



BRECKENRIDGE TOWN COUNCIL WORK SESSION

Tuesday, June 24, 2014; 3:00 PM

Town Hall Auditorium

ESTIMATED TIMES: *The times indicated are intended only as a guide. They are at the discretion of the Mayor, depending on the length of the discussion, and are subject to change.*

3:00-3:15pm	I	<u>PLANNING COMMISSION DECISIONS</u>	2
3:15-3:30pm	II	<u>LEGISLATIVE REVIEW*</u> Triumph Development Agreement Ordinance Brown Hotel Landmarking	13 30
3:30-4:00pm	III	<u>MANAGERS REPORT</u> Public Projects Update Housing/Childcare Update Committee Reports Financials Additional funding authority for GoBreck	34 40 41 51
4:00-5:00pm	IV	<u>OTHER</u> Pinewood 2 Analysis BOSAC Project Funding - Blue River Restoration and Blue River Park Recreation Department Annual Report Town-Owned Property Naming Policy	54 66 69 99
	V	<u>PLANNING MATTERS</u>	
5:00-6:00pm	VI	<u>EXECUTIVE SESSION - PERSONNEL AND ACQUISITIONS</u>	
6:00-7:15pm	VII	<u>JOINT MEETING WITH GOBRECK</u>	101

Note: Public hearings are not held during Town Council Work Sessions. The public is invited to attend the Work Session and listen to the Council's discussion. However, the Council is not required to take public comments during Work Sessions. At the discretion of the Council, public comment may be allowed if time permits and, if allowed, public comment may be limited. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item. The public will be excluded from any portion of the Work Session during which an Executive Session is held. Report of the Town Manager; Report of Mayor and Council members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items.

MEMORANDUM

To: Town Council

From: Peter Grosshuesch, Director of Community Development

Date: June 18, 2014

Re: Planning Commission Decisions of the June 17, 2014, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF June 17, 2014:

CLASS C APPLICATIONS:

1) Alvarez Residence Remodel and Addition (SG) PC#2014044, 130 North Pine Street
Remodel of and addition to existing single family residence to create a total of 4 bedrooms, 4 bathrooms, 4,257sq. ft. of density and 5,092 sq. ft. of mass for a F.A.R. of 1:4.44. Approved.

2) Spencer Court Spec (MGT) PC#2014045, 7 Spencer Court
Construct a new, single family residence with 4 bedrooms, 5 bathrooms, 4,280 sq. ft. of density and 5,235 sq. ft. of mass for a F.A.R. of 1:11.31. Approved.

CLASS B APPLICATIONS:

None.

CLASS A APPLICATIONS:

None.

TOWN PROJECT HEARINGS:

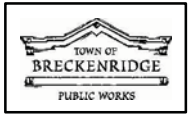
None.

OTHER:

None.

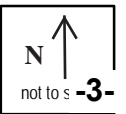


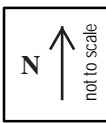
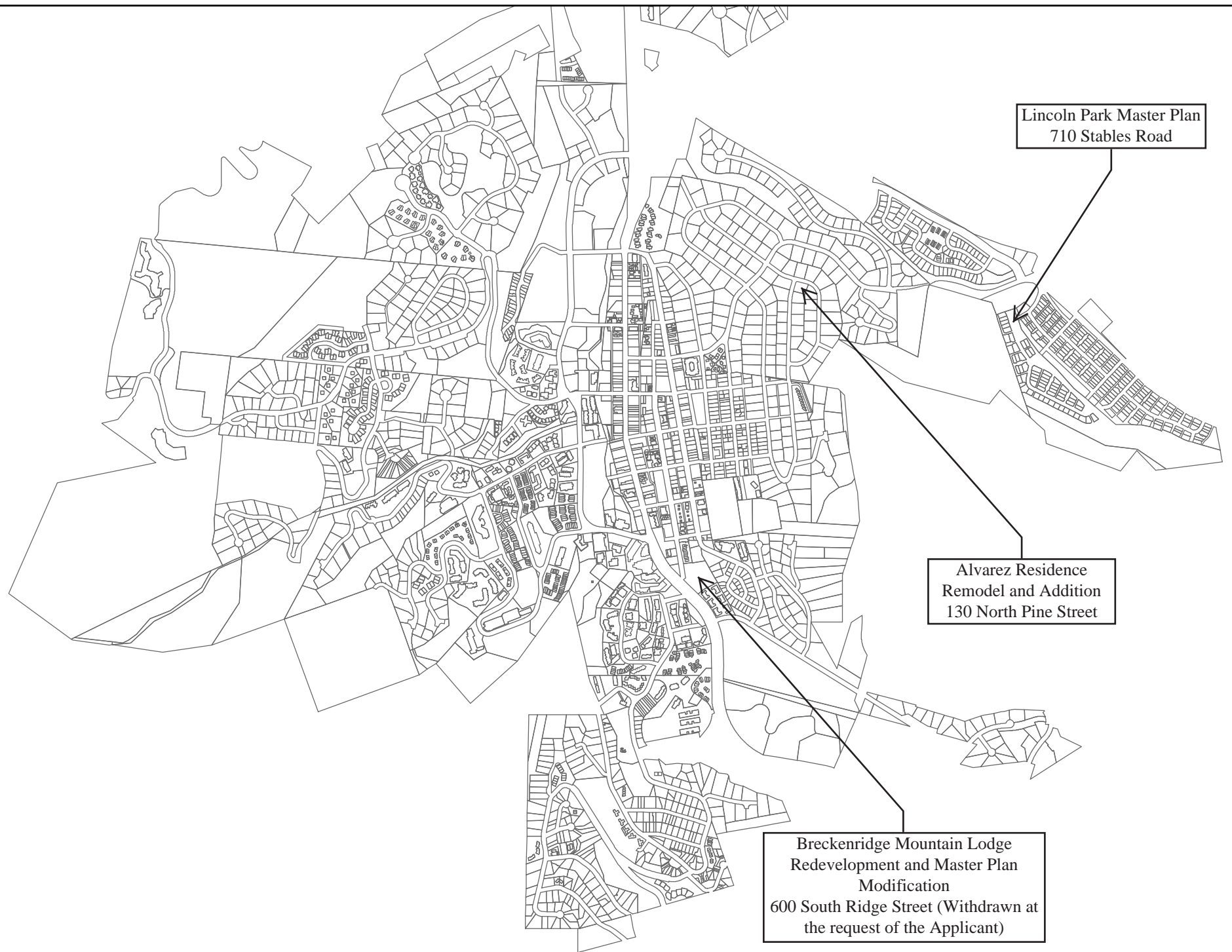
Spencer Court Spec
7 Spencer Court



Breckenridge North

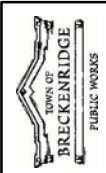
Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.





Breckenridge South

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Jim Lamb Eric Mamula Kate Christopher
Gretchen Dudney Dan Schroder Dave Pringle arrived at 7:14pm
Ben Brewer, Town Council liaison
Ron Schuman was absent.

APPROVAL OF AGENDA

Mr. Mosher announced that the Breckenridge Mountain Lodge Redevelopment and the Breckenridge Mountain Lodge Master Plan Modification had both been withdrawn from the Agenda at the request of the Applicant. The two applications are now scheduled to be heard as Preliminary Hearings at the July 1, 2014, Planning Commission meeting.

With no other changes, the June 17, 2014, Planning Commission Agenda was approved as presented.

APPROVAL OF MINUTES

With no changes, the June 3, 2014, Planning Commission Minutes were approved as presented.

CONSENT CALENDAR:

1) Alvarez Residence Remodel and Addition (SG) PC#2014044, 130 North Pine Street

Mr. Mamula: I'm curious about the driveway size, it seems huge. (Mr. Greenburg: The reason for the driveway set up was to save the mature trees, and because their address is Pine St, they have to come in from a certain direction. This is an existing developed site and they are actually reducing the driveway size from what it currently is.)

2) Spencer Court Spec (MGT) PC#2014045, 7 Spencer Court

Mr. Mamula: Did the neighborhood preservation policy help? (Ms. Darcy Hughes, Architect: I did not limit the size of the house because of the Neighborhood Preservation Policy, it just worked out that the house I designed fit below the maximums of the policy. It is a big lot (1.15 acres, 50,299 square feet). It does not have an envelope so that is why it falls to the consent calendar.) My question is that these are the first two since the policy has been in place, does it seem to be a legitimate size for the neighborhood? Does the policy work?

Mr. Lamb: We are trying to prevent scrape offs and 10,000 square foot houses. (Mr. Greenburg: We did have another one back in March where they did have to reduce the size of the home because of the policy.) (Ms. Puester: This is an increase from the previous home in this place which we expect to see but it's not overpowering. We will keep an eye on it.)

Mr. Mamula: Does it seem to fit with the rest of the street? (Mr. Mosher: There are other new houses in the neighborhood so that this does fit.)

Ms. Dudney: Spencer Court didn't have an envelope, is that why it is coming to us? (Mr. Thompson: Yes, there is not envelope and that is why it is coming on the consent calendar.) (Ms. Puester: Odd for the Highlands typically not to have an envelope but the earliest filings did not have them.)

With no requests for call up, the consent calendar was approved as presented.

TOWN COUNCIL REPORT:

Mr. Brewer:

Condo Hotel Discussion: The Council was looking for more concrete direction as a body although they appreciated each Commissioner's comments. The Council is as diverse in opinions as you are. There seemed to be a consensus that was emerging from your group and Council would like to continue to have you find

consensus on this. Council is not interested in spending a lot more time on this topic, perhaps this should be set aside for a while.

Mr. Lamb: Maybe consensus was that we should just assign it a density and get rid of the whole concept of Condo Hotels.

Mr. Mamula: I would like to give it another try to work on this and be done with it. (Ms. Puester: Staff would like to bring something before the Commission in July based on your last discussion.)

Other Council Topics

- Discussed the Triumph Development Agreement (Breckenridge Mountain Lodge). The vote was 4 to 2 to approve in the absence of Mayor Warner, to approve the first reading. This was the most substantive.
- We did approve a lot of landmarks.
- Second reading of the BOEC project.
- Skateboard Park was approved.
- Ron Schuman was appointed unanimously as a new Planning Commissioner. Ron served from 2002-2006; he could not attend tonight. He was the only person to apply. We would like more than one applicant for a position like this but Ron is a good choice.

Mr. Mamula: I was shocked that after so many people wanted to serve on Council yet no one wanted to serve on the Planning Commission.

Ms. Dudney: Why are they tearing apart Highway 9 again?

Mr. Lamb: It wasn't done right many years ago and they are fixing it.

PRELIMINARY HEARINGS:

1) Lincoln Park (Wellington Neighborhood Phase II) Master Plan (MM) PC#2014038, 710 Stables Road
Mr. Mosher presented a proposal to amend the approved Wellington Neighborhood Phase II Master Plan (PC#2006082) modifying the site circulation, lot layouts, trails, bus stop locations, and unit types. This portion of the neighborhood is to be called "Lincoln Park". There is no change in the approved density or uses.

Mr. Mosher explained to the Commission and public that all required noticing for the application had been performed per Town Code and the applicant had stated that he had provided all the property owners names and addresses within 300-feet from the property line of the proposed development.

The Town Council approved the original Wellington Neighborhood Master Plan, PC#1999139, on July 8, 1999. During Planning Commission review of the Master Plan and the resulting subdivisions, concerns were raised regarding road and alley widths, snow removal, lack of extra vehicle parking (for roommates, recreational vehicles, etc.), building setbacks and overall lot sizes.

After the success of the first phase, the Applicant requested (and obtained approval for) another 160 units of density for a second phase, bringing the total build-out of the neighborhood to 282 units. At the time the creation of Land Use District 16 provided all but four units of market density that preexisted on the 80 acres. The deed-restricted density was created per the Joint Upper Blue Master Plan. All units are in the form of single-family and duplex homes. There are no commercial uses.

In July of 2005, the Applicant submitted the second Master Plan for what was called at that time "The South 40" with another handbook describing the goals. In Section 1., Introduction, the Applicant outlined the goals:

- *Completing the process of giving life back to land which has been significantly disturbed by previous destructive mining activities (most of the South 40 consists of disturbed dredge tailings)*
- *Completing the French Creek restoration bounded by pedestrian friendly roads that provide year-round pedestrian access*
- *Completing the trail system which will connect the Town to the B&B lands and Gold Run Gulch*

- *Continuing to respect the physical design patterns of a traditional neighborhood, including pedestrian friendly streets and functional alleys*
- *Preserving the existing balance between homes facing on greens and streets*
- *Adding new home models with stylistic variations on existing historic designs*
- *Introducing new building types to meet counsel requested affordability goals*

Some of the past modifications to the original Master Plan have included:

- The minimum lot size for a single-family home increased from 3,000 square feet to 3,500 square feet.
- A reduction in combined side-yard setbacks from 12-feet to 10-feet for garage setbacks and duplex setbacks.
- A redefinition of Large Lot (Market Rate) properties and Small Lots (Deed Restricted) properties.
- Building height measurement (to 35-feet overall for both single family and duplex).
- Introduction of “Creek Pocket Park” now “Central Park”.
- A reduction in allowed density for large and small lots.
- Dedication of a site for Child Care uses.
- Identify sheds as having the same setbacks as garages.

At the time of this writing, all but the last 78 units have been constructed or are under construction on the north side of French Creek. This final phase and planned final build-out (south side of French Creek) will complete the overall neighborhood for the developer.

Completion of Public Improvements per the Master Plan:

- Installation of Bridge Street from Wellington Road through the development, across French Creek connecting the existing Bridge Street right of way. Planned for first phase of the subdivision.
- Improvements (stabilization, restoration, rehabilitation) along French Creek. Planned as the development is built.
- Per the Amendment to Annexation Amendment 5.3 French Creek Easement: “Owner shall grant an easement to the Town over those portions of French Creek as are located within the Phase II Property to provide the town with a drainage easement for French Creek, which easement shall allow for, among other things, the Town to obtain access and have the ability to improve water quality and riparian habitat and shall be in a form and contain such terms and conditions as are mutually acceptable to the Town Attorney and Owner's attorney. In addition, Owner shall clock rate with the Town in obtaining a similar easement over those portions of French Creek has had been previously platted as private open space under the control of Wellington Neighborhood Association, if the Town request such easement from said Association.”
- Creation of a “River Path”. Planned as the development is built.
- The Bridge Street Bus Stop on the north side of French Creek. When Bridge Street is connected to Wellington. Additional Bus Stops. Planned as the development is built.

Overall, the Wellington Neighborhood has been a success. The Applicant’s vision has been realized and the overall development is sustainable. As the overall development comes to a close with this last phase, Staff would like to see the “Overall Vision” realized and be adapted to the changes it has seen over the last 15 years.

Staff had the following questions for the Commission:

1. Setbacks
 - a. Did the Commission support increasing the minimum setback for garages from 1 foot to 4 feet?
 - b. Did the Commission support allowing the minimum setback for garages abutting a right of way to be placed as close as 1-foot *with Town approval*?

- c. Did the Commission support increasing the combined side yard setback from 10 feet to 12 feet?
2. Did the Commission believe an additional footbridge at “Green 4B” accessing Central Park should be provided?
3. Did the Commission believe an additional bus stop at “Green 4B” to increase the *connectivity* should be included?
4. Staff would like the Commissioner’s thoughts regarding asking for a Master Plan note requiring an additional parking space for homes that construct an improved Bonus Room (with a bath and wet bar).
5. Any comments on the remaining improvements that remain to be completed and input on timing?

Staff welcomed any additional comments. The Planning Department recommended this application return for a final review pending the applicant’s ability to incorporate any suggested changes by the Planning Commission.

Commissioner Questions / Comments:

Ms. Dudney: I need to see a plan of a typical house and garage to understand the setback issue, do you have one? (Mr. Mosher: I don’t have that now, but can have that next meeting.) I want to understand the side yards in conjunction with the front and back yards. (Mr. Mosher demonstrated how when side yards on the lots get narrower there are negative impacts; that the 10 foot combined side setbacks should be increased to 12 feet. The goal is to make the lot wider, it won’t constrain the number of lots, and there is space to move within reason.) Please demonstrate how the garage ties in. (Mr. Mosher: Conceptually the house is larger than the garage, this won’t reduce the lot width, as these are all rectangular lots. Along the ROWs, Mr. Mosher pointed out the garages abutting the right of way on the internal streets to calm the traffic on the conceptual master plan drawing of Lincoln Park.) Do families use the space between the garages as a back yard? (Mr. Mosher: They primarily use it as parking, and there is ample space to work with this if the setback from the right of way. Ideally we would like every lot to be able to accommodate 3 cars.)

Applicant Presentation: Mr. David O’Neil from Poplar Wellington:
We’ve been at this a long time. It has been quite interesting. We’ve done a lot of amendments we are very passionate about this and we are very deliberate about it too. I think it has paid off over the years. There is always a tension between architects and public works when you are trying to work on a pedestrian/vehicular plan. Now the tension is regarding one-lane bridges, residential parking along Stable Road, and putting in Bridge Street in Phase 1. It would be nice to get your feedback on these items tonight. The 2006 Wellington Neighborhood Master Plan has been approved, but as we go along, we learn, so we think this submittal is an improvement over the 2006 master plan. I would like to jump right to Staff’s questions in the report and give our opinions. Tom Lyon is the real visionary on this on this project. Ms. Courtney Kennedy has been on board for a decade and has sold many homes at Wellington and they will both give you perspective. Mr. Tom Lyon, from Boulder, has worked on neighborhood for a long time. We keep learning and trying to improve. I will go over the items and I agree with almost everything Mr. Mosher said.

Mr. Lyon showed a quick sketch to address Ms. Dudneys’ questions about how a house and garage sits on the lot and the third parking space option.

Mr. Lyon: Regarding setbacks, it makes sense to have the garage a little closer at the end of a Town right of way, but I have no problem with Town Staff having ultimate approval. I also agree with the idea of 12 feet for the combined side yard setbacks.

For question #2, regarding the footbridge, we’ve always envisioned an informal stepping stone crossing for the creek; Ms. Kennedy tells me that there is one there now. There really isn’t year round use of these stones, it makes sense to have this versus an elaborate pedestrian bridge that would be visually significant and to

avoid damaging the wetlands, particularly with the roads bridging.

On question 3, about the bus stop, you see the large circles on the plans that represent a 800' radius off each of the existing and proposed bus stops; one at the intersection of Midnight Sun and Bridge Street and the other two shown on the sketch. This represents the walking distance to a bus stop. Most of the homes are in much closer range of the bus stops. I think putting another one on Bridge Street near the proposed foot bridge seems too close and unnecessary.

Question #4, the extra parking space for bonus rooms, I agree that this is a good idea. Ms. Kennedy, only if they put a bonus room on with water and sewer. If they just put the bonus space on without the water sewer the additional parking space shouldn't have to be in place.

Mr. O'Neil: In terms of the future improvements, Bridge Street just didn't happen, it was thoughtfully envisioned, I would like it to have a one lane bridge not 50' wide concrete and asphalt bridge. Besides, the traffic report says there is no need for two-lane bridge. I feel strongly about this one-lane bridge that could become iconic years from now. Also, we had proposed some parking off of Stables Road to serve some homes, but I think if this was made available that both the stable guests and the homes would benefit. (Ms. Dudney: What was the push back on the parking from Public Works?) It isn't necessarily on the Wellington property, we don't own this crescent part, it is owned by the Town. We wanted the parking because it allowed guest parking for these homes that don't have the green space parking that the other sections of the neighborhood have. Originally, we didn't have the Master Plan drawings use Stable Road, but then, with staff suggestion, it made sense. Inside the packet there is a phasing plan, we have always done this by building incrementally 12-15 units at a time. Public Works is lobbying that we complete all of Bridge Street in the first phase; the problem with this is that it doesn't work well with our deep public utilities not being used over five years of build out and costs a lot up front with this project. We would love to get Planning Commission opinions on phasing and Bridge Street. (Mr. Mosher: To the Commission: These 3 items, the one lane bridge, the parking off the stables and the completion of Bridge Street, should not be discussed at this evening's meeting, as they are part of subdivision. As mentioned in the report, these will be studied and reviewed with the Subdivision and future Master Plan meetings. We would like to have a chance to discuss this first with the associated departments before we ask for Commissioner input.)

Commissioner Questions / Comments:

Ms. Dudney: When would you prefer to finish Bridge Street? (Mr. O'Neil: At the 5th phase years away.) Then all the homes would use the same exit until then? (Mr. O'Neil: Yes.)

Mr. Mamula: What is the necessity for the connection at Midnight Sun? This makes zero sense to me. (Mr. O'Neil: We won't argue about this either.) If it is bus service is driving this layout, then there is something wrong. (Mr. O'Neil: There is a beautiful bridge there now that could be enhanced for pedestrian only, so we agree.) (Mr. Mosher: Part of this design came from the previous submittals from the applicant, there were originally numerous connections; the vision was to give opportunity for someone to visit their friend in Phase 1.) (Mr. O'Neil: Traffic study does not require any additional connections.)

Ms. Christopher: I question the safety about stepping stone versus the pedestrian bridge. I'm concerned about the typical June high river runoff and public safety. (Mr. Lyon: The stones would only present themselves when the water is low.) So in the summertime when the water is high, the bridge is not there? (Yes.)

Mr. Pringle: I'm afraid that the organic stepping bridge could be dangerous and that the ability for people to get the park is important. It really needs to be an official way for pedestrians to get there. My other question is regarding the future child care center, is there any discussion about this now? (Mr. Mosher: It is on the plans as it is part of the Annexation Agreement and must be shown on the plan as a future space. The density would not come from the developer, but from the Town.) (Mr. O'Neil: It was our idea originally to have this space developed at the west end of the property but then Little Red came along and the need is no longer there. It should really be open space.)

Ms. Dudney: How would you access the Central Park on Phase 1 without the pedestrian bridge? (Mr. Lyon: You would cross at Bridge Street and down the alleys or west at the Midnight Sun crossing. If there was another way to do a low-profile concrete bridge that would be preferable.)

Mr. Lamb opened the hearing to public comment.

Ms. Mary Gervais, 67 Rodeo Drive: I know there has been outside discussion and concern about the notices about this meeting. We received two notices and we feel adequately notified.

Mr. Dean Benedict, 62 Midnight Sun: I want to echo Mr. Mamula's thoughts about making Midnight Sun a through street. There is already enough traffic on Midnight Sun as it is. We were sold our home on the creek crossing being a pedestrian bridge. We were not notified in the Town's mailings, but we found out through other means. We were in one of the first phases and we do feel squeezed with the neighbors with the setbacks. As for the pedestrian bridge with the stones, I feel it is not safe, especially with the high water. If a dog or kid tries to cross they will be gone. I would like to see a normal bridge.

Ms. Samantha Kosanivich, 12 Madeline Green: I would like you to do a site visit. In the first and second phase we have a Central Park of our own, the questions about the footbridge and safety, there are already questions of safety. Neighbors need some of this info now; a lot of people on Midnight Sun received no notice. It would be nice if the whole neighborhood got notifications. (Ms. Dudney: what do you think about the child care site?) Hearing about the child care area is the first I've heard of that. I think the stepping stones need to be looked at very closely, this year with the high water, it seemed dangerous. (Ms. Dudney: What do you think about the Midnight Sun connection?) I don't see the purpose of another road connection to Midnight Sun, pedestrian bridge maybe. I do understand the setback questions. (Ms. Dudney: What about the bus stops?) I use the bus now; I think it is a good thing. Our route was cut; but, we didn't see a lot ridership after this happened. I think the bus is a good thing. (Mr. Lamb: It sounds like the developer will give notice to the entire neighborhood. The Planning Commission is limited to only giving notice to 300'.)

Ms. Puester: We probably should not be asking questions directly. (Ms. Dudney: I find it really helpful.) I understand what you are saying; let's restate the questions that Staff has asked the Commission for the audience benefit so they can address any they would like to. Good input for those who live there to comment on specifically if they want to but not limit comments to that, we want to hear any comments or concerns on anything. (Ms. Puester restated the questions from the staff report.)

Mr. Bob Christie, 9 Midnight Sun: My concern is having more traffic in our neighborhood with the vehicle bridge on Midnight Sun. I did not receive notice about this project.

Mr. Dean Benedict, 62 Midnight Sun: How hard is it to create the bonus room later? (Ms. Kennedy: It is very difficult; it would take tearing down the garage.) (Mr. Mosher: If someone is doing this, the Staff would weigh in.)

Ms. Mary Gervais, 67 Rodeo Drive: I think it is important with the Bonus Room that the extra parking be required. We see a lot of use with the renter and problems with not enough parking. A lot of tenants are using the guest parking. This will help alleviate crowding. We have a neighborhood of people who walk, it is a great neighborhood to walk and people get in their walking habits. So, a summer pathway should also be useful in the winter. I didn't let my dogs off leash this summer during the run off.

Mr. Bob Christie, 9 Midnight Sun: I agree 100% that any Bonus Room should have an extra parking space. Also, I would encourage as many bus stops as possible. This is the way to go. Maybe we want to shorten the overall loop time to reduce the time to get to the ski area.

Ms. Alicia Herberts, 7 Huckleberry Lane: I'm concerned about the traffic coming through. I thought the existing foot bridge from Midnight Sun is the perfect place for a footbridge not a traffic bridge. There are a lot of people with kids and strollers. Keeping Bridge Street as the traffic bridge makes perfect sense. I'm concerned about the traffic.

There was no further public comment, and the hearing was closed.

Commissioner Questions / Comments (Continued):

Mr. Mamula: I don't have a problem with any of the bullet point items except with the bus situation. The transit department not being here is problematic. To not have them intimately involved with this bus stop discussion it almost pointless. I would like to know exactly what their plan is for these neighborhoods. They base every stop on their route on timing. I think this needs a different imagining. This is really a new neighborhood that you are trying to connect (Wellington and Lincoln Park). I don't think Lincoln Park is really Wellington. I don't think the Midnight Sun connection is useful to anybody. I would suggest that we make the Bridge Street crossing bus and pedestrian only, which satisfies the emergency connection, let Midnight Sun be a pedestrian only. I think this is a better transit situation than putting a ton of cars on a street that has a ton of kids. As these kids get older and start driving, I think there will be some additional unintended impacts. I would like to see the developer re-imagine instead of tying them together.

Ms. Christopher: I agree with all the setback items. I'm not in favor of the stepping stones or low profile concrete bridge in French Creek, a real life pedestrian bridge should be there if this is needed. Bus connectivity, additional stops are good but that is a transit question. There is an absolute necessity for extra parking space for a bonus room. I am very concerned with additional traffic with Midnight Sun.

Mr. Schroder: It is mentioned that this is new HOA with Lincoln Park. I see this completely differently than Mr. Mamula; this has always been one development. I want to see the walkability. I want to see the two routes for connectivity and I want to see official pedestrian bridges for walkability. Separate HOAs seems funny to me. As the neighborhood grows up, cars will continue to be an issue. People need to know what they are getting into, I think an additional parking pad should be required everywhere; we are going to see traffic we already do, because there are more homes and more people. The bridge was always envisioned so there was always supposed to be bridge there. I do agree with the 1 foot setback with Town approval. I agree with expansion of the side yard setbacks, snow removal is a challenge. Additional bus stops are out of our hands, but I encourage more bus stops, more options for more people going downhill. I do agree with the phases of the project and the phases of the connectivity. We shouldn't do things ahead of time, do it right once the first time.

Mr. Pringle: I agree with all the questions that Staff has put forth on the setbacks. I think we should think twice about the 1 foot setback off the right of way; it could come into the Staff or the Commission. I would agree that the area needs more room for snow storage. Footbridges and bus stops; I don't know if the Midnight Sun makes a good vehicular connection, it introduces more traffic. I think we can integrate with pedestrian connections which will be good. I think the bus crossing idea on Bridge Street is a good suggestion and I agree with Mr. Mamula. We should have transit weigh in on this. Any time you can have a bonus room over a garage, you should have a parking space to go with it. This is a good idea to do on the front end. Comments regarding improvements that remain to be completed we will wait for those to come in. I asked the question about a future site for child care, this looks like an afterthought. I'm wondering if we took this child care went to Dead Elk pond and move the development to the proposed child care site. That might help with the parking area. Could be something nice on Bridge Street. Where the child care center is now, it will never get built.

I'm curious why there are no stable people here tonight because there could be some potential conflicts between the stables and the potential homeowners. The stables were moved from where the ice rink is and they were told that this is now their spot.

Ms. Dudney: I agree with Staff on all 3 bullets for question 1 and I agree with additional parking space on question 4. I believe in connectivity, which applies to the pedestrian bridge and the other bridges. I don't like the idea of the stone pedestrian bridge, but come back with something else. Bus stops, I need to hear more, there is a tradeoff between how wide the road has to be, how long the trip is, I don't know how far the furthest house is, so I need more information. I don't know what the final question is. I will look forward to hearing more about the Midnight Sun bridge.

Mr. Pringle: I want them to build a more pedestrian formal bridge, if the stepping stones are organic and working that is fine because it introduces risk, but I still want to see formal pedestrian bridge.

Mr. Lamb: I agree that we aren't transit people, I would like to do a site visit and include the transit people. I agree with all the setbacks. I think the two neighborhoods should be connected but not vehicularly connected. I'm worried about the unintended consequences of making Midnight Sun bridge a vehicular road. As far as the road for the whole project first, I would support the idea of building the road and utilities as the phases are built.

OTHER MATTERS:

Ms. Puester: The Breckenridge Mountain Lodge will be on the July 1 agenda as it was withdrawn by the applicant on tonight's agenda.

Other Updates: Ms. Laurie Best has scheduled a house tour in Boulder on July 18, if you are interested in attending please e-mail Ms. Best back by Friday.

On July 23 all the Planning Commissioners and a guest are invited to a thank you event and concert for boards and commissions. Please RSVP to Ms. Nikki LaRochelle.

ADJOURNMENT:

The meeting was adjourned at 9:05 pm.

Jim Lamb, Chair

MEMO

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 22 (Approving Hotel Breck, LLC Development Agreement)

DATE: June 17, 2014 (for June 24th meeting)

The second reading of the ordinance approving the Development Agreement with Hotel Breck, LLC is scheduled for your meeting on June 24th.

There are no changes proposed to ordinance itself from first reading. However, the developer has proposed changes to Section 5 of the Agreement concerning the required parking plan for the project. The proposed changes are found at the bottom of Page 3 and the top of Page 4 of the agreement, and are redlined.

I will be happy to discuss this matter with you on Tuesday.

1 ***FOR WORKSESSION/SECOND READING – JUNE 24***

2
3 ***NO CHANGE TO ORDINANCE FIRST READING***

4
5 Additions To The Development Agreement As Approved on First Reading Are
6 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

7
8 COUNCIL BILL NO. 22

9
10 Series 2014

11
12 AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH THE VILLAGE
13 AT BRECKENRIDGE ACQUISITION CORP., INC., A TENNESSEE CORPORATION, AND
14 HOTEL BRECK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
15 (Lot 3, Breckenridge Mountain Lodge Area Subdivision)

16
17 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
18 COLORADO:

19
20 Section 1. Findings. The Town Council of the Town of Breckenridge finds and
21 determines as follows:

22
23 A. The Village At Breckenridge Acquisition Corp., Inc., a Tennessee corporation
24 (“**Owner**”), is the owner of Lot 3, Breckenridge Mountain Lodge Area Subdivision, as shown on
25 the plat recorded April 12, 1999 under Reception No. 592529, Summit County, Colorado
26 (“**Property**”).

27
28 B. Owner and Hotel Breck, LLC, a Delaware limited liability company (“**Buyer**”),
29 are under contract for a potential sale of the Property for Buyer to develop as a branded hotel (the
30 “**Project**”).

31
32 C. The Property is subject to the 1998 Breckenridge Mountain Lodge (BML) Area
33 Master Plan approved by the Breckenridge Town Council on August 25, 1998, notice of which
34 approval was recorded February 4, 2000, at Reception No. 616575 of the Summit County,
Colorado records (the “**Master Plan**”).

35
36 D. The Master Plan currently provides for a total density on the Property of 29.1
single family equivalents (“**SFEs**”).

37
38 E. As owner of the Property, Owner has the right to authorize Buyer to propose
amendments to the Master Plan.

39
40 F. Pursuant to Chapter 9 of Title 9 of the Breckenridge Town Code the Town
41 Council has the authority to enter into a development agreement. Further, in connection with a
42 Master Plan amendment, there is no process in the Town’s Development Code for approval of

1 density in excess of that recommended by an existing Master Plan and the transfer of density
2 pursuant to a certificate of development rights (“**TDRs**”) issued pursuant to the
3 Intergovernmental Agreement concerning transfer of development rights between the Town and
4 Summit County, Colorado (“**IGA**”), and, therefore, a development agreement provides a means
5 for such an approval and transfer.

6 G. In order for Buyer to develop the Property in a manner that will permit the
7 operation of a hotel with limited retail, density up to a total of 54.1 SFEs of density may be
8 required and an amendment to the Master Plan and authorization to use TDRs representing up to
9 25.00 additional SFEs to accommodate such density will be required.

10 H. In connection with the future development of the Property, it has been agreed that
11 there should be an amendment to the Master Plan to authorize an increase in the 200% multiplier
12 for amenity space as provided for in Subsection (D) of Section 9-1-19-24R (Social Community)
13 of the Breckenridge Town Code to 400% in order to further encourage meeting and conference
14 facilities or recreation and leisure amenities.

15 I. Although the Project is a mixed use development containing less than one
16 hundred thousand (100,000) square feet, the Town’s Planning Commission (“**Planning**
17 **Commission**”) is authorized to apply the off-street parking requirements of Section 9-3-8(D) of
18 the Breckenridge Town Code, and to approve, if the written analysis described below is found to
19 be acceptable, a reduction in the parking requirement for the Project to approximately 0.74
20 parking spaces per hotel room, plus approximately 1 space per 400 square feet of commercial
21 space, based on a written analysis to be paid for by the Buyer and prepared by a qualified
22 parking consultant.

23 J. The hotel room units within the Project will contain small kitchens, but the
24 Project is proposed to be operated in all respects a true hotel. Because the Town has determined
25 that the Project is in fact a hotel regardless of the existence of small kitchens in each room, the
26 Planning Commission is authorized and directed to define the Project as a “Hotel/Lodge/Inn”
27 pursuant to Section 9-1-5 of the Breckenridge Town Code and therefore use a multiplier of 1,380
28 square feet per SFE to calculate allowable density.

29
30 K. Pursuant to Chapter 9 of Title 9 the Breckenridge Town Code the Town Council
31 has the authority to enter into a development agreement.

32
33 L. Buyer, with Owner’s consent, has submitted to the Town a completed
34 application for a development agreement.

35
36 M. A proposed development agreement between the Town, Owner, and Buyer has
37 been prepared, a copy of which is marked **Exhibit “A”**, attached hereto and incorporated herein
38 by reference (“**Development Agreement**”).

39
40 N. The Town Council had a preliminary discussion of Buyer’s application and the
41 proposed Development Agreement as required by Section 9-9-10(A) of the Breckenridge Town
42 Code.

43

1 O. The Town Council determined that Buyer’s request for a development agreement
2 need not be referred to the Breckenridge Planning Commission for its review and
3 recommendation.
4

5 P. The Town Council has reviewed the Development Agreement.
6

7 Q. The approval of the Development Agreement is warranted in light of all relevant
8 circumstances.
9

10 R. The procedures to be used to review and approve a development agreement are
11 provided in Chapter 9 of Title 9 of the Breckenridge Town Code. The requirements of such
12 Chapter have substantially been met or waived in connection with the approval of the
13 Development Agreement and the adoption of this ordinance.
14

15 Section 2. Approval of Development Agreement. The Development Agreement between
16 the Town, The Village At Breckenridge Acquisition Corp., Inc., a Tennessee corporation, and
17 Hotel Breck, LLC, a Delaware limited liability company (Exhibit “A” hereto) is approved, and
18 the Town Manager is authorized, empowered, and directed to execute such agreement for and on
19 behalf of the Town of Breckenridge.
20

21 Section 3. Notice of Approval. The Development Agreement must contain a notice in the
22 form provided in Section 9-9-13 of the Breckenridge Town Code. In addition, a notice in
23 compliance with the requirements of Section 9-9-13 of the Breckenridge Town Code must be
24 published by the Town Clerk one time in a newspaper of general circulation in the Town within
25 fourteen days after the adoption of this ordinance. Such notice shall satisfy the requirement of
26 Section 24-68-103, C.R.S.
27

28 Section 4. Police Power Finding. The Town Council finds, determines, and declares that
29 this ordinance is necessary and proper to provide for the safety, preserve the health, promote the
30 prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and
31 the inhabitants thereof.
32

33 Section 5. Authority. The Town Council finds, determines, and declares that it has the
34 power to adopt this ordinance pursuant to the authority granted to home rule municipalities by
35 Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
36 Charter.
37

38 Section 6. Effective Date. This ordinance shall be published and become effective as
39 provided by Section 5.9 of the Breckenridge Town Charter.
40

41 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
42 PUBLISHED IN FULL this ____ day of _____, 2014. A Public Hearing shall be held at the
43 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
44 _____, 2014, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
45 Town.
46

TOWN OF BRECKENRIDGE

By _____
John G. Warner, Mayor

ATTEST:

Helen Cospolich
Town Clerk

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June 18, 2014

Breckenridge Town Council
 C/O Mr. Timothy H. Berry
 P.O. Box 2
 Leadville, Colorado 80461

Re: Breckenridge Mountain Lodge Development Agreement
 Proposed Language Regarding the Parking Management Plan Covenants

Dear Breckenridge Town Council Members,

As you are aware, the Breckenridge Town Council voted and approved the First Reading of our draft Development Agreement on June 10, 2014. I write to you today to explain our few suggested changes to the language of the Development Agreement. I believe it is important to address these items in writing because of the concerns we heard by Council Member Brewer about our lack of commitment to the providing a hotel shuttle and parking management plan for the project.

Let me begin by assuring you that we fully intend to provide both a hotel shuttle for our guests and the required parking management plan, and the language of the Agreement still commits to both of these. These are important components of our dialogue and parts of the agreement to which we are committed.

Our suggested changes to the agreement address our concern that the language as drafted would create a covenant and obligation on the property into perpetuity that is not at all flexible. We want to make sure that there is a process that would allow the hotel and the Town to review the parking management plan and make modifications to that plan to the extent these changes make sense to all parties. Based on the conversation from our June 10, 2014 work session, we were happy to hear that the proposed parking management plan always qualifies for review and modification by the Town.

Our suggested change in the language of the Development Agreement clarifies this fact in the body of the agreement by making the agreement read that we will record a restrictive covenant “acknowledging the existence of the initial plan and providing a process for Town staff to review and approve revisions to the plan in the future based on actual demands and needs of the Project and operational experience from time to time.”



Thank again for your consideration and we look forward to discussing this issue with you in the next Town Council Meeting.

Sincerely,

Michael O'Connor
Triumph Development
On Behalf of Breck Hotel, LLC

APPROVAL OF THIS DEVELOPMENT AGREEMENT CONSTITUTES A VESTED
PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED
STATUTES, AS AMENDED

DEVELOPMENT AGREEMENT

This Development Agreement (“**Agreement**”) is made as of the ___ day of _____, 2014 among the TOWN OF BRECKENRIDGE, a municipal corporation of the State of Colorado (the “**Town**”), THE VILLAGE AT BRECKENRIDGE ACQUISITION CORP., INC., a Tennessee corporation authorized to do business in Colorado (the “**Owner**”), and HOTEL BRECK, LLC, a Delaware limited liability company authorized to do business in Colorado (the “**Buyer**”).

Recitals

A. Owner is the owner of Lot 3, Breckenridge Mountain Lodge Area Subdivision, as shown on the plat recorded April 12, 1999 under Reception No. 592529, Summit County, Colorado (“**Property**”).

B. Owner and Buyer are under contract for a potential sale of the Property for Buyer to develop as a branded hotel (the “**Project**”).

C. The Property is subject to the 1998 Breckenridge Mountain Lodge (BML) Area Master Plan approved by the Breckenridge Town Council on August 25, 1998, notice of which approval was recorded February 4, 2000, at Reception No. 616575 of the Summit County, Colorado records (the “**Master Plan**”).

D. The Master Plan currently provides for a total density on the Property of 29.1 single family equivalents (“**SFEs**”)¹.

E. As owner of the Property, Owner has the right to authorize Buyer to propose amendments to the Master Plan, as provided in this Agreement.

F. Pursuant to Chapter 9 of Title 9 of the Breckenridge Town Code the Town Council has the authority to enter into a Development Agreement. Further, in connection with a Master Plan amendment, there is no process in the Town’s Development Code for approval of density in excess of that recommended by an existing Master Plan and the transfer of density pursuant to a certificate of development rights (“**TDRs**”) issued pursuant to the Intergovernmental Agreement concerning transfer of development rights between the Town and Summit County, Colorado (“**IGA**”), and, therefore, a development agreement provides a means for such an approval and transfer.

¹ The Master Plan provides that the allowed density on the Property is equal to the existing density, plus one additional SFE. Based upon the existing survey of the Property the parties agree that there are 27.8 existing SFEs. As such, the current allowed density on the Property is 28.1 SFEs + 1 SFE = 29.1 SFEs.

G. In order for Buyer to develop the Property in a manner that will permit the operation of a hotel with limited retail, density up to a total of 54.1 SFEs may be required and an amendment to the Master Plan and authorization to use TDRs representing up to 25.00 additional SFEs to accommodate such density will be required.

H. In connection with the future development of the Property, it has been agreed that there should be an amendment to the Master Plan to authorize an increase in the 200% multiplier for amenity space as provided for in Subsection (D) of Section 9-1-19-24R (Social Community) of the Breckenridge Town Code to 400% in order to further encourage meeting and conference facilities or recreation and leisure amenities.

I. Although the Project is a mixed use development containing less than one hundred thousand (100,000) square feet, the Town's Planning Commission ("**Planning Commission**") is authorized to apply the off-street parking requirements of Section 9-3-8(D) of the Breckenridge Town Code, and to approve, if the written analysis described below is found to be acceptable, a reduction in the parking requirement for the Project to approximately 0.74 parking spaces per hotel room, plus approximately 1 space per 400 square feet of commercial space, based on a written analysis to be paid for by the Buyer and prepared by a qualified parking consultant.

J. The hotel room units within the Project will contain small kitchens, but the Project is proposed to be operated in all respects as hotel. Because the Town has determined that the Project is in fact a hotel regardless of the existence of small kitchens in each room, the Planning Commission is authorized and directed to define the Project as a "Hotel/Lodge/Inn" pursuant to Section 9-1-5 of the Breckenridge Town Code and therefore use a multiplier of 1,380 square feet per SFE to calculate allowable density.

K. As the commitments encouraged to be made in connection with an application for a development agreement in accordance with Section 9-9-4 of the Breckenridge Town Code, Buyer has proposed the following:

1. A payment to the Breckenridge Arts District of \$10,000 to be applied toward a project mutually agreed by the Town and Buyer.
2. Landscaping and access improvements to the trail easement along the southern edge of the property.
3. Payment to the Town of Breckenridge for landscaping improvements to the sizeable CDOT and Town of Breckenridge right-of-way in front of the property of \$10,000.

L. The Town Council has received a completed application and all required submittals for a development agreement, had a preliminary discussion of the application and this Agreement, determined that it should commence proceedings for the approval of this Agreement and, in accordance with the procedures set forth in Section 9-9-10(C) of the Breckenridge Town Code, has approved this Agreement by non-emergency ordinance

Agreement

1. Upon: (a) final approval of (i) the transfer of up to 25.00 additional TDRs that will allow for a total of a maximum of 54.1 SFEs of density on the Property, (ii) a Class A Development Permit amending the Master Plan to allow for such additional density (the “**Master Plan Amendment**”), and (iii) a Class A Development Permit for the Property acceptable to Buyer and Owner allowing for the development of the Property utilizing up to the additional 25.00 SFEs of density for retail and a Hotel/Lodge/Inn (as provided for in the Town Code) at 1,380 square feet of density per SFE (the “**Permit**”); and (b) the passage of any time periods within which any referendums, appeals or other challenges to such approvals must be brought, without any such referendums, appeals or other challenges having been filed, commenced or asserted, Buyer shall: (A) pay \$10,000 to the Breckenridge Arts District to be applied toward a project mutually agreed by the Town and Buyer, (B) enter into an agreement with the Town for the proposed trail improvements, (C) pay \$10,000 to the Town of Breckenridge for the installation of landscaping and public art in the Town or CDOT rights of way, and (D) pursuant to the terms of the IGA, pay the then-current price per TDR for each TDR required to support the total density authorized by the Permit.

2. Pursuant to Subsection (I)(2) of Section 9-1-19-39A (Master Plan) of the Breckenridge Town Code, the Planning Commission is hereby authorized and directed to review and approve, if appropriate, subject to compliance with all other applicable development policies of the Town, an application for the Master Plan Amendment providing for a maximum of 54.1 SFEs of density on the Property (the existing 29.1 SFEs, plus an additional 25.0 SFEs to be transferred to the Property).

3. Upon approval of the Master Plan Amendment and the Permit, the transfer to the Property of up to an additional 25.00 TDRs pursuant to the terms of the IGA may be processed and paid for.

4. In connection with the future development of the Property, negative points shall not be assessed under Section 9-1-19-24R (Social Community) of the Breckenridge Town Code for meeting and conference facilities or recreation and leisure amenities over and above that required in Section 9-1-19-24A (The Social Community) of the Breckenridge Town Code if the facilities or amenities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities and they do not equal more than 400% of the area required under said Section 9-1-19-24A of the Breckenridge Town Code.

5. Although the Project is a mixed use development containing less than one hundred thousand (100,000) square feet of interior space, the Planning Commission is authorized and directed to apply the provisions of Section 9-3-8(D) of the Breckenridge Town Code, and to approve, if the written analysis described below is found to be acceptable, a reduction in the parking requirement for the Project to approximately 0.74 parking spaces per hotel room, plus approximately 1 space per 400 square feet of commercial space, based on a written analysis to be paid for by the Buyer and prepared by a qualified parking consultant. As part of the parking analysis, Buyer will include a proposed parking management plan for the Project that outlines how the Project will deal with high-demand parking days that require overflow parking and

initially includes a plan for provision of a hotel shuttle. The Permit shall contain a condition that the Buyer execute and record a restrictive covenant, acceptable in form and substance to the Town Attorney, ~~requiring the Buyer in perpetuity to: (i) implement a parking plan, acceptable to the Town, for those high-demand parking days that require overflow parking; and (ii) operate a hotel shuttle vehicle for the benefit of the hotel guests,~~ acknowledging the existence of the initial plan and providing a process for Town staff to review and approve revisions to the plan in the future based on actual demands and needs of the Project and operational experience from time to time.

6. The Planning Commission is hereby authorized and directed, notwithstanding the provisions of Section 9-1-5 of the Breckenridge Town Code, to review the Project as a “Hotel/Lodge/Inn” and therefore use a multiplier of 1,380 square feet per SFE to calculate allowable residential density for the Project.

7. The Development Permit shall contain a condition that the Buyer execute and record a restrictive covenant, acceptable in form and substance to the Town Attorney, prohibiting the installation of ovens in the kitchens to be located within the guest rooms of the Project.

8. Except as provided in Section 24-68-105, C.R.S. and except as specifically provided for herein, the execution of this Agreement shall not preclude the current or future application of municipal, state or federal ordinances, laws, rules or regulations to the Property (collectively, “laws”), including, but not limited to, building, fire, plumbing, engineering, electrical and mechanical codes, and the Town’s Development Code, Subdivision Standards and other land use laws, as the same may be in effect from time to time throughout the term of this Agreement. Except to the extent the Town otherwise specifically agrees, any development of the Property which is the subject of this Agreement, the Master Plan Amendment and the Permit shall be done in compliance with the then-current laws of the Town.

9. Nothing in this Agreement shall preclude or otherwise limit the lawful authority of the Town to adopt or amend any Town law, including, but not limited to the Town’s: (i) Development Code, (ii) Master Plan, (iii) Land Use Guidelines and (iv) Subdivision Standards.

10. This Agreement shall run with title to the Property and be binding upon and inure to the benefit of Town, Owner and Buyer, their successors and assigns, provided, however, that, if the conditions set forth in paragraph 1 above all have not been met at the time that the Purchase and Sale Agreement for the purchase of the Property by Buyer from Owner is terminated for any reason, then Owner may terminate this Agreement by notice to the Town and, after such notice is given by Owner, a notice of termination of this Agreement may be recorded in the office of the Clerk and Recorder of Summit County, Colorado. Upon the date that Buyer takes title to the Property, Owner shall be released from this Agreement and from all obligations hereunder and shall have no further rights hereunder, and all references to Owner, and to Owner and Buyer collectively, shall be changed to Buyer only.

11. Prior to any action against the Town for breach of this Agreement, Owner or Buyer shall give the Town a sixty (60) day written notice of any claim by the Owner or Buyer of

a breach or default by the Town, and the Town shall have the opportunity to cure such alleged default within such time period.

12. The Town shall not be responsible for and neither the Owner nor the Buyer shall have any remedy against the Town if development of the Property is prevented or delayed for reasons beyond the control of the Town.

13. Actual development of the Property shall require the issuance of such other and further permits and approvals by the Town as may be required from time to time by applicable Town ordinances.

14. No official or employee of the Town shall be personally responsible for any actual or alleged breach of this Agreement by the Town.

15. Buyer agrees to indemnify and hold the Town, its officers, employees, insurers, and self-insurance pool, harmless from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with such benefits under this Agreement, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the negligent or wrongful intentional act or omission of Buyer, any subcontractor of Buyer, or any officer, employee, representative, or agent of Buyer or of any subcontractor of Buyer, or which arise out of any worker's compensation claim of any employee of Buyer, or of any employee of any subcontractor of Buyer; except to the extent such liability, claim or demand arises through the negligent or intentional act or omission of Town, its officers, employees, or agents. Buyer agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands to which Buyer's indemnification obligations hereunder apply, at the sole expense of the Buyer. Buyer also agrees to bear all other costs and expenses related thereto, including court costs and attorney's fees.

16. If any provision of this Agreement shall be invalid, illegal or unenforceable, it shall not affect or impair the validity, legality or enforceability of the remaining provisions of the Agreement.

17. This Agreement constitutes a vested property right pursuant to Article 68 of Title 24, Colorado Revised Statutes, as amended.

18. Within fourteen (14) days following the final adoption of the ordinance approving this Development Agreement, the Town Clerk shall cause to be published one time in a newspaper of general circulation within the Town a notice satisfying the requirements of Section 9-9-13 of the Development Code. The costs of publication of such notice shall be paid by the Buyer.

19. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed to constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by Town, Owner and

Buyer; nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Town's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the Owner or Buyer or the acceptance of any improvements.

20. This Agreement shall be recorded in the office of the Clerk and Recorder of Summit County, Colorado. The cost of recording this Agreement shall be paid by Buyer.

21. Nothing contained in this Agreement shall constitute a waiver of the Town's sovereign immunity under any applicable state or federal law.

22. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement shall be deemed to be proper only if such action is commenced in District Court of Summit County, Colorado. The Owner and Buyer expressly waive their right to bring such action in or to remove such action to any other court, whether state or federal.

23. Any notice required or permitted hereunder shall be in writing and shall be sufficient if personally delivered or mailed by certified mail, return receipt requested, addressed as follows:

If To The Town: Timothy J. Gagen, Town Manager
Town of Breckenridge
P.O. Box 168
Breckenridge, CO 80424

With A Copy (which shall not constitute notice to the Town) to: Timothy H. Berry, Esq.
Town Attorney
P.O. Box 2
Leadville, CO 80461

If To The Owner: Alex Iskenderian
Vail Resorts Development Company
137 Benchmark Road
P.O. Box 959
Avon, CO 81620

With A Copy (which shall not constitute notice) to: Stephen C. West, Esq.
West Brown, P.C.
P.O. Box 588
Breckenridge, CO 80424

With A Copy (which shall not constitute notice) to: Vail Resorts Management Company
137 Benchmark Road

P.O. Box 959
Avon, CO 81620
Attn: Legal Department

If to the Buyer :

Michael O'Connor
Triumph Development, LLC
12 Vail Road – Suite 700
Vail, CO 81657

With A Copy (which
shall not constitute
notice) to:

Gregory W. Perkins, Esq.
Wear Travers Perkins LLC
97 Main Street, Suite E202
Edwards, CO 81632

Notices mailed in accordance with the provisions of this paragraph shall be deemed to have been given upon delivery. Notices personally delivered shall be deemed to have been given upon delivery. Nothing herein shall prohibit the giving of notice in the manner provided for in the Colorado Rules of Civil Procedure for service of civil process.

24. This Agreement constitutes the entire agreement and understanding between the parties relating to the subject matter of this Agreement and supersedes any prior agreement or understanding relating to such subject matter.

25. This Agreement shall be interpreted in accordance with the laws of the State of Colorado without regard to its conflict of laws rules that might require it to be interpreted in accordance with the laws of any state other than the State of Colorado.

26. The effective date of this Agreement shall be the date that the Town Council ordinance approving this Agreement becomes effective as provided in the Breckenridge Town Charter.

[SEPARATE SIGNATURE PAGES TO FOLLOW]

TOWN OF BRECKENRIDGE

Attest:

_____ Town Clerk

By: _____
Timothy J. Gagen, Manager

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing was acknowledged before me this _____ day of _____, 2014
by Timothy J. Gagen as Town Manager and _____ as _____ Town
Clerk of the Town of Breckenridge.

Witness my hand and official seal.
My commission expires: _____

Notary Public

THE VILLAGE AT BRECKENRIDGE
ACQUISITION CORP., INC. a Tennessee
corporation authorized to do business in Colorado

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2014
by _____ as _____ of THE VILLAGE AT BRECKENRIDGE
ACQUISITION CORP., INC., a Tennessee corporation authorized to do business in Colorado.

Witness my hand and official seal.
My commission expires: _____

Notary Public

HOTEL BRECK, LLC, a Delaware limited liability company authorized to do business in Colorado

By: _____
_____, Manager

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2014 by _____ as a Manager of Hotel Breck, LLC, a Delaware limited liability company authorized to do business in Colorado.

Witness my hand and official seal.
My commission expires: _____

Notary Public

MEMO

TO: Town Council
FROM: Town Attorney
RE: Council Bill No. 23 (Brown Hotel Landmarking Ordinance)
DATE: June 16, 2014 (for June 24th meeting)

The second reading of the Brown Hotel Landmarking Ordinance is scheduled for your meeting on June 24th. There are no changes proposed to ordinance from first reading.

I will be happy to discuss this matter with you on Tuesday.

1 ***FOR WORKSESSION/SECOND READING – JUNE 24***

2
3 ***NO CHANGE FROM FIRST READING***

4
5 COUNCIL BILL NO. 23

6
7 Series 2014

8
9 AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK
10 UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE

11 (Lot 6, Abbett Addition)

12
13 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
14 COLORADO:

15
16 Section 1. Findings. The Town Council of the Town of Breckenridge finds and
17 determines as follows:

18
19 A. Michael R. Cavanaugh owns the hereinafter described real property. Such
20 real property is located within the corporate limits of the Town of Breckenridge, County
21 of Summit and State of Colorado.

22
23 B. Michael R. Cavanaugh filed an application with the Town pursuant to
24 Chapter 11 of Title 9 of the Breckenridge Town Code seeking to have the Town
25 designate the hereinafter described real property as a landmark (“**Application**”).

26
27 C. The Town followed all of procedural requirements of Chapter 11 of Title 9 of
28 the Breckenridge Town Code in connection with the processing of the Application.

29
30 D. The improvements located on hereinafter described real property are more
31 than fifty (50) years old.

32
33 E. The hereinafter described real property meets the “architectural” designation
34 criteria for a landmark as set forth in Section 9-11-4(A)(1)(a) of the Breckenridge Town
35 Code because the property:

- 36
37 (i) exemplifies specific elements of architectural style or period;
38 (ii) is of a style particularly associated with the Breckenridge area;
39 (iii) represents a built environment of a group of people in an era of history;
40 and
41 (iv) is a significant historic remodel.

42
43 F. The hereinafter described real property meets the “social” designation criteria
44 for a landmark as set forth in Section 9-11-4(A)(1)(b) of the Breckenridge Town Code
45 because the property is associated with a notable person or the work of a notable person.

1
2 G. The hereinafter described real property meets the “physical integrity” criteria
3 for a landmark as set forth in Section 9-11-4(A)(3) of the Breckenridge Town Code
4 because:

- 5
6 (i) the property shows character, interest or value as part of the development,
7 heritage or cultural characteristics of the community, region, state or
8 nation; and
9 (ii) the property retains original design features, materials or character.

10
11 H. In accordance with the requirements of Section 9-11-3(B)(3) of the
12 Breckenridge Town Code, on June 18, 2012 the Application was reviewed by the
13 Breckenridge Planning Commission. On such date the Planning Commission
14 recommended to the Town Council that the Application be granted.

15
16 I. The Application meets the applicable requirements of Chapter 11 of Title 9 of
17 the Breckenridge Town Code, and should be granted without conditions.

18
19 J. Section 9-11-3(B)(4) of the Breckenridge Town Code requires that final
20 approval of an application for landmark designation under Chapter 11 of Title 9 of the
21 Breckenridge Town Code be made by ordinance duly adopted by the Town Council.

22
23 Section 2. Designation of Property as Landmark. The following described real
24 property:

25
26 Lot 6, Abbett Addition to the Town of Breckenridge; commonly known and
27 described as 208 North Ridge Street, Breckenridge, Colorado 80424

28
29 is designated as a landmark pursuant to Chapter 11 of Title 9 of the Breckenridge Town
30 Code.

31
32 Section 3. Police Power Finding. The Town Council finds, determines and declares that
33 this ordinance is necessary and proper to provide for the safety, preserve the health, promote the
34 prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and
35 the inhabitants thereof.

36
37 Section 4. Town Authority. The Town Council finds, determines and declares that it has
38 the power to adopt this ordinance pursuant to the authority granted to home rule municipalities
39 by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
40 Charter.

41
42 Section 5. Effective Date. This ordinance shall be published and become effective as
43 provided by Section 5.9 of the Breckenridge Town Charter.

44
45 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
46 PUBLISHED IN FULL this ____ day of _____, 2014. A Public Hearing shall be held at the

1 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ___ day of
2 ____, 2014, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
3 Town.

4
5 TOWN OF BRECKENRIDGE, a Colorado
6 municipal corporation
7

8
9
10 By _____
11 John G. Warner, Mayor
12

13 ATTEST:
14
15
16

17 _____
18 Helen Cospolich
19 Town Clerk
20

Memorandum

TO: TOWN COUNCIL
FROM: Dale Stein, Assistant Town Engineer
DATE: June 18, 2014
RE: Public Projects Update

South Main Street Improvements 2014

Construction work continues this week on Main Street, with the electrical and landscaping work being finalized on the east side of Main Street. All of the concrete pours for new sidewalks were completed last week, and all sidewalks were fully opened on June 13th. Currently, all businesses can be accessed through their normal entrances via the completed sidewalks.

Next week, there will be very limited construction work occurring on Main Street, with the majority of the remaining work will be completed by the end of this week (June 20th). The remaining stone pavers and wood mulch will be installed on the east side of Main Street, electrical wiring will be installed for the event power receptacles, and two new event electrical panels will be installed. This work will be completed by June 27th and should have little impact to pedestrians or vehicles, with the exception of small temporary parking closures to accommodate ongoing stone paver installation. The only work scheduled to occur after June 27th is the installation of an electrical transformer and two electrical meters, which are being placed by Xcel Energy. The work by Xcel is off of Main Street and should not impact businesses. The contractor will move most of their materials and equipment out of the Tiger Dredge Parking Lot by June 20th, and will be entirely out of the parking lot by June 27th.

The east side of Main Street has been completed and can be seen in the pictures below.



New 10' wide sidewalks in the 200 south block of Main Street.

Gold Pan Alley

Work on the new drainage features in the Gold Pan Alley and the Wellington Parking Lot have been completed. Additionally, the final lift of new asphalt in the alley was completed last week. The only remaining work is the installation of wood mulch in the median between the alley and the Sawmill Lot, and painting of the shared bike symbols. This work is scheduled to be completed next week.



Asphalt Overlay and Concrete Replacement

The asphalt paving operations for the 2014 summer season are nearing completion. With the exception of the 100 South block of the Main Street alley, the Contractor for the project completed Phase 1 of the project (areas in the core of Town) in early June. The Contractor has completed Phase 2 of the project, ahead of schedule, which includes areas outside of the core of Town such as locations in the Highlands. The crew is working this week on final shouldering and clean-up of the overlay areas.

The 100 South Main Street Alley could not be repaved in June due to the ongoing construction operations both on Lincoln Avenue and Washington Avenue. Once the work on Washington is completed this overlay section will be scheduled.

The concrete replacements at various locations in the core of town are scheduled to be completed this week. Work outside the core will continue through July.

SH 9 Median and Roundabout Improvements

The plans for the median and roundabout improvements are completed. Staff expects to have bids from Contractors for the construction of Phase 1 in July after the holiday.

Breckenridge Grand Vacations Community Center

Work on the rehabilitation of the historic building on Harris Street is going well with new construction operations recently kicked off with the good summer weather. The Contractor has begun the work on the new addition for the movie theater, recently digging and placing the concrete foundation. The Contractor will continue work on the building addition, forming and

placing the concrete foundation walls this week and next. Crews should begin soon with the work framing the exterior of the building.



Recently placed concrete foundation walls for the movie theater concessions addition.

Effort also began this past week cleaning the 100 years of accumulated dirt and debris from the exterior masonry. This work includes pressure washing the exterior of the building with a mild acidic solution and water, followed by substantial labor hand cleaning areas with previous water damage. We have been pleasantly surprised with the final condition of the brick for the majority of the building. There are however some areas where tar mastic as applied to the building during previous building modifications in the mid-1900's at the old garage and mechanical shed. It will take special attention at these areas to remove the mastic without damaging the existing masonry.



Photo shows crews cleaning years of dirt from the north side of the historic building masonry.

Installation of the new storm drain system for the building perimeter and site began this week with the excavation for the new system. The system will include roof drain conveyance piping, area drains and new under drains at specific known problem areas. This work will continue for the few weeks and transition to the remaining site grading around the building.



Excavation in front of the historic building in preparation of the installation of the storm drain system.

Scheduled to begin next week, the Contractor will work on the rehabilitation of the parking lots adjacent to the building. The south lot will be reconfigured first in July, followed by the south lot work planned for later in the summer. With the reconstruction of the parking areas the south half of the south parking lot, which has remained open to the public to date, will need to be closed. Staff will sign the parking lot later this week notifying the users of the lot of the closure. A portion of the south lot should be available in the fall to the public, once the north lot is completed.

Other miscellaneous ongoing work on the building includes; installation of the fire suppression system, interior framing of the mezzanine study rooms, framing of the multipurpose room, installation of the communication wiring, plumbing, electrical, exterior deck structural framing and placement of the concrete floor of the movie theater.



Recently poured new sloped concrete floor for the movie theater.

Arts District Build Out

The buildings on the Arts District campus are really taking shape. Exterior siding is going up on the historic and new buildings, interiors are being painted, and final HVAC duct work installed. Some exterior concrete has also been poured this week. The project is currently on schedule for a September completion.



The monitor and east elevation of the Ceramics building are finished with corrugated metal siding.



The historic siding was reinstalled on the west and north elevations of the Mikolitis barn.



Forms for curb and gutter along the alley are set before the concrete is poured..

Old Masonic Hall

Work on Washington Ave is on schedule to be completed by July 2nd. The utility installation will be completed by June 20th, the curb and gutter installed by June 24th and left to cure for a week, and finally the road will be repaved and reopened to vehicles on July 1st or 2nd. The south sidewalk will be open to pedestrians and the north sidewalk will remain closed as work on the building and plaza continues.

Skate Park

The construction contract has been executed with the design /build contractor Team Pain. The construction surveying and excavation work is scheduled to begin next week. It is anticipated that all construction will be complete by September 30.

North Main Street Park

Staff has worked with the proposed design / build contractor for the proposed park on Main Street, receiving both an initial construction quote and a revised quote from the project. The revised quote from the contractor still exceeds project budget limits. Staff is now working to prepare an bid package that will be advertised for open bids for the construction of the park. Bids are anticipated to be received in early July and a schedule for the construction of the park will be established once a contractor is selected.

Artificial Turf Field Installation

The field surveying and design for the field is being completed and will be submitted to Town Staff for review the week of June 23rd. Construction could begin as early as July 7 and is anticipated to be completed by mid September.

MEMO

TO: Mayor & Town Council
FROM: Tim Gagen, Town Manager
DATE: June 19, 2014
SUBJECT: Committee Reports for 6-24-2014 Council Packet

Liquor Licensing Authority **June 17, 2014** **Taryn Power**

In April, Extreme Pizza was issued citations for allowing an establishment to operate under their liquor license and possessing alcohol not purchased from an authorized wholesaler. At the regular meeting of the Liquor Licensing Authority on June 17, 2014, the Authority approved a stipulation in which the licensee admitted to the violations and agreed to have a three day suspension of their license (to be served June 23, 2014 through June 25, 2014) and pay a fine in lieu of an additional eleven day suspension.

Regarding the same incident, Blue at the Riverwalk was issued a citation for allowing removal of alcohol from a licensed premise. At the regular meeting on June 17, 2014 the Authority approved a stipulation in which the licensee admitted to the violation and agreed to a three day suspension, with all three days held in abeyance on the condition that there are no further violations for one year.

Committees	Representative	Report Status
CAST	Mayor Warner	Verbal Report
CDOT	Tim Gagen	No Meeting/Report
CML	Tim Gagen	No Meeting/Report
I-70 Coalition	Tim Gagen	No Meeting/Report
Mayors, Managers & Commissions Meeting	Mayor Warner	Verbal Report
Liquor Licensing Authority*	Taryn Power	Included
Wildfire Council	Matt Thompson	No Meeting/Report
Public Art Commission*	Jenn Cram	No Meeting/Report
Summit Stage Advisory Board*	James Phelps	No Meeting/Report
Police Advisory Committee	Chief Haynes	No Meeting/Report
Housing/Childcare Committee	Laurie Best	Verbal Report
CMC Advisory Committee	Tim Gagen	No Meeting/Report

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

** Minutes to some meetings are provided in the Manager's Newsletter.*



April 30, 2014 Financial Report



Easter
and
Spring Fever

Finance & Municipal Services Division

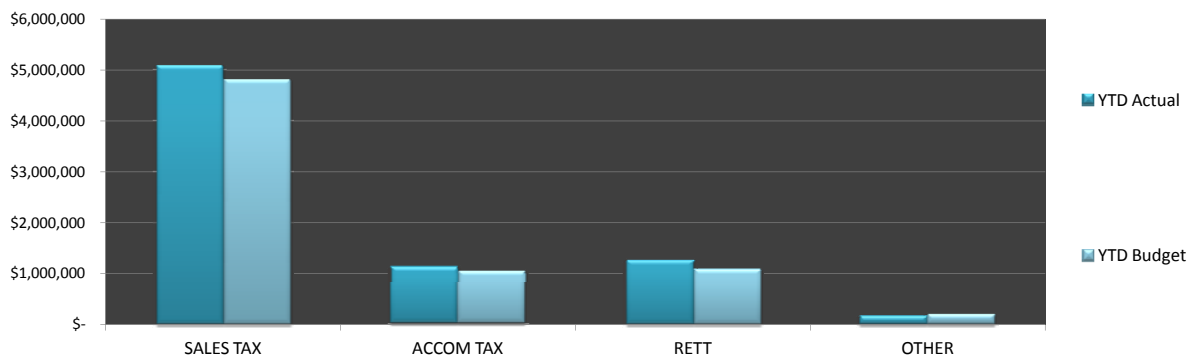
Executive Summary

April 30, 2014

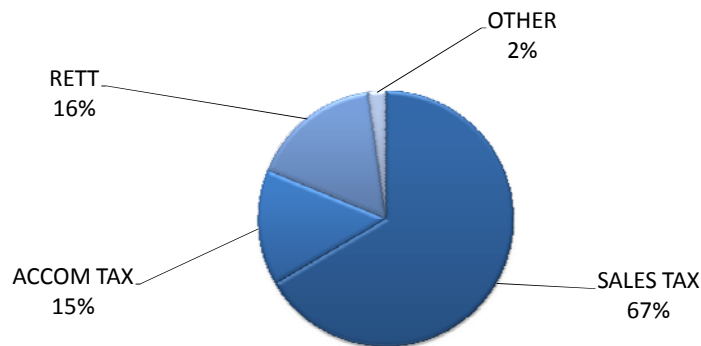
Year to date, we continue to see 2014 major revenues at 106-117% of budget, and expenses slightly below budgeted amounts. We are surpassing prior year's actual results by 4% in terms of total excise revenues. Sales activity is up in Town by 12% over prior year. This bodes well for our near future 2014 cash collections.

In short, we are not seeing any significant unplanned variances from budget other than higher than expected revenue growth.

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	\$ 5,088,437	\$ 4,818,708	106%	\$ 15,198,907	\$ 4,817,741	\$ 14,839,044
ACCOMMODATIONS TAX	1,121,330	1,039,680	108%	2,018,536	1,071,929	2,006,571
REAL ESTATE TRANSFER	1,265,116	1,080,937	117%	3,800,001	1,254,786	4,462,232
OTHER*	170,833	207,019	83%	761,138	193,949	810,708
TOTAL	\$ 7,645,716	\$ 7,146,344	107%	\$ 21,778,582	\$ 7,338,405	\$ 22,118,556

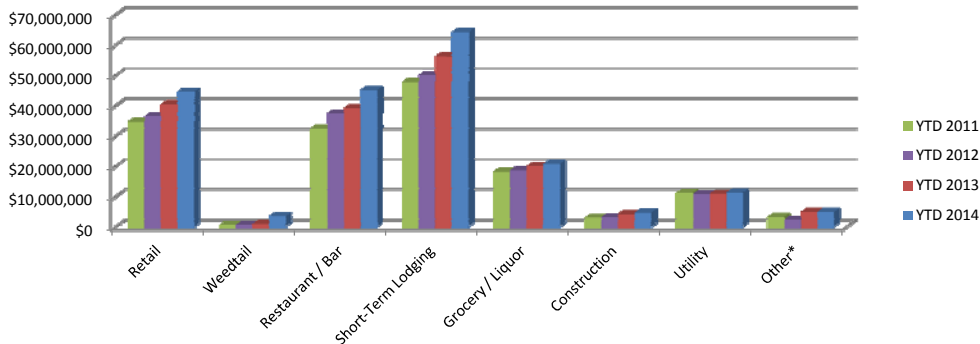
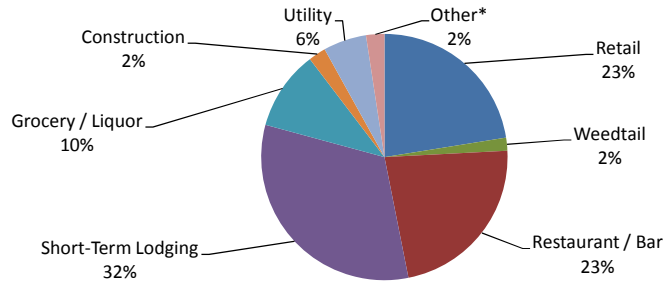
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics

Net Taxable Sales by Industry-YTD

Description	YTD 2011	YTD 2012	YTD 2013	YTD 2014	2013/2014	2013/2014	2014
					\$ Change	% Change	% of Total
Retail	\$34,552,180	\$36,324,344	\$40,358,776	\$44,522,388	\$4,163,612	10.32%	22.46%
Weedtail	\$415,454	\$515,414	\$839,510	\$3,405,116	\$2,565,606	305.61%	1.72%
Restaurant / Bar	\$32,299,903	\$37,325,730	\$39,077,470	\$44,980,884	\$5,903,414	15.11%	22.69%
Short-Term Lodging	\$47,588,116	\$49,890,946	\$56,168,486	\$64,169,113	\$8,000,626	14.24%	32.36%
Grocery / Liquor	\$18,097,935	\$18,509,098	\$19,874,091	\$20,642,195	\$768,104	3.86%	10.41%
Construction	\$2,858,422	\$3,116,789	\$4,101,494	\$4,562,512	\$461,018	11.24%	2.30%
Utility	\$11,128,486	\$10,686,310	\$10,798,367	\$11,214,502	\$416,135	3.85%	5.66%
Other*	\$3,179,699	\$2,249,001	\$4,784,044	\$4,772,804	(\$11,239)	-0.23%	2.41%
Total	\$150,120,194	\$158,617,633	\$176,002,238	\$198,269,514	\$22,267,276	12.65%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



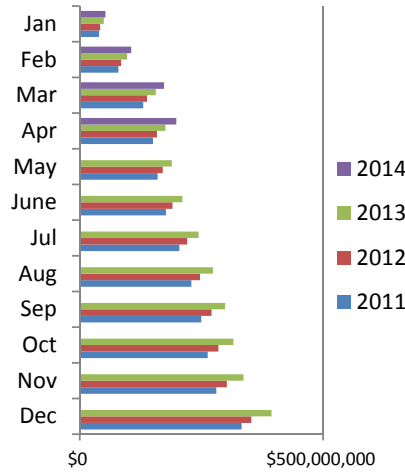
New Items of Note:

- April net taxable sales are currently ahead of 2013 by 27.24%.
- Year to date net taxable sales are currently ahead of 2013 by 12.65%.
- All categories, except Construction and Utility, had the best April on record.
- Restaurant/Bar, Short Term Lodging, and Weedtail fared better than the aggregate of all sectors.
- The disposable bag numbers have changed since the prior months reports due to an amended return.

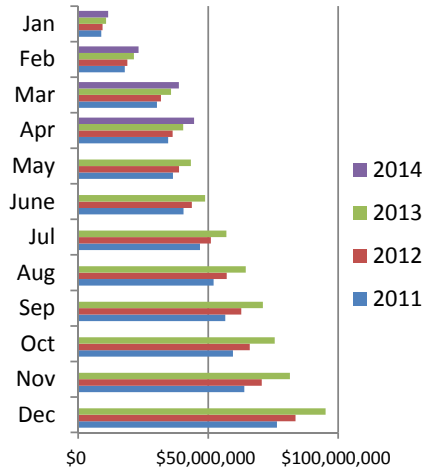
Continuing Items of Note:

- In 2014, a new category was added to the Sales by Sector pages for the Weedtail sector. The category encompasses all legal marijuana sales, regardless of medical or recreational designation. The Retail sector has been adjusted to remove the sales previously reported in this category. The jump in sales from 2013 to 2014 can be attributed to the legalization of sales of recreational marijuana.
- A section on Disposable Bag Fees was added in 2014.
- 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 include 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.

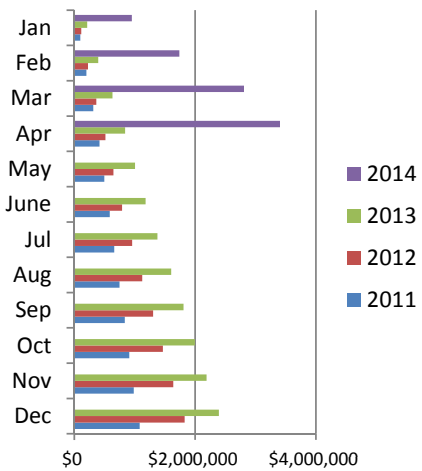
Net Taxable Sales by Sector - Town of Breckenridge Tax Base



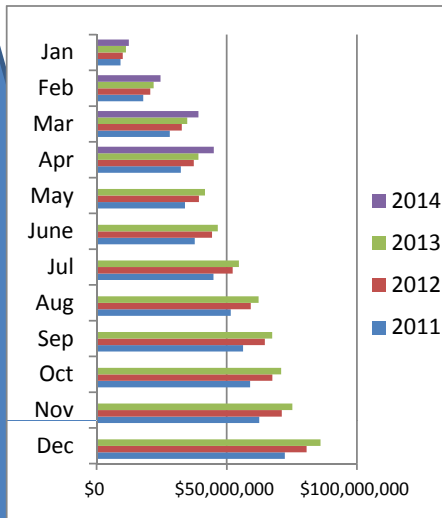
Total Net Taxable Sales					
	2011	2012	2013	2014 from PY	% change
Jan	\$39,457,505	\$41,718,482	\$49,239,880	\$52,637,737	6.90%
Feb	\$39,794,165	\$43,279,998	\$47,640,982	\$52,823,557	10.88%
Mar	\$51,127,532	\$53,068,463	\$59,289,598	\$67,573,366	13.97%
Apr	\$19,740,992	\$20,550,689	\$19,831,779	\$25,234,855	27.24%
May	\$9,607,534	\$11,552,549	\$13,021,086	\$0	n/a
Jun	\$17,133,963	\$20,161,932	\$21,811,439	\$0	n/a
Jul	\$27,600,727	\$30,306,091	\$33,121,526	\$0	n/a
Aug	\$24,681,057	\$26,378,253	\$29,596,186	\$0	n/a
Sep	\$20,454,070	\$23,534,713	\$25,090,255	\$0	n/a
Oct	\$13,185,469	\$14,052,583	\$17,125,353	\$0	n/a
Nov	\$17,694,164	\$17,500,298	\$20,669,049	\$0	n/a
Dec	\$51,828,677	\$50,233,000	\$57,308,715	\$0	n/a
Total	\$332,305,855	\$352,337,052	\$393,745,848	\$198,269,514	



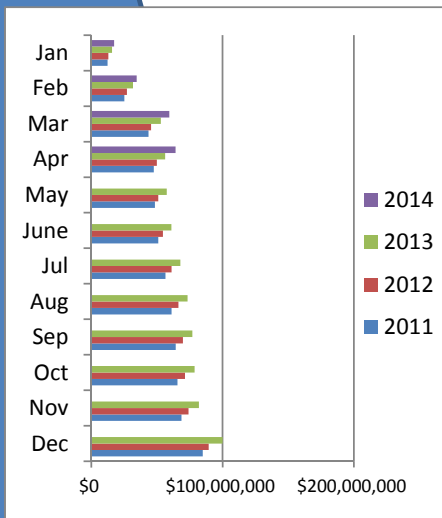
Retail					
	2011	2012	2013	2014 from PY	% change
Jan	\$8,873,745	\$9,332,951	\$10,697,178	\$11,486,905	7.38%
Feb	\$9,025,467	\$9,561,486	\$10,738,587	\$11,726,295	9.20%
Mar	\$12,371,926	\$12,894,030	\$14,239,977	\$15,462,767	8.59%
Apr	\$4,281,042	\$4,535,877	\$4,683,033	\$5,846,421	24.84%
May	\$1,874,691	\$2,460,868	\$2,974,285	\$0	n/a
Jun	\$4,051,674	\$4,935,052	\$5,478,100	\$0	n/a
Jul	\$6,378,646	\$7,291,230	\$8,196,440	\$0	n/a
Aug	\$5,206,454	\$6,103,157	\$7,404,212	\$0	n/a
Sep	\$4,509,144	\$5,600,950	\$6,583,401	\$0	n/a
Oct	\$2,949,134	\$3,253,812	\$4,579,054	\$0	n/a
Nov	\$4,372,344	\$4,647,092	\$5,869,935	\$0	n/a
Dec	\$12,521,962	\$12,981,465	\$13,712,498	\$0	n/a
Total	\$76,416,228	\$83,597,969	\$95,156,700	\$44,522,388	



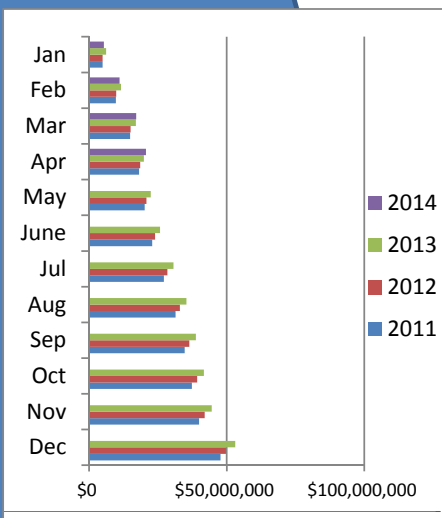
Weedtail					
	2011	2012	2013	2014 from PY	% change
Jan	\$98,400	\$112,836	\$213,016	\$951,609	346.73%
Feb	\$101,156	\$112,024	\$182,322	\$787,796	332.09%
Mar	\$114,141	\$138,857	\$236,589	\$1,068,198	351.50%
Apr	\$101,758	\$151,697	\$207,583	\$597,513	187.84%
May	\$79,694	\$130,681	\$165,344	\$0	n/a
Jun	\$90,530	\$143,525	\$173,564	\$0	n/a
Jul	\$74,297	\$166,596	\$198,017	\$0	n/a
Aug	\$87,638	\$167,634	\$226,347	\$0	n/a
Sep	\$87,116	\$180,635	\$203,715	\$0	n/a
Oct	\$74,763	\$160,677	\$189,368	\$0	n/a
Nov	\$73,632	\$171,386	\$192,819	\$0	n/a
Dec	\$97,903	\$189,064	\$205,254	\$0	n/a
Total	\$1,081,028	\$1,825,612	\$2,393,937	\$3,405,116	



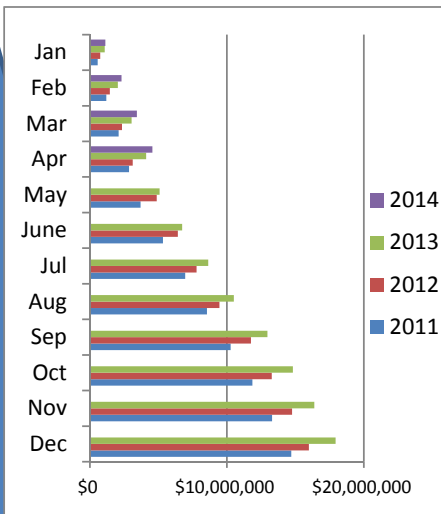
Restaurant / Bar					
	2011	2012	2013	2014	% change from PY
Jan	\$9,132,858	\$10,000,475	\$11,226,637	\$12,343,269	9.95%
Feb	\$8,708,081	\$10,576,852	\$10,663,258	\$12,161,526	14.05%
Mar	\$10,231,641	\$12,086,391	\$12,896,428	\$14,567,406	12.96%
Apr	\$4,227,322	\$4,662,012	\$4,291,147	\$5,908,683	37.69%
May	\$1,629,285	\$1,975,658	\$2,506,094	\$0	n/a
Jun	\$3,761,795	\$5,006,301	\$4,967,871	\$0	n/a
Jul	\$7,179,297	\$7,964,540	\$8,073,825	\$0	n/a
Aug	\$6,655,377	\$6,905,724	\$7,595,679	\$0	n/a
Sep	\$4,725,746	\$5,423,426	\$5,220,637	\$0	n/a
Oct	\$2,675,462	\$2,924,663	\$3,422,721	\$0	n/a
Nov	\$3,522,382	\$3,613,665	\$4,358,776	\$0	n/a
Dec	\$9,843,423	\$9,534,760	\$10,797,054	\$0	n/a
Total	\$72,292,669	\$80,674,467	\$86,020,128	\$44,980,884	



Short-Term Lodging					
	2011	2012	2013	2014	% change from PY
Jan	\$12,273,406	\$12,980,188	\$15,750,214	\$17,255,401	9.56%
Feb	\$12,861,701	\$14,098,863	\$15,918,238	\$17,292,335	8.63%
Mar	\$18,399,939	\$18,334,344	\$21,200,974	\$24,762,522	16.80%
Apr	\$4,053,070	\$4,477,551	\$3,299,059	\$4,858,855	47.28%
May	\$832,715	\$1,088,308	\$1,274,026	\$0	n/a
Jun	\$2,532,271	\$3,498,126	\$3,481,386	\$0	n/a
Jul	\$5,513,083	\$6,619,464	\$6,887,787	\$0	n/a
Aug	\$4,617,400	\$5,172,991	\$5,398,899	\$0	n/a
Sep	\$3,209,320	\$3,501,612	\$3,679,077	\$0	n/a
Oct	\$1,353,845	\$1,495,331	\$1,778,689	\$0	n/a
Nov	\$2,982,078	\$2,764,095	\$3,275,376	\$0	n/a
Dec	\$16,181,397	\$15,265,907	\$18,055,508	\$0	n/a
Total	\$84,810,225	\$89,296,780	\$99,999,234	\$64,169,113	



Grocery / Liquor					
	2011	2012	2013	2014	% change from PY
Jan	\$4,853,813	\$4,857,276	\$6,142,115	\$5,320,739	-13.37%
Feb	\$4,803,009	\$4,962,402	\$5,407,026	\$5,684,344	5.13%
Mar	\$5,179,766	\$5,219,990	\$5,386,799	\$6,070,404	12.69%
Apr	\$3,261,348	\$3,469,430	\$2,938,151	\$3,566,709	21.39%
May	\$2,053,046	\$2,309,947	\$2,511,410	\$0	n/a
Jun	\$2,757,191	\$3,097,820	\$3,351,678	\$0	n/a
Jul	\$4,219,220	\$4,489,506	\$4,907,793	\$0	n/a
Aug	\$4,271,490	\$4,540,829	\$4,683,350	\$0	n/a
Sep	\$3,278,161	\$3,404,220	\$3,434,560	\$0	n/a
Oct	\$2,647,930	\$2,855,324	\$2,908,882	\$0	n/a
Nov	\$2,598,982	\$2,778,270	\$2,837,469	\$0	n/a
Dec	\$7,776,073	\$7,705,640	\$8,549,397	\$0	n/a
Total	\$47,700,028	\$49,690,652	\$53,058,631	\$20,642,195	

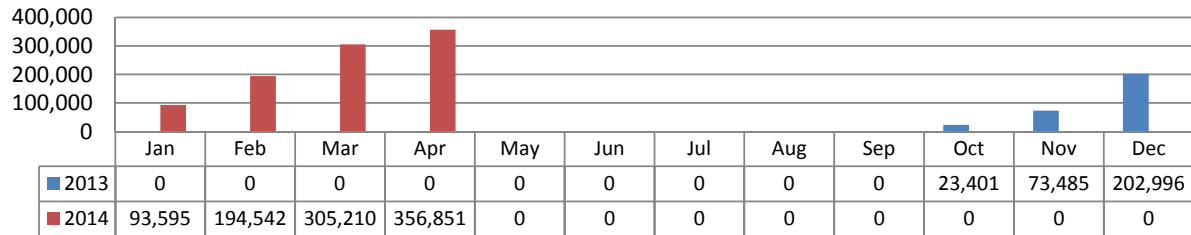


Construction					
	2011	2012	2013	2014	% change from PY
Jan	\$563,647	\$752,255	\$1,072,239	\$1,129,003	5.29%
Feb	\$633,474	\$703,811	\$964,673	\$1,171,370	21.43%
Mar	\$890,826	\$881,518	\$1,008,645	\$1,121,396	11.18%
Apr	\$770,474	\$779,206	\$1,055,938	\$1,140,743	8.03%
May	\$836,918	\$1,761,256	\$978,334	\$0	n/a
Jun	\$1,630,112	\$1,540,822	\$1,653,588	\$0	n/a
Jul	\$1,625,460	\$1,366,520	\$1,903,161	\$0	n/a
Aug	\$1,594,166	\$1,670,785	\$1,870,078	\$0	n/a
Sep	\$1,722,226	\$2,297,356	\$2,454,362	\$0	n/a
Oct	\$1,595,351	\$1,521,388	\$1,858,158	\$0	n/a
Nov	\$1,437,391	\$1,482,393	\$1,555,679	\$0	n/a
Dec	\$1,392,964	\$1,226,412	\$1,555,770	\$0	n/a
Total	\$14,693,010	\$15,983,720	\$17,930,624	\$4,562,512	

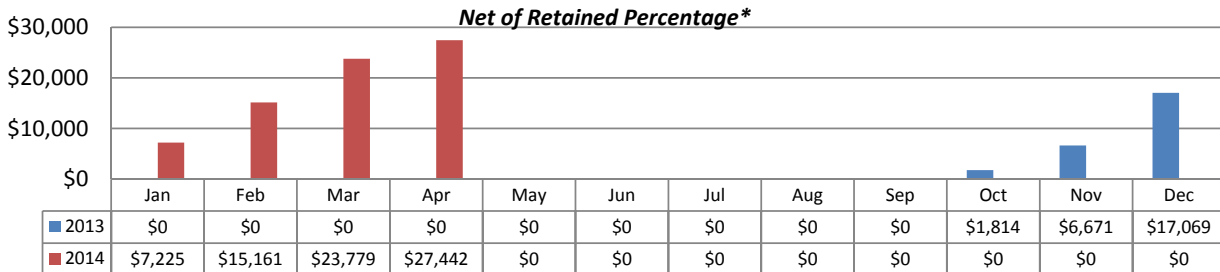
Disposable Bag Fees

The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags and achieve a goal of the SustainableBreck Plan. The ten cent 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. Retailers are permitted to retain 50% of the fee (up to \$1000/month through October 31, 2014; \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program.

YTD # of Disposable Bags Reported



YTD Bag Fees Remitted



*Retailers are permitted to retain 50% of the fee (up to \$1000/month through October 31, 2014; \$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.

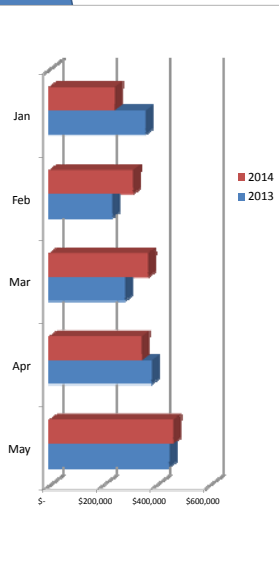
Real Estate Transfer Tax

New Items of Note:

- Revenue for the month of May exceeded prior year by 3.34%, and surpassed the monthly budget by \$81,249.
- YTD Collections are down 2.74% from prior year (much of which relates to June), yet ahead of budget by \$277,776 (through 5/31).
- We fell short of the prior year churn by 11.23% year to date (through 5/31).
- Timeshare sales account for the majority of the sales (29.21%), with condominiums coming in second (28.95%).
- In 2013, single family homes held the majority share. YTD in 2014, single family homes rank in third place with 27.76% of the total.

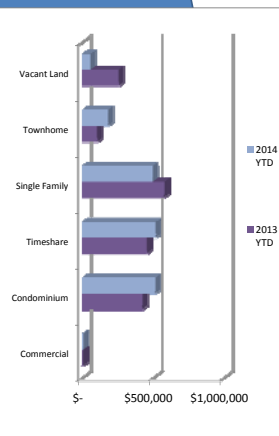
Continuing Items of Note:

- 2014 Real Estate Transfer Tax budget is based upon the monthly distribution for 2013.



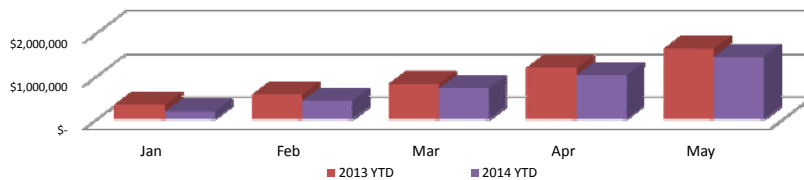
Total RETT						
	2012	2013	2014	% change	2014 Budget	+/- Budget
Jan	\$132,557	\$358,948	\$242,770	-32.37%	\$305,684	-\$62,914
Feb	\$234,630	\$234,357	\$311,353	32.85%	\$199,581	\$111,772
Mar	\$114,921	\$281,202	\$367,107	30.55%	\$239,475	\$127,632
Apr	\$174,514	\$380,279	\$343,886	-9.57%	\$323,850	\$20,036
May	\$292,708	\$446,840	\$461,783	3.34%	\$380,534	\$81,249
Jun	\$251,397	\$259,659	\$53,628	-79.35%	\$221,128	-\$167,500
Jul	\$252,104	\$373,510	\$0	n/a	\$318,085	n/a
Aug	\$388,749	\$393,194	\$0	n/a	\$334,848	n/a
Sep	\$311,285	\$496,379	\$0	n/a	\$422,722	n/a
Oct	\$387,028	\$506,334	\$0	n/a	\$431,199	n/a
Nov	\$389,275	\$403,015	\$0	n/a	\$343,212	n/a
Dec	\$761,919	\$328,416	\$0	n/a	\$279,683	n/a
Total	\$3,691,087	\$4,462,133	\$1,780,527		\$3,800,000	\$110,276

*June #s are as of 06/13/2014



by Category					
Description	2013 YTD	2014 YTD	\$ change	% change	% of Total
Commercial	\$ 6,850	\$ 9,755	2,905	42.41%	0.55%
Condominium	424,445	515,468	91,023	21.45%	28.95%
Timeshare	457,926	520,156	62,230	13.59%	29.21%
Single Family	577,581	494,277	(83,304)	-14.42%	27.76%
Townhome	105,663	180,883	75,220	71.19%	10.16%
Vacant Land	258,244	59,988	(198,256)	-76.77%	3.37%
Total	\$ 1,830,709	\$ 1,780,527	(50,182)	-2.74%	100.00%

YTD Churn Analysis



General Fund Revenues Summary

April 30, 2014

These next two pages report on results in our General Fund. This area contains most "Government Services," such as public works, police, planning, recreation facilities, and administrative function.

General Fund Revenue: At this date, the Town's General Fund is at 106% of YTD budget (\$7.7 million actual vs. \$7.2 million budgeted). The largest factor contributing to this variance is planning fees, which is \$418,000 over budget.

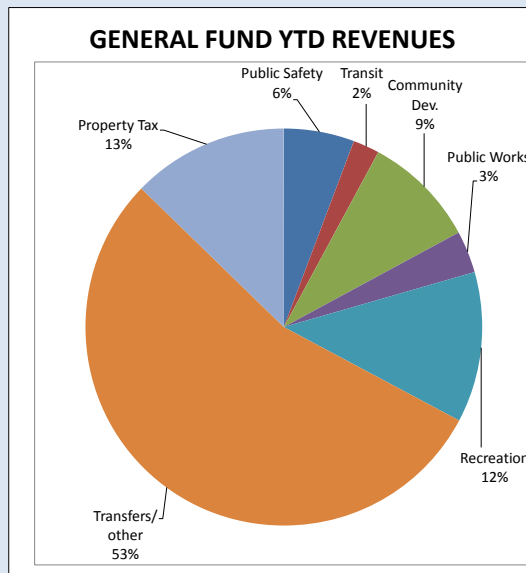
Variance Explanations:

Community Development over budget primarily due to Class A fees, building permits, and plan check fees.

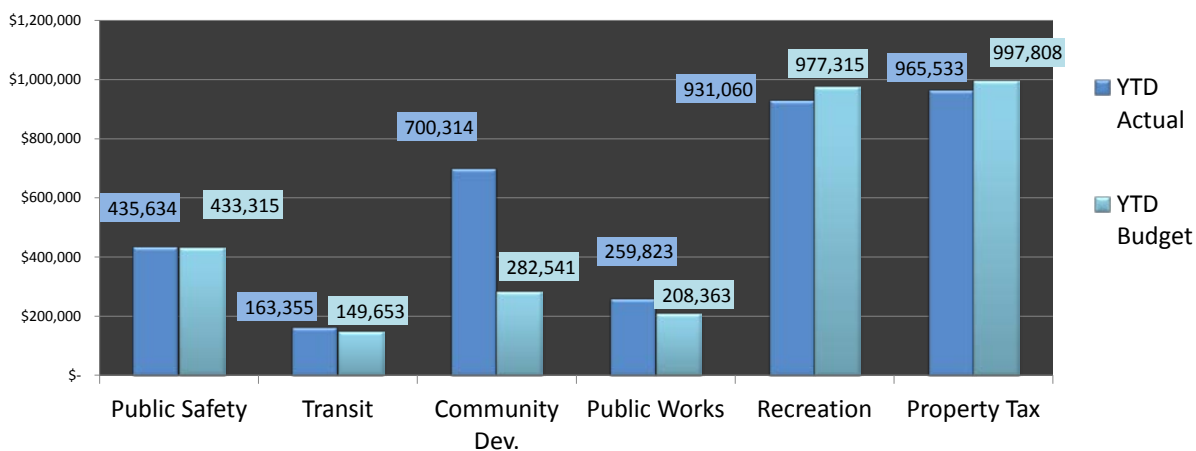
Public Works over budget due to revenue received for prep work related to ice castle and LED street light rebate from Xcel Energy.

Recreation-under budget due to timing. Will "catch up" when summer programs enroll.

Property tax-timing payments generally received from the County February through July.



Gen. Fund YTD Revenue Act vs. Bud - by Program



General Fund Expenditures Summary

April 30, 2014

This page details the expense side of the General Fund. These figures represent the cost of providing the services contained in this fund (Public Safety, Transit, Recreation, Public Works, Community Development, and Administration).

The General Fund actual expenditures through April 2014 were under budget by 5% at \$6,930,995 vs. budget of \$7,261,003 .

Variance Explanations:

Public Safety under budget due to wages (open positions) and the timing of the Summit County Communications invoice.

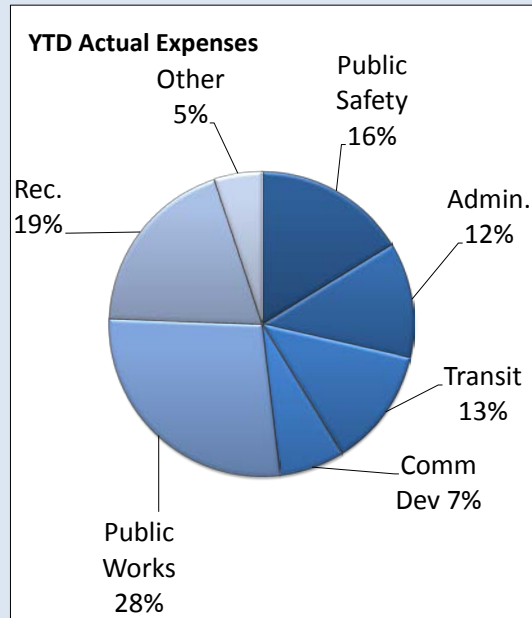
Transit under budget due to wages (open positions) .

Recreation under budget due to a number of operational items (wages, brochure printing, utilities at the ice rink, janitorial services, etc.)

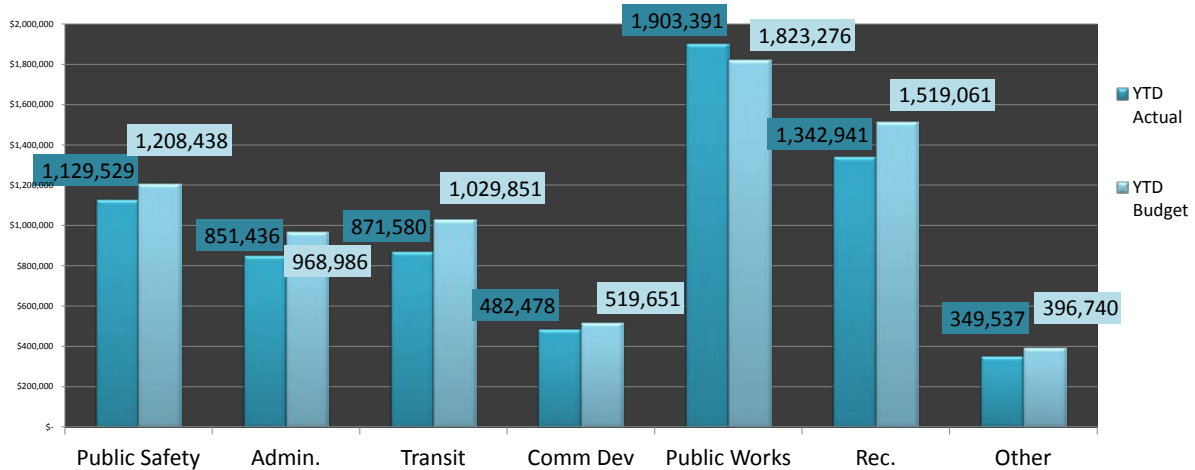
Public works over budget primarily due to bus barn remodel.

"Other" category is related to items rolled over from 2013:

- Nordic Center financing
- Green Team: purchases of reuseable bags (not yet spent)



Gen. Fund YTD Expenditures Act. vs. Bud. - by Program



ALL FUNDS REPORT

April 30, 2014

As stated in the Executive Summary section of this month's report, tax revenues are ahead of budget.

Most other revenue variances are due to timing.

Capital Fund:

- Revenue: over budget due to County contribution of \$500k for Harris Street building (timing-was budgeted in 2013)
- Expense: under budget due to timing of capital expenditures
- The Capital Fund is the primary cause of the gap in YTD budget vs. actual expenses in the graph at right

Special Revenue Funds:

- Revenue:
 - Marketing Fund ahead of budget due to accommodation tax and business licenses
 - Affordable Housing over budget due to impact fees
- Expense: under budget due to timing of capital expenditures

Utility:

- Revenue: ahead of budget due to water rents, bulk water (ice castle) and PIF's.
- Expense: under budget due to capital expenditures budgeted but not spent-timing

Internal Service Funds:

- Revenue: ahead of budget due to insurance recoveries
- Expense: under budget due to timing of capital expenditures

Fund Descriptions:

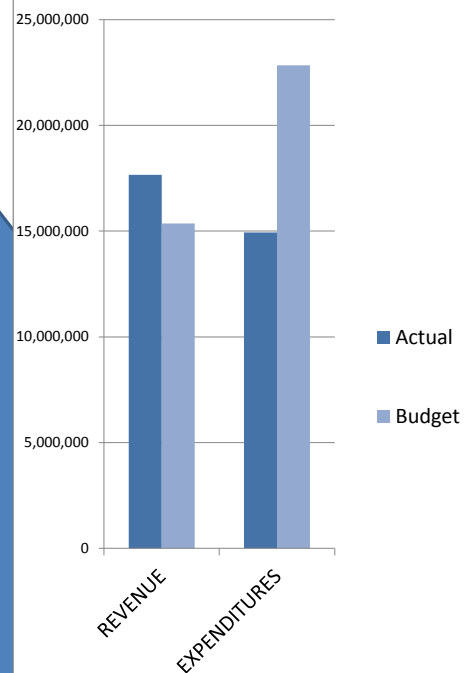
General Governmental - General, Excise, Capital, Special Projects, Child Care, Marijuana

Special Revenue Funds - Marketing, Affordable Housing, Open Space, and Conservation Trust

Enterprise Funds: Golf, Utility, Cemetery

Internal Service Funds - Garage, Information Technology (IT), and

YTD Actual Revenues and Expenditures vs. Budget





MEMORANDUM

To: Mayor and Town Council
From: Tim Gagen, Town Manager
Date: June 11, 2014
Subject: GoBreck Funding Proposal

Earlier this year, the staff presented final appropriations for the 2013 budget year. Included in that appropriation was \$75,000 of additional lodging taxes received in 2013. This was above our budget projection and was placed in the Marketing Fund and has not been authorized by the Council for expenditures. GoBreck Executive Director Lucy Kay has submitted a request to utilize this \$75,000 for additional marketing expenses as outlined in the attached letter. Since the Council has already appropriated the additional \$75,000 into the Marketing Fund, no additional legislative action is required to allow the requested spending of the \$75,000. Simply an OK is needed from Council to authorize staff to transfer the funds to GoBreck for the purposes outlined.

I will include this item on our Work Session of June 24, 2014 for approval. If you have additional questions about the proposed spend, I am happy to direct those to Lucy or I believe Wendy our representative on the Board should be able to respond.

Cc: Rick Holman; Brian Waldes; Kim Dykstra-DiLallo



To: Tim Gagen, Rick Holman
Town of Breckenridge

From: Lucy Kay
GoBreck

Date: June 10, 2014

RE: Incremental 2D Funding

GoBreck respectfully requests the electronic transfer of approved, incremental 2D funds to the GoBreck marketing account. We understand this amount is \$75,000.

The corresponding incremental spend detail is attached. Please let me know if you need further documentation or a different process for requesting this fund transfer. Thank you.

D2 New Marketing Spending 2013/14

<u>New Media</u>	<u>Spend</u>	
Social Media Increase	5,000	<i>Add towards new social marketing efforts such as twitter advertising, Facebook promoted poted posts and shared audiences</i>
YouTube Advertising	8,750	<i>New Video content promotion through YouTube Keywords and Preroll</i>
Content Advertising	11,666	<i>Advertising content, primarily blog stories through advertising exchanges such as Outbrain Matador</i>
Sojern	15,000	<i>Online advertising exchange client that targets specifically in the travel market, bringing insights to the trip planning funnel</i>
Winter Mobile Advertising	34,996	<i>A mobile advertising campaign ran through exchange called "Scropps Howard" that targeted local news organizations in specific markets with an events based message</i>
Total	75,412	



MEMORANDUM

To: Mayor and Town Council
From: Tim Gagen, Town Manager
Date: June 12, 2014
Subject: *Pinewood 2 (Formerly Pence Miller)*

The Staff and Housing Committee have completed their review of various scenarios for a doable project on the Claimjumper property adjacent to Pinewood Village, now being referred to as Pinewood 2, and we are ready to present their analysis to the full Council for direction. The Staff and Housing Committee appreciate all the assistance Corum and Tim Casey have provided in analyzing all the various alternatives.

History

The Town acquired the Claimjumper property as part of a Forest Service exchange with the expressed purpose of affordable rental housing and open space. After acquisition, the Town partnered with Corum to pursue development of a rental project on the property using the original partnership model that developed Pinewood Village with Corum. Under this model, the Town leased the land to the private developer Corum, and Corum took all the risk of designing, building, financing and operating the project which had to provide 40% of the units to less than 60% of the AMI. If successful, the project would return an equity (profit) investment to the developer and after that a possible land lease payment to the Town.

Corum then worked to present an 81 unit rental project using the same AMI model as Pinewood Village, which was approved by the Planning Commission and pending before Council while the financial business deal was reviewed by Council. Primarily due to the unique topography of the site, the resulting cost estimates for the project were unusually high, resulting in a needed subsidy by the Town of over \$2 million. This cost was before paying for the Sanitation District's inclusion and tap fees which raised the subsidy to approximately \$3 million. Due to the high subsidy, the Council decided not to pursue the proposed 81 unit project and sent the Housing Committee back to explore alternatives that would lower the subsidy.

Pinewood 2 Analysis

Since that time, Staff and the Housing Committee have been running various scenarios searching for the best project for the property which still addresses the great need for lower AMI rental units that the Housing Needs Study identified. First, working with Corum, we evaluated the high cost of the original project and found the lowest cost potential project would be 36 units in the general layout of the attached site plan, but

would still be high in cost as the site is not flat. This layout became the cost basis for all the subsequent financial scenarios we ran and evaluated. Close to 15 different scenarios were then run using different mixes of AMI rents, debt service and Town subsidy. In all scenarios, we left in the Sanitation District fees for a 36 unit project.

Out of all the scenarios, we are presenting three alternatives in the attachments that provide the lowest Town subsidy while achieving the desired lower income AMIs.

Alternative A

This alternative uses the original partnership model of Pinewood Village with Corum providing all the development services and taking on most of the risk of the project, with the Town leasing the property and providing a loan and subsidy. Of all the alternatives run using this model, this lowered the subsidy the most to \$600,000 plus the Sanitation District fees for a total of \$1,230,000. This does require the Town to provide total financing for the project assuming a 3.5% interest loan of \$5.9 million in addition to the subsidy. The alternate results in a loan payment back to the Housing Fund at \$318,000 per year and a small land lease payment. We did use a higher AMI rental structure at only 80% of AMI. Because the Town is providing both the debt and subsidy, it would require using \$7.13 million of the Housing Fund balance with primarily a debt service payment coming back to the Town.

Alternative B

In Alternative B and C, we changed the partnership model away from Pinewood Village and used the Valley Brook model where the Town takes the lead in most aspects of the development; particularly the financing and hires a developer to oversee the project design, bidding and completion. Also in B and C, we went back to lower rents like Pinewood Village using 40% of the units rented at or below 60% of AMI. In Alternative B, we used a financial approach that includes a bank loan at \$4.088 million and Town equity at \$3.455 million so less of the Housing Fund balance is used. This results in a debt service payment of \$286,279 per year and an immediate equity return on the Town's money of \$71,570 or 2.07% growing to \$180,633 or 5.23% by year 10 with no subsidy.

Alternative C

The only difference between Alternative B and C is that in C, the Town provides all the financing, \$7.4 million, for the project using cash which lowers the overall cost of the project by over \$100,000 because we are incurring no financing fees or interest. The return back to the Town for its equity grows substantially beginning at \$357,849 per year or 4.84% in the first year and after 10 years increases to \$466,912 or 6.31% back to the Housing Fund and continues to grow through the life of the project. A quick calculation shows this alternative returning over \$4.1 million to the Housing Fund over 10 years, which is more than half the original equity investment with no subsidy from the

Town. Alternative C has the same impact as Alternative A in that a large part of the Housing Fund balance is used in the project.

After reviewing the alternatives, the Housing Committee and Staff quickly focused on Alternative B and C as the most favorable to the project and Town as neither requires a subsidy and the Town has shown through Valley Brook that we can handle running this type of project. The Housing Committee felt that though there is a shifting of risk to the Town, that risk is small given the financial performance of Pinewood Village, the demand for lower AMI rental units and Staff expertise. In looking at the pluses and minuses of Alternative B and C, the Housing Committee liked the return on our equity in C, not only in the short term but also in the long term funding source for the Housing Fund and future projects. Though concerned about the amount of fund balance needed to be used for C, the Committee felt there would be enough balance left in the fund to do other projects, given the Council's practice of providing additional funds each budget year to the fund and the annual return on equity. Alternative C also gives the Council total control of rents for the project so they could have more of the units at lower AMI's knowing that it would somewhat effect the equity return. Alternative B has the plus of not using as much of the fund balance and sharing the financial risk with a lending institution, but coming with a loan are possible conditions on the project and its rent, length of time to get a loan in place, additional financing cost and less equity return.

Recommendation

After analyzing and debating the above information, the Committee brings forward a recommendation favoring Alternative C. The Committee also recommended continuing to work with Corum as the developer given the extensive work they have put into helping the Town analyze alternatives at no cost to the Town, their work to date on the site and revised project, their knowledge of existing conditions on the property and their track record with Pinewood Village. The Committee also emphasized requiring the developer to use local builders and subcontractors for the project. We look forward to our discussion on June 24.

PROJECT INFO

UNITS
 24 - 1 BED UNITS - 66.7%
 12 - 2 BED UNITS - 33.3%
 36 - TOTAL UNITS

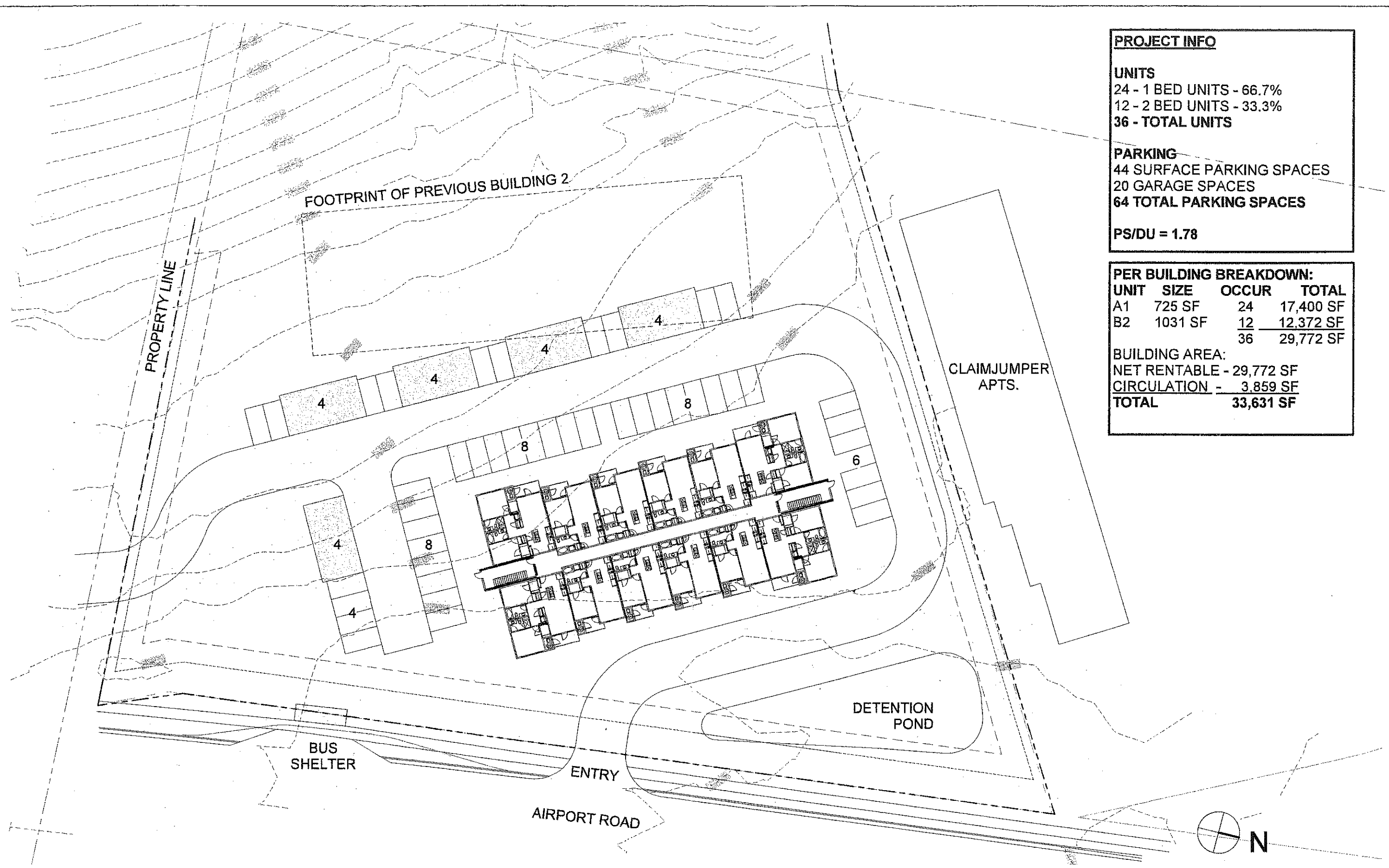
PARKING
 44 SURFACE PARKING SPACES
 20 GARAGE SPACES
 64 TOTAL PARKING SPACES

PS/DU = 1.78

PER BUILDING BREAKDOWN:

UNIT	SIZE	OCCUR	TOTAL
A1	725 SF	24	17,400 SF
B2	1031 SF	12	12,372 SF
		36	29,772 SF

BUILDING AREA:
 NET RENTABLE - 29,772 SF
 CIRCULATION - 3,859 SF
TOTAL 33,631 SF



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 Highlands Ranch, Colorado 80128
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 FAX (303) 730-1139

CORUM REAL ESTATE GROUP
 600 S. Cherry Street
 Suite 635
 Denver, CO 80246
 ph:303-796-2020
 f:303-796-2055

MOUNTAIN MARKETING ASSOCIATES, LTD.
 100 S. Ridge Street #105
 Breckenridge, CO 80424
 MAIN (970) 453-2571
 FAX (970) 453-5488

PINEWOOD VILLAGE 2
 Breckenridge, Colorado

VERSION 3
 1" = 20'-0"

CONCEPT SITE PLAN 2/21/14 **A 1.3**

Exhibit A

Pinewood II
Breckenridge, Colorado
4/10/2014
Pro Forma - 80% AMI
36 Units

Type	Mix	Units	Net SF	Total SF	Rent/SF	Rent/Unit	% of AMI	Total Rent
Market	100%							
1 Bed/1 Bath	67%	24	599	14,376	\$2.09	\$1,250	79%	\$360,000
2 Bed/1 Bath	33%	12	850	10,200	\$1.71	\$1,450	76%	\$208,800
Total/Average	100%	36	683	24,576	\$1.93	\$1,317		\$568,800
Parking Income								
Parking Type	Spaces		Spaces/Unit			Rent/Space		Total Rent
Garage	20		0.56			\$90		\$21,600
Surface Spaces	44		1.22			\$0		\$0
Total/Average	64		1.78					\$21,600
Storage Income								
Utility Reimbursement/Misc Income								\$0
								\$48,240
Gross Potential Income								
								\$638,640
Residential Vacancy	5.0%							(\$28,440)
Parking Vacancy	5.0%							(\$1,080)
Storage/Other Income	5.0%							(\$2,412)
Total Vacancy Allowance	5.0%							(\$31,932)
Effective Gross Income								
								\$606,708
Operating Expenses								
Operating Expenses	Per Unit							Total Expenses
Administrative	\$1,200							(\$43,200)
Payroll	\$1,100							(\$39,600)
HVAC/Plumbing	\$200							(\$7,200)
Grounds Maintenance	\$500							(\$18,000)
Repairs and Maintenance	\$300							(\$10,800)
Utilities	\$1,200							(\$43,200)
Janitorial	\$100							(\$3,600)
Taxes & Insurance	\$900							(\$32,400)
Total Operating Expenses	\$5,500							(\$198,000)
Capital Reserves	\$300							(\$10,800)
Net Operating Income								
								\$397,908

Alternate "A"

Pinewood II Cash Flow Projection - TOWN LOAN \$5.9M

Assumptions	
Annual Income Increase	3%
Annual Expense Increase	3%
Town Loan Annual Interest Rate	3.50%
Amortization Term (Years)	30
Loan Constant	0.054

Project Capitalization		
Town Loan	78%	\$5,907,474
Partnership Cash	6%	\$450,037
Subsidy	16%	\$1,229,257
Total Capital		\$7,586,768

Loan Summary	
Principal Balance	\$5,298,832
NOI	\$447,849
DSCR	1.25
Debt Payment	\$358,279
Term	30
Forecasted Refi Rate	6.00%
Refinance Amount	\$4,979,830
Town Loan Remaining	\$927,644

Property Operational Cash Flow

		Year 1 Op	Year 2 Op	Year 3 Op	Year 4 Op	Year 5 Op	Year 6 Op	Year 7 Op	Year 8 Op	Year 9 Op	Year 10 Op
Residential Income		\$568,800	\$585,864	\$603,440	\$621,543	\$640,189	\$659,395	\$679,177	\$699,552	\$720,539	\$742,155
Parking Income		\$21,600	\$22,248	\$22,915	\$23,603	\$24,311	\$25,040	\$25,792	\$26,565	\$27,362	\$28,183
Other Income:											
Monthly Income Per Unit		\$6,480	\$6,674	\$6,875	\$7,081	\$7,293	\$7,512	\$7,737	\$7,970	\$8,209	\$8,455
Utility Reimbursements		\$41,760	\$43,013	\$44,303	\$45,632	\$47,001	\$48,411	\$49,864	\$51,360	\$52,900	\$54,487
Gross Potential Income		\$638,640	\$657,799	\$677,533	\$697,859	\$718,795	\$740,359	\$762,570	\$785,447	\$809,010	\$833,280
Total Vacancy Allowance	5%	(\$31,932)	(\$32,890)	(\$33,877)	(\$34,893)	(\$35,940)	(\$37,018)	(\$38,128)	(\$39,272)	(\$40,451)	(\$41,664)
Total Operating Expenses	\$5,500/Unit	(\$198,000)	(\$203,940)	(\$210,058)	(\$216,360)	(\$222,851)	(\$229,536)	(\$236,422)	(\$243,515)	(\$250,820)	(\$258,345)
Capital Reserves	\$300/Unit	(\$10,800)	(\$11,124)	(\$11,458)	(\$11,801)	(\$12,155)	(\$12,520)	(\$12,896)	(\$13,283)	(\$13,681)	(\$14,092)
Net Operating Income		\$397,908	\$409,845	\$422,141	\$434,805	\$447,849	\$461,284	\$475,123	\$489,377	\$504,058	\$519,180
Debt Service		(\$318,326)	(\$318,326)	(\$318,326)	(\$318,326)	(\$318,326)	(\$318,326)	(\$318,326)	(\$318,326)	(\$318,326)	(\$318,326)
DSCR		1.25x	1.29x	1.33x	1.37x	1.41x	1.45x	1.49x	1.54x	1.58x	1.63x
Operational Cash Flow		\$79,582	\$91,519	\$103,814	\$116,478	\$129,523	\$142,958	\$156,797	\$171,050	\$185,732	\$200,853
Equity Preferred Return Payment		\$52,861	\$52,861	\$52,861	\$52,861	\$52,861	\$52,861	\$52,861	\$52,861	\$52,861	\$52,861
Town Land Lease Payment		\$13,360	\$19,329	\$25,477	\$31,809	\$38,331	\$45,048	\$51,968	\$59,095	\$66,435	\$73,996
Total Town Cash Flow		\$331,687	\$337,655	\$343,803	\$350,135	\$356,657	\$363,375	\$370,294	\$377,421	\$384,762	\$392,322

Alternate "B"

Pinewood II
Cash Flow Projection - FEE DEVELOPMENT / TOWN OWNERSHIP WITH DEBT

Assumptions:	
Annual Income Increase	3%
Annual Expense Increase	3%
Bank Loan Annual Interest Rate	5.75%
Amortization Term (Years)	30
Loan Constant	0.070

Project Capitalization			
Bank Loan	54%	\$4,088,024	
Town Equity	46%	\$3,454,579	
Subsidy	0%	\$0	
Total Capital		\$7,542,603	

Property Operational Cash Flow											
		Year 1 Op	Year 2 Op	Year 3 Op	Year 4 Op	Year 5 Op	Year 6 Op	Year 7 Op	Year 8 Op	Year 9 Op	Year 10 Op
Residential Income		\$509,580	\$524,867	\$540,613	\$556,832	\$573,537	\$590,743	\$608,465	\$626,719	\$645,521	\$664,886
Parking Income		\$21,600	\$22,248	\$22,915	\$23,603	\$24,311	\$25,040	\$25,792	\$26,565	\$27,362	\$28,183
Other Income:											
Monthly Income Per Unit		\$6,480	\$6,674	\$6,875	\$7,081	\$7,293	\$7,512	\$7,737	\$7,970	\$8,209	\$8,455
Utility Reimbursements		\$41,760	\$43,013	\$44,303	\$45,632	\$47,001	\$48,411	\$49,864	\$51,360	\$52,900	\$54,487
Gross Potential Income		\$579,420	\$596,803	\$614,707	\$633,148	\$652,142	\$671,707	\$691,858	\$712,614	\$733,992	\$756,012
Total Vacancy Allowance	5%	(\$28,971)	(\$29,840)	(\$30,735)	(\$31,657)	(\$32,607)	(\$33,585)	(\$34,593)	(\$35,631)	(\$36,700)	(\$37,801)
Total Operating Expenses	\$5,050/Unit	(\$181,800)	(\$187,254)	(\$192,872)	(\$198,658)	(\$204,618)	(\$210,756)	(\$217,079)	(\$223,591)	(\$230,299)	(\$237,208)
Capital Reserves	\$300/Unit	(\$10,800)	(\$11,124)	(\$11,458)	(\$11,801)	(\$12,155)	(\$12,520)	(\$12,896)	(\$13,283)	(\$13,681)	(\$14,092)
Net Operating Income		\$357,849	\$368,584	\$379,642	\$391,031	\$402,762	\$414,845	\$427,290	\$440,109	\$453,312	\$466,912
Debt Service		(\$286,279)	(\$286,279)	(\$286,279)	(\$286,279)	(\$286,279)	(\$286,279)	(\$286,279)	(\$286,279)	(\$286,279)	(\$286,279)
DSCR		1.25x	1.29x	1.33x	1.37x	1.41x	1.45x	1.49x	1.54x	1.58x	1.63x
Operational Cash Flow		\$71,570	\$82,305	\$93,363	\$104,752	\$116,483	\$128,566	\$141,011	\$153,830	\$167,033	\$180,633
Town Return on Equity		2.07%	2.38%	2.70%	3.03%	3.37%	3.72%	4.08%	4.45%	4.84%	5.23%

Alternate "B"

Pinewood II
Breckenridge, Colorado
6/2/2014
Pro Forma - 40% at 60% AMI Fee Dev with Debt
36 Units

Residential Income								
Type	Mix	Units	Net SF	Total SF	Rent/SF	Rent/Unit	% of AMI	Total Rent
Market	58%							
1 Bed/1 Bath	39%	14	599	8,386	\$2.09	\$1,250	79%	\$210,000
2 Bed/1 Bath	19%	7	850	5,950	\$1.71	\$1,450	76%	\$121,800
Restricted	42%							
1 Bed/1 Bath	28%	10	599	5,990	\$1.54	\$922	60%	\$110,640
2 Bed/1 Bath	14%	5	850	4,250	\$1.32	\$1,119	60%	\$67,140
Total/Average	100%	36	683	24,576	\$1.73	\$1,180		\$509,580

Parking Income				
Parking Type	Spaces	Spaces/Unit	Rent/Space	Total Rent
Garage	20	0.56	\$90	\$21,600
Surface Spaces	44	1.22	\$0	\$0
Total/Average	64	1.78		\$21,600

Utility Reimbursement/Misc Income **\$48,240**

Gross Potential Income			\$579,420
Residential Vacancy	5.0%		(\$25,479)
Parking Vacancy	5.0%		(\$1,080)
Storage/Other Income	5.0%		(\$2,412)
Total Vacancy Allowance	5.0%		(\$28,971)

Effective Gross Income **\$550,449**

Operating Expenses*	Per Unit	Total Expenses
Administrative	\$1,200	(\$43,200)
Payroll	\$1,100	(\$39,600)
HVAC/Plumbing	\$200	(\$7,200)
Grounds Maintenance	\$500	(\$18,000)
Repairs and Maintenance	\$300	(\$10,800)
Utilities	\$1,200	(\$43,200)
Janitorial	\$100	(\$3,600)
Insurance	\$450	(\$16,200)
Total Operating Expenses	\$5,050	(\$181,800)
Capital Reserves	\$300	(\$10,800)

Net Operating Income **\$357,849**

**No taxes including due to Town's exempt status*

Alternate "B"

Pinewood II
Breckenridge, Colorado
6/2/2014
Development Budget
36 Units

HARD COSTS		\$ Per NRSF	\$ Per Unit	Cash Totals
Land		\$0.00	\$0.00	\$0
Construction Cost		\$204.90	\$139,880	\$5,035,665
Construction Management		\$2.03	\$1,389	\$50,000
Utilities		\$1.27	\$868	\$31,250
Furniture, Fixtures & Equipment		\$1.63	\$1,111	\$40,000
Hard Cost Contingency	5.0%	\$10.49	\$7,162	\$257,846
TOTAL HARD COSTS		\$190.87	\$150,410	\$5,414,761
SOFT COSTS				
Architectural & Engineering		\$12.33	\$8,417	\$303,000
Consultants		\$6.59	\$4,500	\$162,000
Permits & Fees		\$25.79	\$17,608	\$633,876
Taxes & Insurance		\$2.24	\$1,528	\$55,000
Marketing		\$0.81	\$556	\$20,000
Partnership Legal		\$2.03	\$1,389	\$50,000
Financing Legal & Title		\$3.46	\$2,361	\$85,000
Financing Fees		\$2.03	\$1,389	\$50,000
Development Overhead	8.0%	\$22.18	\$15,142	\$545,094
Operating Deficit		\$1.63	\$1,112	\$40,040
Soft Cost Contingency	5.0%	\$3.96	\$2,700	\$97,201
TOTAL SOFT COSTS		\$82.67	\$56,700	\$2,041,211
TOTAL PROJECT COSTS W/O INTEREST		\$273.54	\$207,110	\$7,455,971
Construction Period Interest	4.00%	\$3.31	\$2,261	\$81,380
Construction/Lease-Up Period	18			
TOTAL PROJECT COSTS		\$306.70	\$209,371	\$7,537,352

Pinewood II
Breckenridge, Colorado
5/30/2014
Pro Forma - 40% at 60% AMI
36 Units

Residential Income								
Type	Mix	Units	Net SF	Total SF	Rent/SF	Rent/Unit	% AMI	Total Rent
Market	58%							
1 Bed/1 Bath	39%	14	599	8,386	\$2.09	\$1,250	79%	\$210,000
2 Bed/1 Bath	19%	7	850	5,950	\$1.71	\$1,450	76%	\$121,800
Restricted	42%							
1 Bed/1 Bath	28%	10	599	5,990	\$1.54	\$922	60%	\$110,640
2 Bed/1 Bath	14%	5	850	4,250	\$1.32	\$1,119	60%	\$67,140
Total/Average	100%	36	683	24,576	\$1.73	\$1,180		\$509,580
Parking Income								
Parking Type	Spaces		Spaces/Unit		Rent/Space			Total Rent
Garage	20		0.56		\$90			\$21,600
Surface Spaces	44		1.22		\$0			\$0
Total/Average	64		1.78					\$21,600
Utility Reimbursement/Misc Income								\$48,240
Gross Potential Income								\$579,420
Residential Vacancy	5.0%							(\$25,479)
Parking Vacancy	5.0%							(\$1,080)
Storage/Other Income	5.0%							(\$2,412)
Total Vacancy Allowance	5.0%							(\$28,971)
Effective Gross Income								\$550,449
Operating Expenses								
Operating Expenses	Per Unit							Total Expenses
Administrative	\$1,200							(\$43,200)
Payroll	\$1,100							(\$39,600)
HVAC/Plumbing	\$200							(\$7,200)
Grounds Maintenance	\$500							(\$18,000)
Repairs and Maintenance	\$300							(\$10,800)
Utilities	\$1,200							(\$43,200)
Janitorial	\$100							(\$3,600)
Taxes & Insurance	\$450							(\$16,200)
Total Operating Expenses	\$5,050							(\$181,800)
Capital Reserves	\$300							(\$10,800)
Net Operating Income								\$357,849

Alternate "C"

Pinewood II
Breckenridge, Colorado
5/30/2014
Development Budget
36 Units

HARD COSTS		\$ Per NRSF	\$ Per Unit	Cash Totals
Land		\$0.00	\$0.00	\$0
Construction Cost		\$204.90	\$139,880	\$5,035,665
Construction Management		\$2.03	\$1,389	\$50,000
Utilities		\$1.27	\$868	\$31,250
Furniture, Fixtures & Equipment		\$1.63	\$1,111	\$40,000
Hard Cost Contingency	5.0%	\$10.49	\$7,162	\$257,846
TOTAL HARD COSTS		\$190.87	\$150,410	\$5,414,761

SOFT COSTS				
Architectural & Engineering		\$12.33	\$8,417	\$303,000
Consultants		\$6.59	\$4,500	\$162,000
Permits & Fees		\$25.79	\$17,608	\$633,876
Taxes & Insurance		\$2.24	\$1,528	\$55,000
Marketing		\$0.81	\$556	\$20,000
Partnership Legal		\$2.03	\$1,389	\$50,000
Financing Legal & Title		\$3.46	\$2,361	\$85,000
Financing Fees		\$0.00	\$0	\$0
Development Overhead	8.0%	\$22.02	\$15,030	\$541,094
Operating Deficit		\$1.63	\$1,112	\$40,040
Soft Cost Contingency	5.0%	\$3.85	\$2,625	\$94,501
TOTAL SOFT COSTS		\$80.75	\$55,125	\$1,984,511

TOTAL PROJECT COSTS		\$301.08	\$205,535	\$7,399,271
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Pinewood II
Cash Flow Projection - FEE DEVELOPMENT / 100% TOWN OWNERSHIP

Assumptions:	
Annual Income Increase	3%
Annual Expense Increase	3%

Project Capitalization		
Bank Loan	0%	\$0
Town Cash	100%	\$7,399,271
Subsidy	0%	\$0
Total Capital		\$7,399,271

Property Operational Cash Flow											
		Year 1 Op	Year 2 Op	Year 3 Op	Year 4 Op	Year 5 Op	Year 6 Op	Year 7 Op	Year 8 Op	Year 9 Op	Year 10 Op
Residential Income		\$509,580	\$524,867	\$540,613	\$556,832	\$573,537	\$590,743	\$608,465	\$626,719	\$645,521	\$664,886
Parking Income		\$21,600	\$22,248	\$22,915	\$23,603	\$24,311	\$25,040	\$25,792	\$26,565	\$27,362	\$28,183
Other Income:											
Monthly Income Per Unit		\$6,480	\$6,674	\$6,875	\$7,081	\$7,293	\$7,512	\$7,737	\$7,970	\$8,209	\$8,455
Utility Reimbursements		\$41,760	\$43,013	\$44,303	\$45,632	\$47,001	\$48,411	\$49,864	\$51,360	\$52,900	\$54,487
Gross Potential Income		\$579,420	\$596,803	\$614,707	\$633,148	\$652,142	\$671,707	\$691,858	\$712,614	\$733,992	\$756,012
Total Vacancy Allowance	5%	(\$28,971)	(\$29,840)	(\$30,735)	(\$31,657)	(\$32,607)	(\$33,585)	(\$34,593)	(\$35,631)	(\$36,700)	(\$37,801)
Total Operating Expenses	\$5,050/Unit	(\$181,800)	(\$187,254)	(\$192,872)	(\$198,658)	(\$204,618)	(\$210,756)	(\$217,079)	(\$223,591)	(\$230,299)	(\$237,208)
Capital Reserves	\$300/Unit	(\$10,800)	(\$11,124)	(\$11,458)	(\$11,801)	(\$12,155)	(\$12,520)	(\$12,896)	(\$13,283)	(\$13,681)	(\$14,092)
Net Operating Income		\$357,849	\$368,584	\$379,642	\$391,031	\$402,762	\$414,845	\$427,290	\$440,109	\$453,312	\$466,912
Town Return on Equity		4.84%	4.98%	5.13%	5.28%	5.44%	5.61%	5.77%	5.95%	6.13%	6.31%



MEMORANDUM

TO: Town Council
FROM: Scott Reid, Open Space and Trails Planner
DATE: June 17, 2014 (for the June 24, 2014 meeting)
SUBJECT: BOSAC Project Funding- Blue River Restoration and Blue River Parks

Summary

At its recent retreat, Town Council requested BOSAC's recommendation regarding the financial participation of the open space program in two specific Council priorities: restoration of the Blue River through the McCain property and implementation of portions of the Blue River Corridor Improvements/Parks Plan. Following a site visit and lengthy discussion, BOSAC strongly agreed with both projects and supported open space fund participation on both priorities. Specifically, BOSAC recommended a 30% contribution to the McCain river restoration and a maximum financial support of 30% of the costs of the Blue River Corridor/Parks Plan. Staff seeks Council's direction regarding BOSAC's recommendations.

Background

Following Town Council's June 2nd retreat, BOSAC was asked to develop recommendations for the amount and timing of the open space fund's participation in two Blue River-based projects. At its June 16th meeting, BOSAC held a site visit to both project sites and discussed the role of the open space fund in the completion of these two community priorities. A discussion summary is outlined below.

The Blue River restoration project through the McCain property involves realigning the Blue River corridor to increase year-round surface flows, improve aquatic habitat, accommodate long term river function, bolster wildlife and riparian habitat, enhance recreational river access, and improve river aesthetics. Regarding the river restoration through McCain, BOSAC strongly supported the project vision and recommended a 30% contribution from the open space fund to the estimated \$4.3 million project cost. The proposed \$1.29 million open space contribution would match the previous 30% contribution to the property purchase and indicate strong BOSAC support for the project. The commission specifically requested that the 30% contribution be spread out over several years in the open space pro forma in an effort to maintain the funding levels for land acquisition, trails construction and maintenance, and other previously established line item budgets.

The Blue River Corridor/Parks Plan would implement phase one of the 2008 plan to improve recreational trail and fishing access, public park availability, and river aesthetics along Block 11. This project is being considered as a potential grant opportunity by the Town to Great Outdoors Colorado (GOCO) in fall 2015. As currently budgeted, \$50,000 was allocated in 2015 from the capital fund to develop a 75% design for some elements in the plan. The design would provide a more specific vision and cost estimate for the project, and allow the Town to pursue a \$350,000 GOCO grant with a \$150,000 cash match from the capital fund in 2016. BOSAC strongly supported the project vision and recommended a \$25,000 (50%) contribution in 2015 towards the design costs. BOSAC also recommended a \$50,000 open space contribution to provide a 30% match the \$150,000 capital fund money earmarked for grant match in 2016. BOSAC agreed that the \$50,000 would be a placeholder until improved project cost estimates are developed via the 2015 design work. BOSAC agreed that the open space fund contribution to the Blue River

Corridor project on Block 11 indicated strong support for open space-related project elements such as recreational and commuter routes, bridges, and river accesses. To retain the existing land acquisition budget, BOSAC again recommended a 30% maximum contribution from the open space fund to the overall Blue River Corridor project cost. The attached open space pro forma reflects BOSAC's recommendations regarding funding for these two important, river-based projects.

Staff requests Council consider BOSAC recommendations regarding open space funding support for the two Blue River-related projects. I look forward to discussing this topic with you on Tuesday.

EXPENDITURES	TOWN OF BRECKENRIDGE OPEN SPACE FUND PRO FORMA											
	Actual 2013	Budget 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Comments
Land Acquisitions	827,450	450,000	463,500	650,000	669,500	689,585	710,273	731,581	753,528	776,134	799,418	Budget line items 54421 and 53410 \$100,800 committed so far in 2014 3% annual growth after 2016
Main St. Property Acquisition (Bartlett & Shock Lots 52 & 53)	200,000	399,996	350,000									Main St. park parcels acquisition, paid back to Town General Fund that carried initial purchase
Wellington/Oro Treatment Plant	180,945	174,005	179,225	184,602	190,140	195,844	201,719	207,771	214,004	220,424	227,037	Wellington/Oro treatment plant costs (53400), including part-time operator (15k for 2014), and plant replacement fund (11k allocated annually)
Debt Service B&B	297,627	302,402	301,893	301,244	300,454	299,523	298,988	299,974	299,974	299,974	299,974	55524, \$4.5mil bond @5% 20 yrs; based on principal and interest payments scheduled
Blue River Restoration/McCain stretch			600,000	210,000	480,000							30% of river restoration costs to be shared with capital fund.
Blue River Parks/Block 11			25,000	50,000								Phase 1 of river park improvements in 2015/2016, costs shared with capital fund with hopes of \$350k grant from GOCO. Future phases would be cost-shared between open space, capital fund, and the housing fund, also with the potential for grants.
Administration	263,917	324,336	334,066	344,088	354,411	365,043	375,994	387,274	398,892	410,859	423,185	5111-51138 (wages and benefits), 52214-53321 (printing and postage), 53372-53374 (training, travel, and BOSAC), 58000 (garage fund) includes 5k for dump truck purchase in 2014, 58020 (facilities fund), 55512 liability insurance, 3% annual growth, 53388-53389 (insurance deductibles), 53338 overages
Legal Services	0	5,004	5,154	5,309	5,468	5,632	5,801	5,975	6,154	6,339	6,529	53352, B&B Consent decree followup
Consultants	46,783	79,999	82,399	84,871	87,417	90,040	92,741	95,523	98,389	101,340	104,381	53355, 3% annual growth, Cucumber monitoring (52 k for EcoMetrics, 25.4k for wildlife monitoring, 3.4k trail usage study in 2013)
Other professional services/forest mgmt	101,901	102,001	105,061	108,213	111,459	114,803	118,247	121,795	125,448	129,212	133,088	53359 forest mgmt, weed control, GH forest mgmt/health planning, tree planting, Cucumber Gulch restoration efforts
Other contracted services/surveying	3,200	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	53399 surveying and appraisals
Trails construction and maintenance	145,756	187,500	212,500	237,500	262,500	287,500	312,500	337,500	362,500	387,500	412,500	52229, 52230, 52231, 54426 Town trails and landscape construction, GH trails, Friends of Breck, \$25k annual growth based on increased trail mileage and associated maintenance
TOTAL EXP	2,067,579	2,035,243	2,669,098	2,186,436	2,472,276	2,059,225	2,127,856	2,199,333	2,271,189	2,344,450	2,419,160	
REVENUES												
Sales Tax	1,976,526	1,961,385	1,980,999	2,000,809	2,020,817	2,041,025	2,061,435	2,082,050	2,102,870	2,123,899	2,145,138	Based on 1% annual growth
Interest	5,343	4,600	7,204	7,234	6,794	5,781	4,824	5,814	6,341	6,399	5,978	
B&B Land Sales											425,000	Potential divestiture properties (Peabody and Williams Placers--revenues split with County)
TDR Sales	12,610	133,562	366,890	170,655	10,000	10,100	10,201	10,303	10,406	10,510	10,615	2014 includes: \$129,875 for Town's share of TDR proceeds from Peak 8 development. 2015 includes: \$9,800 for Beaver Run TDR, 18.3 TDRs for Breck Mountain Lodge (\$357,090 for Town's share assuming most (75%) are purchased from TDR Bank). 2016 includes 8.76 TDRs for Maggie Point annexation (\$170,655 for Town's share assuming 75% are purchased from TDR Bank). 1 % annual growth
Grants	12,275	40,450	10,000	10,100	10,201	10,303	10,406	10,510	10,615	10,721	10,829	2014 includes 35k forest mgmt grant from DNR 1 % annual growth
Summit County reimbursement	74,621	82,000	84,460	86,994	89,604	92,292	95,060	97,912	100,850	103,875	106,991	Wellington/Oro treatment plant costs, not including replacement fund
Trails map sales	4,568	7,000	7,070	7,141	7,212	7,284	7,357	7,431	7,505	7,580	7,656	1 % annual growth
Miscellaneous	30,286	10,575	14,000	14,140	14,281	14,424	14,568	14,714	14,861	15,010	15,160	49999 Rental income (dogsled rides) and 44240 W/O zinc sales 1 % annual growth
TOTAL REV	2,116,229	2,239,572	2,470,623	2,297,072	2,158,909	2,181,209	2,203,852	2,228,734	2,253,448	2,277,994	2,727,367	
BEG. BALANCE	569,650	618,300	822,595	624,120	734,757	421,390	543,374	619,370	648,771	631,030	564,574	previous year's balance
END BALANCE	618,300	822,595	624,120	734,757	421,390	543,374	619,370	648,771	631,030	564,574	872,782	
W/O Plant Replacement Reserve	22,000	33,000	44,000	55,000	66,000	77,000	88,000	99,000	110,000	121,000	132,000	Annual allocation of \$11k for replacement of pumps and other equipment at W/O Plant
TOTAL FUND BALANCE	640,300	855,595	668,120	789,757	487,390	620,374	707,370	747,771	741,030	685,574	1,004,782	



2013 Breckenridge Recreation Department Annual Report



Insights from the Recreation Director

Dear Friends and Supporters of the Breckenridge Recreation Department,

It is my pleasure to present the department's 2013 annual report to all of you, which provides quite a bit of information related to the successes and challenges that we experienced over the last year. I want to take a moment here to highlight some of those successes, inform you of the department's finances and visitation levels, solicit a huge round of applause for the staff that are so committed to serving you on a daily basis and making it all happen, and touch on a few things to look forward to in 2014.

In looking at the numbers, the Recreation Department had another strong year as evidenced by serving 266,422 visitors in our facilities and programs, which is just slightly down from our record visitation numbers in 2012. Financially, the department generated its highest annual revenues on record, collecting \$2,835,924, and had annual expenses of \$4,255,326. This equates to the highest cost recovery the department has seen since 2004 at 67%, with a total subsidy for the department of \$1,418,183.

In addition to having a strong year financially, the Recreation Department pursued a number of projects, partnerships, and initiatives in 2013 that increased the level of service we are able to offer community residents and visitors. In an effort to support our lower income families, we partnered with FIRC, Summit County, the Summit Foundation, the Keystone Science School, and the School District to facilitate additional after school programming. The partnership resulted in a grant funded program which provided previously underserved youth with physical fitness and nutrition programming each day after school at the Breckenridge Recreation Center. We also created a new summer seasonal recreational amenity at the Ice Arena called the Putt & Play Junction, which offers mini-golf, bouncy house play, and other opportunities for family play. If you have not visited yet, add it to your list!

Looking forward to 2014, we certainly welcome a full plate as we will be building a new skatepark, a new park on Main Street, and converting the grass multi-pitch field to artificial turf. This is in addition to continuing to ensure that our facilities, services, and programs consistently meet your needs and expectations. We are incredibly fortunate to have such a great recreation system, and I encourage everyone to take full advantage of all it has to offer by coming in to play with us on a regular basis. Thanks for your continued support, feedback, and visitation!

Cheers,

Mike Barney
Director of Recreation, Town of Breckenridge

Acknowledgements

2013 Breckenridge Town Council



(Pictured left to right: Ben Brewer, Mike Dudick, Jen McAtamney, John Warner, Wendy Wolfe, Mark Burke, Gary Gallagher)

Recreation Department Management



Mike Barney
Director of Recreation



Jenise Jensen
Administrative Manager



Kevin Zygulski
Rec Facility Operations Manager



Bree Hare
Recreation Programs Manager



Jim Byers
Golf Course Superintendent

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Vision, Mission & Values



VISION

Breckenridge Recreation Department, leading Colorado's most active and healthy community!



MISSION

The Breckenridge Recreation team offers quality programs, facilities, and services that encourage community participation and promote fun, physical activity, and growth.



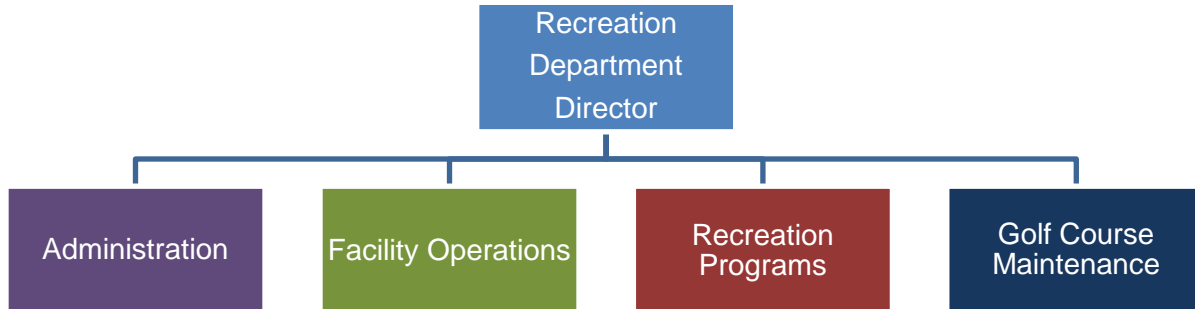
VALUES

Influence • Relationships • Adaptability
Knowledge • Communication

Department Overview

Recreation Department Divisions

The Recreation Department is separated into four separate operating divisions. Those divisions are: Administration, Facility Operations, Recreation Programs, and Golf Course Maintenance.



The **Administrative Division** of the Town of Breckenridge Recreation Department consists of the following:

- Personnel administration and support for the department, including approximately 28 full time and over 200 part-time and/or seasonal employees.
- Software systems, processes and support for the Active software, which handles facility reservations, program registration, membership sales, and POS transactions for all financial transactions throughout the department.
- Finances, including reconciliations, record keeping, budgeting and reporting.
- Marketing and advertising, including website and social media development.
- Business development, strategic partnerships, grant administration and public relations.

The **Facilities Operations Division** of the Town of Breckenridge Recreation Department consists of the following:

- Operational management of the Rec Center
- Operational management of Gold Run Nordic Center and the Stephen C. West Ice Arena, including indoor and outdoor ice sheets, pro shop, meeting rooms, guest services, and facility rentals and events.
- Permitting of Carter Park and Kingdom Park Amenities, and tennis court reservations.
- Fitness, wellness programs, and personal training programs.
- Aquatics programs and operations.

The **Recreation Programs Division** of the Town of Breckenridge Recreation Department consists of the following:

- General programming for programs offered at the Recreation Center and at various locations throughout Town, including adult and youth sports, sports camps, special events, and race series that accompany Town events.
- Climbing wall and programs, along with outdoor recreation programming.
- Youth Programs including childcare; toddler, preschool, home-school and state licensed programs, including afterschool and summer day camp; and teen programs.
- Ice Arena programming, including curling, broom ball, hockey leagues, tournaments, learn to skate, ice shows, and special events.

The **Golf Course Maintenance Division** of the Town of Breckenridge Recreation Department consists of the following:

- Maintenance and stewardship of the 27-hole Jack Nicklaus Signature golf course, practice areas, clubhouse grounds and Rounds Park
- Maintenance of all golf and Nordic equipment and vehicles
- Protection and enhancement of wetlands, native areas, and wildlife habitat on the golf course property
- Maintenance/grooming of the trail system of the Gold Run Nordic Center

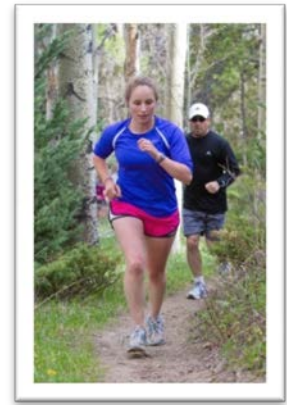
Partnerships

The Recreation Department is committed to providing recreational opportunities for the community. To that end, the Department partners with a number of organizations and businesses by providing facilities, services and fundraisers that support many community organizations and activities. Some of the more significant partnerships include:

- **Breckenridge Resort Chamber** – During the 2013 Ullr Fest week, the Programs Division and Gold Run Nordic Center partnered with the Breckenridge Resort Chamber for two events. On January 7th, Gold Run Nordic hosted the Ullr Family Fest, which included a free bonfire, ice skating, skiing and snowshoeing. This event attracted over 100 people, Ullr himself, the Summit Daily News and many first time visitors to Gold Run Nordic Center. The second event, the Inaugural Ullr Pond Hockey Tournament, occurred on January 12th on the pond at Gold Run Nordic Center. This event had 10 local hockey teams, consisting of 3-7 players per team. The day was very successful and plans are to continue the event. The Ullr Pond Hockey Tournament generated \$1,000 in revenue.
- **Keystone Science School, Summit County School District, FIRC, Summit Foundation** – beginning in the fall of 2013, staff partnered with all of the above organizations to offer the CATCH Afterschool program to elementary students in Breckenridge, and the CATCH Afterschool program generated 1,834 visits. A majority of these visits are non-revenue generating as the participants qualify to attend this program for free per grant funding; however, participation in CATCH represents many of the participants’ first visits to the Breckenridge Recreation Center and many of these participants also enrolled in specialty afterschool programs that began late in 2013 and are revenue generating for the Recreation Department.
- **Breckenridge Ski Resort** –the Programs Division partnered with Breckenridge Ski Resort for the 4th Annual Breck Ascent Series. This series consists of 5 different uphill races that took place on various peaks at the Breckenridge Ski Resort. The Series had a total of 232 racers, averaging 46 racers per race, consisting of a mix of male and female competitors that competed in either a lightweight or heavyweight race division based on their gear (boots, bindings, skis). Total revenue of \$3,322 was split evenly between the Town of Breckenridge and the Breckenridge Ski Resort.
- **The North Face** – as in the past, staff continues to partner with the North Face in hosting the 12th Annual Summit Trail Running Series (STRS). The series consists of 6 different race courses that take place on Town, County and US Forest Service trails in the Breckenridge area. The STRS had a total of 1,053 racers and averaged 176 competitors per race. The racers consisted of a mix of local and visitor competitors, of various ages and abilities, who raced in either a short or



long course setting, generating \$12,678 in revenue. The partnership with the North Face provided a variety of prizes and raffle gifts for race participants, which adds significant value to this event.



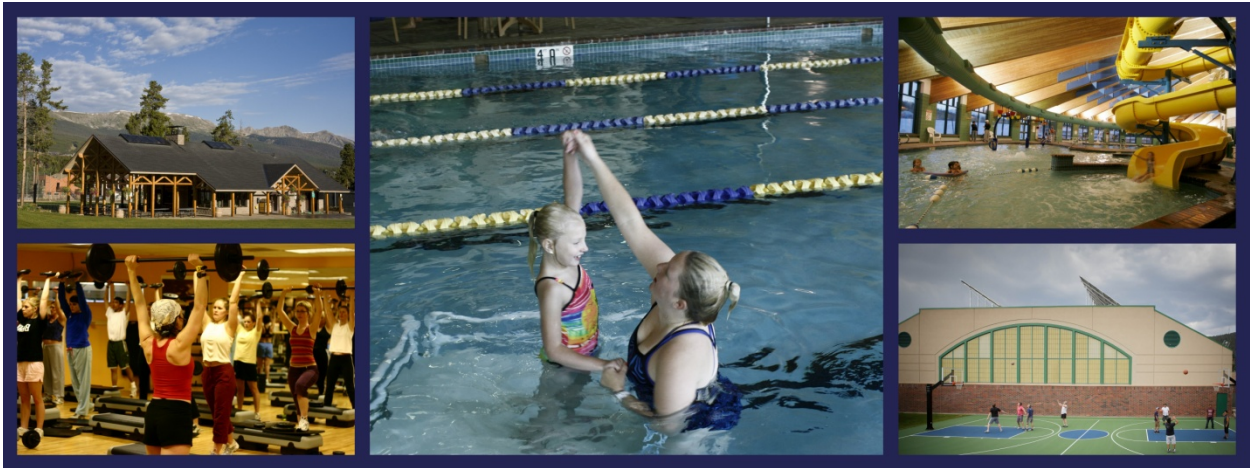
- **Summit Youth Hockey Association –**

- The Hockey Classic, a fundraiser for Summit Youth Hockey Association, raised over \$28,845 on April 5-6. The event is annually played on a Friday and Saturday, with local adult league players as well as celebrity players. Four teams play a round robin format and the teams were sponsored by Peak One Surgery Center, Vail Summit Orthopedics, Beaver Run Resort, and Copper Mountain.
- On October 11-13th, the annual Kingdom Kup Hockey Tournament was hosted at the Ice Arena as another fundraiser for Summit Youth Hockey Association. The tournament included 8 teams for Midget aged players (15-17 yrs old), raising \$14,907.



- **Domus Pacis** - The Ice Arena hosted 8 Domus Pacis Family's this year. Domus Pacis Respite encourages cancer patients, their families and friends to escape to the beauty of the mountains and experience the peace that comes from creating joyful memories with the people they most cherish. The Ice Arena welcomed these families with free admission to Public Skating sessions and pictures on the Olympia Ice Resurfacer as a keepsake.
- The Recreation Department provides support to over **36 local non-profit organizations** with donations or in-kind services, including the Summit Foundation, Boy Scouts of America, Summit Youth Hockey Association, Dwight Brill Foundation, Carriage House, Summit Tigers American Legion Baseball, Summit County Wildfire Council, Summit Cove Elementary, Bristlecone Montessori School, Advocates for Victims of Assault, Team Breck, Domus Pacis, Summit Middle School, the Family Intercultural Resource Center, Summit County 50+ Winter Games, Little Red Schoolhouse, Summit Huts Association, Far View Horse Rescue, High Country Soccer Association, Breckenridge Outdoor Education Center, Timberline Learning Center, Colorado Mountain College, Summit Youth Baseball & Softball, Friends of the Dillon Ranger District, Mountain Top Children's Museum, Breckenridge Elementary School, Boys and Girls Club, Breckenridge Montessori, Upper Blue Elementary School, High County Conservation Center, Summit High School, Continental Divide Land Trust, Mountain Mentors, the National Repertory Orchestra and the Breckenridge Music Festival, and the Lake Dillon Foundation for the Performing Arts.

Recreation Center Operations



Highlights for the Recreation Center in 2013 included the following:

- Finances:
 - Achieved 107% of the revenue budget
 - Spent 93% of expense budget
 - Cost recovery was 97%, budgeted cost recovery was 85%
 - Subsidy was \$43,437
- The Department scholarship program continues to be a success, with \$14,806 granted in scholarships to those in need. Individuals interested in applying must complete a scholarship application and show proof of need to the department's scholarship committee, who meet bi-monthly to review all applications. Scholarships are provided in the form of fee reduction waivers and ensure that all Breckenridge residents have access to facilities and programming, regardless of their ability to pay.
- Carter Park continues to grow into a popular destination wedding venue. Carter Park hosted 23 different weddings and rehearsals in 2013. The total revenue generated from these rentals was \$10,152.
- The painting of the new outdoor basketball surface was completed during early summer. The court and hoops have improved the outdoor curbside appeal of the Breckenridge Recreation Center.
- Private swim lessons accounted for \$7,461 of revenue in 2013, showing a continued strong demand for aquatics programs.

- Aquatic Safety expert Tom Griffiths visited the Recreation Center in May 2013 to provide an aquatic safety seminar to staff. The seminar included videos of lifeguard emergencies, and a walk around the pool area where Tom provided a safety assessment of our operation. The feedback from Tom was positive, and included suggestions for minor improvements that we quickly implemented, including the addition of a lifejacket display for guest use and the addition of shallow and deep signage around the lap pool.
- The pool area lighting was enhanced by adding 4 lighting cans, strategically placed in shadowy areas to provide better visibility for patrons and lifeguards watching the pool. White illumination boards were installed above each light on the south side of the pool to also enhance the lighting.
- The Breckenridge Recreation Center installed a new more efficient washing machine in 2013 that has enabled us to keep up with our patron towel demand and save energy in the process.
- Many athletes from multiple countries trained in the Breckenridge Recreation Center during the months of November and December 2013 in preparation for the Sochi Winter Olympic Games.
- The Recreation Center received new interactive workout bikes. The Trixter, an interactive stationary mountain bike, has been extremely popular with our guests and helps them simulate the mountain biking experience before they get outside on the single track.
- Session-based (fee-based) fitness programs outside of personal training continue to decline, though participation in our group exercise classes remains strong.
- In October, the Rec Center undertook several routine projects during the annual facility shut down. Annual maintenance was performed on the pools and equipment, a facility deep clean was completed, touching up paint, having carpets, stairs, and floors (weight room, tennis court, and track) deep cleaned, and resurfacing the gymnasium, racquetball, and upper studio floors.
- Recreation Center Operations encompasses the accommodation of many groups and activities, including at Carter Park Pavillion, the Recreation Center facilities, and Kingdom Park and Fields. During 2013, over 7,500 people were accommodated with an economic impact of \$1,907,555.

Nordic



Highlights for Gold Run Nordic Center in 2013 included the following:

- Finances:
 - Achieved 119% of revenue budget
 - Spent 85% of the expense budget
 - Cost recovery was 89%, budgeted cost recovery for Nordic was 63%
 - Subsidy for Nordic was \$24,188
- While snow conditions started off poorly in 2013, they improved by the end of the ski season. Additionally, we had a strong start to the 2013-2014 season, as heavy summer rain became heavy and early snow, providing solid trail coverage for a December 7 (on time) opening.
- As in the past, GRNC continued to partner with Frisco Nordic Center and Breckenridge Nordic Center with Season Pass Sales/Revenue as well as Punch Passes. For GRNC, the Season Pass sign-ins accounted for 2,983 visits, a 7% increase over 2012. Joint Area Punch Passes grew in popularity due to the 'multi-day' discount appeal. During 2013, 1010 Nordic visits were accounted for through punch passes, a 53% increase over 2012.
- Gold Run added 6 snow bikes to their rental fleet in December 2013. The bikes are intended to provide an additional source of on-site recreational experience during the slower snowfall periods of the season (primarily late November/early December) and late March.
- Outdoor pond skating at Gold Run continues to be an attractive amenity for visitors and locals, as a great option for after skiing, or for families who want a true pond skating experience.

- Gold Run Nordic Center hosted the Bill Koch Youth Ski League with 91 participants. Named after the only US Olympic Nordic skier to ever medal, this nationally recognized program focuses on teaching kids aged 5-14 fundamentals of the sport while having fun. Parent volunteers joined their students for many sessions.



Recreation Programs

Highlights for Recreation Programs in 2013 included the following:

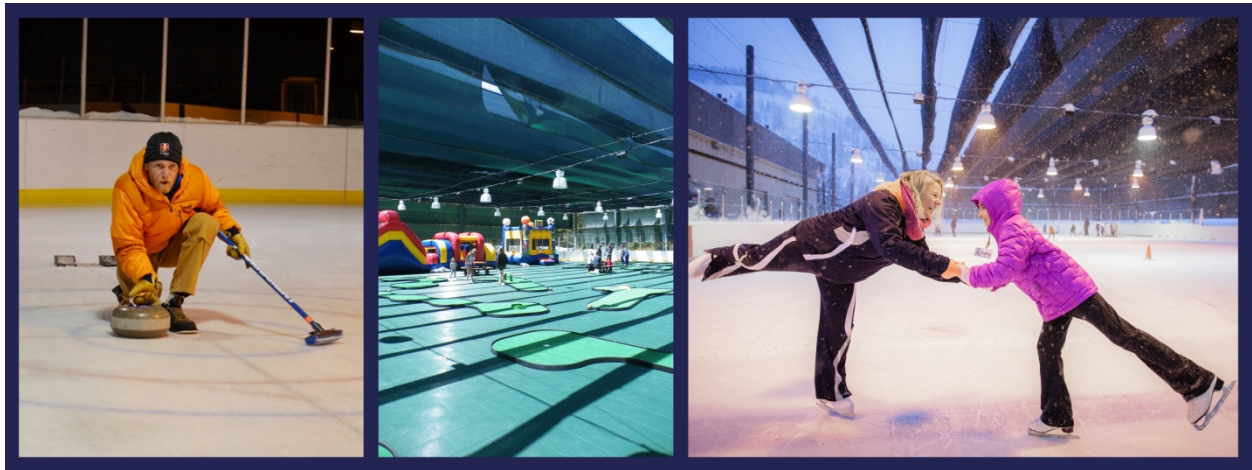
- Finances:
 - Achieved 101% of revenue budget
 - Spent 95% of the expense budget
 - Cost recovery was 79%, budgeted cost recovery was 74%
 - Subsidy was \$211,063
- Overall, the participation numbers for 2013 tracked similarly to 2012, accounting for a total of 61,766 visits in 2013. In addition, there was an associated increase of \$30,543 in revenue generated by program/event visits in 2013.
- With the addition of CATCH in fall 2013, the afterschool enrichment program offerings for youth were expanded. The Kooking Kids and Mad Science programs saw a revival in participation, with a record number of 206 visits in Kooking Kids, compared to previous years when this program was cancelled due to low enrollment. Splish Splash was a brand new program that was an instant hit with 139 visits. Due to parent feedback, all three of these enrichment programs included a new drop in option that allowed parents more flexibility in registration.
- The Breckenridge Mountain Summer Camp consisted of 55 days over 11 weeks throughout the summer and had a total of 3,228 participants. The average number of campers in camp per day totaled 59 kids, which is 7 fewer per day than summer 2012 numbers. Camp capacity is 100

campers/day. As a result, the BMC Summer Camp program came in at 94% of budget at \$121,930, which represents a decrease of \$16,393 in revenue compared to 2012.

- The Saturday BMC Weekend offering continued to gain in popularity, accounting for a total of 88 visits over 17 days throughout the year. This program, combined with the BMC No School Day Mini Camps, generated an additional \$8,025 in revenue compared to 2012 revenues.
- The Bearly Big Child Care program continues to struggle, coming in under budget by \$5,426. In hopes of increasing participation and revenue for this line item in 2014, the 10 punch pass prices have been reduced by \$15. This fee adjustment is based on member feedback that the program would be used more if fee was lower, which could result in a higher volume of participation and an increase in overall revenue.
- The Ice Programs area includes five GL Accounts. In 2013, four of these five accounts saw an increase in participation numbers compared to 2012 with Figure Skating Special Events being the only line item that experienced a reduction in visits. As such, the overall participation numbers for Ice Programs in 2013 accounted for over 1,000 more visits than in 2012.
- Two new ice arena programs were offered and were successful (in terms of participation and revenue) during 2013. Due to the continued popularity of the Breck Betties Women's Hockey League, a variety of women-specific figure skating/hockey clinics were offered during the fall. In addition, the After School Skating Lessons, which included transportation from Breckenridge and Upper Blue Elementary Schools, quickly became the most popular skating class offered and as a result, additional sessions have been added in 2014.
- Youth climbing programs exceeded revenue projections by \$15,184, coming in at \$34,188 or 180% of budget. This is due to the continued success for Cliffhangers (our afterschool climbing program) and the expanded summer climbing camp and Junior Climbing Team offerings.
- Outdoor Programs were expanded with a Wilderness First Responder Recertification Course for the first time in 2013. This program was offered May 17-19, attracted 8 participants, brought in \$2,120 in revenue, and generated \$1,920 in economic impact.
- The Programs Division purchased two 2013 fifteen passenger vans. These vehicles are mostly utilized for the state-licensed Breckenridge Mountain Camp programs; however, during the summer months, the Outdoor Programs area uses the vehicles for Wilderness Hikes, Summer Climbing Camps, Mountain Bike Camps, and Skateboard Field Trips. The additional vehicles have also been important in the addition of the Afterschool Figure Skating Program and the added transportation component of the Bill Koch youth afterschool Nordic program.
- Sports Leagues continued to experience an increase in popularity in 2013 and ended the year at 126% of budget. There was a total of 9 more volleyball/basketball teams in 2013 compared to 2012. In addition, this fall marked the return of the Flag Football League to the Recreation Department program offerings. There were 9 teams who participated in this league, accounting for over 600 visits and ~\$2,400 in revenue.

- On July 4th, the 7th annual Independence Day 10K trail run occurred and had a record of 350 runners, which maxed-out the event! This event started and finished at Carter Park at 7am so that participants were done racing in time to watch the parade and join in on the other 4th of July festivities offered by the Town of Breckenridge. This race generated \$8,450 in revenue and an economic impact of \$6,633 to the Town.
- In late 2012, Colorado Mountain College approached the Recreation Programs Division about offering a fencing program. As a result, in 2013, the sport of fencing is now a program offering at the Breckenridge Recreation Center. Due to the popularity of fencing, a Breckenridge Fencing Club has been established and club members compete at a variety of tournaments on the Front Range.
- The 2nd annual National Tennis Rating Program (NTRP) Tennis Tournament was held June 21-23 and saw a record number of participants with 119 entries. This event generated \$2,206 in revenue and an economic impact to the Town of \$32,640.
- The Tennis Coordinator attended the USPTA World Conference in 2012 and through this training, developed additional relationships. As an outcome of these networking opportunities, the President of US sales for Babolat (the world's #1 tennis racket company) decided to hold their national sales meeting in Breckenridge in 2013. This meeting brought in \$23,248 in economic impact to the Town.
- The afterschool Jr. Tennis program tracked strong in 2013, seeing an increase of 131 participants compared to 2012 and coming in at 119% of 2013 budget at \$11,886 for the year. April and May Junior Tennis program offerings only had 1 available spot each and beginning in Fall 2013, all Junior Tennis programs filled to maximum capacity.
- The Outdoor Programs area continues to have a solid partnership with the Bedker family to provide the Bentley Bedker Memorial Climbing Scholarship to local youth. This scholarship provides the opportunity for the youth recipients to participate in climbing programs as well as providing climbing gear. This scholarship is also supported by Mountain Outfitters, who offers climbing equipment purchases at a discounted rate for scholarship recipients. In 2013, donations totaled \$5,400 with a total of \$800 in scholarships awarded.

Stephen C. West Ice Arena Operations



Highlights for the Ice Arena in 2013 included the following:

- Finances:
 - Achieved 96% of revenue budget
 - Spent 102% of expense budget
 - Cost recovery was 44%, budgeted cost recovery was 46%
 - Subsidy for the Ice Arena was \$531,311
- The Ice Arena was selected to host the Serving the American Rinks (STAR) training for the third year in a row. STAR cited the Ice Arena and the Town of Breckenridge as being very desirable locations to host this training. Star has 3 one-week courses that provide the participants with the Certified Ice Technician (CIT) Certificate upon completion. Four Ice Rink employees finished their CIT certification this year. This is a significant trade certification and by hosting the event there is the opportunity for staff to attend complimentary trainings, as well as economic impact for the Town from other participants.
- The Ice Arena hosted The Annual Dwight Brill Fundraiser Hockey Event on April 1st, pitting teams from the Keystone and Breckenridge ski patrols and ski & ride schools in a mini round-robin tournament. The foundation raised just over \$2,000 from this event. The funds benefit underinsured ski patrollers and their families in need.

- For the third year in a row, the Ice Arena hosted a sled hockey and curling event for those with disabilities as part of the Hartford Ski Classic. This event drew over 100 participants in one day and brought in over \$1,000 in ice rental revenue.
- Honda Motor Company filmed a television commercial using the outdoor Ice Rink and parking lot. There were 8 volunteers from the Pee Wee A hockey team that provided talent for the commercial and Honda donated \$500 to Summit Youth Hockey organization in addition to rental fees for the filming.
- Projects for the bi-annual closure in May included: removing ice, scrubbing boards, buffing floors, installing bathroom stall dividers, renovating and cleaning the front desk area, installing new flooring in the north meeting room, painting and installing new ice, sharpening the rental skate fleet, cleaning glass, and re-organizing the pro shop.
- The inaugural season of Putt & Play Junction had a soft opening on May 23rd with town employees coming out to enjoy a BBQ and mini golf. The PPJ officially opened for Memorial Day weekend with 72 people coming out to enjoy the new play area on the first day. Putt & Play Junction wrapped up for the season on September 16th. The revenue goal of \$10,000 for the summer was achieved.
- The Ice Arena dumpster was remodeled and fully enclosed in the Fall to bear proof it as well as “poach” proof it. This has made a significant improvement in the cleanliness and appearance of the area.
- Due to the unrelenting summer rains, the Ice Arena dealt with significant humidity and moisture issues during summer. Ice staff and Facility Maintenance staff used industry contacts as well as research to come up with solutions that should prevent a recurrence of the same issues if the future provides us with extended monsoon seasons.

Golf Course Maintenance Division



Golf Course Maintenance Division Summary of 2013 Expenses

Account	Program	Budget	Actual	% of Budget
2311	Administration	\$157,724	\$147,852	94%
2312	Equipment Maint.	\$146,721	\$127,616	87%
2313	Golf Course Maint.	\$675,461	\$649,591	96%
2314	Capital Project	\$298,164	\$227,134	76%
Total		1,278,070.00	1,152,192.00	90%

- The Breckenridge Golf Club was named the 34th best municipal course in the United States by GolfWeek magazine. The BGC was 35 in 2012.
- On Dec 6, 2013 Audubon International once again certified the Breckenridge Golf Club for achievements in sustainable resource management and environmental stewardship. The BGC has been certified as a Cooperative Sanctuary by Audubon International since 1994.
- A Golf Course Improvement Plan was completed in 2013. The 10 year plan includes the replacement of the irrigation system on the original 18 holes, an 18-hole bunker renovation, construction of a new nursery green, and the addition of trees and cart paths.
- A program to remove organic material (thatch) from the tee surfaces was a success. The tees are now much firmer. This provides a better stance for golfers and improves the health of the turf.
- A large area of rough on 4 Beaver has been remodeled. This project increases the visibility of the greenside bunker and provides a larger area for carts to exit the hole. This will reduce the wear to the turf from golf carts in this area.
- Work was done on the Preston Loop trail during the summer of 2013. The trail is no longer on Preston Road. Nordic grooming operations are not affected when this road is plowed.
- Nordic grooming practices were changed late last year. Two snow cats are utilized every day. As a result the trails are groomed earlier in the day. This allows the grooming to set up before the trails are skied.

Administration



Highlights for the Administrative Division in 2013 included the following:

ACTIVENET SOFTWARE: The department utilizes the Active software system to conduct all business transactions, including point-of-sale, membership sales, activity and program registration and facility scheduling. During 2013, the department continued to guide our customers to online program registration and online membership purchases.

- Total online revenue for the year was \$534,453. Not all items, such as facility reservations, pro shop purchases, daily admission, etc., are available to be purchased online. Of those items that were available, online purchases accounted for approximately 26% of the department's revenue, and online sales increased by 10% over 2012 sales.
- Significant increases in online sales occurred in Adult Hockey Leagues, Youth Climbing and Tennis court fees. Online sales for Adult Hockey Leagues was up 53%, Youth Climbing registrations were up 52% , and Tennis Court reservations were up 40% over 2012 sales.
- In 2013, Active increased online security practices for guest purchases. New credit card machines were acquired that encrypt credit card information before sending it to the financial institution. This better protects customers from Identity theft.

Staff routinely uses the electronic messaging components of the software system and e-blasts on upcoming programs, activities and special events are sent monthly to members and program participants.

HUMAN RESOURCES: As part of personnel support, the administrative division processes all personnel paperwork (hiring, separations, evaluations and status changes) from the department to Human Resources.

- During 2013, paperwork was processed for approximately 461 separate employee actions.
- Administration provides support, guidance and training to supervisors and managers throughout the department on performance coaching, counseling and training for department employees.

GUEST FEEDBACK: The Customer Comment Card database, established in August 2011, tracked 306 guest comments in 2013. Guest comments fell into the following categories:

- Feedback about the guest's experience.
- Feedback about recreation staff.
- Notifications about the condition of the facility and equipment.
- Questions and recommendations about classes, programs and offerings.
- Questions and comments about fees and hours.

The database provides an invaluable opportunity to communicate with guests about not only feedback, but also explain processes, standards and opportunities to improve the guest's experience. For incidents requiring a long-term solution, it keeps the public informed of the timetable, and helps staff monitor its impact. As in any guest service situation, it provides a means for the guest to bring up concerns that s/he may not feel comfortable bringing to a staff member in person.

WEBSITE: The Administrative division maintains the Recreation Department’s web pages on the Town of Breckenridge’s website. For 2013, administrative staff continued to augment page content with photos and video to increase viewer engagement. Links between web pages helped guests more easily navigate the site and find related content, while direct links into the Active system continued to improve registration and online sales conversion.

In 2013, six Recreation Department pages ranked in the top 20 on the Town’s website. Three of the six pages improved over their 2012 ranking. The top ranking page for the department in 2013 was again “Breckenridge Recreation Center”, ranking second overall (up from third in 2012). The page had 45,285 visits in 2013 (up 10%) and 54,523 page views (up 7%). The next highest ranking recreation page was “Recreation” which ranked seventh (unchanged from last year). This is the Recreation Department homepage and landing page for the URL www.BreckenridgeRecreation.com. 2013 page visits for “Recreation” were 22,794 up 27% from last year. Page views were also up 22% from 2012 at 27,642 views. Continued consistency in branding the www.BreckenridgeRecreation.com URL is expected to result in increased visits and page views.

The other Recreation Department web pages in the top 20 for 2013 were:

- “Stephen C. West Ice Arena”, the Arena’s home page, was ranked eleventh overall with 18,630 visits (up 8% over 2012) and 22,285 page views (up 3%),
- “Recreation Center Daily Admission Rates/Passes/Membership” ranking twelfth overall with 18,434 visits (up 7% over 2012) and 21,991 page views (up 2%),
- “Fun Things to Do” ranked thirteenth overall with 15,896 visits (up 20% from 2012) and 18,686 page views (also up 14%),
- “Public Skate & Schedule” for the Stephen C. West Ice Arena ranked eighteenth overall with 13,069 visits (up 38% over 2012) and 15,219 page views (up 40%).

ANALYTICS: The Recreation Department has a Google Analytics account to monitor traffic to the “Recreation” page (the Department homepage) on the Town of Breckenridge website. For 2013, the page had nearly 147,500 visitors (nearly 59,500 unique visitors) with about 63% returning visitors and 37% new visitors. Over time, the goal is to increase the number of new visitors. The average visit duration for 2013 was 2:09 minutes which is average, as is the bounce rate of nearly 45%.*

- In reviewing the channels that direct visits to the webpage, over 66% of visitors came directly to the webpage. Over 25% of visits were from organic searches, and just over 8% were referred from other websites. A standard metric* is one-third in each category, but the direct category is high as it includes people who type the URL into a browser. As a metric over time, direct referral should increase. Pages viewed per visit is 2.77 which is above average* and shows that visitors are both engaged with our content and are finding what they want on the site.
- (**Sources for standards and averages: bbrmarketing.com, cosemindspring.com, wwwmetrics.com, fellspress.com*)

Marketing Initiatives and Successes



PROMOTIONS: The Recreation Department held several promotions geared toward specific objectives. In April, a Birthday Bring-A-Friend program was launched to gain referrals from our current Recreation Center members. Members were contacted in their birthday month to bring a guest for free and their guest was eligible to sign up for a 6-week pass at the one-month pass price. The “Locals Appreciation Pass” was again offered to bridge the mud season gap for customers with expiring winter passes. Sales nearly doubled from 2012 with 270 passes sold for nearly \$12,000 in revenue. An auto-debit promotion was also initiated in April for full-time residents with expiring winter passes. Passholders could move to a 6-month or annual membership on the existing auto-debit program with the 2-month deposit waived. The “Hip & Hop Summer Pass” renamed “Triple Play Pass” with both adult and youth options, with 59 passes being sold, accounting for over \$7,600 in revenue. The youth pass was targeted to kids 10-17 who can use areas of the Recreation Center on their own and to compete with Silverthorne Recreation’s School’s Out Pass. In September, a pre-season Nordic Pass promotion was held to front-load Gold Run Nordic Center pass sales before the facility opened.

EVENTS: The Recreation Department hosted several public events, offering guests and the public to opportunity to experience the facilities in unique ways. A Summer Programs Open House and free admission day was held in May at the Recreation Center with staff available throughout the day to answer questions about summer programs. Over 600 guests visited the Recreation Center for the event. In late June, Olympic Day brought two Olympians, Michael Theimer (Shooting 1976) and Ralph Green (Paralympic Downhill 2010) to speak to the community and Breckenridge Mountain Camp day campers about their sports and experiences. The campers also participated in an multi-sport relay and Olympic-themed crafts. In July, Putt & Play Junction at Stephen C. West Ice Arena hosted participants in our Concierge Program for an Open House as an opportunity for lodging partners to experience the new facility.

COMMUNICATIONS: Utilizing the ActiveNet system, the department sent 67 e-blasts in 2013 to efficiently communicate with guests to promote programs and events. E-blasts were also used to communicate schedule changes, faculty issues such as closure dates, and program-specific information. The Recreation Department contacted over 98,760 individuals over the year via e-blasts. The communication focus for the year was on regular communications (i.e., monthly and quarterly newsletters) with standardized, recognizable formats, as well as standardizing templates for all e-blasts.

SOCIAL MEDIA – The Recreation Department utilizes social media to communicate and to engage with customers, the community and the general public using three channels, Facebook, Twitter and a Wordpress Blog. These sites allow the distribution of more captivating and immediate content communication (such as photos, video and announcements) in real time, versus communication via the Town of Breckenridge website, and also allows for consumer re-distribution of the content. The site with the most growth in 2013 was Facebook where the Recreation Department’s lifetime likes grew by nearly 16% to 716 and 182 posts, nearly a 200% increase. With Twitter, the Department sent 253 tweets over the year and followers decreased slightly from the year before to 2,581 followers.



BLACK FRIDAY SALE - The Recreation Department’s promotional highlight of the year was the fourth year of the Black Friday Sale, beginning on Thursday, November 28, 2013. This special winter pass product targets winter seasonal residents and visitors. The campaign continued with an aliens theme used in ads, e-blasts, radio and television commercials and live appearances, starting in October to build anticipation for the sale. For the first time, the Department also sold a children’s version of the pass. The promotion was again extended through Cyber Monday and began early this year, on Thanksgiving Day, to stay on par with current Black Friday retail shopping trends. The Black Friday Sale generated total online sales of \$145,070, an increase of 12% over 2012. The youth passes brought in an extra \$9,090 or 6% of the total revenue. New customers to the Recreation Center accounted for 38% of the adult pass sales (down 2% from 2012) and \$51,770 in revenue. Black Friday passholders renewing from the season before accounted for 24% of sales.

Net Promoter and Customer Feedback

The department seeks regular feedback throughout the year, through written evaluations, comment cards and online surveys. This is to measure the effectiveness of marketing efforts, along with guest satisfaction. The goal is to utilize feedback to constantly improve facilities, programs and services to the community.

Net Promoter Score:

A net promoter score (NPS) is the result of a customer satisfaction survey in which customers are asked only one "Ultimate" question: How likely are you to recommend Company or Product X to a friend or colleague? Responses to the "ultimate question" above are solicited on a 0 - 10 scale, with 0 meaning the least likely to recommend and 10 meaning the most likely to recommend. The 0 - 10 scale is required for proper NPS calculation. Responses are then coded as follows:

Customers rating 9-10 are called promoters.

Customers rating 7-8 are called neutral.

Customer rating 0-6 are called detractors.

The difference between the percentage of a company's promoters and detractors is the Net Promoter Score (NPS). For example, if 50% of a company's customers respond with a 9 or 10, and 30% respond 0 - 6, the company's NPS would be 20%.

A customer's response to the "recommend" question typically serves as a strong indicator of that individual's economic value to the company. For example, according to research, customers with higher scores typically buy more, remain customers for longer, and refer others than do those with lower scores. Aggregated across an entire customer set, the Net Promoter score is expected to signify a company's growth potential based on the strength of its customer relationships. It can also help management make the right decisions to facilitate such growth. NPS methodology is credited with the ability to both identify and create fast growth companies and help build market share by moving managerial focus away from short-term profits and toward long-term value in positive customer relationships. NPS reports can therefore be used as an additional managerial tool to accompany a firm's financial statements.

Net Promoter® Leaders

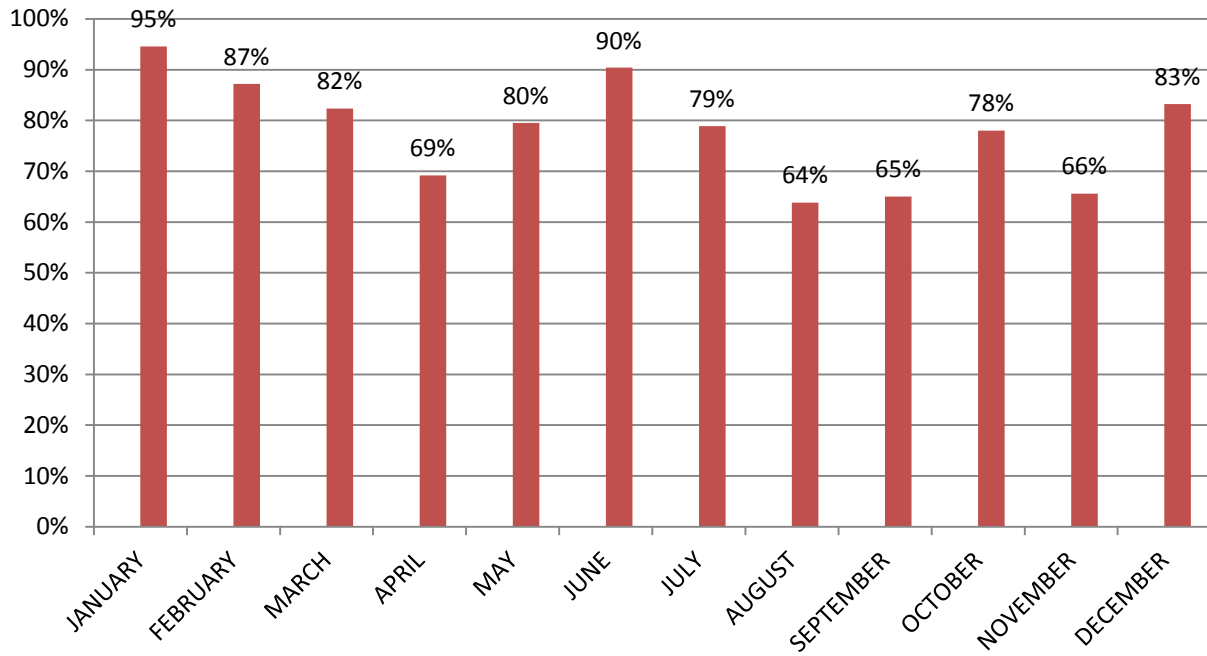
Source: Satmetrix 2012 Net Promoter® Benchmark Study of U.S. Consumers

Company	NPS®
USAA - Banking	83%
Amazon.com - Online Shopping	76%
USAA - Auto Insurance	74%
Trader Joe's - Grocery	73%
Wegmans - Grocery	73%
Costco - Department Stores	71%
Apple - Computer Hardware	71%
USAA - Homeowners Insurance	71%
Apple - Computer Software	68%
HEB - Grocery	68%

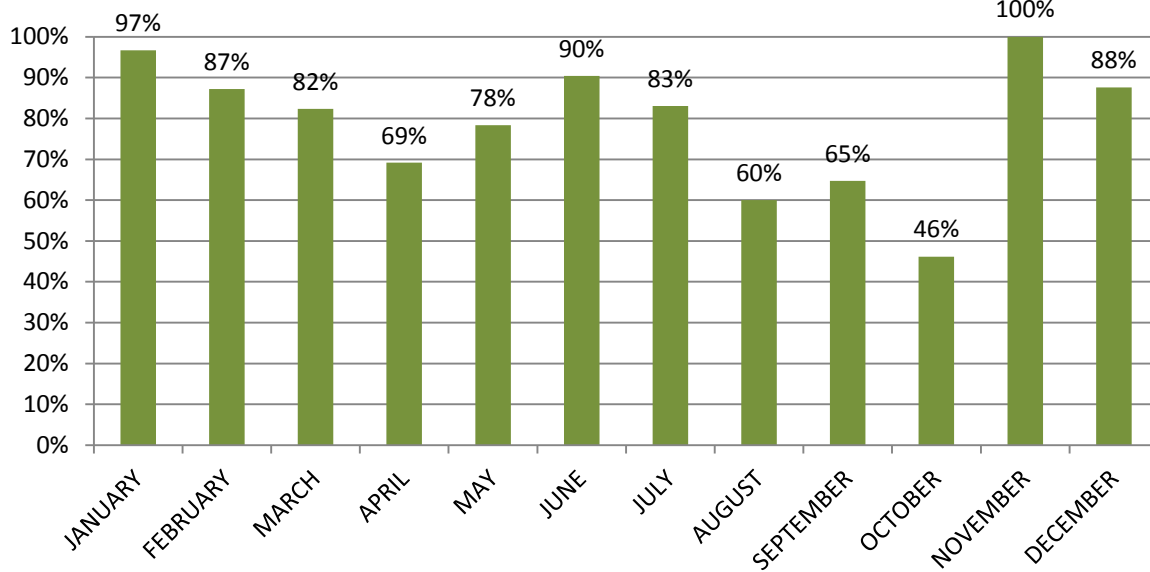
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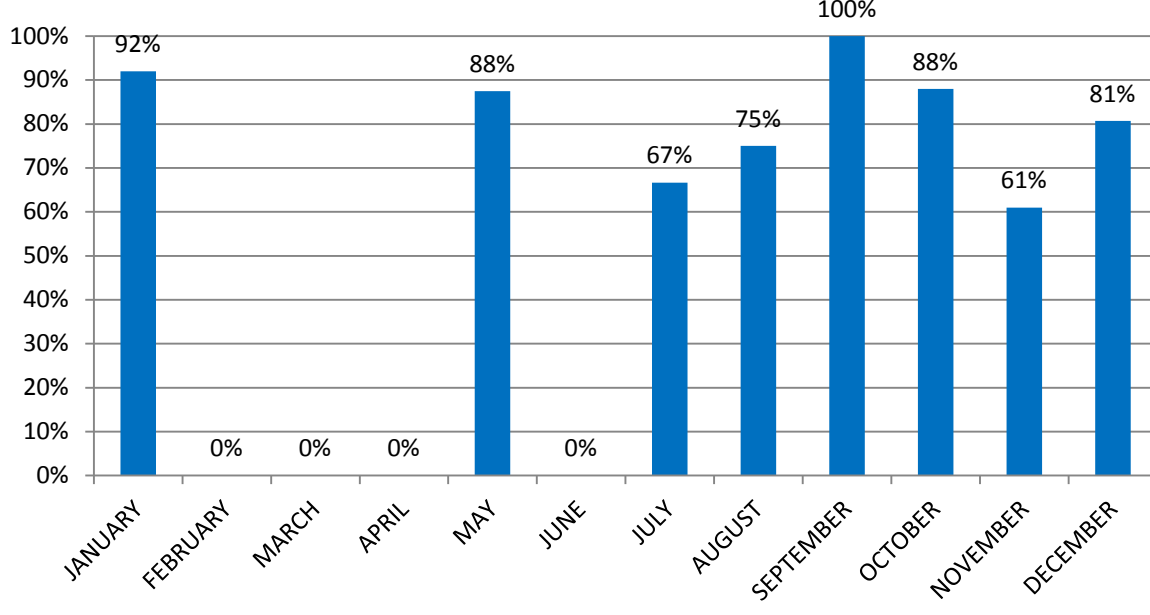
2013 Recreation Department Net Promoter Score Score (1,257 Respondents) 78% Overall



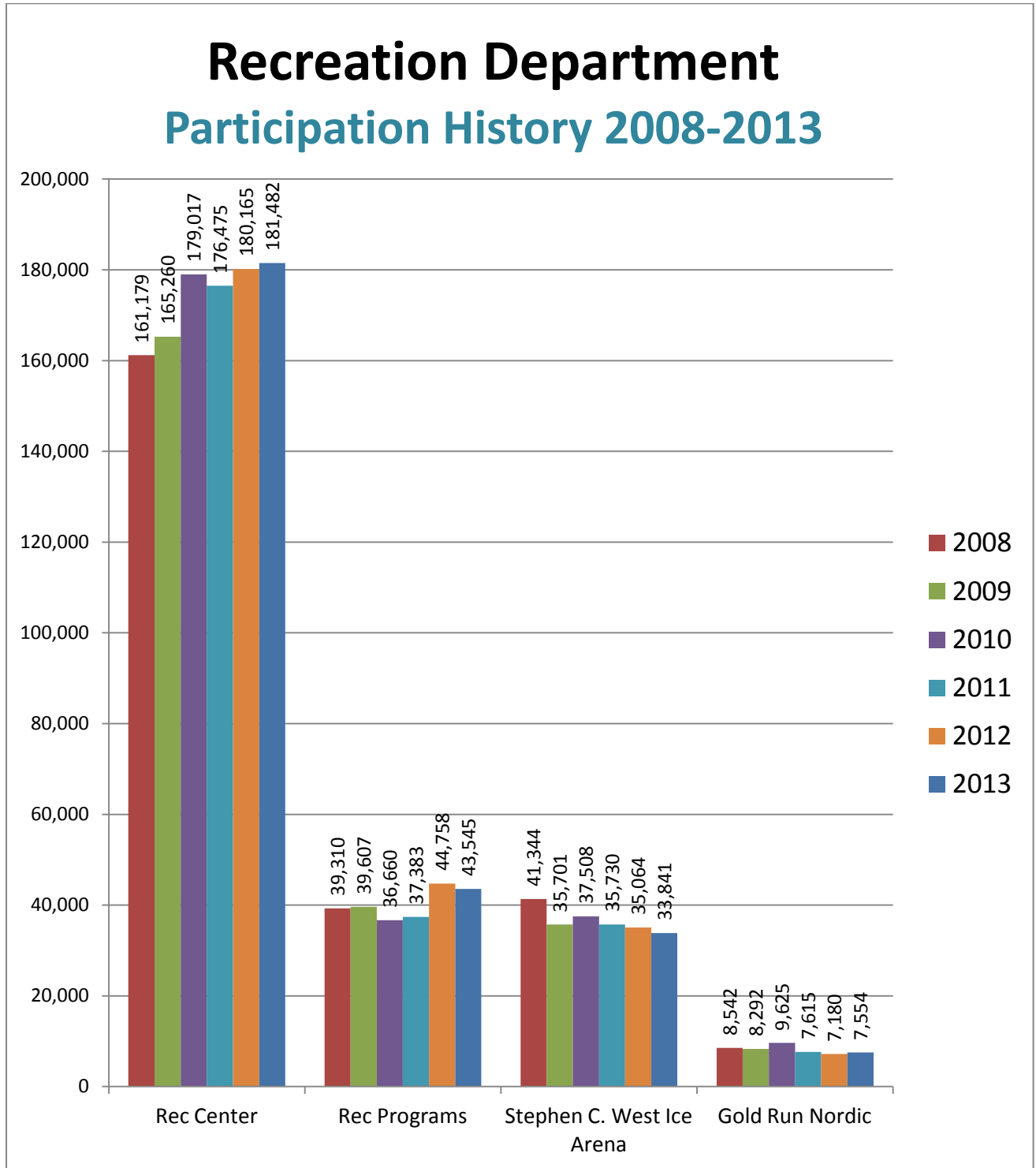
2013 Recreation Programs Net Promoter Score (647 Respondents) 79% Overall



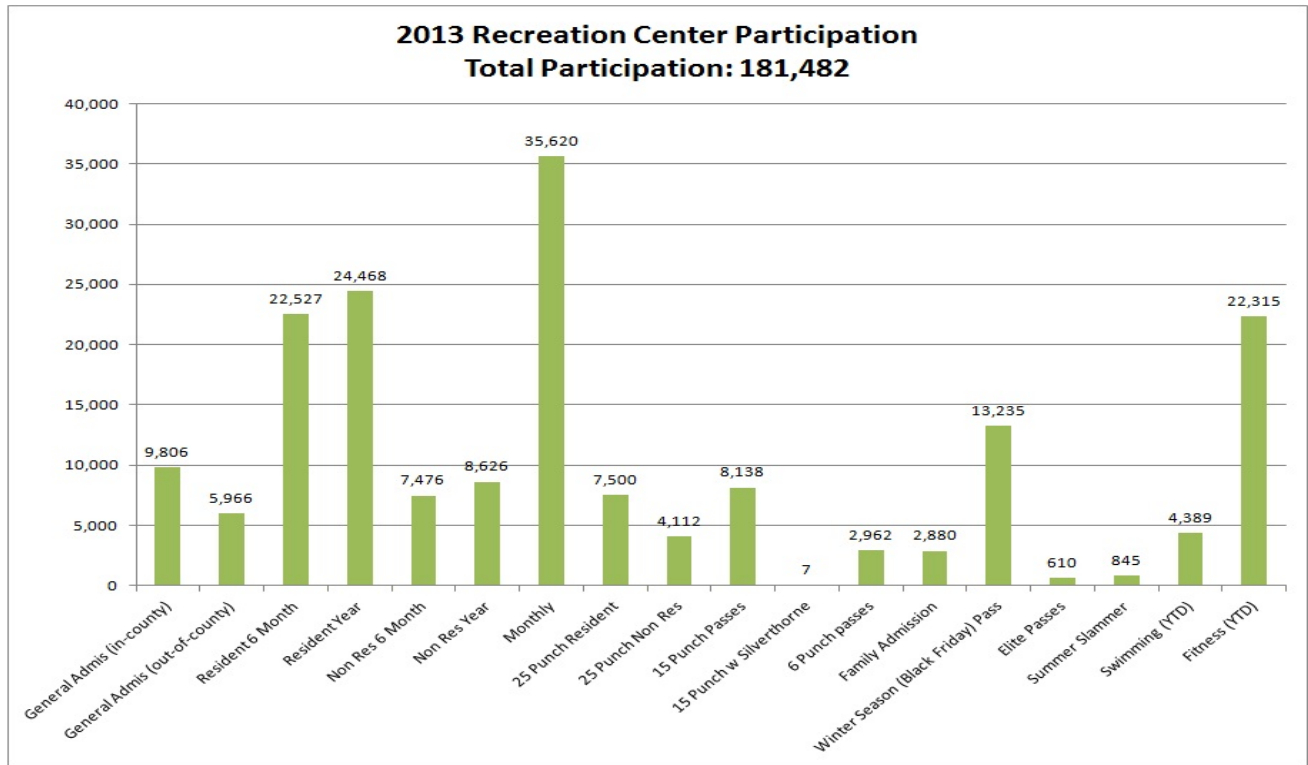
2013 Recreation Operations Net Promoter Score (397 Respondents) 81% Overall



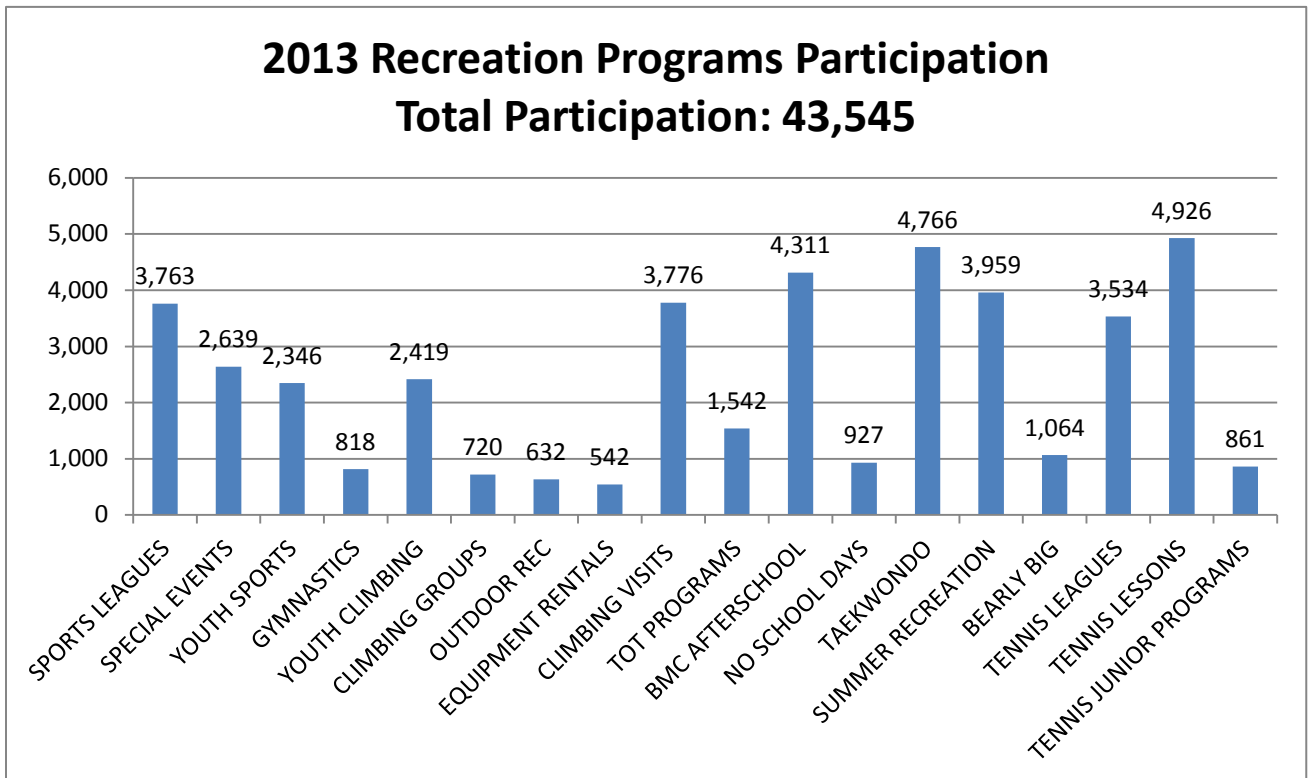
Participation Statistics



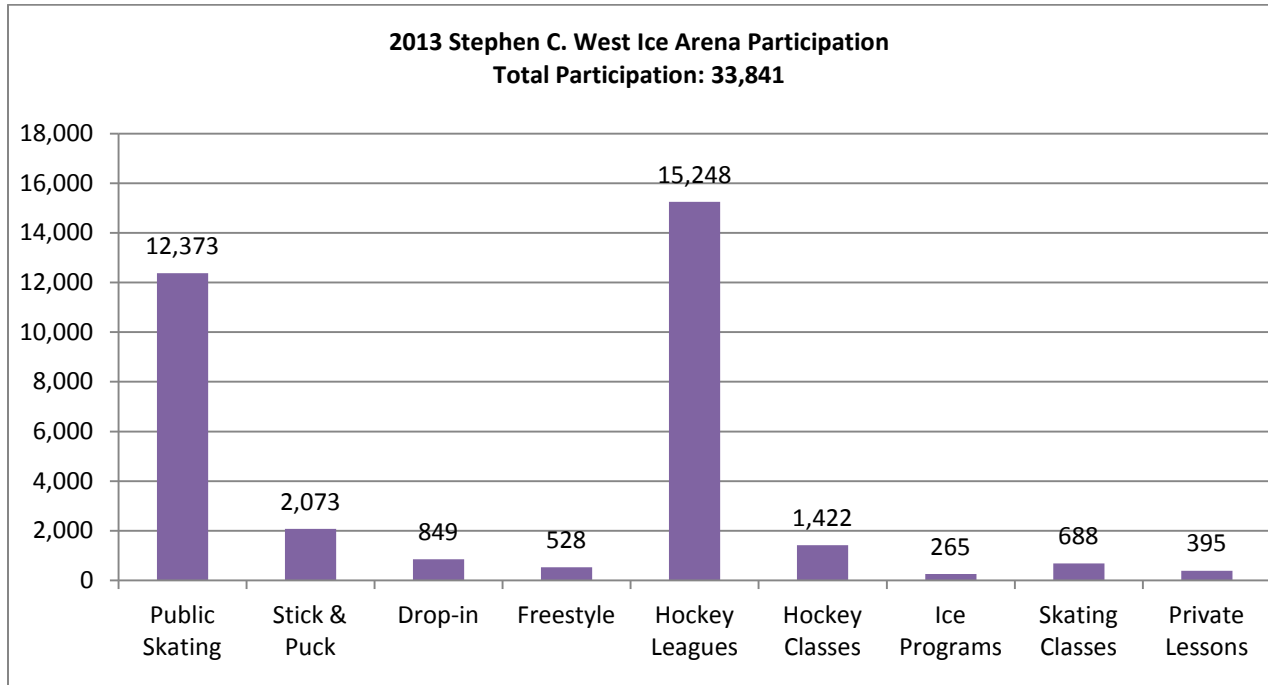
Recreation Center



Recreation Programs



Stephen C. West Ice Arena



Gold Run Nordic Center



Finances

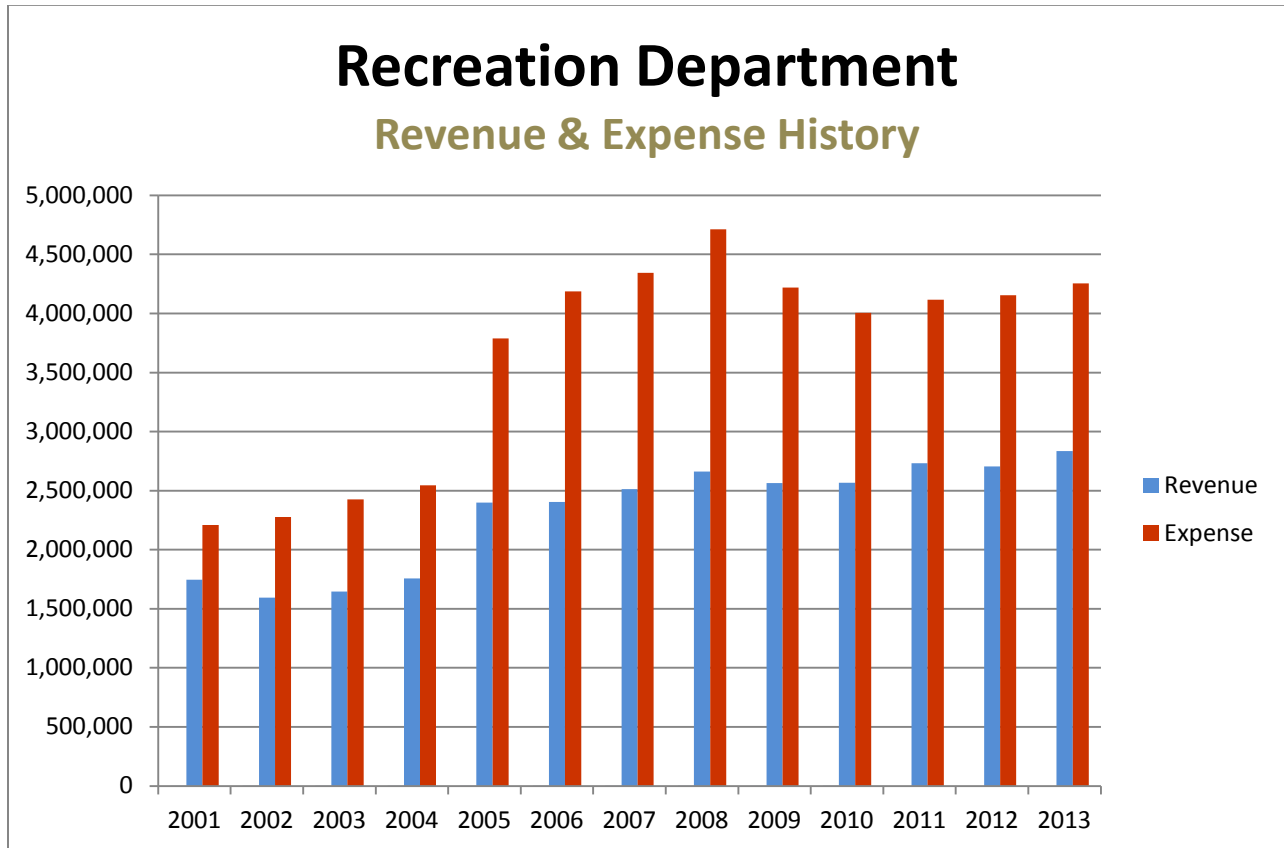
Recreation Department Overview

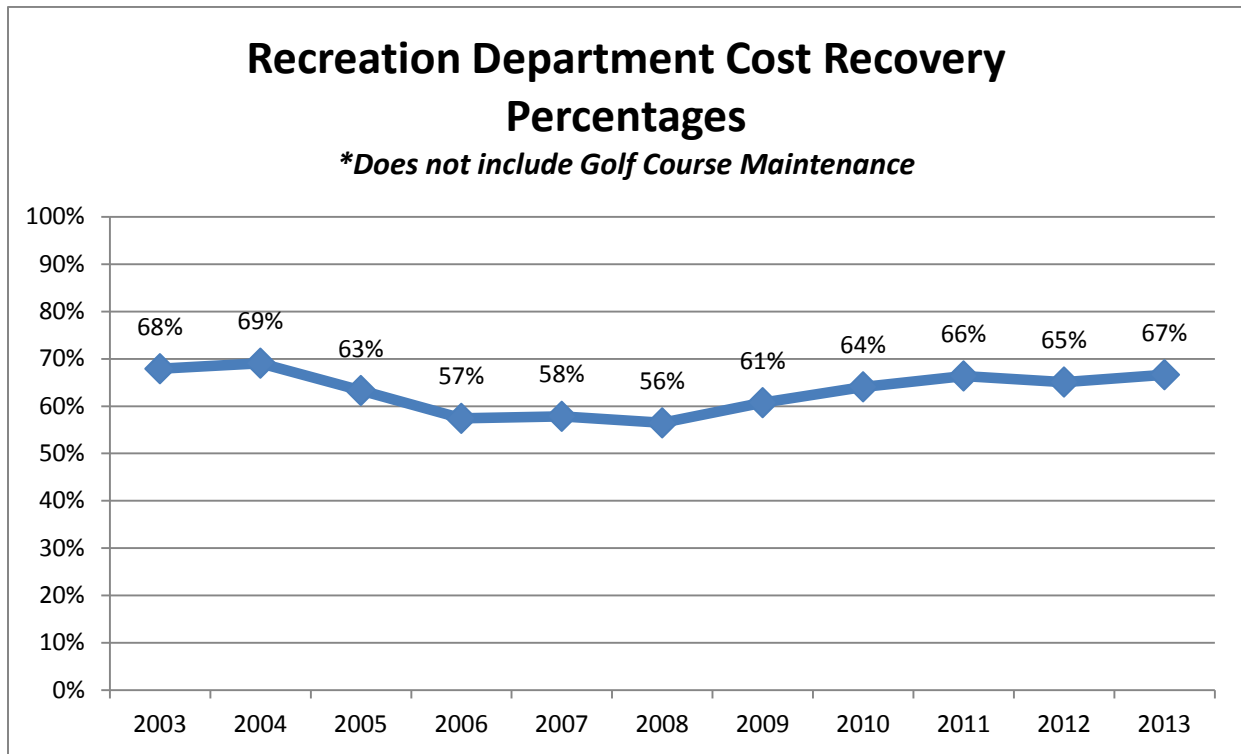
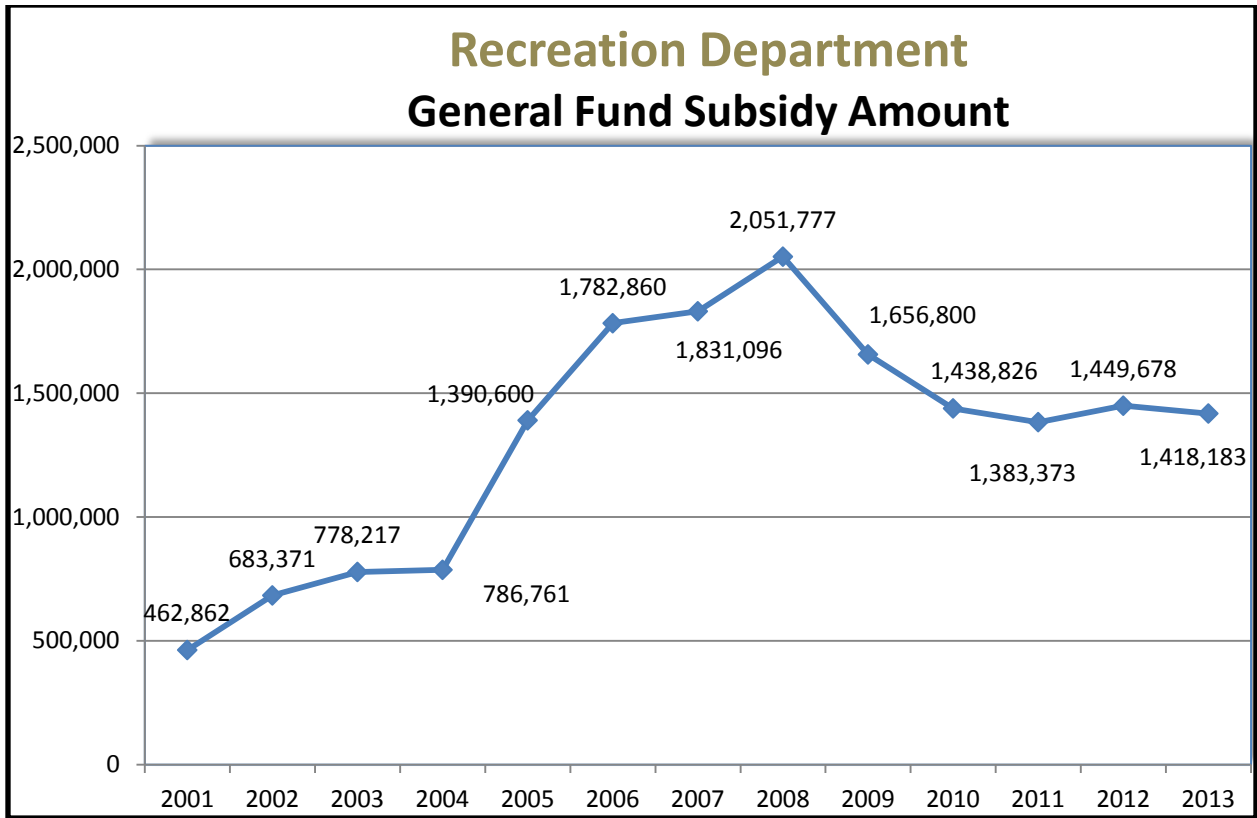
Recreation Department Revenue: \$2,835,458

**Does not include Golf Course Maintenance*

Recreation Department Expense: \$4,253,641

**Does not include Golf Course Maintenance*





MEMORANDUM

To: Mayor and Town Council
From: Rick Holman, Assistant Town Manager
Date: June 14, 2014
Subject: Recommendation of a Naming Policy for Town-Owned Public Buildings, Properties, Parks and Recreational Facilities

Council recently expressed a desire to develop a more formalized process for the naming of Town-owned facilities and parks. Staff has conducted some research and found many examples of policies created for this purpose by other municipalities. A majority of these policies are enacted through the adoption of a resolution by the Council. The purpose of this memorandum is to provide some suggested guidelines and procedures for this resolution. Staff will be available to discuss this matter with the Council at the June 24th work session and receive your feedback.

The following is an outline of the recommended language that should be included as part of this proposed policy:

Purpose

The Breckenridge Town Council believes that the naming of public property such as buildings, structures, parks, or features within those properties, is a matter of great importance and deserves careful consideration. Special consideration should be given to names that help tell the story of Breckenridge and help preserve and honor the history, geographical location, and cultural background of our community. The Town Council, therefore, enacts this policy to establish a systematic and consistent methodology for the naming of Town-owned property.

The following types of Town-owned property are included within the scope of this policy:

1. Buildings and structures
2. Real property, including open space and parks
3. Major Feature (this would include a secondary component of a piece of property such as a tennis court located within a park or a ball field)
4. Amenities (park benches, small furnishings, tables)

The following types of property do not apply to this policy:

1. Historically registered properties for which a name has been indicated on a nomination form and accepted for use on a historic register.
2. Public Art naming responsibility will be approved and overseen through the Town's Cultural Arts partner organization.
3. Open Space Trails (owned by the Town of Breckenridge or co-owned with Summit County) naming responsibility will be overseen and approved through a partnership with the Open Space Advisory Boards of the Town and County. Guidelines for selection of names for trails will follow those outlined in this policy.

Policy

When considering the naming of any public building, structure, open space, park, or feature within those facilities, the Town Council may consider the following guidelines:

- Priority should be given to names carrying geographical, historical, or cultural significance to the area in which the property is located or to the Town of Breckenridge as a whole.
- Property may be named after an individual when the individual has a historical association with the property or the area in which it is located within the Town of Breckenridge.
- Property may be named after an individual, living or deceased, or an organization that has made significant financial or civic contributions to the Town of Breckenridge, or has made a significant financial contribution to the particular property being named. Consideration for the naming of a property honoring a deceased individual should not occur until the person has been deceased for at least five (5) years and that person's historical significance and good reputation have been secured in the history of the Town.
- Names should be chosen in a manner that avoids duplication, confusing similarity, or inappropriateness.
- Suggestions for names of property shall be solicited from organizations, residents, and individuals. Suggestions shall be prioritized based on these guidelines and submitted to the Town Council for consideration.
- The Town Council shall approve any naming of property by resolution
- The Town Council reserves the right to rename a property if the associated name turns out to be disreputable to the Town.

Amenities

The naming of small furnishings such as tables or park benches are reviewed and approved by the Town Manager and do not fall within the guidelines previously listed in this policy. The decision to approve or disapprove an amenity item on Town property will be made by the Town Manager after consideration of the following guidelines:

- An agreement must be entered into between the Town and a Contributor for the amenity property being requested.
- A contributor must pay the full cost, or at the Town Manager's discretion, a majority of the cost of the item being requested.
- Amenity items will only be placed in areas where it is deemed appropriate based on the use of the property and available space.

This policy is only a guide and nothing herein shall be construed so as to limit the Town Council's authority to use its discretion based on the facts and circumstances surrounding a particular issue.

JOINT MEETING AGENDA
GoBreck Board of Directors and Breckenridge Town Council
Tuesday June 24, 2014

1. GoBreck Financial Overview
2. Town Council and GoBreck Communications Plan
3. GoBreck Goals
4. Sponsor Assets (feasibility of aligning the Town with a large corporate sponsorship)