

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, May 18, 2005

Minutes of a Regular meeting of the **ESTES PARK URBAN RENEWAL AUTHORITY** of the Town of Estes Park, Larimer County, Colorado. Meeting held in the Municipal Building in said Town of Estes Park on the 18th day of May, 2005.

Committee: Chairman Wasson, Commissioners Ericson, Little, Steige, Swank, Repola, and Wilcocks

Attending: Chairman Wasson, Commissioners, Ericson, Repola, Steige, Swank and Wilcocks

Also Attending: EPURA Executive Dir. Smith, Deputy Town Clerk Williamson

Absent: Commissioner Little

Chairman Wasson called the meeting to order at 8:00 a.m.

MINUTES.

The minutes of the regular meeting held April 20, 2005 were approved.

COMMUNITY COMMENTS.

Eric Blackhurst, 1620 Raven Circle, shared some rumors heard "on the street" relative to the redevelopment of the Bob's Amoco site; some people believe EPURA gave the land to Cardinal Properties, LLC with no compensation; the Riverspointe Downtown building is 5 ft. wider than approved by Planning Commission; Wiest St. will be closed and gated; the Wiest parking lot will be paid parking; and the Town/EPURA is funding Cardinal Properties, LLC. The Trail Gazette's article did clarify some of these issues.

Chair Wasson dispelled these rumors stating the land was not given to Cardinal Properties, LLC and EPURA will recoup its investment in the property through the sale of its condo in Riverspointe Downtown; the building is built to code and as approved by the Planning Commission with one minor variance approved; Wiest Dr. will be functional with 2-way traffic and a sidewalk; Wiest parking lot will not be a paid parking lot; and the Town/EPURA is not financing Cardinal Properties.

COMMISSIONER COMMENTS.

Commissioner Ericson stated it is a pleasure to serve on the commission. Commissioner Swank welcomed Commissioner Ericson.

Chair Wasson will present a class on financing for nonprofits on Saturday June 14th in Room 210 of the library. Please contact Steve Mitchell at the library if you are interested in attending.

PRESENTATION FOR A MULTIPURPOSE SPORTS FACILITY – TERRI PARENTI

Terri Parenti, Estes Valley Recreational Foundation President, informed the board the primary purpose of the foundation is to develop a community recreational facility. A site has been identified in Stanley Park with the design and floor plans already established at an estimated cost of 1.2 million. Grant applications have been submitted to the Gates Foundation (\$100,000) and the El Pomar Foundation (\$100,000). An EVPRD mill levy increase could raise \$500,000. The foundation is requesting funding from EPURA in the amount \$400,000 to \$500,000. Mr. Parenti suggested that this project would help EPURA improve its image with the community.

WEST END IMPROVEMENT UPDATE – NOEL LANE

Mr. Lane will present an update on the west end improvements next month.

CONTRACT TO PURCHASE RIVERSPOINTE CONDOMINIUM

A contract was signed by Mike Oline, CACEP President, and Al Wasson, EPURA Chairman, to purchase the EPURA condominium at Riverspointe Downtown. Earnest money was provided and will be held in an account by Anderson Realty.

STAFF REPORT/PROJECTS.

Executive Director's Report.

1. Riverspointe Downtown is not on schedule; however, the sidewalks and Wiest Street will be functional by Memorial Day. Heath is working towards a June 9th completion date.
2. Goal Team #4 has been working to extend EPURA to 2008 and this process is looking promising.
3. The Visitor Center had a groundbreaking ceremony on May 20th for the new building.
4. The Knoll Willow Overlook will be dedicated on June 2nd.

Commissioner Repola suggested EPURA pay for the business license for those businesses within the construction area of Riverspointe Downtown. This construction has been inconvenient due to the closing of Wiest Street. Director Smith stated that attorney Windholz has advised EPURA not to compensate businesses owners. Chairman Wasson stated the board will take it under consideration.

RESOLUTION 365 – APPROVAL OF PROPOSAL FROM HEATH CONSTRUCTION TO REMEDY DRAINAGE AND LANDSCAPE PROBLEM AT PERFORMANCE PARK.

Director Smith read Resolution #365 authorizing the Chairman to enter into an agreement with R.C. Heath Construction Company to accomplish drainage, hardscape and landscape improvements at Performance Park. Performance Park has been very successful leading to the need for upgrades. Heath has proposed completion of the upgrades by June at a cost not to exceed \$21,496. It was **moved and seconded** (Swank/Repola) **Resolution #365 be approved**, and it passed unanimously.

Citing State Statute 24-6-402(4)(f) C.R.S. and not involving: any specific employees who have requested discussion of the matter in open session; any member of the Town Board (or body); the appointment of any person to fill an office of the Town Board (or body); or personnel policies that do not require discussion of matters personal to particular employees, it was **moved and seconded** (Repola/Ericson) **EPURA enter Executive Session to discuss the item identified**, and it passed unanimously.

Chairman Wasson called a recess of the regular meeting at 9:00 a.m. to enter into Executive Session.

Chairman Wasson reconvened the regular meeting at 9:25 a.m.

EXECUTIVE DIRECTOR'S ANNUAL REVIEW AND CONTRACT EXTENSION.

The employment agreement between the Board of Commissioners of the Estes Park Urban Renewal Authority and Williard L. Smith and exhibit A were reviewed. It was **moved and seconded** (Steige/Swank) **to approve the employment agreement and exhibit A as amended**, and it passed unanimously.

Whereupon, Chairman Wasson adjourned the regular meeting at 9:32 a.m.