

Tom Boni

From: Noboxineagle@aol.com
Sent: Thursday, January 05, 2012 10:21 AM
To: tomboni@townofeagle.org
Subject: please submit to all trustees and to ERS public record...thanks

I am becoming like the "Mad Hatter" in today's local business arena; so let me count the ways to explain away my madness and inability to comprehend RED's thought process:

1. The ERS project is still on the table, but with a poorer prognosis for success – Eagle has lost population, employment and available commercial tenants;
2. Falling real estate values have caused less of a tax base to support and maintain existing infra-structures, let alone a new one to the east;
3. The residential rental market in the valley has taken a big-time "hit", and yet ERS has changed its marketing from the sale of condos to more rental units;
4. The "Eagle Community Master Plan" (ECMP) seems to be ever changing to accommodate whatever RED desires; Eagle is still "Mayberry", but ERS is a whole new town, and I can't find any provision in the ECMP that allows for the creation of new towns to compete with our "Mayberry";
5. Open space acquisition seems to be in vogue with the county commissioners, especially in Edwards; could not the ERS pasture be a "fit" for them also?
6. The ERS pasture is a "blighted area", economically speaking so it has been said; wouldn't Eagle Ranch and downtown Eagle qualify for that designation, what with all of the extant commercial spaces now available?
7. Did RED purchase a "pig in a poke", and now wants to remove the "pig" from the "poke"? Ergo, the price paid does not support a pig farm or a cow pasture's use!

8. Is the premise that supply creates demand really sound – “build it, and they will come”; or does demand usually precede the supply side? In other words, is there presently or in the near future, demand in Eagle for more rental units and commercial space to make the ERS project feasible? Is this another Jail House project in the making?
9. Does the profit motive of a private developer and the tax revenue needs of a municipality trump reality in the market place? We all have wishes, but does that foment into productivity or actuality? John Ray (circa 1670) once said – “*If wishes were horses, then beggars would ride*”. There are no horses for RED!
10. Finally, will another rejection by the voting residents of Eagle constitute a testament to the “will of the people”? It didn’t last time around! How often does the will of the people need tested to have import?

I presume that RED has the only sanity in this matter, but it has not convinced me of that any more than Mr. Romney has caucused that he is the “man”!

Fredric Butler- Eagle

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