

Let's Get Eagle's Economy Going Again With Eagle River Station!

"We all know that things are difficult in this economy, but did you know the Town of Eagle's general fund revenue has declined by \$1,009,183 or 18% since 2007?"

"Did you know that the Town of Eagle's expenditures have **decreased by \$2,435,828 or 38% since 2007?**"

Town of Eagle General Fund Revenue 2007 to 2009*

2007	\$5,612,910
2008	\$5,391,892 (decrease of \$221,018 or 3.9% from prior year)
2009	\$4,906,900 (decrease of \$484,992 or 8.9% from prior year)
2010	\$4,603,727 (decrease of \$303,173 or 6.1% from prior year)

Town of Eagle General Fund Expenditures 2007 to 2009*

2007	\$6,356,421
2008	\$5,968,004 (decrease of \$388,417 or 6.1% from prior year)
2009	\$4,828,652 (decrease of \$1,139,352 or 19% from prior year)
2010	\$3,920,593 (decrease of \$908,059 or 18.8% from prior year)

*Data provided by Eagle County Assessor's Office and Colorado Department of Revenue.

"The fact is if Eagle's economy going to start growing rather than shrinking, it is time to consider the short and long term economic benefits of Eagle River Station (ERS).

The latest ERS economic impact study from January 2012 projects:

- The Town's general fund will experience an average annual net surplus of \$1.9 million dollars, a net surplus of \$8.2 million over a five year period.

- \$5.1 million dollars in use tax fees to the Town during construction phase (2013 to 2016)

Annual total labor income from ERS commercial operations (including indirect and induced effects) is projected to be about \$118 million in Eagle County and \$140 in the state of Colorado.

- \$2.4 million dollars in sales tax revenue to town starting in 2014, and will grow to \$3 million dollars by 2016

- 759 direct construction jobs and 1,200 total jobs in Eagle County in 2013

- 2,187 direct jobs and 3,000 total jobs in Eagle County after project completion

Jeff McMahan

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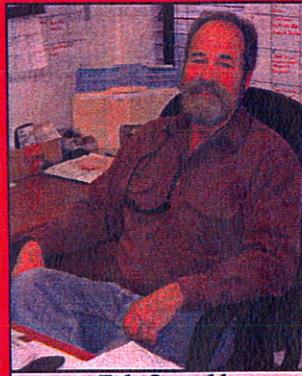
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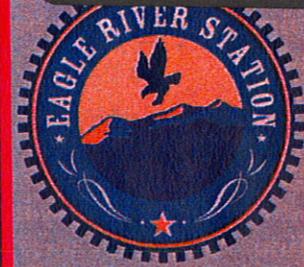
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Ed Small



**Ed Small
is not a NIMBY!**

NIMBY: NOT IN MY BACK YARD!

Ed lives near the proposed Eagle River Station (ERS), the proposed mixed-use complex consisting of rental housing, restaurants, retail stores and **fun**. ERS is proposed to be built a few blocks east of the courthouse, on Chambers Road in Eagle. Eagle River Station will be located across from Ed's home on the Eagle River. **Ed understands that Eagle and Eagle County need this project** to help grow out of this recession by helping to put people back to work.

Ed is "100%" for this project!

Join Ed in supporting ERS.

Contact managing partner Jeff McMahan today!

**Help Us Help All Of Us!
Creative Development! That's what we do!**

Help us create a thriving atmosphere for the people of Eagle and Eagle County!

If the Eagle Town Board and the voters of the Town of Eagle allow us to create an environment that the town will be proud of for many years to come, **then we will need your creativity, labor and support to make it happen!**

Join us now by contacting us immediately to help make this happen. If Eagle River Station passes, we will be hiring many of the following local trades:

- Artists • Attorneys • Contractors
- Sub-Contractors • Landscapers • Painters
- Plumbers • Photographers • Roofers • Security Guards • and More!

We will hire all kinds of good local people that want to work soon! We can't do this without the community building it with us!

Contact us immediately to express your interest and support!

Email Managing Partner Jeff McMahan at JMcMahon@RedDevelopment.com

March 1, 2012