



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

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### **Meeting Purpose & Overview**

The Town of Eagle hosted property owner meetings on April 15<sup>th</sup> and 16<sup>th</sup> 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 15<sup>th</sup>, seven (7) business and property owners attended the meeting. On Wednesday, April 16<sup>th</sup>, 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.