfold.

Cruz asked the Commission if they would like the “I am Summit/Breck” video to only include Breckenridge residents and workforce or to expand to other towns and the county. Commissioner Gier, Commissioner Daniels, Chair Burns, and Commissioner Vicuna all agreed to make it a county initiative and include all who would like to participate.

Cruz also mentioned that the group is looking into the idea of bringing the Mexican Mobile Consulate to Breckenridge.

Civic Engagement

Chair Burns stated that the subcommittee discussed most of this in the grant discussion earlier in the meeting.

IV. Upcoming Council Items

Deputy Town Manager Reid asked the Commission if they had any questions on the upcoming council items from the agenda packet. Due to the time limitations, the commissioners agreed to email Deputy Town Manager Reid if any questions came up.

V. Upcoming Agenda Topics

There were no other agenda topics.

VI. Other Matters

VII. Public Comment (Non-Agenda Items)

Martina L. Sharp Grier, Ph.D., LSW, CDCA, gave a presentation on “Socialization is the Process of Learning Culture” where she explained the importance of allowing a person to be their full self and be open to people with new and different ideas. She stated that many of the people with whom we surround ourselves are those who influence our experiences, world view, and values. She also offered to be a consultant if the commission ever needed workshops, training, or strategy building support.

Chair Burns adjourned the meeting at 9:10am.



TOWN OF
BRECKENRIDGE

May 31st, 2024

Department of Finance

Executive Summary

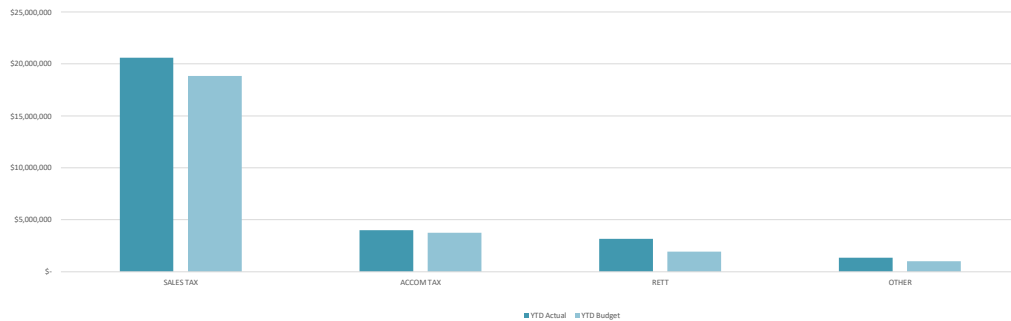
May 31, 2024

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

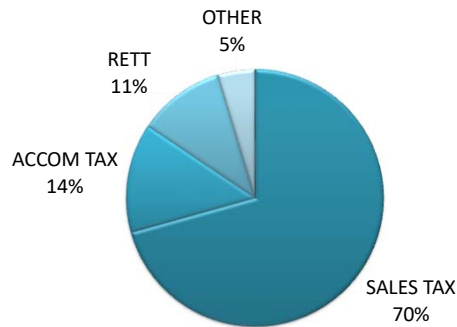
Overall, we are approximately \$3.6M above 2025 budgeted revenues in the Excise fund and \$.9M ahead of prior year. Sales tax is currently \$1.8M over YTD budget, and flat in comparison with prior year. Accommodations tax is ahead \$.2M in comparison with YTD budget and \$.1M behind of prior year. Real Estate Transfer Tax is ahead \$1.2M 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	\$ 20,608,421	\$ 18,838,000	109%	\$ 35,700,000	\$ 20,692,935	\$ 36,424,495
ACCOMMODATIONS TAX	4,009,740	3,750,000	107%	6,000,000	4,136,147	6,314,016
REAL ESTATE TRANSFER	3,180,859	1,950,000	163%	5,000,000	2,178,399	6,225,510
OTHER*	1,362,164	1,018,346	134%	2,352,953	1,206,925	2,979,403
TOTAL	\$ 29,161,185	\$ 25,556,346	114%	\$ 49,052,953	\$ 28,214,405	\$ 51,943,424

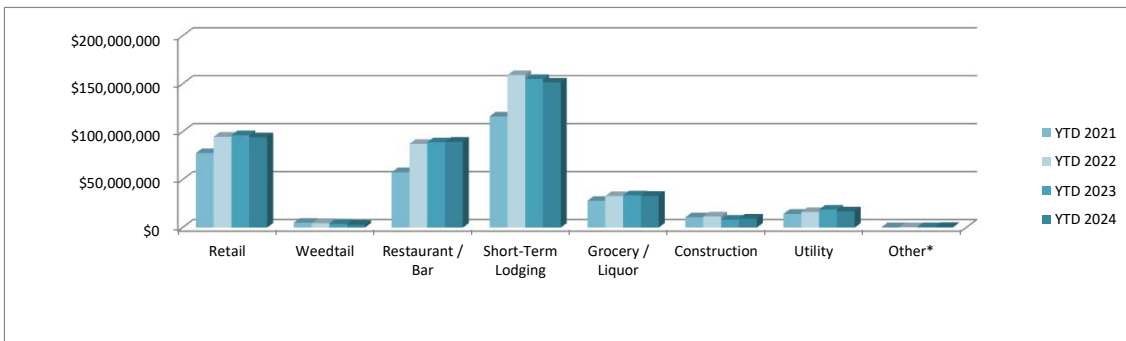
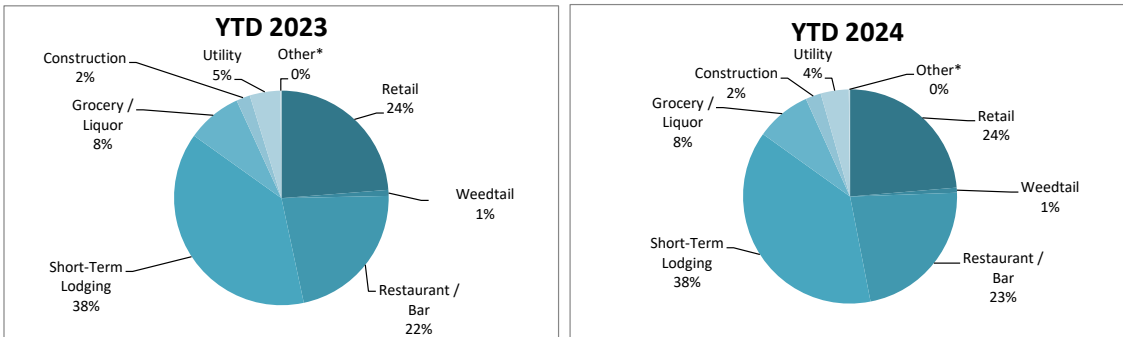
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: April 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	\$77,698,821	\$94,802,910	\$96,386,579	23.78%	\$94,236,434	(\$2,150,145)	-2.23%	23.66%
Weedtail	\$5,156,574	\$4,724,720	\$3,755,785	0.93%	\$3,047,012	(\$708,774)	-18.87%	0.77%
Restaurant / Bar	\$57,750,713	\$87,261,965	\$89,005,752	21.96%	\$89,535,311	\$529,559	0.59%	22.48%
Short-Term Lodging	\$115,976,566	\$159,053,612	\$154,923,686	38.22%	\$151,281,659	(\$3,642,027)	-2.35%	37.99%
Grocery / Liquor	\$27,977,844	\$32,942,426	\$33,587,434	8.29%	\$33,112,844	(\$474,590)	-1.41%	8.32%
Construction	\$10,823,088	\$11,672,072	\$8,329,503	2.05%	\$9,394,912	\$1,065,409	12.79%	2.36%
Utility	\$14,333,708	\$16,234,864	\$18,820,840	4.64%	\$16,887,136	(\$1,933,705)	-10.27%	4.24%
Other*	\$400,068	\$498,794	\$554,538	0.14%	\$722,539	\$168,000	30.30%	0.18%
Total	\$310,117,382	\$407,191,363	\$405,364,118	100.00%	\$398,217,846	(\$7,146,272)	-1.76%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



New Items of Note:

- April YTD net taxable sales are currently behind of YTD April 2023 by 1.76%.
- For April YTD 2024, there were increases in Restaurant/Bar (.59%), Construction (12.79%) and decline in Retail (-2.23%), Weedtail (-18.87%), Short-Term Lodging (-2.35%), Grocery/Liquor (-1.41%) and Utilities (-10.27%), compared to April YTD 2023.

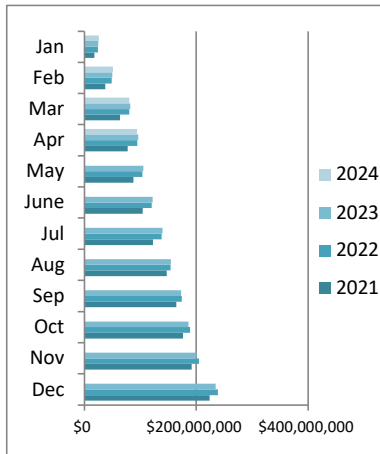
Notes:

- 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



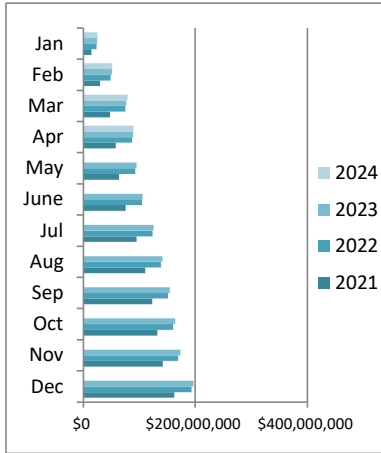
Total Net Taxable Sales					
	2021	2022	2023	2024	% change from PY
Jan	\$79,027,402	\$113,608,705	\$115,041,937	\$115,218,026	0.15%
Feb	\$79,746,002	\$111,338,915	\$113,875,392	\$113,107,706	-0.67%
Mar	\$100,240,228	\$125,732,020	\$122,820,156	\$121,025,330	-1.46%
Apr	\$51,103,750	\$56,511,723	\$53,626,632	\$48,866,783	-8.88%
May	\$35,691,412	\$34,483,824	\$32,484,643	\$0	n/a
Jun	\$58,733,415	\$56,237,683	\$54,754,956	\$0	n/a
Jul	\$77,837,497	\$73,011,094	\$75,036,481	\$0	n/a
Aug	\$74,682,141	\$64,937,160	\$63,624,254	\$0	n/a
Sep	\$60,896,236	\$63,728,242	\$62,231,854	\$0	n/a
Oct	\$48,330,353	\$51,434,876	\$55,263,495	\$0	n/a
Nov	\$55,555,457	\$53,839,033	\$55,271,502	\$0	n/a
Dec	\$124,983,489	\$131,741,438	\$123,529,110	\$0	n/a
YTD	\$310,117,382	\$407,191,363	\$405,364,118	\$398,217,846	-1.76%
Total	\$846,827,384	\$936,604,713	\$927,560,413	\$398,217,846	-57.07%



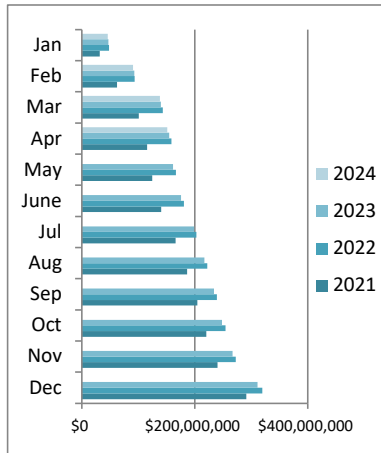
Retail					
	2021	2022	2023	2024	% change
Jan	\$18,358,012	\$24,340,734	\$25,221,542	\$26,372,198	4.56%
Feb	\$19,301,116	\$24,791,478	\$25,077,521	\$24,667,452	-1.64%
Mar	\$25,949,697	\$31,240,427	\$31,768,276	\$29,673,916	-6.59%
Apr	\$14,089,996	\$14,430,271	\$14,319,240	\$13,522,868	-5.56%
May	\$10,040,198	\$9,163,169	\$9,371,811	\$0	n/a
Jun	\$17,057,508	\$16,362,420	\$16,268,555	\$0	n/a
Jul	\$18,240,197	\$18,047,181	\$17,848,157	\$0	n/a
Aug	\$24,654,476	\$15,949,324	\$15,281,489	\$0	n/a
Sep	\$16,833,076	\$19,825,446	\$18,093,329	\$0	n/a
Oct	\$11,829,668	\$15,192,835	\$13,073,813	\$0	n/a
Nov	\$15,555,842	\$15,638,496	\$14,402,802	\$0	n/a
Dec	\$32,438,712	\$34,005,610	\$34,065,456	\$0	n/a
YTD	\$77,698,821	\$94,802,910	\$96,386,579	\$94,236,434	-2.23%
Total	\$224,348,498	\$238,987,390	\$234,791,992	\$94,236,434	-59.86%



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	\$0	n/a
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	\$5,156,574	\$4,724,720	\$3,755,785	\$3,047,012	-18.87%
Total	\$12,148,814	\$10,322,606	\$8,037,258	\$3,047,012	-62.09%



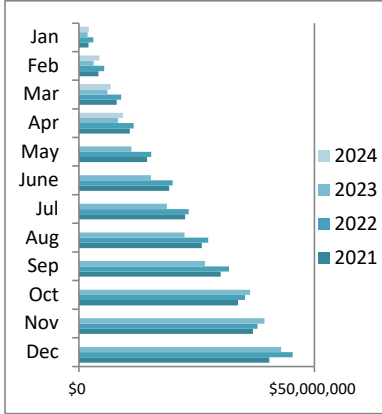
Restaurant / Bar					
	2021	2022	2023	2024	% change
Jan	\$14,372,467	\$23,591,432	\$25,009,257	\$25,042,953	0.13%
Feb	\$15,293,976	\$24,974,867	\$25,965,915	\$26,685,736	2.77%
Mar	\$18,001,752	\$26,280,138	\$25,821,441	\$27,277,628	5.64%
Apr	\$10,082,518	\$12,415,528	\$12,209,139	\$10,528,994	-13.76%
May	\$6,065,196	\$5,669,343	\$5,883,754	\$0	n/a
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	\$57,750,713	\$87,261,965	\$89,005,752	\$89,535,311	0.59%
Total	\$162,673,623	\$193,542,933	\$196,793,250	\$89,535,311	-54.50%



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	\$0	n/a
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	\$115,976,566	\$159,053,612	\$154,923,686	\$151,281,659	-2.35%
Total	\$291,299,264	\$319,652,259	\$311,332,404	\$151,281,659	-51.41%



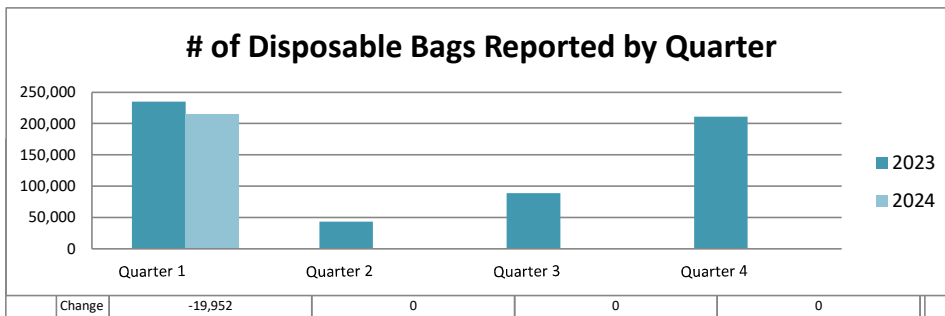
Grocery / Liquor					
	2021	2022	2023	2024	% change
Jan	\$7,287,839	\$8,170,578	\$8,997,217	\$10,314,078	14.64%
Feb	\$7,698,418	\$8,753,193	\$9,587,315	\$8,834,611	-7.85%
Mar	\$7,875,044	\$9,019,659	\$9,151,128	\$9,118,563	-0.36%
Apr	\$5,116,542	\$6,998,996	\$5,851,774	\$4,845,592	-17.19%
May	\$3,756,571	\$4,744,379	\$4,092,212	\$0	n/a
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	\$27,977,844	\$32,942,426	\$33,587,434	\$33,112,844	-1.41%
Total	\$78,317,524	\$86,082,707	\$89,062,650	\$33,112,844	-62.82%



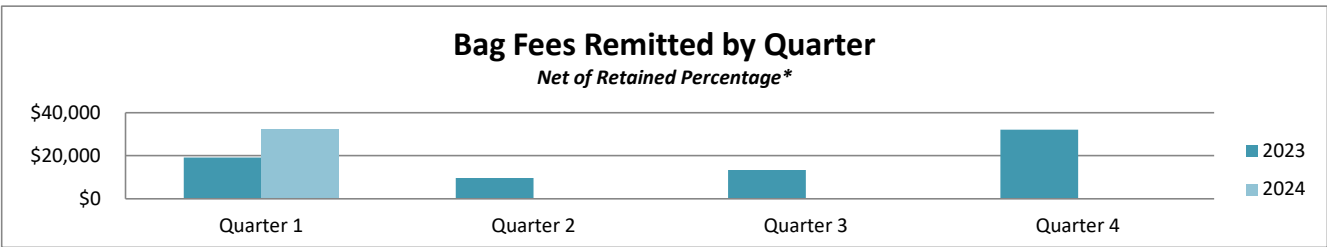
Construction					
	2021	2022	2023	2024	% change
Jan	\$2,039,866	\$3,076,330	\$1,852,701	\$2,165,652	16.89%
Feb	\$2,155,145	\$2,316,896	\$1,316,057	\$2,240,213	70.22%
Mar	\$3,867,275	\$3,616,904	\$2,937,050	\$2,336,242	-20.46%
Apr	\$2,760,802	\$2,661,942	\$2,223,695	\$2,652,805	19.30%
May	\$3,676,004	\$3,721,027	\$2,815,871	\$0	n/a
Jun	\$4,651,647	\$4,556,560	\$4,158,284	\$0	n/a
Jul	\$3,418,536	\$3,406,437	\$3,376,420	\$0	n/a
Aug	\$3,540,305	\$4,139,462	\$3,785,210	\$0	n/a
Sep	\$3,978,029	\$4,354,182	\$4,326,902	\$0	n/a
Oct	\$3,664,021	\$3,452,808	\$9,598,574	\$0	n/a
Nov	\$3,219,720	\$2,644,260	\$3,065,154	\$0	n/a
Dec	\$3,470,948	\$7,431,388	\$3,480,063	\$0	n/a
YTD	\$10,823,088	\$11,672,072	\$8,329,503	\$9,394,912	12.79%
Total	\$40,442,298	\$45,378,196	\$42,935,979	\$9,394,912	-78.12%

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.

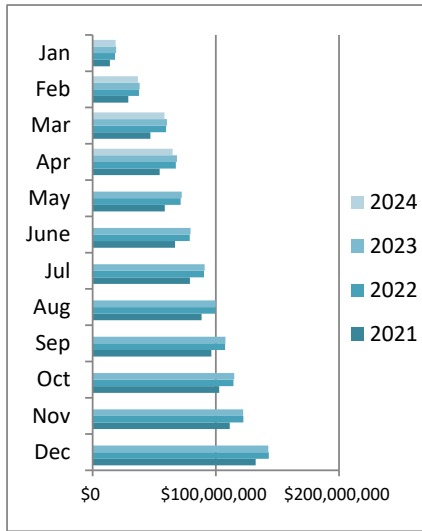


Total	2023	2024
	576,842	214,700

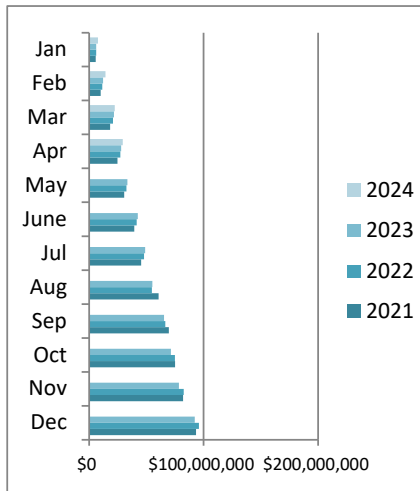


**As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained 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.*

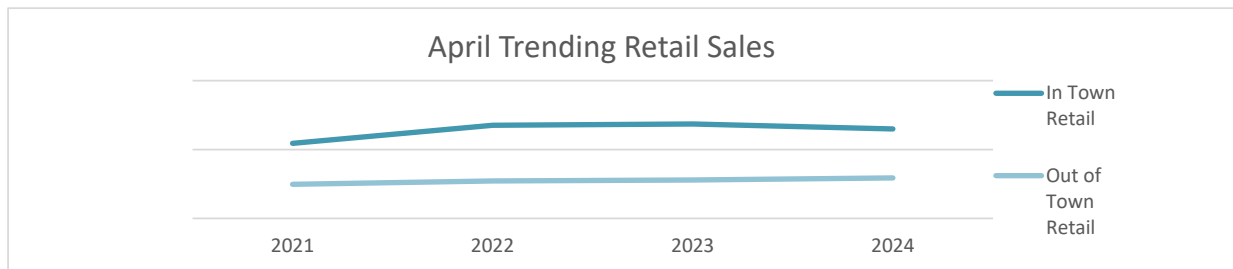
The Tax Basics: Retail Sales Sector Analysis



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	\$18,084,586	-5.08%
Mar	\$17,802,910	\$21,840,435	\$22,237,618	\$21,502,974	-3.30%
Apr	\$7,646,149	\$8,009,146	\$8,044,624	\$6,611,548	-17.81%
May	\$4,158,557	\$3,831,529	\$3,871,524	\$0	n/a
Jun	\$8,269,058	\$7,375,440	\$7,107,360	\$0	n/a
Jul	\$12,106,548	\$11,579,232	\$11,417,984	\$0	n/a
Aug	\$9,468,381	\$9,120,396	\$8,979,611	\$0	n/a
Sep	\$7,824,858	\$8,105,486	\$7,917,605	\$0	n/a
Oct	\$6,412,309	\$6,760,223	\$7,157,048	\$0	n/a
Nov	\$8,579,644	\$7,946,225	\$7,352,202	\$0	n/a
Dec	\$21,064,436	\$20,697,427	\$20,283,102	\$0	n/a
YTD	\$54,470,313	\$67,562,235	\$68,450,103	\$64,896,193	-5.19%
Total	\$132,354,104	\$142,978,192	\$142,536,539	\$64,896,193	



Retail: Out-of-Town					
	2021	2022	2023	2024	% change
Jan	\$5,789,670	\$6,139,544	\$6,105,443	\$7,675,113	25.71%
Feb	\$4,338,694	\$5,273,230	\$6,025,759	\$6,582,750	9.24%
Mar	\$8,133,874	\$9,382,057	\$9,509,112	\$8,170,694	-14.08%
Apr	\$6,441,696	\$6,421,125	\$6,274,616	\$6,911,320	10.15%
May	\$5,879,991	\$5,319,031	\$5,500,287	\$0	n/a
Jun	\$8,774,534	\$8,969,218	\$9,137,188	\$0	n/a
Jul	\$6,130,604	\$6,467,949	\$6,421,239	\$0	n/a
Aug	\$15,184,191	\$6,828,928	\$6,301,878	\$0	n/a
Sep	\$8,985,696	\$11,702,436	\$10,175,724	\$0	n/a
Oct	\$5,415,585	\$8,432,612	\$5,916,765	\$0	n/a
Nov	\$6,974,054	\$7,692,270	\$7,050,601	\$0	n/a
Dec	\$11,360,986	\$13,288,534	\$13,782,354	\$0	n/a
YTD	\$24,703,935	\$27,215,955	\$27,914,930	\$29,339,878	5.10%
Total	\$93,409,577	\$95,916,934	\$92,200,967	\$29,339,878	



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits, the sector had an overall decrease of 17.81% in April 2024 as compared to 2023. The Out-of-Town Retail Sales had a overall increase in sales of 10.15% for April 2024 compared to 2023.

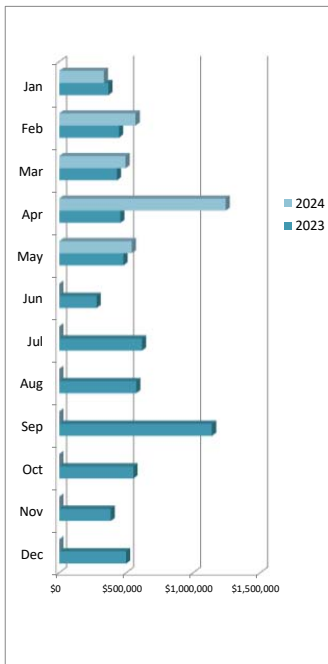
Real Estate Transfer Tax

New Items of Note:

- Revenue May is ahead \$1.2M to budget and ahead \$1M to prior year.
- Single Family sales account for the majority of the sales (27.27%), with Timeshare sales in the second position of highest sales (24.54%) subject to the tax. Timeshare sales are higher YTD by (1.15%).

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	\$540,556	12.95%	\$425,000	\$115,556
Jun	\$495,925	\$278,784	\$0	n/a	\$275,000	n/a
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	\$2,872,754	\$2,178,399	\$3,180,859	46.02%	\$5,000,000	\$1,230,859
Total	\$6,872,481	\$6,225,510	\$3,180,859		\$5,000,000	

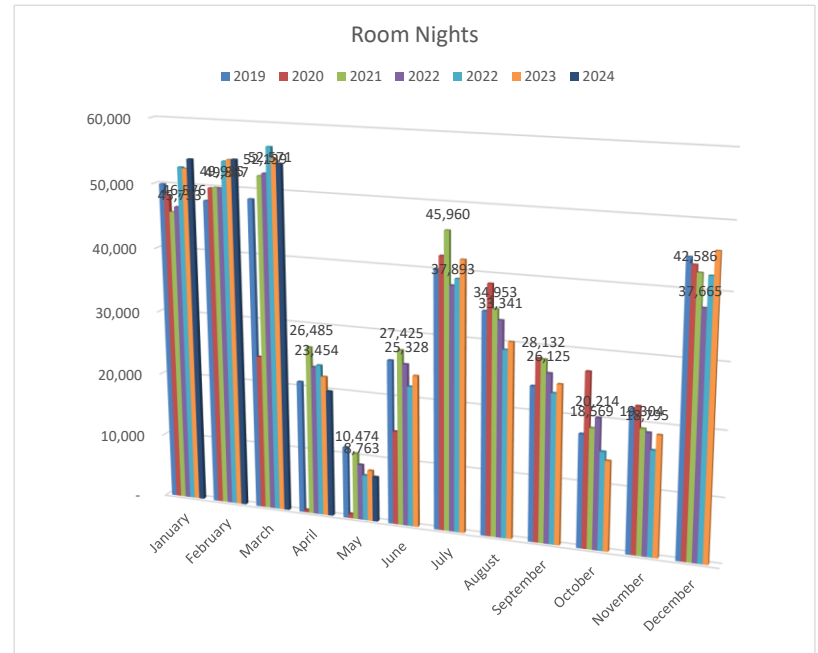


by Category					
Description	2023 YTD	2024 YTD	\$ change	% change	% of Total
Commercial	\$ 82,956	\$ 238,260	\$ 155,304	187.21%	7.52%
Condominium	\$ 532,642	\$ 756,735	\$ 224,092	42.07%	23.88%
Timeshare	\$ 769,031	\$ 777,875	\$ 8,844	1.15%	24.54%
Single Family	\$ 636,697	\$ 864,330	\$ 227,633	35.75%	27.27%
Townhome	\$ 122,973	\$ 247,866	\$ 124,894	101.56%	7.82%
Vacant Land	\$ 34,100	\$ 284,366	\$ 250,266	733.92%	8.97%
Total	\$ 2,178,399	\$ 3,169,431	\$ 991,033	45.49%	100.00%

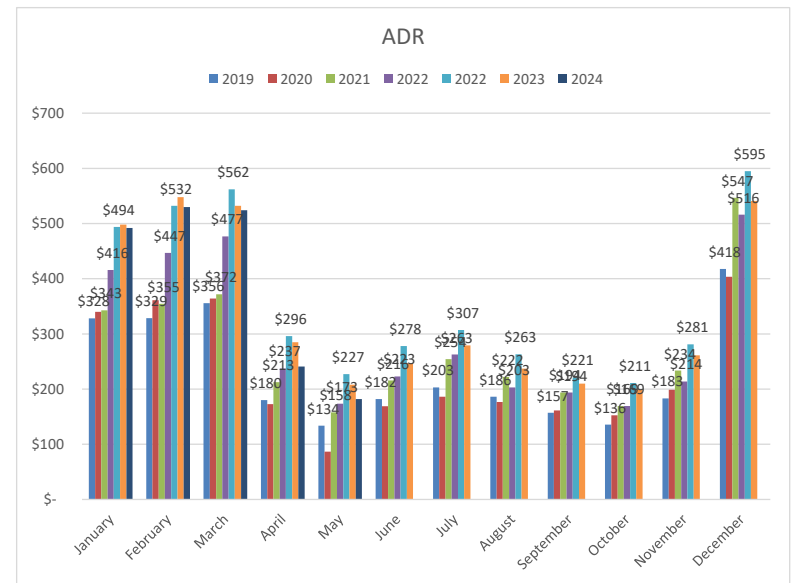
Breckenridge - Source DMX RAO

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	
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	189,516



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	
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	\$ 394



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



TOWN OF
BRECKENRIDGE

May 31, 2024

Financial Statement

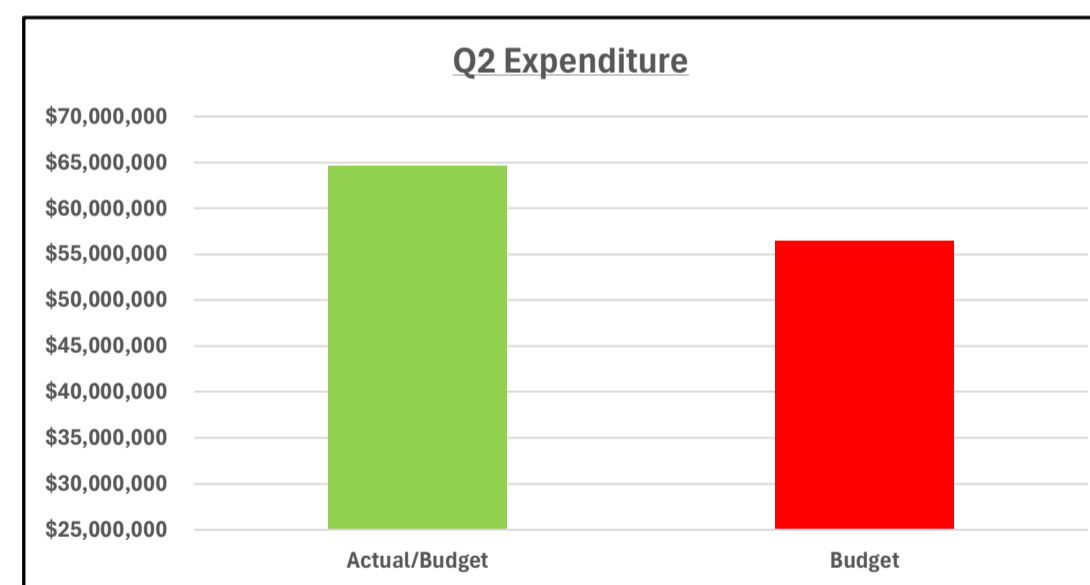
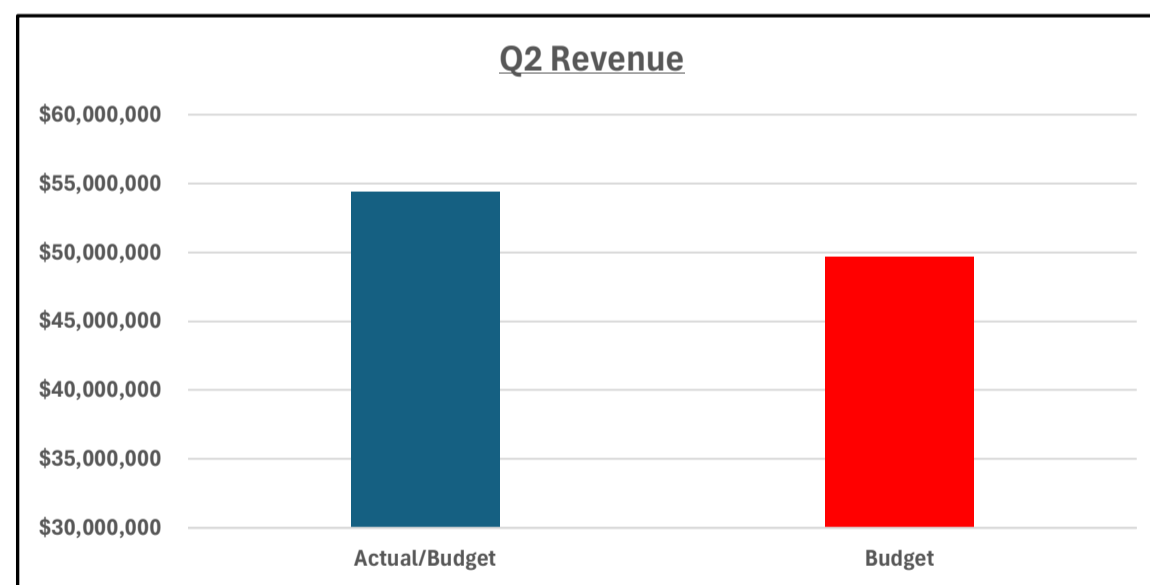
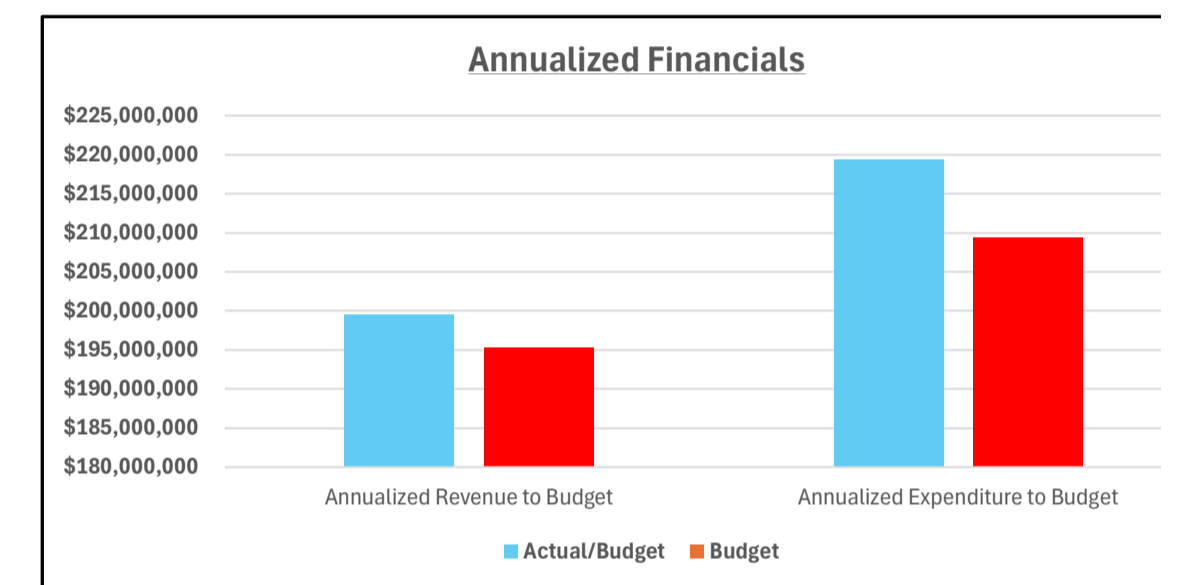
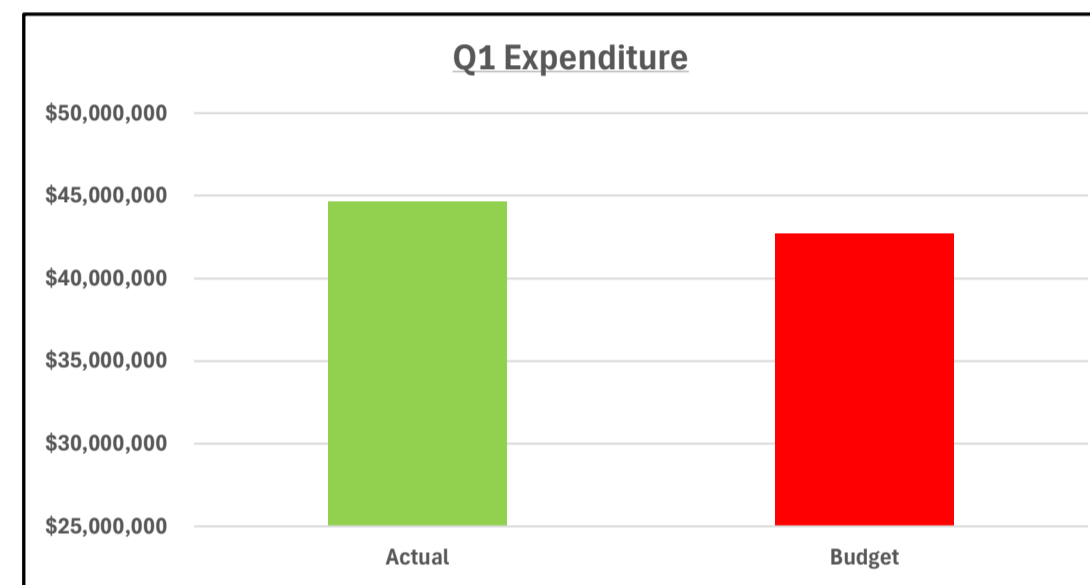
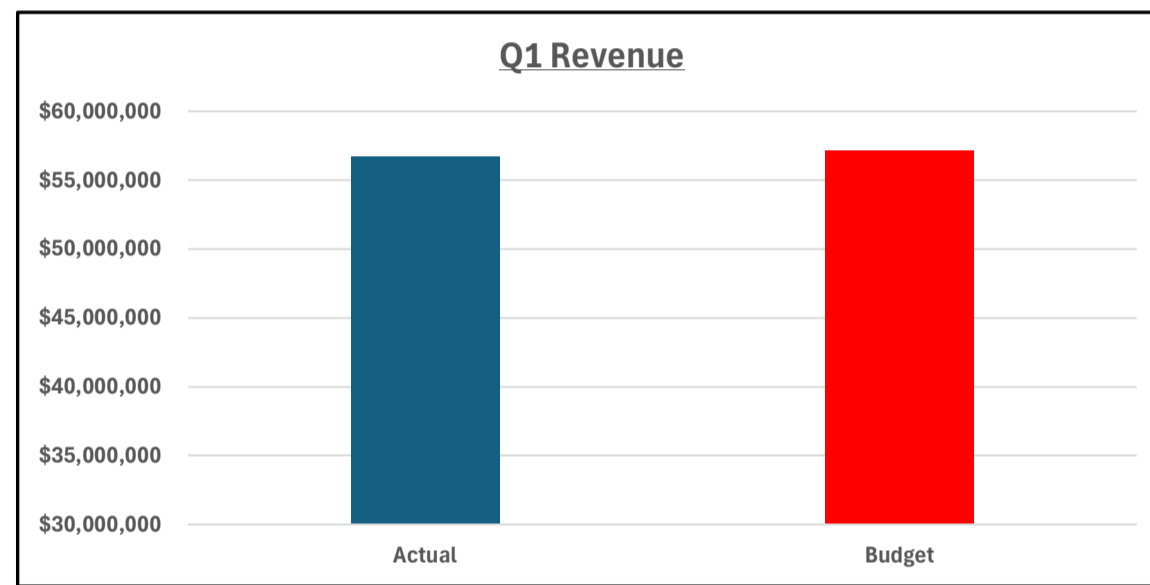
Town of Breckenridge

May 2024 Financial Review

Budget Year Ending: 12/31/2024

Current Month Ending: 5/31/2024

	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)	\$ 54,365,054	\$ 49,701,207	\$ 4,663,847	\$ 42,761,641	\$ 42,761,641	\$ -	\$ 45,738,615	\$ 45,738,615	\$ -	\$ 199,556,518	\$ 195,348,450	\$ 4,208,068
Expenditure	\$ (44,614,653)	\$ (42,731,604)	\$ 1,883,050	\$ (64,613,363)	\$ (56,448,191)	\$ 8,165,172	\$ (54,654,125)	\$ (54,654,125)	\$ -	\$ (55,516,026)	\$ (55,516,026)	\$ -	\$ (219,398,168)	\$ (209,349,946)	\$ 10,048,221
Net Income	<u>\$ 12,076,554</u>	<u>\$ 14,415,383</u>	<u>\$ (2,338,829)</u>	<u>\$ (10,248,309)</u>	<u>\$ (6,746,984)</u>	<u>\$ (3,501,325)</u>	<u>\$ (11,892,484)</u>	<u>\$ (11,892,484)</u>	<u>\$ -</u>	<u>\$ (9,777,411)</u>	<u>\$ (9,777,411)</u>	<u>\$ -</u>	<u>\$ (19,841,650)</u>	<u>\$ (14,001,496)</u>	<u>\$ (5,840,153)</u>
End. Fund Balance															



May YTD comments

Revenue

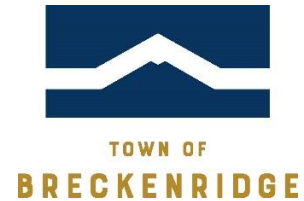
- Taxes	\$ 4,100,000	Budget phasing for sales tax and accommodation tax
- Investment Income	\$ 2,000,000	Favourable to budget
- RETT	\$ 1,231,166	Kroger \$490K
- CWCB/FEMA	\$ (3,628,685)	Reversal of accrued 2023 revenue (payment delayed but will be received)
- Stop Loss	\$ 174,905	
- Water Rent	\$ 258,993	2024 Rate increase
	<u>\$ 4,136,379</u>	

Expenditure

- Charges for Services	\$ 5,000,000	Housing phasing for Comm Invest (Stables), Buydowns \$600K, Housing Helps \$700K
- Minor Capital	\$ 645,000	1310 Baldy Rd (Future appropriation)
- Minor Capital	\$ 4,793,000	Land - Daisy Lode, Lizzie Lode (Future appropriation)
- Personnel	\$ (334,856)	Vacancy and Non impacting annualized merit increase
	<u>\$ 10,103,144</u>	

**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	\$ 18,544	\$ 58,205	\$ (39,661)	
EXECUTIVE MANAGEMENT (GF)	\$ 1,416,230	\$ 666,162	\$ 648,050	\$ 18,112	
MISCELLANEOUS (GF)	\$ 25,816,447	\$ 12,517,534	\$ 12,104,381	\$ 413,153	General property tax phasing
FINANCE (GF)	\$ 12,000	\$ 13,622	\$ 12,000	\$ 1,622	
PUBLIC SAFETY (GF)	\$ 48,400	\$ 16,550	\$ 13,100	\$ 3,450	
COMMUNITY DEVELOPMENT (GF)	\$ 1,111,493	\$ 621,963	\$ 498,397	\$ 123,566	
PUBLIC WORKS (GF)	\$ 823,923	\$ 434,402	\$ 364,580	\$ 69,822	
RECREATION (GF)	\$ 4,509,277	\$ 2,391,087	\$ 2,219,620	\$ 171,467	
UTILITY FUND	\$ 10,204,055	\$ 1,050,088	\$ 4,061,035	\$ (3,010,947)	Reversed accrued revenue booked to Dec 23
CAPITAL FUND	\$ 22,842,297	\$ 10,538,618	\$ 9,333,260	\$ 1,205,358	
MARKETING FUND	\$ 5,475,750	\$ 3,416,905	\$ 2,989,016	\$ 427,889	Accommodation tax phasing
GOLF COURSE FUND	\$ 4,374,604	\$ 919,522	\$ 692,575	\$ 226,947	
EXCISE TAX FUND	\$ 49,052,953	\$ 29,161,185	\$ 25,556,346	\$ 3,604,839	Sales tax phasing
HOUSING FUND	\$ 21,746,130	\$ 7,928,725	\$ 6,431,057	\$ 1,497,668	Sales tax phasing
OPEN SPACE ACQUISITION FUND	\$ 4,017,339	\$ 2,833,487	\$ 2,004,045	\$ 829,442	Sales tax phasing
CONSERVATION TRUST FUND	\$ 55,437	\$ 17,537	\$ 13,930	\$ 3,607	
GARAGE SERVICES FUND	\$ 7,164,106	\$ 2,545,129	\$ 2,205,973	\$ 339,156	
INFORMATION TECHNOLOGY FUND	\$ 2,032,700	\$ 856,435	\$ 846,925	\$ 9,510	
FACILITIES MAINTENANCE FUND	\$ 1,233,184	\$ 551,733	\$ 527,854	\$ 23,879	
SPECIAL PROJECTS FUND	\$ 3,607,102	\$ 1,505,845	\$ 1,502,900	\$ 2,945	
MARIJUANA FUND	\$ 646,088	\$ 243,296	\$ 308,870	\$ (65,574)	
CEMETERY FUND	\$ 20,536	\$ 5,954	\$ 2,100	\$ 3,854	
CHILD CARE FUND	\$ 1,819,839	\$ 791,160	\$ 758,255	\$ 32,905	
PARKING & TRANSPORTATION FUND	\$ 11,605,228	\$ 5,727,168	\$ 7,450,701	\$ (1,723,533)	Lift ticket \$2.2M below budget
HEALTH BENEFITS FUND	\$ 5,286,252	\$ 2,327,146	\$ 2,143,552	\$ 183,594	
SUSTAINABILITY FUND	\$ 3,028,552	\$ 1,277,993	\$ 1,243,100	\$ 34,893	
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,256,528	\$ 6,960,291	\$ 7,140,187	\$ (179,896)	Accom regulatory fee below budget
TOTAL REVENUES	\$ 195,348,450	\$ 95,338,082	\$ 91,130,014	\$ 4,208,068	
EXPENDITURES BY CATEGORY					
PERSONNEL	\$ 36,776,086	\$ 14,449,224	\$ 14,784,080	\$ 334,856	
MATERIALS & SUPPLIES	\$ 5,211,159	\$ 2,063,904	\$ 2,077,703	\$ 13,799	
CHARGES FOR SERVICES	\$ 43,018,073	\$ 17,691,729	\$ 14,933,949	\$ (2,757,780)	
MINOR CAPITAL	\$ 41,224,161	\$ 12,819,464	\$ 6,307,798	\$ (6,511,666)	
FIXED CHARGES	\$ 1,040,558	\$ 1,027,347	\$ 988,908	\$ (38,439)	
DEBT SERVICES	\$ 7,127,791	\$ 1,603,034	\$ 450,348	\$ (1,152,686)	
GRANTS/CONTINGENCIES	\$ 4,059,629	\$ 1,955,604	\$ 2,024,312	\$ 68,708	
ALLOCATION	\$ 7,819,516	\$ 3,258,132	\$ 3,257,995	\$ (137)	
TRANSFERS	\$ 63,072,973	\$ 24,794,527	\$ 24,789,650	\$ (4,877)	
TOTAL EXPENDITURES BY CATEGORY	\$ 209,349,946	\$ 79,662,965	\$ 69,614,743	\$ (10,048,221)	
EXPENDITURES BY PROGRAM					
GENERAL GOVERNMENT (GF)	\$ 1,034,465	\$ 387,753	\$ 450,146	\$ 62,393	
EXECUTIVE MANAGEMENT (GF)	\$ 4,149,391	\$ 1,717,104	\$ 1,904,359	\$ 187,255	
MISCELLANEOUS (GF)	\$ 971,425	\$ 934,415	\$ 207,395	\$ (727,020)	1310 Baldy Rd unit C 'buy down'
FINANCE (GF)	\$ 1,400,423	\$ 597,915	\$ 579,139	\$ (18,776)	
PUBLIC SAFETY (GF)	\$ 5,058,431	\$ 2,268,485	\$ 2,205,189	\$ (63,296)	
COMMUNITY DEVELOPMENT (GF)	\$ 2,226,747	\$ 881,150	\$ 947,025	\$ 65,874	
PUBLIC WORKS (GF)	\$ 11,039,917	\$ 4,406,219	\$ 4,706,172	\$ 299,953	
RECREATION (GF)	\$ 8,633,081	\$ 3,044,648	\$ 3,587,649	\$ 543,001	
UTILITY FUND	\$ 8,264,135	\$ 1,352,202	\$ 2,208,080	\$ 855,878	
CAPITAL FUND	\$ 30,967,107	\$ 2,583,162	\$ 4,810,297	\$ 2,227,135	
MARKETING FUND	\$ 5,701,184	\$ 2,737,208	\$ 2,383,612	\$ (353,596)	BTO \$200K addition and \$200k over budget
GOLF COURSE FUND	\$ 3,936,347	\$ 946,846	\$ 1,009,592	\$ 62,746	
EXCISE TAX FUND	\$ 51,172,347	\$ 19,661,594	\$ 19,638,868	\$ (22,726)	
HOUSING FUND	\$ 24,231,643	\$ 14,653,187	\$ 6,022,756	\$ (8,630,431)	Community Investment, Housing helps, Buydown
OPEN SPACE ACQUISITION FUND	\$ 3,964,665	\$ 5,950,036	\$ 1,240,428	\$ (4,709,608)	Daisy Lode, Lizzie Lode
CONSERVATION TRUST FUND	\$ 55,000	\$ 22,918	\$ 22,915	\$ (3)	
GARAGE SERVICES FUND	\$ 7,303,924	\$ 2,367,583	\$ 2,531,087	\$ 163,504	
INFORMATION TECHNOLOGY FUND	\$ 2,058,816	\$ 663,212	\$ 762,832	\$ 99,619	
FACILITIES MAINTENANCE FUND	\$ 1,018,466	\$ 65,023	\$ 252,267	\$ 187,244	
SPECIAL PROJECTS FUND	\$ 3,668,209	\$ 1,779,992	\$ 1,879,104	\$ 99,113	
MARIJUANA FUND	\$ 672,361	\$ 291,934	\$ 301,371	\$ 9,437	
CEMETERY FUND	\$ 28,600	\$ 10,589	\$ 25,000	\$ 14,411	
CHILD CARE FUND	\$ 895,848	\$ 299,573	\$ 416,221	\$ 116,648	
PARKING & TRANSPORTATION FUND	\$ 15,594,128	\$ 6,100,581	\$ 5,420,985	\$ (679,596)	
HEALTH BENEFITS FUND	\$ 5,200,000	\$ 1,916,790	\$ 1,763,860	\$ (152,930)	
SUSTAINABILITY FUND	\$ 2,616,606	\$ 898,976	\$ 1,215,486	\$ 316,510	
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,486,679	\$ 3,123,871	\$ 3,122,909	\$ (963)	
TOTAL EXPENDITURES BY PROGRAM	\$ 209,349,946	\$ 79,662,965	\$ 69,614,743	\$ (10,048,221)	
PROJECTED FUND BALANCE DECEMBER 31, 2024	\$ 240,856,039	\$ 270,532,653	\$ 276,372,806		
RESTRICTIONS	\$ 162,195,628	\$ 162,195,628	\$ 162,195,628		
NET FUND BALANCE	\$ 78,660,411	\$ 108,337,025	\$ 114,177,178	\$ (5,840,153)	
FTYE FTE	215.33		215.33	215.33	



Memo

To: Breckenridge Town Council Members
From: Jon Dorr, Assistant Director of Recreation
Date: 6/18/2024
Subject: Breckenridge Events Committee

The Breckenridge Events Committee met on June 5, 2024. Below you will find the meeting minutes and a link to the SEPA calendar. BEC communicated strong attendance and successes of the Town Party with its new earlier date. BCA will be looking to continue to align the Town Party with the last day of school in 2025. Event details and logistics of Ten Mile Pride and Ram Legacy in Action were shared. Ten Mile Pride will be examined as a future destination event. There are no additional items of note.

Minutes
Breckenridge Events Committee
Wednesday, June 5, 2024
The right event, right time, the right result

Attending: Michele Chapdelaine, Jon Dorr, Tony Cooper, Neal Kerr, Christin Maguire, Cait McCluskie, Dave Feller

Guests: Sarah Wetmore, Majai Bailey, Bill Wishowski, Melissa Andrews, Mike McCormack, Ken Miller, Julie Rathke

- I. Michele called the meeting to order at 9:02 am.
 - a Committee Chair took roll call.
 - b A motion was made to approve the May 8, 2024 meeting minutes, with a note that Michele the Committee Chair called the May meeting to order.
 - **M/S/P**

- II. **Upcoming Events**
 - a **6.6.24 RAM Legacy in Action Day**
 - 275 volunteers on behalf of 6 community organizations. Expect to raise about \$100K for community non-profits and heart health.
 - b **6.9.4 Breckenridge Sunday Markets** kick off this Sunday in Main Street Station.
 - c **6.11-15.24 10 Mile Pride**
 - Tuesday, June 11 Fil, Breck Film Society presents Desire Lines at the Eclipse Theater.
 - Thursday, June 13 – Fireside Chat at RMU with featured guests Arielle Gold, an Olympic bronze medalist and 5-time X Games Medalist, along with Aplinist Hannah Hoetmer of the North Face Athlete Development Program and Michael Miscisin from One Colorado.

- Friday, June 14 – The Breck Create art exhibition opens, featuring Megan Geckler at OMH
 - Saturday, June 15 – 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.
 - The BTO has contracted Dean Nelson to consult on this year’s programming as well as to build a 5-year visioning plan for developing Breckenridge’s Pride as a destination branding event.
 - Wednesday, June 19 – Mountain Pride will host a free Ally Workshop at Town Hall 4:30 PM – 6:00 PM. Opportunity to engage in conversation around creating a welcoming environment for all.
- d 6.17.24 Kick-off NRO Free Community Engagement Events**
- 60+ free open rehearsals at the RWC throughout the season along with 85+ free community engagement events and 13 ticketed events this summer. Discounts for Summit and Park County Residents. Goal to activate historic spaces and public art through free interactive public performances.
- e 6.27.4 Kick-off AirStage Apres Series**
- Moving to Thursday nights, June – Aug in the Barney Ford Lot featuring live music from the AirStage.
- f 6.28.24 Breckenridge Agave Fest – Tacos, Mezcal & Tequilla**
- g Fourth of July**
- 41st Annual July Arts Festival in Main Street Station
 - 7:00 am - 11:00 am – Independence Day 10k out of Carter Park.
 - 8:30 am - 4th of July Strider Bike Race – this year reversing course to start at Blue River Plaza and end outside Gold Pan.
 - 9:30 am - 11:30 am – Independence Day Parade and Firecracker 50. Currently have 35 floats registered, along with Mascots from CO Avalanche and Rockies, and two marching bands.
 - 10:00 am - 6:00 pm - Future 4th Events with Breck Create
 - 12:00 pm – Reading of the Declaration of Independence
 - 12:30 pm - NRO Alumni String Quartet
 - 6:00 pm – National Repertory Orchestra: Fourth of July Spectacular
 - Breck Create Independence Day Activations - Future 4th in Arts District Lawn. Live entertainment from AirStage in Barney Ford Lot.

III. Review Past Events (Move Up in Agenda)

- a 5.22.24 SHS Graduation Parade** – No concerns from Streets or PD. TOB Sustainability Team noted some minor areas for improvement that will be added to next year’s planning.
- b 6.1.24 Town Clean-Up Day** – Elaine from PW did a fantastic job organizing the event on behalf of the Town. Over 200 ppl checked in at the event. Breakfast and Lunch served on RWC lawn had a 91% diversion rate.
- c 6.4.24 Town Party** – Moved a week earlier this year. Positive feedback around aligning with elementary schools getting released for summer. The crowd built earlier than usual with strong local attendance.
- The committee discussed timing for next year. Plan to revisit in the fall of 2024.
 - Elementary schools will be released on Friday, June 6th, 2025.
 - Proposed 2025 Pride dates June 13-15, 2025
 - NRO load-in to RWC June 15, 2025.

IV. General Updates and Discussion

- a Riverwalk Center Lawn Use Discussion**
- Received a request from the Great Dived Calvary Chapel about holding church service on the RWC lawn throughout the summer. The request spurred a review of the current town code governing parks in Breckenridge. The Committee agreed it would make sense for the Riverwalk Lawn to be managed by Breck

Create as they already oversee booking the Riverwalk Center. Breck Create was supportive of that idea.

b Off-Season Event Conversation.

- High-level strategic discussion about whether there is a need to develop more event programming Oct-Nov. Important to consider what segments have the propensity to travel during the timeframe. Overall, still looking to find a balance that is sustainable for both residents and the business community.
 - Breck Create may pilot a music series in the fall of 2025. They are also working to understand the needs of the Latino community, specifically about the October celebration of Dia De Muertos.

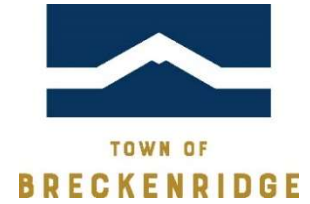
V. Review Agenda Items for the next BEC Meeting, Wednesday, July 10, 2024

VI. Public Comments

VII. Adjourn 10:02 am

The Breckenridge Events Committee evaluates events against four strategic goals:

- **Build Business** - An event designed to drive revenue for the 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.



Memo

To: Breckenridge Town Council Members
From: Flor Cruz, Community Outreach & Engagement Liaison
Date: 06/19/2024 for 6/25/2024 Town Council Meeting
Subject: Breckenridge Social Equity Advisory Commission Appointment

The Breckenridge Social Equity Advisory Commission consists of nine (9) members who are appointed by the Town Council. The Commission has a single vacancy that occurred in April 2024 when Commissioner Eliana Crabb resigned.

The commission vacancy was advertised in English and Spanish in a variety of locations, including on the Town website, in the Summit Daily News, on social media channels, and through local organizations such as Mountain Dreamers, FIRC, Summit County Community That Cares Group, Colorado Mountain College and Building Hope. We received nine (9) applications.

The selection committee for the Commission consisted of Jordan Burns, who serves as the Commission Chair, along with Carol Saade, Isaura Cirillo, and Flor Cruz. After carefully reviewing all applications, the committee conducted email interviews with all nine applicants. Following this initial round, four candidates were selected for a second interview. Based on the evaluations, the Social Equity Advisory Commission strongly recommends Ujala Vatas for the open commission seat and suggests that the Council appoint her. If appointed, Ujala will serve for the vacated partial term of three years.

If Council agrees with the committee recommendation, an appointment may be made by motion during the Regular meeting. A sample motion follows:

Motion: "I move that we affirm the recommendation made by the Breckenridge Social Equity Advisory Commission and appoint Ujala Vatas as a member of the Commission for a duration of three years, beginning in July 2024."

Social Equity Advisory Commission Application

The Breckenridge Social Equity Advisory Commission is seeking to fill one vacant position. This commission plays a crucial role in raising awareness about diversity and equity within the community. Its primary responsibility is to provide guidance to the Breckenridge Town Council regarding various initiatives, policies, and programs designed to inclusively serve and engage all community members. The Commission's overarching goal is to advance a perspective of social equity that encompasses factors such as race, ethnicity, religion, age, national origin, sexual orientation, disability, socioeconomic status, and gender identity.

If you're interested in joining, please note that applicants should currently reside or work in the Upper Blue Basin area and have maintained their residence or employment in the region for at least one year. We look forward to your participation!

Name:*

Ujala Vatas

Briefly describe your interest in the Breckenridge Social Equity Advisory Commission:

My parents have always emphasized the need to give back to your community and the importance of supporting those who do not always have a voice. This is something I am also trying to instill in my young children. As a minority living in this community for 12+ years, I wholeheartedly agree with BSEAC's mission to ensure this community is inclusive and provides opportunities for all to thrive. Our community as a whole benefits this.

Briefly describe how your background will add to the ability of this commission to advance equity in the community. *

I moved to the US as a pre-teen with parents who did not speak the language or understand the customs. I watched my parents work long hours to ensure they provided my brother and I with every opportunity to succeed. With the love and support of my parents and our amazing community, I did. I understand first hand the need for a supportive and equitable environment in a community and its direct impact on the underprivileged/underrepresented community members to succeed.

How do you define Equity?*

My definition of equity means recognizing that we do not all have the same starting point in life and make adjustments for these imbalances.

Is there anything else you would like us to know about you?

Social Equity Advisory Commission

Supplemental Questions

NAME: Ujala Vatas

1. Tell us about a time when you took steps to ensure that everyone (in your class, on your team, in your organization) felt included. Describe the situation, the actions you took, and the outcome.

I work as a project manager for an international company. English is a second language for many of my colleagues and our meetings occur via teleconference mostly. I was leading a team project where I noticed one member was often quiet during meetings and seemed hesitant to contribute. To ensure everyone felt included, I started by reaching out to them individually, to allow them to express interest in their thoughts and ideas. During meetings, I actively encouraged their participation, asking for their input directly and creating a supportive atmosphere where all contributions are valued. I also started assigning tasks based on each member's strengths to promote collaboration and build confidence. This led to a more cohesive team dynamic with increased engagement and diverse perspectives contributing to better project outcomes.

2. How do you think some groups of community members might be experiencing Breckenridge differently than others?

I think experiences across our community vary based on race, socioeconomic status, cultural background access to resources, time and language barrier.

Socioeconomic Status: Those with higher incomes enjoy the expensive recreational activities Breck has to offer, while lower-income residents might perceive it as less accessible or affordable.

Cultural Background: Individuals from different cultural backgrounds may have varying levels of familiarity with outdoor activities like skiing or hiking, which are popular in Breckenridge. Their experiences and perceptions of the town may be influenced by how well these activities align with their cultural preferences and traditions.

Access to Resources: Residents with reliable transportation and flexible schedules might have more opportunities to explore Breckenridge's offerings compared to those who rely on public transportation or have limited free time due to work or family obligations.

Overall, these factors contribute to a varied and nuanced perception of Breckenridge among different groups of community members, highlighting the importance of promoting inclusivity and addressing disparities to ensure that everyone can enjoy and benefit from what our town has to offer.

3. What do you think are some of the barriers our immigrant community members face, and what do you think TOB could do to remove some of these barriers?

Having grown up in a household which was low income and multilingual, I understand why a marginalized community member does not want to speak up or disturb the status quo. I think there are many members of our community who do not feel heard or recognized. The TOB should host more multicultural events to help increase exposure and sense of inclusion for our community and its members. Additionally, ToB can help build a sense of community by promoting outdoor rec access to immigrant kids and families.

4. Story where you got to learn about inclusion.

The idea of inclusion is very personal for me. As a young immigrant girl myself, my journey to experiencing inclusion was filled with twists and turns, but one particular moment stands out as a beacon of hope amidst the challenges.

I arrived in a new country with my family, filled with excitement and apprehension about what lay ahead. Everything seemed different – the language, the culture, the customs – and I often felt like a fish out of water, struggling to find my place in this unfamiliar landscape.

School was particularly daunting. Each day, I navigated the halls filled with faces that seemed so different from my own. I longed to connect, to feel a sense of belonging, but it seemed like an impossible task. I was the new kid, the outsider, and it felt like no one understood what it was like to be in my shoes.

But then, one day, everything changed. It started with a simple invitation from a classmate to join them for lunch. I hesitated at first, unsure if I would fit in, but something inside me urged me to say yes. As I sat down at the table, surrounded by a group of kids chatting and laughing, I felt a glimmer of hope flicker to life.

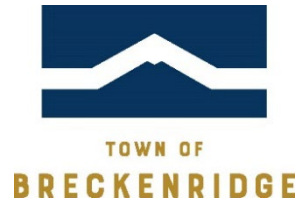
To my surprise, they welcomed me with open arms, eager to learn about my background and share their own stories. They didn't see me as the "new kid" or the "immigrant girl" – they saw me as a friend, a peer, an equal. In their eyes, I wasn't defined by where I came from, but by who I was as a person.

Together, we navigated the ups and downs of adolescence, supporting each other through thick and thin. And as we stood side by side, facing the challenges of growing up in a world that often felt divided, I realized that true inclusion isn't just about being accepted – it's about finding a sense of belonging, of being seen and valued for the person you are.

That moment of inclusion changed my life in ways I could never have imagined. It taught me the power of empathy, the importance of reaching out to others, and the beauty of building bridges across cultures and communities. And as I look back on my journey, I'm grateful for the friends who welcomed me with open arms and showed me that no matter where you come from, you always have a place at the table.

5. Do you provide services to community members from the Upper Blue Basin?

I volunteer at Breck El when possible but would like to increase the support of my fellow community members. This is one of the main reasons I am seeking this opportunity.



Memo

To: Breckenridge Mayor and Town Council Members
From: Helen Cospolich, Town Clerk
Date: 6/17/2024
Subject: Amendment to Colorado Open Records Act Fee Sheet (Administrative Rules – Exhibit A)

The Colorado Open Records Act (CORA) authorizes the Town’s record custodian (the Town Clerk) to adopt and enforce administrative rules related to the Act. The Town’s CORA Administrative Rules, last amended in 2020, reference an “Exhibit A” Fee Sheet that sets the fees to be charged for records requests. Section 13.8 of the rules allows the record custodian to make periodic changes to “Exhibit A” as needed to reflect state CORA fees and regional Consumer Price Index changes.

Effective July 1, 2024, the State has approved an updated research and retrieval fee of a maximum of \$41.37 per hour. I am proposing changing our research and retrieval fee to \$41 per hour from the current \$25 per hour. While the State updates its CORA fees every 5 years, we have not updated our fees for at least 10 years. Rounding the rate to \$41 prevents us from needing to collect odd change.

No formal approval by Council is necessary to implement this fee change.

Staff will be present at the meeting to answer any questions you may have.

Exhibit "A"

Fee Schedule

Audio Recordings Provided on CD or Flash Drive	\$10.00
Emailed	Free
Digital Reports and Information Printed	\$0.25 per one-sided page
Provided on CD or Flash Drive	\$10.00
Emailed	Free
Computer reports requiring special programming services	\$75 per hour (after the first hour)
Document certification	\$1.25 per document
Photos Printed	\$5.00
Emailed	Free
Faxes (Local or long distance)	\$0.50 per page (must include a cover page)
Maps & Plans – Black and White 8.5 x 11 inches	\$1.00
11 x 17 inches	\$1.00
24 x 36 inches	\$5.00
Provided on CD or Flash Drive	\$10.00
Emailed	Free
Maps & Plans – Color 8.5 x 11 inches	\$5.00
11 x 17 inches	\$10.00
24 x 36 inches	\$25.00
36 x 48 inches	\$30.00
Emailed	Free
Photocopies – Black and White, up to 11x17 inches	\$0.25 per one-sided page
Research and Retrieval Fees	\$41.00 per hour for requests requiring more than one (1) hour of staff time
Town Code Town Code plus binder	\$175.00
Yearly supplements	Fee based on a proportional share of prior year's supplement cost
Code book binder only	\$35.00
Transcripts – pursuant to court order only	\$3.50 per page, or current contractor rate for transcription service
Privilege Review Fee/Create Privilege Log	\$25.00 per hour

Exhibit "A"



Memo

To: Breckenridge Town Council
 From: Mark Truckey, Community Development Director
 Date: June 19, 2024 for the June 25 Council Meeting
 Subject: Town Owned Density Analysis

The Town is obligated to provide density to its workforce housing projects, per adopted policies and Code requirements (more discussion provided below). To track these obligations, Planning staff have inventoried all Town-owned properties and identified the amount of density associated with each property. The attached table provides this inventory. As the attached table indicates, the Town holds about 340 SFEs (Single Family Equivalents) of density on properties it owns.

Since the adoption of the update to the Joint Upper Blue Master Plan in 2011, the Town has transferred approximately 206 SFEs of its density to different workforce housing projects. These projects include Vista Verde I and II, Ullr Apartments, Blue 52, Denison Commons, and Valley Brook.

Previously Council asked if the Town owns enough density to provide density for all of its upcoming workforce housing projects. Below is a list of potential new housing projects, with approximate densities associated with each:

Project Name	Projected Needed Density (in SFEs)
Stables Village	62.23
Runway (Block 11)	100
Public Works	50
Misc Projects	100
Total Density Needed	312.23

Per the above table, staff estimates that about 312 SFEs of density would be required to accommodate projects either under construction or that are planned in upcoming years. As the table notes, a placeholder for 100 SFEs of density has been placed under the Miscellaneous Projects heading. As noted in the attached table, the Town owns some 340 SFEs of density, so we would be able to provide density to meet these projected needs, assuming the density is not used for other purposes.

One final note is that the Town does hold an interest in other density—in particular density in the backcountry that is jointly owned with Summit County. The attached table does not include that density, which requires joint agreement by both the Town and County to be used. Density on these backcountry properties has been utilized previously to facilitate density transfers via the TDR program to move density out of the backcountry and into Town.

JUBMP Policy Direction and Ratios of Density Transfer

The Joint Upper Blue Master Plan (JUBMP) provides policy direction on a number of land use issues in the Upper Blue Basin. The JUBMP has been adopted by the towns of Breckenridge and Blue River and Summit County. One of the major policy discussions that occurred in the 2011 update to the JUBMP was density for

affordable housing. A policy related to this issue requires the Town of Breckenridge to extinguish density it owns to account for density in new affordable housing projects.

Policy/Action 2. The impacts of new affordable workforce housing on the overall density and activity levels within the Basin should be mitigated by permanently extinguishing density on County and/or Town of Breckenridge-owned properties. Recommended guidelines or goals for each jurisdiction to take into consideration when evaluating implementation of this policy are as follows:

- *The County should strive to permanently extinguish density on Countyowned properties at a minimum 1:2 ratio (i.e., extinguish 1 development right for every 2 affordable workforce housing units permitted to be built)*
- *When new affordable workforce housing units are developed, **the Town of Breckenridge should transfer density it owns to the affordable workforce housing site at a 1:4 ratio** (i.e., transfer one development right for every four affordable workforce housing units permitted to be built).*

As can be seen above, the Town's commitment to transferring density to workforce housing projects in 2011 was to transfer one unit of density for each four units built (1:4 ratio). Subsequently, the Council revised this ratio to a 1:2 ratio. Then, on January 28, 2020 the Council adopted an ordinance amending the Town's Development Code that moved to a 1:1 ratio:

E. Density For Employee Housing Projects: When new employee housing projects are developed within the corporate limits of the Town, the Town government may, in its sole discretion, transfer density it owns to the employee housing project at a one to one (1:1) ratio (i.e., transfer 1 development right for every 1 employee housing project units permitted to be built).

If in the future the Council became concerned about maintaining some of the density the Town owns, it could consider adopting a different density transfer ratio.

Council Action

This memo is intended to update the Council on the status of the Town's inventory of density within Town limits and on the history of the policies that obligate the Town to transfer density to workforce housing projects. Council feedback and comments are welcome.

Town Owned Remaining Density Within Town Boundaries (5/14/24)

LOCATION	LEGAL DESCRIPTION	PPI NUMBER	ACRES	BUILT (Y/N)	LUD	Allowed Per LUD	Commercial SFES Remaining	Residential SFES remaining	COMMENTS	Additional Notes
Parking Lots										
Ice Rink	Blk 2 Rodeo Grounds Sub	2371-0610-05-002	23.22	Y	28	R: 10 UPA C: 1:1 FAR	0	26.33	Park (232 SFES permitted/44.73 built)-- LUD allows residential/lodging. Total of 161.09 SFES have been extinguished for several workforce housing projects.	44.73 SFES are built on the property. 63.02 SFES were extinguished from the property in 2022 to account for density transferred to Vista Verde I and the Block 11 Net Zero (Ullr Flats) Apartments. 98.07 SFES extinguished on 5/14/24 to account for density associated with Vista Verde II apartments.
F Lot and Tiger Dredge Lot	Tract F Four Seasons Village Sub #2 (aka pt of Lot 85)	2211-3133-10-004	Per Plat and County, the acreage here is 7.25. Previous spreadsheet said 6.51	N	23	R: 20 UPA C: 1:3 FAR	31.75	103	Based on Village Master Plan.	Number still being refined. Previous notes to file indicate different density amounts. Per Plat, the acreage of this lot is 7.25. Previous spreadsheets and County data indicate the property is 6.51. To be conservative with remaining SFES, 6.51 acres is still being used.
Wellington Lot	Lot 71,72,73,74 Bartlett and Shock Sub	2211-3132-08-006	0.45	N	19	R: 20 UPA C: 1:3 FAR	19.6 - previous sheet had 19	9	Wellington Parking Lot - Commercial SFES	
Courthouse Lot	Lot 37 Bartlett and Shock Sub w 1/2 Lot 37 and 39	2211-3131-19-003	0.14	N	18.2	R: 20 UPA C: 1:1 FAR	6.09	2.8	Courthouse Parking Lot-Town half	
East Sawmill Lot	Lot 2a, 2b Sawmill Station Square Sub #3 Amended and Shock Sub 86-90	2211-3132-07-005	1.09	N	19	R: 20 UPA C: 1:1 FAR	47.48	21.8	East Sawmill Parking Lot	
Ice House Lot	Lot 106 - 113 and 118, 119 Bartlett and Shock sub lka part Lot 106	2211-3133-01-004	0.92	N	19	R: 20 UPA C: 1:1 FAR	40.25	18.48	Ice House Parking lot and alley to Blue River plaza	
Exchange Parking Lot	Lot 23 Bartlett and Shock Sub plus Lot 3 Blk 12 Abbetts lka Lots 24 and 24a also Lots 1 and 2 Addition a resub of Lots 23 and 24 Bartlett and Shock plus Lots 1-4 Blk 12 abbetts addition	2211-3134-08-001	0.46	Y (?)	18.2	R: 20 UPA C: 1:1 FAR	20.03	9.2	Exchange Parking structure	
Tonopah Lot	Lot 10, 11, 12, 13, 14, 15, 16 Blk 15 Abbetts Addition Sub	2371-0621-23-001	0.48	N	18.2	R: 20 UPA C: 1:1 FAR	20.9	9.6	La Cima/Tonopaha Parking lot	
Klack Placer parking lot	Lot 9-16 Blk 7 Abbetts Addition Sub	2371-0621-31-001	0.57	N	17	R: 10 UPA C: 1:1 FAR	0	6.27		

LOCATION	LEGAL DESCRIPTION	PPI NUMBER	ACRES	BUILT (Y/N)	LUD	Allowed Per LUD	Commercial SFES Remaining	Residential SFES remaining	COMMENTS	Additional Notes
Other Town Properties										
Arts District	Arts District, Lot 1	2211-3134-58-001	0.229	Y	18-2	R: 20 UPA C: 1:1 FAR	3.74	-0.615	6,234 square feet of buildings per permit	
Arts District	Arts District, Lot 2	2211-3134-58-002	0.668	Y	18-2	R: 20 UPA C: 1:1 FAR	21.5	7.033	7,592 square feet of buildings per County	
Iowa Hill Lot 1	Iowa Hill Lots 1		26.73	N	1 and 31	R: 10 UPA C: 1:1 FAR	38.35	0	Density per annexation agreement, adjusted according to LU-31 rezoning.	
Iowa Hill Lot 3			8.41							
Riverfront area adjacent to F Lot	Pt of Lot 39 Four Seasons Village Sub #2	2371-0622-03-002	0.72	N	23	R: 20 UPA C: 1:3 FAR	10.45	26.3	Allows both residential and commercial numbers to be used.	
McCain Property	McCain (Mining Claim)	2211-1920-00-007	128.00	N	43	R: 10 UPA C: 1:1 FAR	0	0	6.39 SFES extinguished and transferred to the Pinewood II housing site in July, 2013	Water Treatment plant - governmental use - no density required
Pinewood Village	Lot 5 Blk 1 Parkway Center Sub Amended #1	2211-3120-02-004	4.10	Y	9.2	R: 10 UPA	0	34	76 SFES allowed per Master Plan, 42 used for Pinewood Village (74 units)	
Prospector Park	Lot 52 and 53 Bartlett & Shock Sub	2211-3132-08-030	0.313	N	19	R: 20 UPA C: 1:1 FAR	0	0	2.0 SFES were extinguished in January, 2015 and transferred to affordable housing at Maggie Point. 4.3 SFES transferred to Denison Placer (Blue 52) in 11/2017.	
Edwin Carter Museum Property	Tracts 17A and 17B Abbetts Addition Adjustment 1143532 (Resub Tracts 17 and 18 Abbets Addition Unsubdivided)	2211-3131-00-025 and 2211-3131-00-026	0.6575	Y (1890)	18.2	R: 20 UPA C: 1:1 FAR	0	0	Carter Museum. Nine units of density extinguished on property in April, 2012 and transferred to Valley Brook housing project. The four remaining SFES were transferred to Denison Placer (Blue 52) in 2017	
Gaymon/BHA Cabin	Lot 5 Snider Addition Resub of Lot 5 and 6	2211-3132-01-003	0.430	Y	11	R: 12 UPA C: 1:3 FAR	5.26	4.32	Gaymon Cabin	Cabin is 756 square feet. Restrooms are 180 square feet. 936 square feet total have been added to remaining SFE

LOCATION	LEGAL DESCRIPTION	PPI NUMBER	ACRES	BUILT (Y/N)	LUD	Allowed Per LUD	Commercial SFES Remaining	Residential SFES remaining	COMMENTS	Additional Notes
Parcels on Blue River near Riverwalk Center and Dredge Pond	In Bartlett and Shock Sub lka a Tract in Bartlett and Shock in Stiles Addition	2211-3133-00-001	1.56	N	19, 20, 23	19: R 20 & C 1:1 20: C 1:3 23: R 20 & C 1:3	47.5	30.15	Blue River walkway, river	Long linear parcel along river: different LUDs and different densities allowed. County says 1.74 acres.
Parking/Delivery Turnaround behind CB Potts	TR 6-77 Sec 31 Qtr 3 Sqft 9816 West of Block 7 Stiles Addition	2211-3133-00-002	0.22	N	19	R: 20 UPA C: 1:1 FAR	9.58	4.4	10 W Adams - paved area and dumpster enclosure	
Blue River behind Rounds Building	Lot 8 Rounds Sub	2211-3133-23-002	0.15	N	19	R: 20 UPA C: 1:3 FAR	0	0	Parcel mostly in the river. Document in file notes that all density transferred from this property (Lot 8, Rounds Sub) to all other lots within the Rounds Subdivision.	
Blue River plaza (central portion)	Blk 8 Stiles Addition Sub Portion of Lot 8	2211-3133-58-001	0.098 (.10)	N	19	R: 20 UPA C: 1:1 FAR	4.3 (4.26)	2 (1.98)	Blue River Plaza	
Property around Main Street Mall	In Main Street Mall Condo #1 aka Lot 8 Blk 6 Stiles	2211-3133-28-007	0.15	N	19	R: 20 UPA C: 1:1 FAR	6.53	3		
Property north of Dredge Pond	Parcel B Tiger Dredge Sub	2211-3133-30-001	0.22	N	19	R: 20 UPA C: 1:1 FAR	9.58	4.4		
Property north of Dredge Pond	Parcel A Tiger Dredge Sub	2211-3133-30-002	0.18	N	19	R: 20 UPA C: 1:1 FAR	7.84	3.6		
Klack Placer and cabin	Mining Claims	2211-3134-00-001	0.59	N	17	R: 10 UPA C: 1:1 FAR	25.7	6.49		
Stillson property	Mining Claims	Tract F, Stables Villag	23.45	N	1	R: 1 Unit per 10 acres		2.35	breckenridge stables density undetermined	
Stillson property		Tract F, Stables Villag	5.84	N	15	R: 1 Unit per 20 acres		0.71	LUD indicates preferred location for affordable housing	
Carter Park	Mining Claims	2371-0621-00-001	5.74	Y	26	R: 4 UPA	0	3.57	16.8 SFE's undeveloped on this site per property file, Carter Park. 7.96 SFEs extinguished to account for density at Denison Placer (Blue 52) in 2017. 5.27 SFEs extinguished for density at Denison apartments.	

LOCATION	LEGAL DESCRIPTION	PPI NUMBER	ACRES	BUILT (Y/N)	LUD	Allowed Per LUD	Commercial SFES Remaining	Residential SFES remaining	COMMENTS	Additional Notes
F&D Placer/BOEC	Mining Claims	2373-0110-00-001	38.425	N	1	R: 1 Unit per 10 acres	0	3.843	Property file says: approximately 10,800 square feet of buildings exist on the property. Approximately 6,960 square feet over density.	
TOTAL REMAINING							352.53	340.03		



Town of Breckenridge Housing Authority
Council Chambers, 150 Ski Hill Road, Breckenridge, CO 80424
Tuesday, June 25, 2024 6:00 PM

AGENDA

1. Call to Order, Roll Call
2. Approval of Agenda
3. Approval of Minutes (Motion to Approve)- March 14, 2023 Minutes
4. Miscellaneous Business (see Staff Memo)
 - a. Vista Verde/Alta Verde 1 Update (M-TMB Bonds Issued 3/25/2021)
 - b. Vista Verde/Alta Verde 2 Update (M-TMB Bonds Issued 7/26/2022)
 - c. Motion that all actions of the officers, employees, and agents of the Town of Breckenridge Housing Authority taken since the last annual meeting of the Authority on March 14, 2023 are hereby ratified, approved, and confirmed.
5. Other
6. Adjournment

TOWN OF BRECKENRIDGE HOUSING AUTHORITY
ANNUAL VIRTUAL MEETING MINUTES
TUESDAY, MARCH 14, 2023

1. Call to Order, Roll Call

The Chairperson called the meeting of March 14, 2023 to order at 6:00pm. The following members answered roll call: Eric Mamula, the Chairperson of the Authority, Kelly Owens, Vice Chair, Carol Saade, Jeffrey Bergeron, Todd Rankin, Jay Beckerman and Dick Carleton. Also present at the meeting were Shannon Haynes, the Deputy Town Manager, Helen Cospolich, the Town Clerk and Authority Secretary; and Kirsten Crawford, the Town Attorney.

2. Approval of Minutes

The minutes were approved as presented.

3. Approval of Agenda

There were no changes to the agenda.

4. Miscellaneous Business

a. Alta Verde 1 Update (M-TMB Bonds Issued 3/25/2021)

Laurie Best stated the memo in the packet includes updates on the bonds issued for Alta Verde 1 and 2.

b. Alta Verde 2 Update (M-TMB Bonds Issued 7/26/2022)

c. Motion that all actions of the officers, employees, and agents of the Town of Breckenridge Housing Authority taken since the last annual meeting of the Authority on February 22, 2022 are hereby ratified, approved, and confirmed.

Laurie Best stated this motion is necessary to ratify staff actions throughout the year on behalf of the Authority.

Jeffrey Bergeron made the motion. Kelly Owens seconded the motion. All voted in favor of the motion.

5. Other

6. Adjournment

There being no further business to come before the Authority, upon motion duly made, seconded and unanimously adopted, the meeting was adjourned at 6:15pm.

Secretary of the Meeting

MINUTES APPROVED:

Eric S. Mamula, Authority Chair

Kelly Owens, Authority Vice Chair

Todd Rankin, Authority Member

Carol Saade, Authority Member

Dick Carleton, Authority Member

Jeffrey Bergeron, Authority Member

Jay Beckerman, Authority Member

MEMO

TO: Town of Breckenridge Housing Authority
FROM: Laurie Best –Town of Breckenridge Community Development Department
DATE: June 18, 2024 (for June 25, 2024)
RE: Town of Breckenridge Housing Authority Annual Staff Report-June 2024

The Authority was created in 2015 and pursuant to Resolution No. 1 Series 2015 the members of the Town Council are the commissioners of the Authority. The Mayor is the Chair and the Mayor Pro Tem is the Vice Chair. The Authority was initially created to participate in the development of Pinewood 2 Apartments and is still a partner in the Pinewood 2, LLLP which owns and operates the apartments. The Authority was utilized in 2016-2019 to develop the Blue 52 Neighborhood and most recently for construction financing of Alta Verde 1 and 2 (Vista Verde). The Authority holds an annual meeting at which time, staff provides an update of activities/projects since the last meeting.

Alta Verde 1 Update (Vista Verde 1) –The Multifamily Taxable Mortgage-backed Bonds (M-TIBS) that were authorized by the Authority on 3/25/2021 for construction of Phase 1 were paid off when the construction financing was converted to permanent financing. There are no Housing Authority bonds outstanding for Phase 1.

Alta Verde 2 Update (Vista Verde 2)-The Multifamily Taxable Mortgage-backed Bonds (M-TIBS) that were authorized by the Authority on 6/14/2022 for construction of Phase 2 were issued 6/26/ 2022. These bonds will be paid off after stabilization of the project when the construction financing converts to permanent financing which is expected in 2025.

This concludes the update on Authority activities. Before adjourning this meeting, Staff requests that the Authority approve a Motion “that all actions of the officers, employees, and agents of the Town of Breckenridge Housing Authority taken since the last annual meeting of the Authority on March 14, 2023 are hereby ratified, approved, and confirmed”.

Town of Breckenridge Housing Authority Actions (Updated June 2024)

The Town of Breckenridge Housing Authority was created in January 2015 pursuant to CRS 29-4-204 (4). The Council approved a resolution (2015-01) creating the Authority finding that there is a lack of safe or sanitary dwellings and accepted a petition from 25 residents. The Authority was registered with DOLA (1/22/2015).

1/13/2015	TC Public Hearing-appoint Commissioners to Housing Authority
2/10/2015	HA Organizational Meeting-adopted HA Bylaws
2/16/2015	HA member of Pinewood 2 LLLP
5/1/2015	HA member of Pinewood 2 LLLP- Partnership Agreement
3/28/2017	HA Annual Meeting-Perm Loan for PW2
9/26/2017	HA Special Meeting-B52 Deed Restriction/B52 Housing Guidelines/Authorize Town Manager or Assistance Town Manager to execute sales contracts
12/12/2017	HA approved B52 plat, decs, updated deed restriction and Guidelines
2/6/2018	HA Annual Meeting-approved minutes from 12/12 and verbal update regarding B52
8/8/2018	A Resubdivision of Lots 4, 5, and 6 Denison Placer Subdivision recorded at #1177006 on 8/8/2018 by Town of Breckenridge and Town of Breckenridge Housing Authority
10/12/2018	COTO deeded by Town of Breckenridge Housing Authority to TOB (11/30/2018- ½ interest in COTO Flats deeded by TOB to Summit County)
2/26/2019	Annual Meeting
6/12/2019	B52 Units 29 and 33 Grove deeded by Town of Breckenridge Housing Authority to TOB (7/18/2019-29 and 33 Grove deed by TOB to Summit School District) Town of Breckenridge Housing Authority retained 37 Grove
2/25/2020	Annual Meeting Ratify Sale of Lot 6 (COTO) to TOB Ratify Sale of 29/33 Grove to TOB Ratify Subdivision of lots, 4, 5, and 6 Denison Placer Ratify McCain Development Mgt Agreement OK participation in Pinewood Village Ownership LOI Ratified, approved, and confirmed all actions of officers, employees, agents of the Authority since last meeting
2/23/2021	Annual Meeting Alta Verde-Authorized Authority to issue MF taxable mortgage-backed bonds (reso) Authorized Amended and Restated Operating Agreement (reso)

Ratified, approved, and confirmed all actions of officers, employees, agents of the Authority since last meeting 2/25/2020

- 2/22/2022 Annual Meeting
Reviewed Development Management Agreement for AV-2
Reviewed Authority role in PW1 subsequent to the sale in 2021
Ratified, approved, and confirmed all actions of officers, employees, agents of the Authority since last meeting 2/23/2021
- 6/14/2022 Special Meeting to authorize Resolution for M-TMBS, Series 2022 Alta Verde-2 and other documents related to the financing of Alta Verde 2
- 3/14/2023 Annual Meeting
- 6/25/2024 Annual Meeting

**WAIVER OF NOTICE OF THE ORGANIZATIONAL MEETING
OF THE BOARD OF DIRECTORS OF
THE TOWN OF BRECKENRIDGE HOUSING AUTHORITY**

The undersigned, being all of the commissioners of The Town of Breckenridge Housing Authority, waive all required notice of the time and place of the meeting of the Authority to be held at 6:00 p.m. on Tuesday, June 25, 2024 at the Breckenridge Town Hall, 150 Ski Hill Road, Breckenridge, Colorado 80424.

Dated as of June 25, 2024

Kelly Owens, Mayor/Chair

Dick Carlton, Mayor Pro Tem/ Vice Chair
Commissioner

Marika Page, Town Council Member/
Commissioner

Todd Rankin, Town Council Member/
Commissioner

Carol Saade, Town Council Member/
Commissioner

Jay Beckerman, Town Council Member/
Commissioner

Steve Gerard, Town Council Member/
Commissioner