



Dessie Hoppes

From: Tom Boni <tomboni@townofeagle.org>
Sent: Thursday, March 15, 2012 8:58 AM
To: 'Dessie Hoppes'
Subject: FW: Comments on ERS

Dessie

Please place this in public comment for the next hearing.

Tom Boni
Town Planner
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From: Eamonn Rooney [<mailto:roontoo@centurytel.net>]
Sent: Wednesday, March 14, 2012 9:15 PM
To: tomboni@townofeagle.org
Subject: Comments on ERS

I am bewildered by the misleading information that RED Development prints about the likely occupancy rate of ERS and the lack of risk that ERS presents to the Town of Eagle.

The proximity to Glenwood Springs and Silverthorne make it a tough retail location with the available population.

Granted, a specialty store may come to ERS, but only with huge tax breaks and one store does not make a mall.

I have several friends that are developers in Western Colorado and they all come to the same conclusion.

ERS is too big for Eagle, or anywhere in this valley.

It will likely bankrupt the town when the retail spaces do not fill up due to it's size.

The shortfall on the bonds will then need to be paid for by the homeowners in Eagle.

Several local contractors are in favor of it, but lets be realistic, the contracts will go to the lowest bidder, likely from Denver or out of state. I have worked on many of the large commercial projects in this valley and contracts are awarded to contractors coming from far and wide.

Yes these contractors will bring some tax revenue to the valley with food and hotels, but that will dry up upon completion.

Personally I moved to Eagle to raise my children in a small town and enjoy the mountains. If I wanted to be near a mall I would have moved to Denver.

I hope the town board comes to the right decision for Eagle and turns down the ERS plan.

Thanks You,

Eamonn Rooney
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