

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, January 21, 2009

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 January, 2009.

Commissioners: Chairman Newsom, Commissioners Blume, Halburnt, Little, Martinsen, White and Wilcocks

Attending: Chairman Newsom, Commissioners Blume, Halburnt, Little, Martinsen, White and Wilcocks

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

Absent: None

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

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

None

MINUTES.

The minutes of the regular meeting held December 15, 2008, were approved.

CONSIDERATION OF ASSISTANCE TO THE ART CENTER, THE CULTURAL ARTS COUNCIL OF ESTES PARK AND THE LOCAL ROOTS CO-OP.

Subsequent to discussions during the December 2008 meeting, representatives of several local non-profits attended the meeting to address the EPURA Commissioners. Lynda Vogel, Director of the Cultural Arts Council of Estes Park (CACEP) summarized educational opportunities and programs CACEP provides to the community and requested EPURA funds to expand the deck at the rear of their facility, which faces Performance Park, and create a back entrance, at an approximate cost of \$5,000.

Dan Valley, representing the Local Roots Coop, stated that the Coop, which is adjacent to the CACEP location, is also interested in expanding the deck on the rear of the building. He said that in addition to the deck, the Coop plans to commission an artist to paint a mural on the rear wall of the building which would illustrate the cultural history of Estes Park. He stated the mural would beautify the area and be visible from the Performance Park. Mr. Valley estimated the cost of the deck improvements to be \$8,000 and the mural at \$10,000, and requested EPURA financial assistance with the project.

Deeva Dailey, Art Center of Estes Park Coordinator, outlined Art Center programs and stated her organization is not making a formal request for funds at this time. She stated the Art Center has plans to expand programs to serve community members and tourists and may approach the EPURA Commissioners in the future for assistance in making improvements and modifications to the exterior of their building.

Discussion followed: projects would reduce blight and increase tax increment financing; projects would enhance Performance Park; provides opportunity for partnering; disagree that these projects fall into EPURA's mission; and the projects may fall into the parameters of the approved façade improvement program.

It was **moved and seconded** (Wilcocks/Little) to provide funding in the amount of **\$18,000 to the Local Roots Coop for deck improvements and an historical mural; and funding in the amount of \$5,000 to the Cultural Arts Council of Estes Park for deck improvements and the creation of a rear entry**, and it passed. Those voting “Yes” Little, Martinsen, White, and Wilcocks. Those voting “No” Blume and Halburnt.

REPORT – FAÇADE IMPROVEMENT PROGRAM SUBCOMMITTEE.

A draft brochure containing information about the Façade Improvement Program was given to the Commissioners for their review. Dir. Smith stated that application forms and contracts are being developed and will be reviewed by Atty. Benedetti.

REPORT – SIGNAGE SUBCOMMITTEE.

The Signage Subcommittee, consisting of Commissioners Blume, Little, and Chairman Newsom, met and discussed locations for permanent signage, the type of information the signage should include, and signage that would help visitors locate the Riverwalk. Mark Salas, owner of Bears Custom Signs II, attended the meeting and offered his assistance on the sign project at cost. Additional meetings of the subcommittee will be scheduled to continue discussion of a signage plan.

PROPOSAL FOR IMPROVEMENTS TO PICNIC AREA SOUTH OF THE CVB.

At the November meeting the Commissioners approved improvements to the picnic area south of the CVB in an amount not to exceed \$25,000. Dir. Smith stated that since that time he has had conversations with Public Works Dir. Zurn and members of the Tree Board, both of whom are interested in improving the area which would include an expansion of the existing arboretum by the Tree Board. Dir. Smith asked the Commissioners to consider contracting with Design Studios West (DSW) to provide estimates for design work for the area at a cost of \$8,000 to \$10,000. The Commissioners asked if, due to the limited amount of funding that was approved for the picnic area improvements, the two other entities would consider sharing in the cost of the design work and collaborate on the project, stating that the picnic area improvements approved by EPURA must be completed whether or not the other entities proceed. It was **moved and seconded** (Martinsen/Little) to **approve hiring a consultant to provide design work for the area south of the CVB, with priority given to the picnic area improvements previously approved by EPURA, at a cost including 1/3 of the design costs for a total expenditure for design and construction not to exceed \$25,000**, and it passed unanimously.

FUTURE EPURA PROJECTS.

Dir. Smith stated that EPURA has approximately \$1.3 million to commit to projects, and added that, based on figures provide by Finance Officer McFarland, approximately \$20,000 in tax increment financing (TIF) will be received by EPURA during 2009. The Commissioners discussed options for future projects including:

- Improvements to Moraine Avenue: Dir. Zurn reported that addressing congestion in this area is a high priority for the Colorado Department of Transportation (CDOT) and cautioned that due to the many unknowns related to CDOT's plans, improvements along Moraine Avenue made prior to the CDOT changes may result in the improvements needing to be changed or redone.
- Bond Park: Modifications for the Park are being studied and will include the development of a Master Plan and public input, after which time the Town Board will decide whether they will move forward with the project. Preparations for this project may take several years to complete.
- Cleave Street: Considerations in this area would include transportation issues and traffic patterns; parking; and how changes would affect affordable housing in the area. A preliminary estimate for improvements on Cleave Street done approximately five years ago put costs at around \$1 million.
- Stanley Fairgrounds: Discussion included a 500-space parking lot at an estimated cost of approximately \$800,000 to \$1.2 million; rebuilding the grandstands at an estimated cost of \$800,000; and building multi-use barns to

encourage indoor activities, and new events such as business events, hobby shows and recreational events.

Dir. Pickering stated improvements at Stanley Park offer an opportunity to stimulate the economy and expand Estes Park's shoulder season, adding that an investment must be made in our product if we expect visitors to come to Estes Park. Trustee Eisenlauer commented on the need for community consensus when embarking on a large project and stated that survey results related to improvements at Stanley Park were positive. Dir. Smith stressed focusing on a project that will bring additional revenue to Estes Park and increase TIF, and reaching consensus between EPURA and the Town Board as to how to proceed. It was **moved and seconded** (Blume/Martinsen) **to schedule a joint study session with EPURA and the Town Board to discuss assisting with funding improvements at Stanley Park**, and it passed unanimously.

POTENTIAL SITES FOR RECYCLING RECEPTACLES.

Subsequent to the approval of \$10,000 for additional recycling bins and trash cans in the downtown area, Commissioners Little and Wilcocks presented information related to locations for these receptacles. The desired locations will be submitted to Town staff for review and feedback related to the placement of the bins. It was **moved and seconded** (Little/Wilcocks) **to provide the list to the Town Public Works Department staff for their approval of the locations and to manage the project**, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT.

1. Financial Report: Dir. Smith will create a document summarizing the cost of projects that have been approved by the Commissioners and showing EPURA funds remaining for future use. Dir. Smith will prepare a letter to be mailed to Sharon Seeley, owner of the Park Theater Mall, requesting she contact EPURA staff regarding an approved reimbursement for legal fees no later than February 1, 2009.
2. Retreat: The Joint Town Board/EPURA Study Session scheduled for February 10, 2009, will take the place of the EPURA Annual Retreat.
3. Promoting EPURA: Updated promotion materials will be created to use for informational presentations and the upcoming Citizen's Information Academy (CIA) classes that will begin on February 4, 2009.

REQUEST TO ENTER EXECUTIVE SESSION.

For the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b).

It was **moved and seconded** (Halburnt/Martinsen) **the Estes Park Urban Renewal Authority enter Executive Session for the purpose receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b)**, and it passed unanimously.

Chairman Newsom adjourned the meeting to Executive Session at 10:08 a.m.

Chairman Newsom reconvened the meeting to open session at 11:05 a.m.

Whereupon, Chairman Newsom adjourned the regular meeting at 11:06 a.m.