

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, March 18, 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 18th day of March, 2009.

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

Attending: Chairman Newsom, Commissioners Blume, Halburnt, Martinsen, White 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 Blume recognized the cross connections within a small community and voiced concern regarding members of the Board of Trustees coming before the EPURA Commission representing clients and making funding requests on their behalf.

Commissioner White stated that when there is a conflict of interest or the appearance of a conflict of interest, it is best to abstain from participation.

Commissioner Halburnt said that conflict of interest is defined as a substantial financial interest, and stated that is not present in the requests being considered today. She said she finds today's requests less troubling than actions taken by the Board at prior meetings whereby monies were committed to local non-profit organizations for extensive exterior façade improvements.

Commissioner Wilcocks said he views today's requests as being no different than any request that has come before the board over the last 25 years.

Dir. Smith concurred that the requests on the agenda are reasonable for the Commissioners' consideration.

MINUTES.

The minutes of the regular meeting held February 18, 2009, were approved.

FINANCIAL ASSISTANCE REQUEST – RENOVATION OF ORIGINAL PROSPECT INN, 203-205 PARK LANE.

Thom Widawski, County resident and owner of the property located at 203-205 Park Lane, came before the EPURA Board to request financial assistance in restoring the Prospect Inn. He stated the previous owner of the property had planned to demolish the building and construct a new multi-use structure on the site. Mr. Widawski said he was disheartened by the idea of the building being razed and said his plans are to complete a historical renovation of the Inn. He circulated photos of the building taken in the early 1950s and stated that remodeling materials, products, and colors would be consistent with the style of the early 20th century. Renovation plans include 3200 square feet of retail space on the first floor and approximately eight small office spaces on the second floor. Mr. Widawski is requesting \$75,000 to help cover costs of exterior siding, painting, concrete, and awnings. He added the project, which will save an

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historic downtown building for future generations, is a perfect project for EPURA involvement. Chairman Newsom thanked Mr. Widawski for his presentation and stated that, due to financial obligations, there is currently no money available to commit at this time.

Commissioner Halburnt stated that a decision to fund the requests made by two non-profit organizations was made immediately at the February meeting, asked how Mr. Widawski's request would move forward, and how much money was committed to the grandstands at Stanley Park Fairgrounds. Dir. Smith stated the estimate of just under \$900,000 provided by Public Works Dir. Zurn is for a bare-bones grandstand and that with the addition of aesthetic standards and features discussed by EPURA the cost will most likely deplete the remaining EPURA funds. The Commissioners concurred that the total amount committed to the grandstands is unclear until firm quotes are received. It was **moved and seconded** (Wilcocks/White) **to table Mr. Widawski's request until more complete information related to future expenditures is obtained**, and it passed unanimously.

FINANCIAL ASSISTANCE REQUEST – REHABILITATION OF 401 E. ELKHORN AVENUE.

Eric Blackhurst, Anderson Realty and Management Company, attended the meeting as a representative for Ralph Haber, owner of the property located at 401 E. Elkhorn Avenue. Due to incomplete figures from the builder, Mr. Blackhurst asked for a postponement of the request for financial assistance related to the rehabilitation of his client's property until the April 15th EPURA meeting.

FAÇADE IMPROVEMENT PROGRAM REQUESTS.

Dir. Smith reported that the Façade Improvement Program brochures have been printed and will be mailed out in the next few days and that a press release has been sent to the local newspapers. He said several applications have been received thus far, and asked for clarification from the Commissioners related to requests for multiple grants: 1) requesting outdoor furniture for two adjacent businesses, and 2) requesting three \$900 grants for one business occupying a retail space with three addresses and three doors opening onto Elkhorn Avenue. After discussion it was determined that the outdoor furniture requests fall within the established guidelines of the program with the adjacent businesses each eligible for a grant, and that the retail space with multiple entrances is occupied by a single business and, therefore, eligible for only one \$900 grant. The Commissioners pointed out that per program parameters, the property owner, as well as the tenant, is eligible to apply for a grant which would make it possible to receive a maximum of two grants for the property in question. Dir. Smith thanked the Commissioners for the clarification which will allow him to administer the program fairly and consistently.

EXECUTIVE DIRECTOR'S REPORT.

1. Lawsuit related to the Abolishment of EPURA: Dir. Smith reported that both Atty. Benedetti and Atty. White have reviewed the court's statement and concur that an election related to the abolishment of EPURA will most likely occur. He stated that more information as to how the Town will proceed may be available after the next Town Board meeting when the Trustees will be discussing the lawsuit in executive session. Meanwhile, EPURA will continue with business as usual.
2. Grandstands at Stanley Park Fairgrounds – Subsequent to a meeting held on March 17th regarding the grandstands, Dir. Smith requested permission to proceed with developing a Request for Proposal (RFP) for an architectural firm to design the grandstands.
3. Façade Improvement Program – The brochures will be mailed out to businesses within the urban renewal boundaries within the next few days.
4. Small Projects – Dir. Smith stated that the Tree Board has asked EPURA to postpone improvements to the picnic area south of the CVB for several months until the Tree Board's plans for an arboretum are finalized. The Commissioners

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stated that they are eager to proceed with the picnic area improvements and voiced a desire for them to be completed before the summer season. They requested that Dir. Smith work with Public Works Dir. Zurn to coordinate the project and get a better idea of timing on the arboretum. Dir. Smith stated that the signage subcommittee will reconvene when Commissioner Little returns to Town; that Mountain Concrete Construction will be contacted regarding Tregent Park repairs; and the MacGregor sidewalk project will be completed in coordination with the Town's Public Works department.

MISCELLANEOUS.

In light of the impending lawsuit, Commissioner Halburnt requested that the Commissioners take the opportunity to educate the public about the benefits EPURA provides to the community.

Whereupon, Chairman Newsom adjourned the regular meeting at 9:16 a.m.

Cynthia Deats, Deputy Town Clerk