

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, April 15, 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 15th day of April, 2009.

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

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

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

Absent: Commissioner Halburnt

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

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

Commissioner Little reported that Estes Park is participating, along with 27 other mountain towns, in a challenge to reduce the usage of plastic bags. So far, 8,612 reusable bags have been used in approximately six different stores in an effort designed to reduce the number of plastic and paper bags being introduced into the environment.

Dir. Smith commented on headlines and articles published in recent editions of the Trail-Gazette related to EPURA being "an organization looking for a cause." He said the comments are misleading and inappropriate, and stated that during 2008 a 25-year urban renewal plan was developed which includes a list of 25-30 projects for the future.

MINUTES.

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

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

Eric Blackhurst, Town resident and Broker Associate at Anderson Realty and Management Company, attended the meeting as a representative for Ralph Haber, owner of the property located at 401 E. Elkhorn Avenue. He described the rehabilitation of the property which, upon completion, will be the location of Tulum's Restaurant, and requested financial assistance with the cost of exterior improvements to the property. An itemized listing was supplied to the Commissioners that included a roof system, gutters, deck repair, concrete flatwork, stucco, windows, doors, signage, exterior lighting, and a trash containment structure for a total request of \$64,150. Mr. Blackhurst stated that Mr. Haber is investing over \$300,000 on the improvements to the building which will increase the tax base at the location and upgrade a building within the urban renewal boundaries. The Commissioners thanked Mr. Blackhurst for attending the meeting and stated that no funds are currently available due to financial commitments to several small projects and the Stanley Park Fairgrounds grandstands, therefore the Board is unable to consider Mr. Haber's request. The Commissioners suggested Mr. Haber and his tenant apply for grants through the Façade Improvement Program. It was **moved and seconded** (White/Wilcocks) **to table Mr. Haber's request for financial assistance**, and it passed unanimously.

PROPOSAL FOR IMPROVEMENTS TO PICNIC AREA ADJACENT TO CVB SOUTH PARKING LOT.

Dir. Smith brought forward a proposal from Design Studios West (DSW) related to improvements to the picnic area located near the south parking lot of the Convention and Visitors Bureau (CVB) for approval. DSW's estimate of \$6,200 to \$8,400 reflects the fee for professional services for the design of the project, including the reinstallation of community service organization signage at its previous location. Dir. Smith said that the project was approved at a cost not to exceed \$25,000 and that he and Public Works Dir. Zurn would discuss the possibility of doing the work at the picnic area in-house. With the goal of getting the picnic area improvements completed by Memorial Day, it was **moved and seconded (Little/Wilcocks) to accept the DSW proposal for design services at a cost between \$6,200 and \$8,400 with concept plans to be completed in two weeks time**, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT.

1. Lawsuit related to the Abolishment of EPURA – Dir. Smith said he had nothing new to report on this topic.
2. Façade Improvement Program – 15 bona fide applications have been received to date, with 13 of the applicants requesting the full amount of the grant. Dir. Smith requested direction from the Commissioners related to an application made by Randy Martin, owner of Plum Creek Shoe Store, to install a sunshade to provide protection for merchandise in the store windows. The Commissioners concurred that the sunshade/protection must be installed on the exterior of the building in order to be eligible for the façade improvement grant.
3. Grandstands at Stanley Park Fairgrounds – Dir. Smith prepared a Request for Proposal (RFP) for the grandstands and sent it out to three local architectural firms with a deadline for submission of proposals of Friday, April 17th. A selection committee comprised of Exec. Dir. Smith, Commissioners White and Wilcocks, Public Works Dir. Zurn, Special Events Manager Winslow, and Dir. Pickering will review the proposals. Deputy Town Administrator Richardson informed the Commissioners that at the Town Board Study Session held on Tuesday, April 14, 2009, the Trustees reviewed design guidelines for the improvements at Stanley Fairgrounds. He stated that the grandstand design, as well as the design for the proposed performing arts center, must follow these guidelines and that a study session involving the Trustees, the Supporters of the Performing Arts (SOPA) and EPURA will be held on April 28, 2009, to collectively discuss the master plan. Dir. Pickering stated that Roger Thorp, of Thorp Associates, has been retained to provide professional design services for the Stanley Park Fairground improvements.

MISCELLANEOUS.

Dir. Smith stated that Atty. Benedetti has been tracking House Bill 1327. He said that provisions of the legislation would require URAs to refund 50% of the tax increment back to taxing authorities which would essentially eliminate a URA's ability to bond for projects. Atty. Benedetti stated that the bill is being amended prior to being voted on by the House of Representatives.

Whereupon, Chairman Newsom adjourned the regular meeting at 8:35 a.m.