

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, July 16, 2008

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 16th day of July, 2008.

Commissioners: Chairman Newsom, Commissioners Cope, Halburnt, Little, Steige, Swank and Wilcocks

Attending: Chairman Newsom, Commissioners Cope, Halburnt, Steige, Swank and Wilcocks

Also Attending: EPURA Dir. Smith and Deputy Town Clerk Deats

Absent: Commissioner Little

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

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

Commissioner Halburnt recently spoke with Sharon Seeley, owner of the Park Theater Mall, about her satisfaction with the improvements to the north bank of the river. Ms. Seeley stated she would like to come to a future EPURA meeting to address remaining issues related to the project.

Commissioner Cope requested information about a parcel of land located at the intersection of Steamer Drive and Big Thompson Avenue. Chairman Newsom said that the land is for sale and that he has attempted to contact the real estate agent to get information about the listing, which he will pass along to the Commissioners when received.

MINUTES.

The minutes of the regular meeting held June 18, 2008 were approved.

EXECUTIVE DIRECTOR'S REPORT.

1. Water Issues – Randy Martin (Plum Creek Shoe Store) and David Callahan (Lonigan's) have been experiencing water problems at their businesses located on Wiest Drive, and contacted staff to see if the problems may have resulted from construction at Wiest Plaza. Dir. Smith contacted Heath Construction, Van Horn Engineering, and utilized a cable camera device owned by Upper Thompson Sanitation District (UTSD) to investigate the drainage pipe in question. No connection to the improvements at Wiest Plaza was discovered.
2. Wiest Plaza Sidewalk Repair – Several sections of sidewalk and curb and gutter at Wiest Plaza failed to cure properly and were repaired, under warranty, by the subcontractor. The repairs took two days to complete and occurred prior to the 4th of July weekend.
3. Gazebo at Wiest Plaza – Town Public Works staff is looking at ways to improve the appearance and usefulness of the gazebo by planting vegetation to cover the open-roof area, providing shade to the interior. The gazebo was built to provide a focal point to the Plaza and was funded by the local Rotary Clubs. The design of the gazebo has been criticized for not fitting in architecturally or enhancing the

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plaza by providing seating. Dir. Smith stated that he is currently the chairman of the Noon Rotary's Community Projects Committee and that he will bring up the issue at a future meeting of the committee.

4. Petition to Abolish EPURA – The Town Clerk's office received a Notice of Intent to Gather Signatures for a Ballot Initiative to abolish EPURA. The proposed Initiated Ordinance Petition for Ballot Initiative was rejected in its entirety on the grounds that the URA is a separate entity and not a proper subject of municipal legislation, and not subject to initiative and referendum powers pursuant to the Colorado State Constitution.
5. Intergovernmental Agreement (IGA) with Larimer County – Attorney Benedetti drafted an IGA as the formal agreement between EPURA and Larimer County related to tax increment financing. As adopted by resolution by the Town Board, 10% of the property tax increment financing received by EPURA in the future will be paid to the County.
6. River Bank Repairs – As a result of high water levels from runoff, vegetation along the north river bank washed away this spring. Heath Construction is adding concrete, river rock and mulch to the area and replanting damaged vegetation. In addition, an estimate is being prepared by Heath Construction to replace the railing along Moraine Avenue to match the railing on the north river bank, to be paid for with remaining project contingency funds.
7. Town of Estes Park Budget Process – In late July, Town staff will begin setting priorities for the 2009 budget. As the property tax increment will be reset to zero, an agreement with the Town will be necessary in order for EPURA to operate until TIF revenues accumulate. The Town Board will need information related to potential programs and projects to determine at what level to fund EPURA.
8. Association for Responsible Development (ARD) – ARD has invited Chairman Newsom and Dir. Smith to their August 8th meeting to present information about EPURA.

FINANCIAL UPDATE AND BUDGET AMENDMENT.

Finance Officer McFarland reviewed the financial reports and discussed revisions to the 2008 budget documents. The revisions were made subsequent to the development of the 2007 Comprehensive Annual Financial Report (CAFR) to show transfers between EPURA funds (General, Capital, and Debt) and reflect projected positive fund balances at end of year 2008. Public notice related to revising the budget will be published, with formal adoption of the amended 2008 budget to occur at the next regularly scheduled EPURA meeting.

SIGNAGE PLAN PROPOSALS.

In response to a request by the Board to issue a Request for Proposal (RFP) for CVB signage, Dir. Smith presented proposals received from Design Studios West, Inc. (DSW) and LandWorks Design, Inc., for review. The Commissioners' discussion of the proposals resulted in neither one being endorsed by the Board. Discussion revolved around the costs associated with the proposals, scaling down the signage plan, additional research on façade improvement plans, the pedestrian light on Moraine Avenue, and overlaying of Wiest Parking Lot. Commissioner Wilcocks urged the Board to re-examine the existing signage plan to identify those of highest importance, to include the CVB signage and signage identifying routes to RMNP, and get the signs purchased and installed. It was **moved and seconded** (Swank/Cope) **to defer acceptance of either proposal and employ Roger Thorp to review the current signage plan as it relates to CVB signage, making changes or improvements as needed, and consider Riverwalk signs at a later date**, and it passed unanimously.

PROPOSED FAÇADE IMPROVEMENT PROGRAM DISCUSSION.

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The Commissioners reiterated their interest in pursuing a façade improvement program. Commissioner Halburnt stated that EPURA project priorities that were identified in a meeting with Trustees Blackhurst and Homeier and EPURA representatives included Bond Park, Moraine Avenue streetscape and crosswalk safety lights, signage, and the Wiest parking lot overlay, but did not include a façade improvement program. Discussion ensued related to continued research into existing façade improvement programs, the type of façade program to propose, the scale of the program, the program as an incentive for private investments, concerns about rent inflation and stress on the business community that could result from implementation of such a program, and growing TIF to further improve the Town. Dir. Smith will schedule representatives from Fort Collins and Brighton to make presentations on their façade improvement programs at an upcoming EPURA meeting and invite the Town Board to attend.

Whereupon, Chairman Newsom adjourned the regular meeting at 9:40 a.m.

Cynthia Deats, Deputy Town Clerk