

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, January 17, 2007

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 17th day of January, 2007.

Commissioners: Chairman Swank, Commissioners Cope, Ericson, Little, Repola, Steige, and Wilcocks

Attending: Chairman Swank, Commissioners Cope, Little, Steige, and Wilcocks

Also Attending: EPURA Director Smith, Broker Blackhurst, Deputy Town Clerk Deats

Absent: Commissioners Repola and Ericson

Chairman Swank called the meeting to order at 8:04 a.m.

COMMUNITY COMMENTS.

Community member Ralph Nicholas commended the Board on the handling of the Wiest Project and the tentative timeline which would have a portion of the project completed by tourist season and the remainder done later in the year. He thanked the Board for providing for public input and involvement. Mr. Nicholas is not in favor of extending EPURA past 2008; therefore, approval of a new blight study should not have been approved by EPURA. He proposed a new advisory board or improvement district be created to address the future improvements of the Town.

Chairman Swank thanked Mr. Nicholas for his comments and stated that the current Town Board, and the two previous Town Boards, has expressed support of EPURA. Director Smith indicated that EPURA is proceeding with the blight study to define future urban renewal areas as directed by the current Town Board.

COMMISSIONER COMMENTS.

Commissioner Cope stated that he was impressed with the presentations prepared by the companies that bid on the Wiest project and that he appreciated the time spent by Director Smith and others to review the bids.

Commissioner Steige inquired as to whether or not the sales tax revenue figures were available for the month of December, stating that there was a serious decline due to the weather.

Commissioner Little thanked Mr. Nicholas for his comments at the meeting.

MINUTES.

The minutes of the regular meeting held December 20, 2006 were approved.

EXECUTIVE DIRECTOR'S REPORT.

1. Financial Report – Director Smith stated that due to the absence of Commissioner Repola, the financial report scheduled to be presented at the meeting would be postponed. The report is intended to clarify questions Commissioner Repola raised regarding reserves in the bond fund that may exist at the end of 2008.
2. Blight Study – The blight study contract with Terry Ware was reviewed by the attorney which caused a delay to the start of the study. The contract has now been signed and a progress report should be available at the February meeting.
3. Wiest Plaza – Bids for the Wiest Plaza project were reviewed by the Director, Chairman Swank, Commissioner Repola, Town of Estes Park Facilities Manager

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Sievers and Don Brandes. After conducting interviews and reviewing statements of qualifications on each contractor, the group unanimously recommends R. C. Heath be hired for the project. Heath's proposal has been broken into five phases at a total cost of \$1.9 million. The first three to four phases are scheduled to be completed by Memorial Day with work continuing after Labor Day in an attempt to minimize construction during the summer tourist season. Contracts will be let for each phase of the project as opposed to contracting for the entire project all at once. Commissioner Wilcocks commented that the months of September and October are often better for retailers than the month of June and suggested work continue into June and to consider less disruption to businesses during September and October.

4. EPURA Retreat – The retreat is scheduled for February 21, 2007 at the Rocky Mountain Nature Association. The main focus of the meeting will be the future of EPURA beyond 2008. Director Smith indicated that he welcomes suggestions from the commissioners as to topics for the retreat.
5. Riverspointe Condominium – Broker Eric Blackhurst reported on the real estate contract for the sale of the Riverspointe Condominium. He stated WAG Corporation's real estate broker has produced a flyer regarding leasing of units and that several brokers in town have tenants interested in the spaces. At this time, no leases have been finalized and WAG Corporation is waiting for tenants before configuring floor plans for the units. A pre-qualification letter has been received from a commercial lender with an April closing pending the lease of 75% of the space.

CLARIFICATION OF FINANCIAL ITEMS.

Presentation postponed until the regular meeting scheduled for February 21, 2007.

RESOLUTION #377 – DESIGNATION OF A PUBLIC PLACE FOR POSTING NOTICE OF EPURA MEETING.

Director Smith read Resolution #377 which designates the public place for posting notices of EPURA meetings. It was **moved and seconded** (Wilcocks/Cope) **Resolution #377 be approved**, and it passed unanimously.

RESOLUTION #378 – AUTHORIZATION TO ENTER INTO CONTRACT FOR CONSTRUCTION OF WIEST PLAZA.

Director Smith read resolution #378 authorizing Chairman Swank to enter into a contract with R. C. Heath Construction Company to construct the riverbank improvements and utility work relative to the Riverwalk connection known as Wiest Plaza, at a cost of \$1,075,879 for the first three of five phases. It was **moved and seconded** (Steige/Little) **Resolution #378 be approved**, and it passed unanimously.

Whereupon, Chairman Swank adjourned the regular meeting at 8:54 a.m.

Cynthia Deats, Deputy Town Clerk