

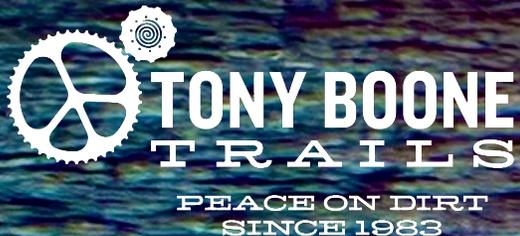


International TRAILS SUMMIT



Planning to be a Trail Town - Strategies and Pitfalls

April 19, 2023 – Reno, Nevada





Downtown Salida – Early 1980's



Downtown Salida – Last year!

AND YOU MAY ASK YOURSELF



"HOW DID I GET HERE?!"

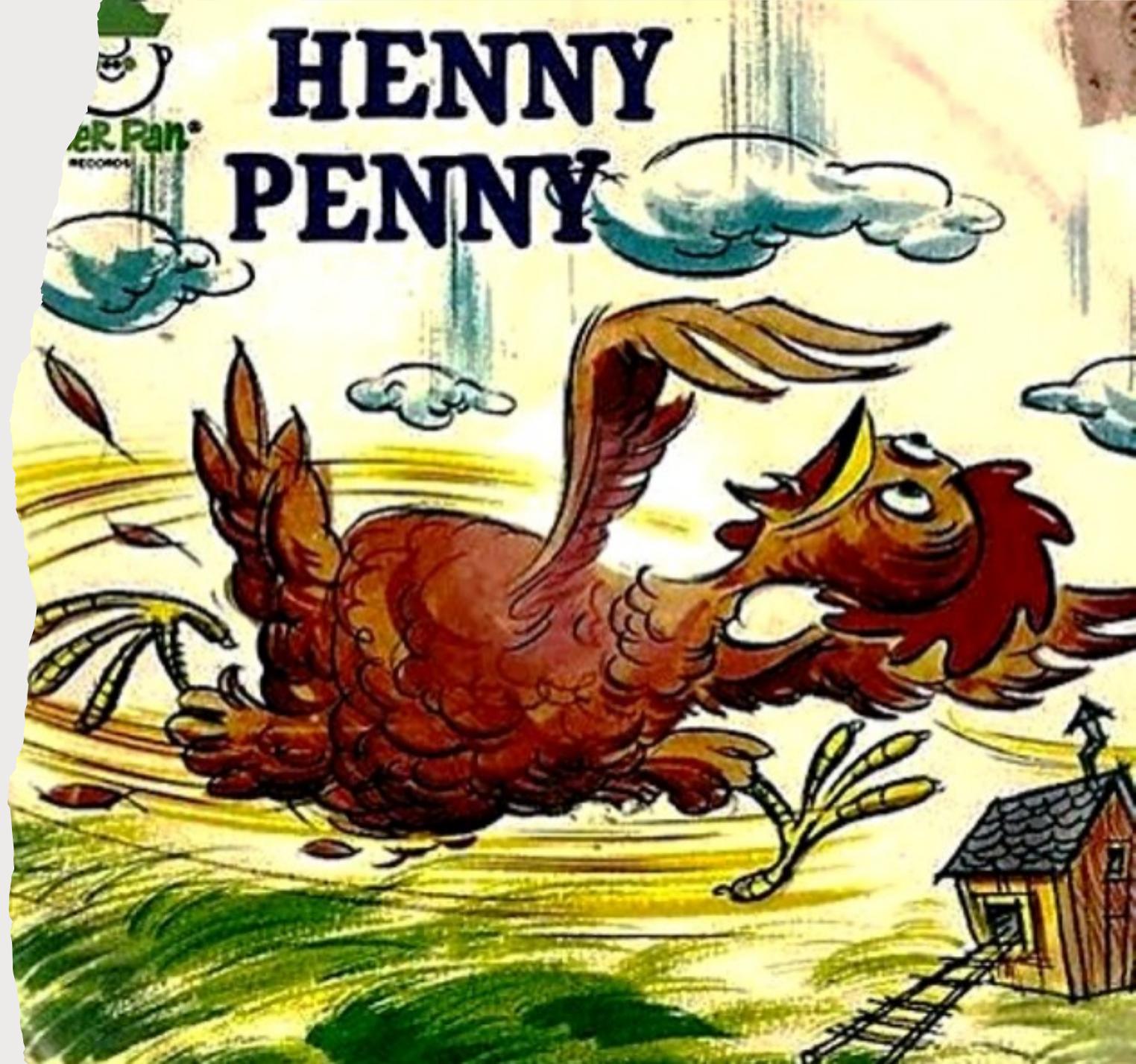
Pros

Great Biz Opps
More Tax Dollars
Services & Choices
Great Restaurants
Kids have jobs in town
Hip!...Top 20 Mt Towns
New homes, all flavors
Town balancing well...COVID
I love it, my 4 kids love it!

Cons

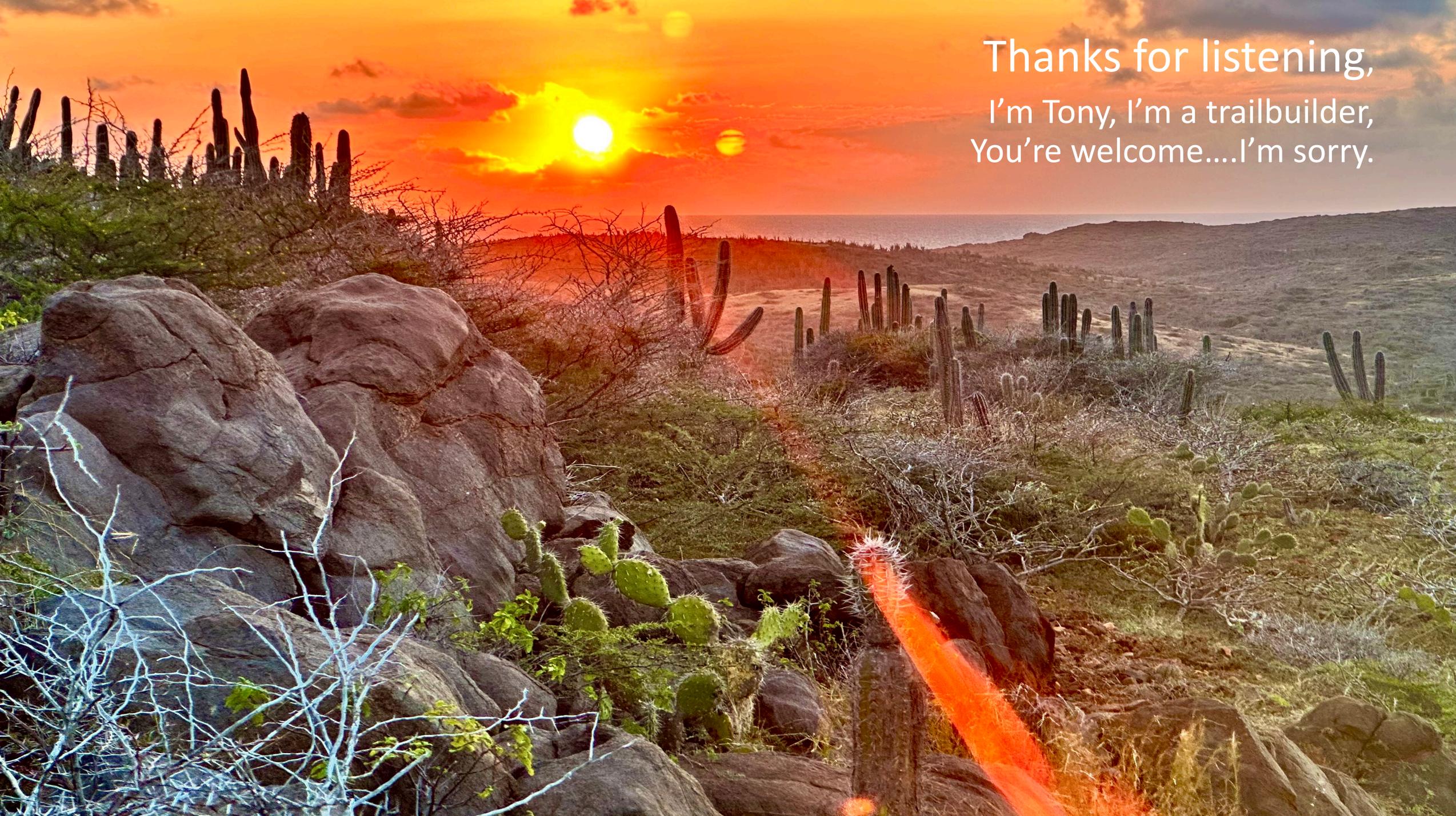
Pricy retail space
Cost of Living
More people = more traffic
Hour wait Amicas on a weeknight
Expensive for local retirees
Vogue & Smithsonian mags publish articles
30% STR's, high rent, limited supply
No festivals, shut streets, Everyday now!
Lost community folks

- Do I run like a chicken?
- Plan ahead
- Capitalize on it
- Cash out
- Regulate it
- No worries, no dramas
- Wear a different hat





How many hats can you wear effectively?

A desert landscape at sunset. The sky is a vibrant orange and red, with a bright sun low on the horizon. In the foreground, there are large, dark grey rocks and several saguaro cacti of various sizes. Some cacti are tall and columnar, while others are smaller and more rounded. The ground is covered in dry, scrubby vegetation and small cacti. The overall scene is a classic desert sunset.

Thanks for listening,
I'm Tony, I'm a trailbuilder,
You're welcome....I'm sorry.