

**Business and Community Promotions Board City Hall -
1711 Miner Street, Idaho Springs, CO 80452 Agenda**



Monday, May 19, 2025

Tel: (303) 567-4421 Fax: (303) 567-4955

Video from Meetings are viewable on the City's Website.

You must join the Zoom Meeting

(<https://us02web.zoom.us/j/84267608096>)

Meeting ID: 842 6760 8096

Passcode: 906156

to participate in a meeting remotely.

1. Call to Order

2. Roll Call

3. Agenda Approval

- a. Motion to approve the Agenda of May 19th, 2025

4. Approval of Minutes

- a. Minutes

Motion to approve the minutes from April 21, 2025

5. Public Comment

6. Conflict of Interest

7. Director Report

- a. Directors Report for Business Promotion and Vitality

8. Action Items

9. Discussion

- a. Idaho Springs Mobility Hub/Downtown Master Plan Implementation
- b. Overview of the proposed parking management agreement
- c. Presentation by Bellevue Mt. a new business in Idaho Springs
- d. Expanding Early Care and Learning POS sales Round Up program towards childcare support in Clear Creek County.
- e. Clear Creek County Arts & Education (CCCAE)- Sponsorship of water bottle program.

10. Round Table Updates from Businesses

11. Open Floor

12. Closing Remarks

- a. Next meeting Monday June 16th, 2025 at 2:00 pm

13. Adjourn

In-person and remote meeting public attendance and participation instructions:

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk (cityclerk@idahospringsco.com) by 12 p.m. (Noon) the Thursday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the "Raise Hand" feature to indicate your desire to speak.

General Guidelines

- Each public comment, whether scheduled or unscheduled, is limited to three (3) minutes.
- Council typically does not provide feedback during public comment sessions.
- If you would like to provide materials for Council to review along with your Comment, please sign up for Scheduled Public Comment and provide those materials to the City Clerk by the Thursday Deadline.



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
FAX (303) 567-4955

NOTICE AND AGENDA
BUSINESS AND COMMUNITY PROMOTIONS BOARD
Idaho Springs City Hall
1711 Miner Street
Monday May 19th, 2025 2:00 p.m.

**NOTICE AND AGENDA OF
BUSINESS AND COMMUNITY PROMOTIONS BOARD
REGULAR MEETING
Monday May 19th, 2025 2:00 p.m.**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of the Minutes of April 21st, 2024**
- V. Public Comments**
- VI. Conflict of Interest**
- VII. Director Report**
- VIII. Action Items**
- IX. Discussion**
 - a. Idaho Springs Mobility Hub/Downtown Master Plan Implementation
 - b. Overview of the proposed parking management agreement.
 - c. Presentation by Bellevue Mt. a new business in Idaho Springs.
 - d. Expanding Early Care and Learning POS sales Round Up program towards childcare support in Clear Creek County.
 - e. Clear Creek County Arts & Education (CCCAE)- Sponsorship of water bottle program
- X. Round Table Updates from Businesses**
- XI. Open Floor**
- XII. Closing Remarks**
 - a. Next Meeting Monday June 16th 2pm
- XIII. Adjournment**

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

The Public is able to view and hear this meeting remotely at the following address on the City's website:
<https://idahospringsco.portal.civicclerk.com/>

The Public is able to participate in person and remotely by utilizing the link below:

Join Zoom Meeting

<https://us02web.zoom.us/j/84267608096?pwd=h4DtTUPsjuF1ndWUw8YWfAnghTBCC7.1>

Webinar ID: 842 6760 8096

Passcode: 906156

For Unscheduled Public Comment, please sign-in the chat of the meeting each individual that is providing public comment is limited to three (3) minutes.



CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
FAX (303) 567-4955

NOTICE of MINUETS
BUSINESS AND COMMUNITY PROMOTIONS BOARD

Idaho Springs City Hall
1711 Miner Street

Monday, April 21st, 2025 2:00 p.m.

MINUETS OF THE
BUSINESS AND COMMUNITY PROMOTIONS BOARD
REGULAR MEETING

Monday, April 21st, 2025 2:00 p.m.

I. Call to Order

- a. The meeting was called to order by the Director at 2:02pm

II. Roll Call

a. All Board Members listed below were present

- i. Steve Indrehus, Tommyknocker Brewery
- ii. Tara Worley, Marigolds Flowers
- iii. Jennie Kim, 6&40 Motel
- iv. Lana Hearne, Club Hotel
- v. Andy Marsh, City of Idaho Springs
- vi. Katie Yard, Yards Taphouse
- vii. Lindsay Valdez, Two Brother's Deli

III. Approval of Agenda

- a. Lindsay Valdez, made a motion to approve the agenda
- b. Lana Hearne, 2nd, all in favor, motion passes

IV. Approval of the Minutes of March 17th, 2024

- a. Steve Indrehus made a motion to approve the minutes from 3/17/2025
- b. Katie Yard 2nd, all in favor

V. Public Comments

- a. No Scheduled Public Comments

VI. Conflict of Interest

- a. None reported

VII. Director Report

VIII. Action Items

- a. Lana Hearne made a motion to approve BCPB participation and attendance at the Outdoor Festival in collaboration with Georgetown. Steve Indrehus, 2nd, all in favor, motion passes
- b. Lana Hearne made a motion to approve the Brand Strategy for City of Idaho Springs prepared by EMBER, conditional approval of the Brand Identity with the understanding the Icon Mark and Type Mark will be revised and presented before adoption. Katie Yard 2nd, all in favor, motion passes.

IX. Discussion

- a. The BCPB is partnering with Clear Creek County Arts & Education (CCCAE) to support summer activations along Minor Avenue. This collaboration will provide access to local artists and organizational support for events such as block parties, chalk art installations, and a summer film series. As part of the partnership, CCCAE will also coordinate a fundraising initiative featuring branded water bottles, which participating businesses can sell to generate additional revenue. This effort aims to enhance community engagement and artistic presence during summer programming.

X. Open Floor

- a. Board members shared general business updates. Steve reported food sales are up year-to-date

while beverage sales are slightly down; overall, last week was slower than the same period last year. Janine noted she is currently about 5% below last year's sales. Katie shared that the Tap House continues to grow steadily given its early stage, while the BBQ business has experienced fluctuations, which she attributes more to broader economic trends than to I-70 impacts. Overall, businesses reported mixed but relatively stable performance.

XI. Closing Remarks

- a. Next Meeting Monday May 19th 2pm

XII. Adjournment

- a. Meeting adjourned at 3:41p

REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

The Public is able to view and hear this meeting remotely at the following address on the City's website:

<https://idahospringsco.portal.civicclerk.com/>

Director's Report

Business and Community Promotions Board Meeting May 19th 2025

Overview & Key Updates

Following months of development and community feedback, I'm pleased to report that the City Council has approved the new branding package, giving us the green light to move forward with implementation. This marks a major milestone for the Business and Community Promotions Board, and we are now beginning the process of applying the brand across our digital and print platforms.

Work is actively underway to integrate the new branding into the Visit Idaho Springs website, social media channels, and upcoming marketing materials. As we move into application, there may be minor refinements to ensure consistency and functionality across all platforms.

The VisitIdahoSpringsCO.com website is progressing toward a target launch in early June, beginning with a live homepage and events calendar. This phased launch will allow us to highlight key seasonal happenings while continuing to build out the rest of the site.

1. Marketing & Branding Initiatives

a. 2025 Outside Festival – Clear Creek County Collaboration

Preparations are underway in partnership with Georgetown and the Clear Creek County Tourism Bureau (CCCTB) for our joint presence at the 2025 Outside Festival, taking place May 31–June 1 at Civic Center Park in downtown Denver. This high-visibility event is an exciting opportunity to showcase Idaho Springs and Clear Creek County to a broader outdoor and adventure-minded audience. Jess and I are organizing a Visit Clear Creek County giveaway package and branded experience to increase engagement at the event. We're curating a photo booth-style activation and would love to include unique items that represent Idaho Springs—such as an ARGO hardhat, a Tommyknocker mini keg, or other locally recognizable pieces. These borrowed items will help create a strong visual identity and spark meaningful connections with attendees.

We are also seeking donations of branded swag or small gifts from local businesses to include in the giveaway. This is a great way to get your brand in front of thousands of attendees and align with regional tourism efforts. Please reach out if you have an item you'd be willing to contribute or lend.

- b. **Ember Updates:** Our branding work with Ember Design is entering its final phase, following City Council's approval of the full brand strategy and visual identity. Nate is currently finalizing the official Brand Book, which will serve as a guide for consistent use of the Idaho Springs brand across all platforms. As we move toward implementation, we are beginning to explore trademarking options and licensing agreements that would allow local businesses to use the official logo on merchandise and promotional materials. Several pathways are available, and I am currently researching models that balance accessibility for our business community with the integrity and protection of the brand. More information will be shared with the board as options are narrowed and next steps are defined.
- c. **Website:** The Visit Idaho Springs website project is officially underway. We have a 1st draft that is underway and are working on applying the brand into the framework. I will be emailing out the draft site for preview in the next week, any and all feedback is welcome.
- d. **Tourism Management Grant & Wayfinding Strategy:** We will be officially kicking off this grant project in the next week, if you would like to be apart of the stakeholder group please email me.

2. Event Planning & Activations

- a. **Finalizing the 2025 Events & Activation Schedule:** We are in the final stages of confirming our 2025 event schedule, and planning is well underway for key summer

activations. If you know of any vendors—local or regional—who may be interested in participating in our events, please connect them with me directly. We’re aiming to create a dynamic and well-rounded vendor mix that supports both community engagement and business visibility.

For the Fourth of July Celebration, we are exploring the option of allowing the Clear Creek Center for the Arts and Education (CCCAE) to host a beer and wine tent in the park. This has been done in previous years with success, and after conversations with downtown businesses, there is general support for bringing this feature back. Feedback indicates that it would be an added value to the event without detracting from business activity along Miner Street. I am seeking board guidance on whether the BCPB would like to move forward with approving this addition for 2025.

b. **Mural Restoration Project** – We are expecting this to be finished by the end of May.

3. **Business & Community Engagement**

a. **Spring Flowers:** The City has partnered with the BCPB to offer two flower package options for Idaho Springs businesses as part of our ongoing beautification efforts. This year’s flower delivery is scheduled for Thursday, June 5, 2025. **Deadline to order is May 21.**

- i. Package One: \$225 for a pre-set selection of mixed annuals, with optional hanging baskets (up to 2 per order), delivered directly to the business.
- ii. Package Two: Custom flower packages based on a self-selected budget, allowing flexibility for planter sizes and business needs.

Checks are payable to the City of Idaho Springs and can be dropped off at Marigold (1620 Miner St) or The Spice & Tea Exchange. Any proceeds beyond costs will be donated to the City Beautification Project and Skatepark Fund.

Additionally, businesses and individuals are invited to volunteer on June 5 to help plant the city flowers, with volunteers receiving a free plant and breakfast.

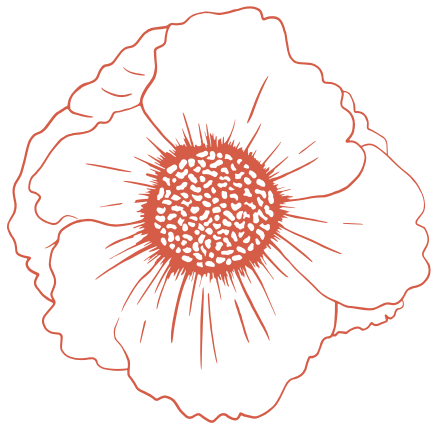
b. **Downtown Resiliency & Construction Impact:**

- i. **Traffic Trends & Insights**
- ii. **Sales Tax Trends & Insights**

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Mo. To Mo. Comparison	YTD Comparison	Current YTD Total	Previous YTD Total
Jan	\$139,731.94	\$200,236.03	\$194,756.37	\$222,532.49	\$235,940.98	\$266,501.90	\$265,799.93	\$344,180.43	\$365,835.89	\$357,076.65	-2.39%	-2.39%	357,076.65	365,835.89
Feb	\$187,483.54	\$177,395.43	\$190,166.90	\$207,177.31	\$232,375.01	\$243,676.11	\$272,972.03	\$361,032.17	\$349,072.52	\$363,464.19	4.12%	0.79%	720,540.84	714,908.41
Mar	\$182,398.01	\$206,563.51	\$223,907.92	\$232,244.57	\$186,300.12	\$291,578.68	\$310,036.11	\$402,899.93	\$402,360.50	\$400,737.88	-0.40%	0.36%	1,121,278.72	1,117,268.91
April	\$134,442.24	\$159,819.04	\$175,580.94	\$178,261.23	\$188,064.67	\$248,167.82	\$256,468.48	\$317,733.49	\$310,527.71		-100.00%	-21.47%	1,121,278.72	1,427,796.62

1. **January 2025:** \$357,076.65, down 2.39% from January 2024.
2. **February 2025:** \$363,464.19, up 4.12% compared to February 2024.
3. **March 2025:** \$400,737.88, showing a slight decrease of 0.40% from March 2024.
4. **Year-to-Date (YTD) Total (Jan–Mar 2025):** \$1,121,278.72, a 0.36% increase from the same period in 2024 (\$1,117,268.91).
5. **Key Takeaway:** The City has seen steady performance in the first quarter of 2025, with modest overall gains despite slight declines in January and March.

BUSINESS SPRING FLOWERS SIGN UP



Deadline to order is 5/21

Package One

We have added to the city bulk flowers for businesses to purchase some annuals to include hanging baskets as well. They will be delivered to your doorstep on Thursday June 5th

DELIVERY TO YOUR DOORSTEP

INVESTMENT **\$225**

ALL MIXED ANNUALS
CIRCLE IF YOU WOULD LIKE HANGING
BASKETS AND HOW MANY MAX 2 PER
ORDER
Y N
NUMBER ____
NUMBER OF ORDERS ____

BUSINESS NAME _____

CONTACT _____

THURSDAY

6/5/2025

DELIVERY

if you would like to
volunteer to plant the
city flowers that day
you get a free plant
and breakfast for
helping

Package Two

We know that all of our planters are different sizes and we have varying budgets. We want to make this accessible for everyone. Write in below your budget and we can accommodate that. by working up to that value.

ALL MIXED ANNUALS
CIRCLE IF YOU WOULD LIKE HANGING
BASKETS AND HOW MANY MAX 2
Y N
NUMBER _____

INVESTMENT \$_____

BUSINESS NAME _____

CONTACT _____

Any proceeds that are made from the business flowers will be donated to the city beautification project and the skatepark

TARA@MARIGOLDSFLOWERS.COM FOR QUESTIONS
CHECKS PAYABLE TO **THE CITY OF IDAHO SPRINGS**
CAN BE DROPPED OFF AT MARIGOLD 1620 MINER STREET TO TARA OR
SPICE AND TEA IN THE MAJESTIC BUILDING TO SADIE
WE WILL COME COLLECT THESE FORMS IF YOU WOULD LIKE TO ATTACH A
CHECK AS WELL



Idaho Springs Mobility Hub/Downtown Master Plan Implementation

*Business and Community
Promotions Board Meeting*

May 19, 2025

© HDR 2024, all rights reserved.



Agenda

- Introductions
- Program Elements
- Project Update
- Program Schedule
- Funding Sources
- Next Steps

Program Elements

1. **Roundabout** at Exit 240 to improve circulation to Mobility Hub and Parking Structure.
2. **Mobility Hub** to improve bus operations by providing transit-only access and a bus turnaround.
3. **Parking Structure** to provide additional parking spaces for downtown businesses.
4. **Parking Lot Improvements** to provide additional spaces and improve circulation.
5. **Idahoe Mall Improvements** to function better and create a welcoming “back door” to downtown.
6. **Miner Street Improvements** will convert Miner St from 14th Ave to 17th Ave into a shared street pedestrian marketplace.



Project Update – May 2025

Roundabout at Exit 240

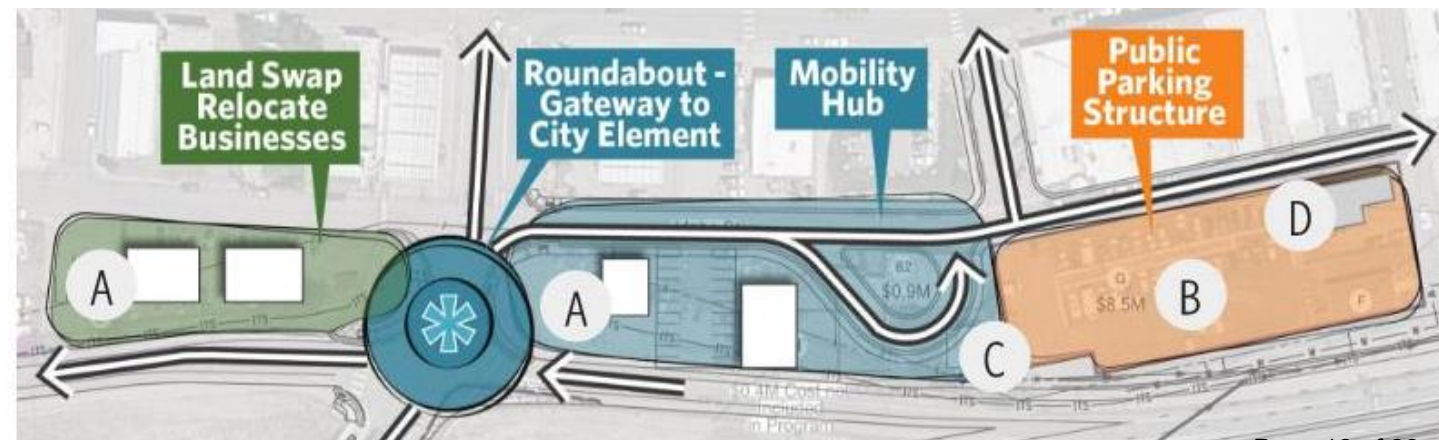
- The layout was completed many years ago as part of the Peak Period Shoulder Lane projects.
- Engaging with adjacent property owners.

Mobility Hub

- General layouts of the bus circulation have been complete.
- Further evaluation needed finalize location and amenities.
- Potential re-use of train depot.
- Engaging existing business & landowners about land swap.

Parking Structure

- Studying alternative locations & layouts.
- Coordinating with the State Historic Preservation Offices (SHPO) to determine impacts and mitigation.
- Potential to save Robert Bros. building.
- Also trying to save viewsheds from I-70 to downtown.



Project Update – May 2025

Parking Lot & Idahoe Mall

- Engaging with adjacent property and business owners regarding Idahoe Mall improvements.
- Want to make sure it works for businesses AND serves as a welcoming public space.
- Parking lot layout will improve circulation from the east end of town to the parking structure when the Marketplace is happening.



Project Update – May 2025

Miner Street

- 15% design completed in 2024 which involved significant engagement with property owners, business owners, and the larger community.
- For this project, a survey and more in-depth engineering will advance the preferred design.
- As the design advances, greater detail regarding amenities, materials, lighting, drainage, stairs, seat walls, landscaping, etc. will be further developed with input from stakeholders and community members.



Program Schedule



What's Happening?

- **Survey and ROW delineation** complete.
- **Geotechnical investigation** complete.
- **Meeting with SHPO** to discuss parking structure alternatives and mitigation.
- **Met with property/business owners** adjacent to Idaho Street and Idahoe Mall.
- Advancing design of entire program to the same level (**approx. 15% design**) by **July**.
- Should hear about **RAISE Capital Grant** in June.
- Plan to host a “pop up” event during the **August 13 Miner Street Block Party**.

Funding Resources

- **FHWA Raise Planning Grant = \$2.4M**
 - NEPA & 60% Design & Grant Administration
- **Total Program Construction Estimate – \$37M**
 - Raise Capital Grant Request \$25M (FHWA)
 - CDOT SB 267 – \$6.3M (Mobility Hub)
 - Local Match (Idaho Springs) – \$6.3M
- **Scenario Planning**
 - Capital Grant Request is a decision point
 - Awarded – Full Program Advances
 - Not Awarded – Can reapply in 2026, but will shift focus to reduced program of Mobility Hub and Parking Structure



Next Steps

- Check in with City Council **June 9.**
- Deep-dive discussion with BCPB on **June 16** – update on design decisions + Idaho Mall concept review.
- Design/Engineering to 15% by **July.**
- Miner Street Block Party Pop-Up **August 13.**



City of Idaho Springs – Managed Parking Program Services Fact Sheet
Contract Summary – May 2025

Overview

The City of Idaho Springs is proposing to continue its association with Interstate Parking Company of Colorado, LLC to manage the City's public, residential, and employee parking systems. The City Managed Parking Program is designed to improve traffic flow, enhance downtown access, and support residents, employees, and visitors with modern, responsive service.

Agreement Highlights

- Term: Agreement runs through May 31, 2030, with options for two additional 2-year renewals based on performance.
- Compensation: Revenue-sharing model—Contractor receives 36.75% of net revenue, decreasing to 33.33% when the East End zone goes live. There will be no more division of revenue between fees and violations therefore removing the motivation of the contractor to issue tickets.
- Termination: The City may terminate the contract with 60 days' notice or immediately in cases of serious breach or lack of budget appropriation.

Key Services Provided

- Daily Parking Operations
 - Paid Parking: Rate structure set by City Council.
 - Current times of enforcement from 10am to 6pm will still be in effect unless amended by the City Council.
 - Residential Parking: Permit system for residents and their guests. Citizens will now have direct access to secure parking permits for their guests.
 - Employee Parking: Free spaces for verified local employees.
- Permit & Registration
 - Fully digital, license plate-based system.
 - Renewals required biannually (every 6 months for employees).
- Enforcement & Compliance
 - On-duty Ambassadors issue citations with photographic evidence.
 - Contractor shall respond to complaints within one business day.
 - Appeals, if necessary, handled by the City Prosecutor or Municipal Court.
 - No late fees without documented response to customer inquiries.

Enhanced Services for the Community

- Customer Service
 - Local office provides live support via phone, text, and email.
 - Minimum of two Ambassadors on duty during peak times.
 - All staff wear uniforms, carry ID, and pass background checks.
- Smart Technology
 - Real-time dashboard for City monitoring.
 - Modern kiosks, license plate recognition, QR code payment tools.
 - Dynamic signage and wayfinding improve flow and reduce confusion.
- Website & Accessibility
 - User-friendly site includes permit registration, FAQs, live maps, and event info.
 - Optimized for mobile and fully compliant with web accessibility standards (HB21-1110).

Community-Focused Innovations

- Local Business Validation: Enables businesses to work directly with contractor to offer discounted or free parking for customers.
- Parking Rewards: Allows City to work directly with contractor to provide incentives for compliance and repeat visitors.
- Proactive Alerts: In an effort to minimize violations, text/email reminders will be sent before sessions expire, with renewal links.

Oversight & Accountability

- Monthly Operational Reports: Delivered to City staff.
- Biannual Council Updates: Ensures transparency and performance tracking.
- Public-facing Key Performance Indicators (KPIs): Metrics such as parking occupancy, violation resolution time, and user satisfaction published regularly.
- Audit-Ready Financials: All revenue records and disbursements are maintained and available for City audit.

Idaho Springs City Council will be considering this agreement on Tuesday, May 27th. Work Session at 5:30pm. Regular Meeting 7pm.



CITY OF IDAHO SPRINGS

PARKING MANAGEMENT

WORK SESSION

The City of Idaho Springs invites residents, business owners, and all interested members of the public to attend an upcoming City Council Work Session focused on updates to the City's parking management contract.



Tuesday, May 27



5:30 PM



**Idaho Springs City Hall
1711 Miner Street**

Attend virtually at

<https://idahospringsco.portal.civicclerk.com/>



Resort & Weddings

HIGH ECONOMIC impact

LOW ENVIRONMENTAL impact...

Annual local community economic benefit: **\$11,493,115**

Low environmental development impact of: **1.2%**
(3.01 out of 245 total acres)

At 9688ft. Bellevue Mountain is perched over 2,000 ft. above the Interstate-70 corridor at Idaho Springs, Colorado. Combining seclusion with accessibility, and offering stunning 15-mile 270-degree panoramic views of the Continental Divide and iconic Colorado peaks, **it's one of the state's most visually striking event & leisure locations.**

Bellevue Mountain Weddings will operate as a premier wedding venue and event space, with a seated 200-guest capacity and year-round availability. Built in heavy-timber post and beam, the architecture conveys warmth and timelessness, while also incorporating modern new-century design elements.

Bellevue Mountain Ridge and Cabins are two distinct lodging options, catering to different market segments with shared access to premium on-site amenities and activities.

The Ridge will be a 10-unit hotel suite type lodging option, principally intended as a premium option for wedding clients.

The Cabins comprise 15 units, dispersed within a 1/2 mile radius across the property, not visible one to another, and accessible only from our resort shuttles -- maximizing seclusion and immersion in nature. Each 480-square-foot prefabricated cabin offers a single-room layout with full bath, kitchenette, wrap-around patio, is eco-friendly, and constructed with minimal environmental impact.

Targeting adventurous guests who place high value in serene outdoor and natural experiences, the result is a guest connection to the natural surroundings unlike any other.



Wedding Venue and Outdoor Ceremony Space



The Ridge

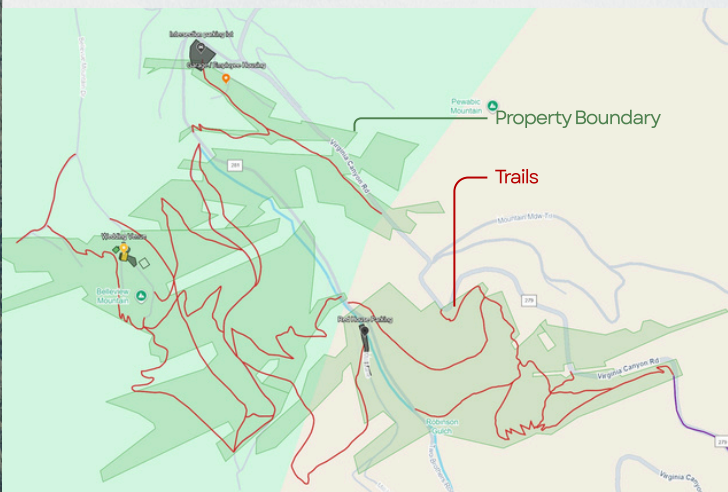


Dispersed Cabins

Community

Development done responsibly with low community resource impact, contributing to economic vitality and significant tax revenue generation

7.1 miles of onsite multi-use trails, many of which are open to the local community.



Economic Generator

- Supports discovery of Idaho Springs as a tourist destination aiding in the expansion of a strong replacement economic sector
- Job creation and incorporated employee housing
- Concierge directly booking guests to local outfitters and activities, benefiting both new and long-standing establishments
- Year-round operation helps boost fellow local businesses in the "off-season"
- Prioritization of local sourcing (buy-local), contracting, and partnerships—circulating money within the community and supporting other small businesses.

Other Benefits

- Encourages enjoyment and respect for the wealth of local natural beauty, open space, and heritage. Fostering local pride, and reinforcing the community's sense of place.
- Public trail system access with parking and easy link to VCMP / Mighty Argo Cable Car.

Activities & Services



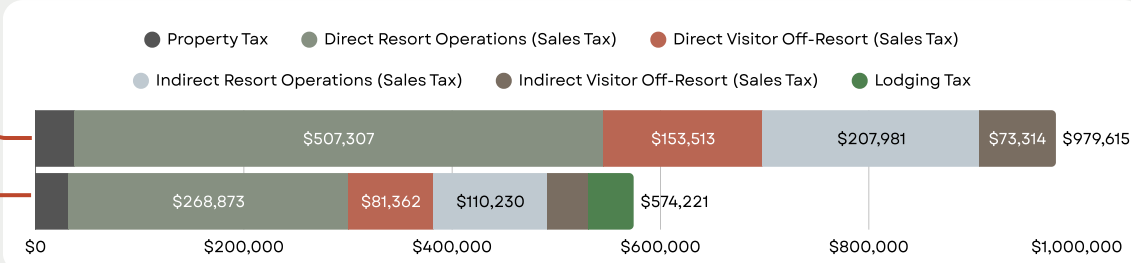
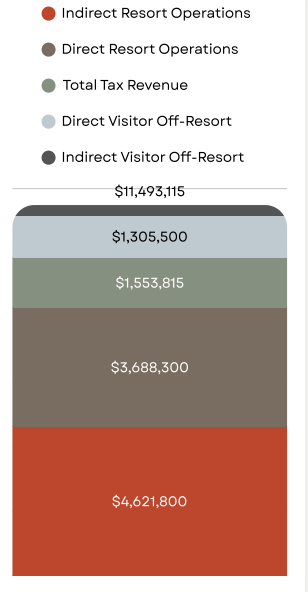
Economic Impact¹

Annual Tax Revenue Generation

Clear Creek County **\$574,221**

Idaho Springs² **\$979,615**

Bellevue Mtn
Total
Annual
LOCAL⁴
Economic
Impact
\$11.5 M



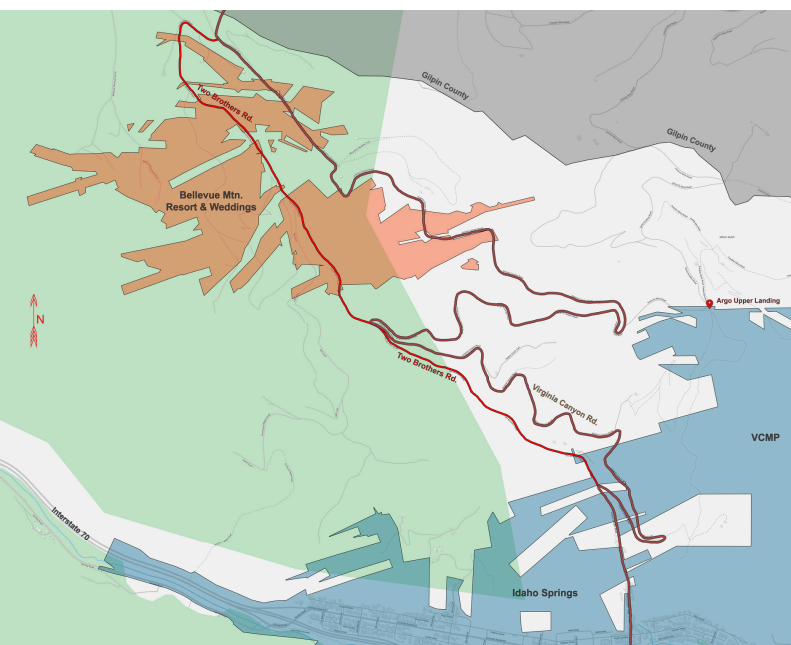
1. Based on Bellevue Mtn's 2025 Economic Impact Study by Hotel & Leisure Advisors, an international leader in feasibility and economic assessment in the hotel and resort industry.
 2. Based on scenario of annexation to City of Idaho Springs (IS). If Bellevue Mtn. is developed under its current CCC jurisdiction, the tax revenue breakdown is as follows: CCC: \$611,721, Idaho Springs approx: \$236,154.
 3. All figures 10-year annualized average (annual average over first 10 years of operation)
 4. "Local" defined as benefit specifically realized or retained within CCC annually (\$11,493,115). That is distinct from the "total" economic output of \$20,935,900.



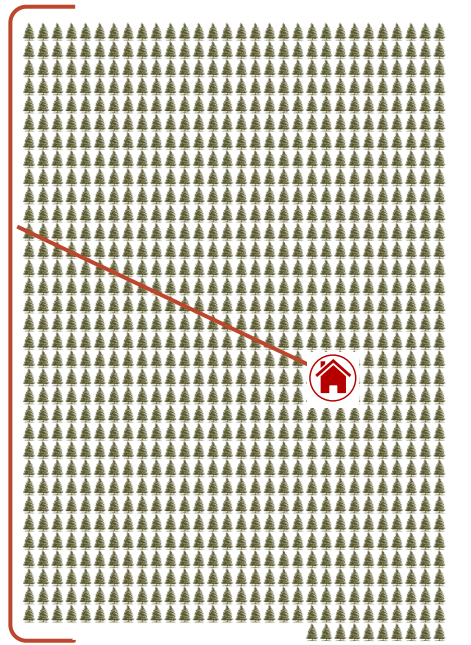
Bellevue Mountain is an OutsideIn Concept[®]

"Outside-In" is the core brand concept, or principle, to which all aspects of Bellevue Mtn intentionally align with, and incorporate. It means, "to enhance the outdoor experience by removing the barriers between us and nature, while maintaining balance with modern comfort and convenience."

Only 3.01 acres of the 245-acre property will disturb the natural environment with development. This ensures solitude for guests, low impact on wildlife habitat, and minimal visual impact to the landscape.



1.2%
ULTRA-LOW
DEVELOPMENT
DENSITY⁵:



4. Structures (48,150sqft); new roadway & road improvements (76,032sqft); parking and misc (7025sqft)