

About Borne Law

About Ruth Borne

Ms. Borne has twenty years of experience representing owners, developers, homeowner associations and local government in real estate, land use, construction, covenant enforcement, entitlements and land development in Eagle County.



Supervised \$750 million of vertical construction in the Town of Avon as the Director of Community Development, including construction and development of Home Depot and Wal-Mart.

Design review administrator for Arrowhead, Beaver Creek, Red Sky Ranch and Bachelor Gulch. She is uniquely qualified to assist with any real estate issue arising in these communities. Currently, she is the design review administrator for EagleVail.

Former design review board member in Cordillera Valley Club.

Lawyer garnering \$5 million in ARRA and related funding for new infrastructure for the Town of Red Cliff waste water treatment plant. This public improvement enabled the Town of Red Cliff to be removed from the EPA watchlist for over a decade.

Facilitated approval and installation of \$30 million of public improvements and infrastructure in Eagle County.

Land use & zoning consultant for numerous land development projects in Eagle County.

Attorney and title review on \$30 million of residential and commercial real estate

Associate attorney in Everglades litigation *State of Florida v. Dairy Farmers and Sugar Cane Farmers* resulting in the Southwest Florida Water Management Plan.

Representative clients include NAI Commercial, Starwood Vacation Ownership, Vistana Resorts, Sheraton Mountain Vista, Mountain Management and various local developers and residents.

Ms. Borne is interested in helping the community. As a former cancer patient at Shaw Cancer Center, she is currently on the Vail Breast Cancer Awareness Board.

Her rates are reasonable and geared to getting the job done as economically and efficiently as possible.

Feel free to contact her for a free consultation.

Experience

Ruth O. Borne, Attorney at Law

2004 – Present

Law firm specializing in general business law, estate planning, local government, oil and gas, construction, contract resolution and real estate.

Marcin Engineering LLC – In House Counsel

2004 - 2014

Responsible for all legal aspects of administering civil engineering, land surveying, and real estate development projects. Managing Attorney responsible for all land development activities, including but not limited to RFPs, RFQs, due diligence, public bidding procedures, entitlements, permit compliance, and construction management agreements. Facilitate and manage interface with clients, consultants and approval agencies. Draft infrastructure proposals and contracts, bid documents, change order negotiation, and bond enforcement. Extensive experience with EJCDC Agreements. Human resource management of mid-size civil engineering and land surveying firm including risk management and collections. Negotiated all disputes without litigation; no adverse or workmen's compensation claims.

Town of Red Cliff – Town Attorney

2004-2013

Appointed by the Board of Trustees for the Town of Red Cliff and funded by the Department of Local Affairs to address all legal matters, including protection of community of 5,000-acre annexation and development, garnered local, state and federal grants more than \$6 million, responsible for improving interface of community with state agencies and other local governments. Manage day-to-day operations of a statutory town, including public finance, municipal funding, personnel and budget review. Negotiated several special district agreements resulting in increased level of service and budget reduction. Manage new financial personnel to create timely accurate budgets and audits enabling the Town to obtain additional grant and traditional funding. Drafted and facilitated implementation of municipal code, three-mile plans, comprehensive plan, and emergency management plan. Forged the acquisition of historical grants for museum and historic buildings.

Director of Community Development - Town of Avon

1999-2004

Responsible for oversight and administration of \$200 million of new construction, general fund revenues of \$500,000 and operating budget of \$650,000 including supervision of all personnel responsible for building, zoning, planning, engineering, annexations, affordable housing, design review, code enforcement, and subdivision. Prepare, manage and administer development agreements, land use ordinances, zoning, design review, easements, covenants, subdivision improvement agreements, annexation and condemnation. Interface with all land development personnel and supervise entitlement acquisition with developers, municipal agencies, architects,

land planners, and engineers. Experience with a wide range of horizontal and vertical land entitlement negotiation and construction dispute resolution.

**Vail Resorts, Inc. – Manager of Design Review & Construction Administration
Beaver Creek, Arrowhead, and Bachelor Gulch
1995 - 1999**

Manage the construction process for each resort; facilitate design approval of more than \$500 million of new resort development including plan review, compliance, inspections and construction for each governing jurisdiction. Coordinate and supervise construction and enforcement issues for each respective metropolitan district and security department. Process all applications, fees, compliance deposits and fine enforcement. Facilitate all board meetings for each respective community consisting of a total 14 voting members.

EDUCATION & CREDENTIALS

Florida Bar Association Colorado Bar Association

B.S - Energy Resource Management

J.D., Stetson University College of Law

University of Denver, Daniels College of Business - Petroleum Land Management & Finance