



**Dessie Hoppes**

**From:** Tom Boni <tomboni@townofeagle.org>  
**Sent:** Thursday, February 09, 2012 9:02 AM  
**To:** 'Dessie Hoppes'  
**Subject:** FW: Eagle River Station

Dessie,

Here it is.

Tom

Tom Boni  
Town Planner  
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**From:** Markowitz, Alan [<mailto:Alan.Markowitz@UHhospitals.org>]  
**Sent:** Wednesday, February 08, 2012 9:52 PM  
**To:** [letter@vaildaily.com](mailto:letter@vaildaily.com)  
**Cc:** [tomboni@townofeagle.org](mailto:tomboni@townofeagle.org)  
**Subject:** Eagle River Station

My wife and I are part-time Eagle residents, having built a home in the Castle Peak Ranch area 10 years ago. Although we pay property taxes to Eagle county, we cannot vote in town matters since we live outside its boundaries. That does not mean, however, that we remain unaffected by the town's fiscal uncertainties, and we therefore feel compelled to comment on the tableau playing out before us know as the Eagle River Station.

Having been involved in commercial real estate for 30 yrs, including contracting with "big box" stores, the demographics necessary to attract a quality retailer (let alone 4) don't exist here. Residents of Vail, Aspen, Steamboat, and Glenwood do not come here for their basic shopping needs, and the permanent population is far too small to convince a national retailer otherwise. More importantly, what bank or credit facility will lend the first dollar without a pre-leasing agreement with quality tenants? Of concern, the Developer has not identified any tenants, and more alarmingly there have been no questions from the Town Board regarding what appears to be an elaborate fantasy. Why so quiet? One would like not to think that there are other issues between the Board and the Developer, but in this vacuum, what is one to conclude?

This is not a sustainable project. Your townspeople deserve clarity, and, more importantly, the truth. I hope the Board will provide both on the 14th.

Alan Markowitz and Cathy Pollard

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