

**FORT COLLINS BUSINESS COMMUNITY  
CANDIDATE ENDORSEMENT QUESTIONNAIRE  
2019 CITY OF FORT COLLINS ELECTION**

- Questionnaires are due back to [ahutchison@fcchamber.org](mailto:ahutchison@fcchamber.org) by 10 a.m. on Thursday, January 24, 2019

**Please note that all questionnaire answers  
will be shared with the business community.**

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| Office Sought: <i>Council Member</i>   | District (If Applicable): <i>2</i>       |
| Name: <i>Adam Eggleston</i>  |  |
| Home Address: <i>2202 Puma Place, Fort Collins, CO 80525</i>                             |  |
| Daytime Phone: <i>970-310-3339</i>   | Evening Phone: <i>970-310-3339</i>       |
| Fax: <i>N/A</i>  | Email: <i>adam4fortcollins@gmail.com</i> |
| Employment: <i>REALTOR with Coldwell Banker Devonshire</i>                               |  |
| Length of Residence: In City: <i>27 Years</i> In District: <i>20 out of the 27 years</i> |  |
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***Please limit responses to approximately 200 words per section.***

**(1) Education:**

*I graduated from Fort Collins High School in 2002 with Honors and Bars in Theatre.*

*I attended 1 year at Front Range Community College focusing on Business Management.*

**(2) Past and Present Community Service Including Offices Held:**

*2016-2017 Director for the Fort Collins Board of REALTORS*

*2016 Co-Chair for Northern Colorado Young Professionals Network*

*2019 Chair for Government Affairs Committee for the Fort Collins Board of REALTORS*

*2018 Vice Chair for the Parking Advisory Board with the City of Fort Collins*

*2018 Ex-Officio Member for Chamber of Commerce Local Legislative Affairs Committee*

*2018 Task Force Member for Occupancy(U+2) Study with the City of Fort Collins*

*2017-2018 Member of NOCO Housing Now Committee*

*2018 Fort Collins City Plan Ambassador*

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**(3) Past and Present Employment/Business Experience:**

*The past four and a half years I have been a REALTOR with Coldwell Banker Residential Brokerage in Northern Colorado. In that time, I have served on numerous boards and commissions. I currently serve on the leadership council for the Coldwell Banker's Fort Collins office. Previously, I worked in the auto industry at Peak KIA North, Markley Motors, Spradley Barr, and Tynan's for over a decade collectively. I held different positions from sales consultant, finance manager, floor manager, trainer, and sales manager.*

**(4) Current Employment and Responsibilities:**

*Currently, I am a REALTOR with Coldwell Banker Devonshire. I am responsible for helping my clients buy and sell homes throughout Northern Colorado. On behalf of my buyers, I enjoy finding and showing homes, preparing and negotiating contracts to purchase, assisting them with inspection objection items, deadlines, and move in. With my sellers, I am responsible for developing pricing and marketing strategies for their houses to be presented in the best possible way, negotiating terms of offers, inspection objections, and any other potential issues that may arise during a transaction. I also help newer agents in my office with contract questions, marketing ideas, and lead classes to help get their real estate business up and running.*

**(5) Specific Qualifications For This Office:**

*As a REALTOR, sales consultant, trainer, manager, and leader I listen and act on detailed needs and wants in order to help clients find solutions. I have consistently worked to find common ground in order to push conversations forward with the goal of discovering solutions that benefit everyone. I think my abilities to find compromises, see individual points of view and approach problems from all sides make me a great candidate. My absolute passion for my city adds to my qualifications to serve as the Council Member for District 2.*

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**(6) Why are you running for this office?**

*I am running to serve as a City Council Member because the city needs a future-focused person to help set up Fort Collins for continued success now and into the future. I believe that the current Council Member in my district has done a nice job getting the city to this point, but feel like he is not looking far enough ahead to prepare us for the growth that we are expected. With a potential of 70,000 more people moving here, we need individuals on City Council that will look 20 years forward toward our ideal city. I want to help Fort Collins be attainable for anyone that wants to live here now and in 20 years. If elected I want to work with local partners to find ways to offer more attainable housing options, work to find new industries to help with revenue streams, and look for ways to enhance efficiencies within the city by looking at old or outdated programs that can be modified.*

**(7) What have you done to prepare for election to this office and how you will you conduct yourself if elected to this office? What experiences have you had that makes you qualified to serve in office?**

*Over the past 4 years, I have attended most of the regular council meetings and watched almost all of the work sessions. This has given me a great deal of insight into the decorum and structure of City Council. In addition, by attending the meetings I have gained the knowledge and history of many topics, issues, and positions the city has taken over the last 4 years. Serving on numerous boards, committees, and tasks forces over the last 4 years have allowed me to connect with people from across the city with different ideas and concerns. Working with these individuals and organizations have also given me a great deal of knowledge and insights into what the city and it's citizens will need in the coming years.*

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(8) If you are elected, what are the top three accomplishments you want to have completed by the end of your term, how will you pay for them and how will you get them done?

1. *Work with the city staff, the Housing Catalyst, and other interested affordable housing developers to develop a high-density project for one of the land bank properties. Pushing for higher density allowance for these low-income project where the city and developer can have more control via deed restrictions and HOA rules could help reduce the potential insurance liability. Along with the city self-insuring the project, that could save as much as \$20,000 per unit cost, allowing for better use of funds. The potential cost is currently not known since it will depend on any state or federal grants, costs for development and the size of the overall project.*
2. *Oversee and promote a successful rollout of the city's broadband service to residents to ensure a healthy start to the utility. Working with the Connexion team, city staff, and most importantly the local businesses to further position the service for continued success into the future. With the overall researched budget for the project/utility being about 142 million dollars, there should not be any need additional costs or outside revenue requirements.*
3. *Working to reduce the regulations in order to allow for more housing options. More specifically: (1) Look to reduce the lot requirement from 10,000 sqft to 8,000 sqft to allow more Accessory Dwelling Units (ADUs) to be built. (2) Promote density bonuses for affordable units in attached products like townhomes and condominiums, such as allowing 6 unit buildings in LMN zones if the developer holds the 2 additional units as affordable. (3) Promote and change zoning rules to allow for cottage style, small or tiny, and cluster homes. The cost impacts of these would be minimal but would include a possible increase in full-time employee allocated workload to handle an increase in building applications, training of inspectors for the new housing types, and possible reduction of revenue if the city reduces the water costs associated with these smaller units.*

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(9) What do you think are the top 3 economic priorities the city government should undertake during the next four years? What role should Fort Collins have in economic development? How will you make the economy a City budget priority?

*1. Promote and support the continuous improvement of the I-25 project. I believe that the improvement of I-25, along with new overpasses over Prospect and Mulberry are essential for our city to stay ahead of the competitive employment market in other cities. Allowing for better ingress and egress from the city will strengthen our ability to attract new employers, which drives housing, commerce, and growth.*

*2. Look for ways to entice new companies into our city by looking at our current regulations, programs, or restrictions that may hamper the ability of companies to move and grow here. Focus on small to medium business would allow the city to attract diverse employers that could add additional revenue streams.*

*3. With an anticipated economic slowdown or recession at the end of 2019 or 2020, we will need to make sure we are set up for a reduction in revenue. Therefore the city needs to start looking at departments and programs that we could potentially reduce/modify funding in the next budget cycle if there is a downturn in the economy. The city's role in economic development is to help businesses and potential employees thrive by reducing hurdles, working to attract new industries to our city, and prepare now for the next downturn in the economy.*

(10) How will you make Fort Collins a more Jobs Friendly community? Are you willing to engage with business leaders to discuss these solutions? Please explain how you will stay in touch with business leaders.

*If elected, one of my first goals is to find ways to reduce the time it takes to work through the city's permit and regulation process, so businesses can save time and money. I want to work to find a better balance between regulations to protect consumers, but also give businesses the best chance to be successful as soon as possible. I would also work to make it easier for employers to offer workforce housing, by looking at ways to reduce the regulatory hurdles. This will help companies provide a more attainable housing option for their employees to live, work, and play here.*

*Business owners are the key driving factor that keeps bringing people to Fort Collins. As amazing as our location is, people would not want to live here*

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*without the unique restaurants, breweries, retail shops, stores, and community resources all made possible by businesses and their owners. It's my feeling that if you want to find out how things are going or what's new, just ask a business owner. They are always the first to hear what the word is on the street. I look forward to meeting owners, both new and old, from visiting with store owners to making an effort to be one of the first people to try a new place and making sure I am available to anyone as often as possible.*

(11) What role should Fort Collins have in the region? What do you believe are the top issues facing Northern Colorado in the next several years?

*I think that because Fort Collins has been the largest city in Northern Colorado for so long, we are the principal community sought to live, work, and play in. Over the next few decades, Fort Collins will become part of a larger metropolitan. We will need to adjust to become the backbone for the region and facilitate an even larger influence and impact on the state. The biggest challenge I think we will be facing in Northern Colorado is the doubling in population over the next 25 years. With that comes three huge hurdles; housing (access, attainability, and affordability), water capture and storage, and infrastructure to handle the population doubling. We need to plan and prepare now.*

(12) Colorado will continue to grow, including our area. How should Fort Collins plan for growth, if at all?

*Fort Collins has grown by nearly 70,000 people in the last 30 years, and anticipates an additional 70,000 people moving here over the next 25 years. Fort Collins needs to look at the City layout to determine areas to increase the allowable density. I understand that most residents do not want their neighborhood to grow in population, but if we look at different areas throughout the city we will be able to even out the growth. Fort Collins needs to prioritize major infrastructure projects and how to tackle them before we hit a population of 250,000. Along with infrastructure, the City will need to develop a more robust multimodal network and access to help mitigate traffic problems.*

(13) Tell us about your participation in the City Plan process.

*I am a City Plan Ambassador and have held multiple meetings throughout the year. I have also attended multiple city meetings, discussed the City Plan at the Parking Advisory Board, invited the city to speak at the Board of REALTORS, and participated in surveys.*

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(14) What are the top two issues facing city government over the next 4 years and why do you believe they are the most important?

*A potential recession within the next two years will be the biggest challenge that the city could face in the next four years. Depending on the timing, severity, and length a recession could reduce the revenue streams into the city, resulting in hard decisions as to which programs, departments, and developments need to be cut. Compounding a potential struggling economy and recent tax measures, it would be hard to ask the citizens of Fort Collins to approve any additional tax increases. The city would need to find ways to reduce the budget.*

*Another challenge the city will be facing over the next 4-10 years is the infrastructure needs that will weigh heavily on our budget and citizens. With some of our underground utilities quickly approaching 70-80 years and the continued stress that a growing population puts on these utility lines, there is a great need to upgrade and repair.*

(15) What economic tools should the City add to their "tool box" of resources to attract, retain and expand key employers?

*Fort Collins Broadband utility promotion will be a wonderful tool to attract new companies and industries. I want to see Fort Collins look at regulations, ordinances, and fees that have been put in place that either slow or add costs to business operations. Looking at older regulations that may be out date or has caused a large amount of undue stress to businesses should be addressed. I feel that a huge burden for new companies moving here is the lack of attainable housing for their employees. I like the idea of employee housing as a tool to use to attract new companies or support growing companies. For example, CSU is looking at a land swap with Timberline Church. This innovative approach will help ease the housing burden for CSU without any negative impact to our faith-based community. The city should help facilitate networking, zoning, and density support to make it easier for these ideas and partnerships to work.*

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(16) What is your position on the Fix North I-25 effort? Why?

*I am a supporter of fixing I-25. I think we need to widen it to include as many lanes as possible to help ease congestion with the growing number of people using the interstate. If we do not get at least three lanes and set up for four lanes now, it will be exponentially more costly the longer we wait. I feel having two ballot questions during the last election was one of the reasons that they both failed. Hopefully, in the next election, a new ballot measure will be introduced that will succeed.*

(17) Why would a business person support your election to office?

*As a REALTOR, I am an independent contractor and entrepreneur that operates as a business. I understand many of the struggles that owning a business causes and understanding the reward of growing a business from the ground up. The hurdles that the city has in place that can make it difficult to operate is something that I have first-hand knowledge. Finding ways to improve the success of our business owners is essential to keep Fort Collins the Choice City. There are countless hours and passion it takes to be a business owner. Fort Collins would be nothing without the businesses that make it run.*

(18) If business groups endorse you, is there any significant information that could come out about you during a campaign that could potentially embarrass you (and them) publicly? (ex: bankruptcy, arrest, conviction, etc.)

*I have been mindful of my actions over my life so that I do not have to answer for potentially bad decisions. With that said I did fill for Bankruptcy in 2009. Being young and inexperienced with money, the recession hit me hard while I was in the auto industry.*

Signature: *Adam Eggleston*

Date: 01/22/2019