

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, June 20, 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 20th day of June, 2007.

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

Attending: All

Also Attending: EPURA Director Smith, Finance Officer McFarland, Town Clerk Williamson

Absent: None

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

COMMUNITY COMMENTS.

None.

COMMISSIONER COMMENTS.

Commissioner Ericson thanked Finance Officer McFarland for his efforts in developing financial reports that are useful and understandable.

MINUTES.

The minutes of the regular meeting held May 16, 2007 were approved.

PROGRESS REPORT FOR WIEST PLAZA.

Jerry Grandt, Construction Superintendent for Heath Construction, reported on the current status of the Wiest Plaza project including the continued water quality monitoring, removal of overhead utilities later this month, asphalt overlay to be completed with lot striping by the end of the month, Phase IV of the plaza is on schedule, and proceeding with gazebo installation the week of July 2nd. Mr. Grandt reported communication with the business community will continue to be a priority.

SUMMARY OF PROPOSAL FOR PARK LANE DEVELOPMENT

The development has been placed on hold.

FINANCIAL UPDATE.

Finance Officer McFarland provided a comprehensive overview of EPURA's financial status. Reports will be presented on a quarterly basis. The information was reviewed and discussion followed regarding fund balances and tax increment. Commissioner Cope questioned if the school district and the hospital district are negatively impacted by EPURA. He stated there has been discussion within the community to this regard and requested EPURA clarify the issue.

It was moved by Commissioner Cope, **EPURA provide a statement of clarification in the local paper with respect to EPURA's impact on the local taxing districts.** The motioned died for a lack of a second.

Discussion followed, **it was moved and seconded** (Wilcocks/Cope) **to obtain the necessary information on EPURA's impact on the school and hospital district for review and discussion at the next EPURA meeting, and it passed unanimously.**

PROPOSAL FOR PREPARATION OF NEW URBAN RENEWAL PLAN.

Item was not discussed due to a lack of available information.

REQUEST TO ENTER EXECUTIVE SESSION.

24-6-402(4)(E), C.R.S. – For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators.

It was **moved and seconded** (Repola/Ericson) **the Estes Park Urban Renewal Authority enter Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(E),** and it passed unanimously.

Chairman Swank adjourned the meeting to Executive Session at 8:49 a.m.

Chairman Swank reconvened the meeting to open session at 9:07 a.m.

EXECUTIVE DIRECTOR'S REPORT.

Blight Study – Staff continues to work with Mr. Ware to gather the necessary information to define the scope of work with an estimated cost of \$25,000 for the study. Staff will meet with a company in Fort Collins to discuss the blight study and has also contacted DSW to provide a proposal for the study.

REQUEST FOR REIMBURSEMENTS OF LOST BUSINESS.

Staff has received two requests for the reimbursement of business lost during the Wiest improvements from Plum Creek Shoes and the 5&10 stores. The Malt Shop was reimbursed \$1,275 when the contractor, Heath Construction, closed the store during a weekend to complete construction. Heath made the decision to close the business to keep the project on schedule, and in order to expedite the reimbursement, EPURA paid the Malt Shop directly. EPURA will request Heath reimburse the Authority for the cost of revenue lost to the Malt Shop. After discussion, **it was moved and seconded** (Little/Repola) **to deny the request for reimbursement of lost revenue by Plum Creek Shoes and the 5&10 stores because the businesses were open during the construction and not closed by the contractor,** and it passed unanimously.

ELECTION OF OFFICERS

Commissioner Little nominated Commissioner Swank for Chairman and Commissioner Steige as Vice-Chair. Commissioner Wilcocks seconded the motion. As there were no other nominations, the motion passed unanimously.

Whereupon, Chairman Swank adjourned the regular meeting at 9:26 a.m.