

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, March 21, 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 21st day of March, 2007.

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

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

Also Attending: EPURA Director Smith, Deputy Town Clerk Deats

Absent: None

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

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

Commissioner Cope inquired as to the status of pending legislation related to the ability of statutory towns and cities to create marketing districts. Commissioner Repola stated the bill appears to be moving forward although, at this time, it has not yet been signed by Governor Ritter. Also, Commissioner Cope noted that some people have a concern that the construction along Wiest Drive might have an unfavorable effect on the Duck Race on May 5th. Dir. Smith offered assurance that the Duck Race will go on as scheduled and that Heath Construction will be finished with the current phase of construction by the end of April. Commissioner Cope suggested a press release be sent to the local papers to inform the community about progress on the Wiest Project.

MINUTES.

The minutes of the regular meeting held February 21, 2007 and the annual Retreat held February 21, 2007 were approved with minor changes.

EXECUTIVE DIRECTOR'S REPORT.

1. Rotary Project – Dir. Smith reported that Design Studios West has made minor changes to Roger Thorpe's preliminary drawings for the Rotary gazebo at Wiest Plaza and that the Estes Valley Sunrise Rotary will be participating to some degree in its construction.
2. Riverspointe Condominium – Broker Blackhurst reported that half of the condominium space has been leased and that negotiations for the remainder of the space are underway between WAG Corporation's leasing agent and a potential tenant. He indicated that an extension to the sales contract may be requested to allow time for leasing prior to the commercial appraisal.
3. Deputy Town Administrator Halburnt – Commissioner Repola introduced newly-hired Deputy Town Administrator Jacquie Halburnt to the Commission and stated she will be familiarizing herself with EPURA procedures and projects.
4. Financial Report – Dir. Smith provided the Commissioners with an abbreviated financial report containing a listing of checks written since the last meeting. Financial Director Steve McFarland will work with Dir. Smith to compile a corporate-focused financial statement of revenue, expenditures, and fund balance through 2006 and a projection for end of year 2007 which will provide information necessary for funding of future EPURA projects. The Commissioners requested financial reports from Dir. McFarland two to four times per year.

PROGRESS REPORT FOR WIEST PLAZA.

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Jerry Grandt, Construction Superintendent for Heath Construction, provided the Commissioners with a project update that addressed water quality and steps taken to keep sediment out of the downstream flow of the river, Phase I and II concrete walls, river bank reinforcement, utility trenching, CDOT involvement in regards to the crosswalk at Moraine Avenue, and daily communication with area property owners. He stated that signage at each end of the project should be in place by March 26th.

BLIGHT STUDY PRESENTATION.

Terry Ware's presentation was postponed until a future meeting.

MISCELLANEOUS.

Zach Wheatley of WAG Corporation addressed the Commission to encourage them to consider the Virginia Drive area as a potential site for future EPURA improvements. He stated that WAG Corporation owns property at the intersection of Park Lane and Virginia Drive and presented a preliminary re-development plan for the property. The proposed multi-use improvements will be to the properties at 201 and 205 Park Lane and include restaurant, retail, and office space, as well as four residential units. He suggested a remodel of Bond Park, to include a combination of hardscape and landscape areas similar to those along the Riverwalk and Performance Park, be partnered with the Virginia Drive project to cut down on contractor and staging costs.

Chairman Swank informed the Commissioners that in order to address the Blight Study in a timely manner a need for special meetings may arise. Dir. Smith stated that after the Blight Study is received he will involve Terry Ware, Bob Joseph, and Jim Windholz in defining EPURA boundaries and developing a plan to take to the Town Board and the public for input.

A question was raised regarding pending legislation that would impact urban renewal authorities. Commissioner Repola stated he is unaware of any new bills and that he will e-mail contacts at CML for available updated information.

Whereupon, Chairman Swank adjourned the regular meeting at 9:02 a.m.

Cynthia Deats, Deputy Town Clerk