

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, June 15, 2005

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 June, 2005.

Committee: Chairman Wasson, Commissioners Ericson, Little, Steige, Swank, Repola, and Wilcocks

Attending: Chairman Wasson, Commissioners, Ericson, Repola, Steige, Swank and Wilcocks

Also Attending: EPURA Executive Dir. Smith, Deputy Town Clerk Williamson

Absent: None

Chairman Wasson called the meeting to order at 8:03 a.m.

MINUTES.

The minutes of the regular meeting held May 18, 2005 were approved.

COMMUNITY COMMENTS.

None.

COMMISSIONER COMMENTS.

None.

Performance Park Sound System

Commissioner Swank distributed a proposal from MountainSong Music to upgrade the sound system at Performance Park at a cost of \$7,791. The current sound system could be improved and the suggested upgrades would improve the quality of the sound. He stated the venue has become a desired location for performers and the new sound system would eliminate the need for groups to bring in their own equipment. The Commissioners requested that staff research other vendors.

WEST END IMPROVEMENT UPDATE – NOEL LANE

Noel Lane, the developer of Fall River Village, stated he has tentative agreements in place to improve West Park Center and the two adjacent apartment complexes. The 15,000 sq. ft. main shopping center building would be redeveloped with store fronts along all four sides of the building and a second story addition would feature condominiums. The 12 unit apartments would be renovated into 7 townhomes. The additional buildings on site would be given external face lifts. The development would enhance the current amenities by improving the riverfront with the south side of the river proposed to be improved by the Town/EPURA, completing the West Elkhorn Streetscape, removing the oxbow and asphalt, and developing a portico entrance with a possible visitor center. Mr. Lane stated he is actively moving forward with this public/private partnership and marketing the entire area as the West Village. He is excited about the project and believes this project will be a benefit to the entire town.

STAFF REPORT/PROJECTS.

Executive Director's Report.

1. Riverspointe Downtown– EPURA's portion of the improvements is almost 100% complete. The building is behind schedule and will likely not be completed this

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month. The Wiest parking lot has been cleared of all remaining construction materials.

2. Channel 4 – An investigative team from Channel 4 has requested copies of all expenditures by EPURA Commissioners and a copy of the budgets for the last 4 years.
3. Mike Whipp has requested decorative trash receptacle be place on the east end of the Riverwalk. The cost would be approximately \$500 and will add to the attractiveness of the area.

REEVALUATION OF WEST CORRIDOR PLAN IMPLEMENTATION AND CONSIDERATION OF EPURA PROJECT PRIORITIES FOR 2005-2008.

Chairman Wasson distributed a draft of the EPURA projects schedule for 2005-2008. Director Smith stated that EPURA has approximately \$3 million in bond money, reserves, and equity in the condominium at Riverspointe Downtown. He requests that the Board consider what priority to place on the completion of the Riverwalk near Riverspointe Downtown due to the numerous complaints from neighboring property/shop owners during the construction of Riverspointe Downtown.

Items considered high priority: Riverwalk from Moraine Ave to Riverspointe Downtown, Visitor Center south parking lot, signage plan, Cleave Street improvement study, Wiest Street parking lot improvements; high priority: redevelopment of West Park Center; low priority: continuation of the kayak course, West Elkhorn pedestrian crossing, Riverwalk upgrade at Tregent Park.

The Commissioners agreed that the completion of the Riverwalk from Moraine Ave. to Riverspointe Downtown should remain a high priority and be completed as soon as feasible. Chairman Wasson explained that EPURA can not have public meetings regarding the Riverwalk until this winter; therefore, the current schedule does move the project forward as quickly as possible.

Commissioners Little and Wilcocks expressed concern regarding the use of the current kayak course and whether or not it is feasible to complete the course. Director Smith stated the current course is only a first step and not long enough to attract kayakers. He also advised the main cost of the course is the riverbank improvements, which would be completed regardless. Commissioner Repola pointed out the kayak course is only 5% of the budget.

Commissioner Wilcocks suggested the Board should not spend money on a private improvement like West Park Center. He believes this money should be used on improvements downtown.

Commissioner Repola left the meeting at 9:55 a.m.

Commissioner Steige expressed her concern regarding the timeframe for implementing the signage plan. Chairman Wasson stated the design and construction of the signs is well underway with the signs at the Visitor Center completed by the 1st quarter of 2006.

Whereupon, Chairman Wasson adjourned the regular meeting at 10:03 a.m.