



Grand Avenue Corridor Project Property Owner Meeting Summary April 15-16, 2025 | Town of Eagle

Meeting Purpose & Overview

The Town of Eagle hosted property owner meetings on April 15th and 16th at the Town Eagle in the Town Council chambers to provide an update on the Grand Avenue Corridor project and explain the right-of-way (ROW) acquisition process. Business and property owners along the corridor were invited to learn about the design progress, understand their rights, and ask questions. The meeting included a presentation from the project team (Stolfus & Associates and HDR), followed by a question-and-answer session. Attendees also had the opportunity to view a large roll plot displaying the recommended design at the 50% completion stage and discuss specific property impacts one-on-one. On Tuesday, April 15th, seven (7) business and property owners attended the meeting. On Wednesday, April 16th, 19 property and business owners attended the meeting.

The main goals of the meeting were to:

- Help property owners understand the ROW acquisition process, including their rights and next steps.
- Explain the difference between temporary and permanent easements.
- Share updates on project design refinements, funding opportunities, and anticipated timeline.
- Listen to property owner questions and concerns to help guide future design decisions.

Attendees included a mix of business owners, property owners, and stakeholders.

What We Heard: Key Themes & Concerns

Project Cost & Funding

- Property owners asked about the total project cost and how it will be funded. The estimated cost is **\$70 million**, and the Town is actively seeking federal and state funding to help cover this amount.
- The Town did not receive a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant in the first round of 2025, which would have supported the implementation of the project; however, the project was recognized as a “Project of Merit”.

- The Town does have approximately \$17M that had been allocated as matching funds for the RAISE grant.
- A phased construction approach is being considered, starting with priority sections.
- The anticipated timeline for construction is beginning in 2027-2028, depending on funding availability.
- The recent quality of life survey mentioned a mill levy and a property tax increase. The Town is unsure of next steps.

Right-of-Way Acquisition Process

- The meeting clarified that ROW needs are being determined through a formal field survey process based on recorded property deeds and county records.
- Property owners will be compensated for both the land and impacts to remaining property, following an appraisal and negotiation process.
- Property owners have the right to obtain their own appraisals (covered by the Town under certain conditions).

Eminent Domain:

- Town Council must approve any such action.
- The Town emphasized its commitment to negotiating in good faith and find solutions with property owners wherever possible; eminent domain would only be considered as a last resort.

Property Impacts & Concerns

- Property owners expressed concerns about perceived potential loss of property value, business disruption, and diminished ability to sell property during the acquisition process.
- Questions were raised about how temporary versus permanent easements would be handled and compensated.
- The project team explained that of the 25 properties that might be impacted, impacts vary depending on the property, with many being small slivers, and not full acquisitions.

Access & Traffic Changes

- Several property owners questioned the need for expanded roadway sections and changes to access points.
- The project team shared that based on one-on-one meetings the design has been modified as a result of working with the property owners and the incorporation of feedback.
- The project includes safety improvements like roundabouts and traffic calming features designed to slow speeds and reduce crash rates.
- An earlier roundabout proposal at Grand Avenue and Third Street has been removed based on design constraints.

Noise, Visual, and Utility Impacts

- Attendees asked about potential noise increases and visual changes. The team explained that traffic calming measures are expected to reduce noise, and landscaping will provide visual buffers.
- Concerns about water and utility impacts were addressed, with assurances that property owners will be protected from damages and that utilities will be upgraded as part of the project.

Timeline & Next Steps

- Property owners asked about the process timeline and when decisions will be finalized.
- The project is currently at **50% design**, with further refinements planned based on property owner and public input.
- The Town needs a 100% shovel-ready design (80–100 %) design to position them competitively for grants and funding.
- The Town will continue to pursue funding, develop a phased construction plan, and continue to meet with individual property owners to address specific concerns.

Meeting Takeaways:

- Property owners were given a platform to voice concerns and better understand their rights.
- The project team committed to transparency, fair treatment, and ongoing communication.
- Design flexibility remains; this is the right phase to provide feedback before final decisions.
- Funding remains the major hurdle before moving to construction, with phased implementation under consideration.

Next Steps

- Continued property-specific meetings to discuss ROW impacts and design refinements.
- Finalization of design and funding strategy.