

## RECORD OF PROCEEDINGS

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*Town of Estes Park, Larimer County, Colorado, April 18, 2007*

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 18<sup>th</sup> day of April, 2007.

Commissioners: Chairman Swank, Commissioners Cope, Ericson, Little, Repola, Steige, and Wilcocks

Attending: Chairman Swank, Commissioners Cope, Little, Repola, and Wilcocks

Also Attending: EPURA Director Smith, Deputy Town Clerk Deats

Absent: Commisioners Ericson and Steige

Chairman Swank called the meeting to order at 8:06 a.m.

### **COMMUNITY COMMENTS.**

None

### **COMMISSIONER COMMENTS.**

Commissioner Little offered condolences to the students and staff of Virginia Tech and their families in light of the events of April 16, 2007.

### **MINUTES.**

The minutes of the regular meeting held March 21, 2007 were approved.

### **EXECUTIVE DIRECTOR'S REPORT.**

1. Wiest Plaza Gazebo – The materials for the Rotary gazebo project have been ordered. The Rotary Club of Estes Park has approximately \$8,500.00 to devote to the project with the Sunrise Rotary contributing an additional \$2,000.00. The gazebo will have seating, and provide an aesthetic feature to the plaza area.
2. Riverspointe Condominium – Broker Eric Blackhurst reported that the closing for the sale of the Riverspointe Condominium is scheduled for May 1, 2007, at 11:00 a.m. WAG Corporation currently has one formal lease, with another being drawn up for a second tenant. A meeting will be held on Friday, April 20<sup>th</sup> to meet with Director Smith to discuss the legal division of the property by EPURA, which is a condition of the contract. This procedure, including Planning Commission and Town Board approvals, should be completed by July 2007.

### **PROGRESS REPORT FOR WIEST PLAZA.**

Jerry Grandt, Construction Superintendent for Heath Construction, reported on the Wiest Plaza Project including the reclamation of Fall River on April 9<sup>th</sup>; performance of daily water quality inspections; the completion of Phase I walls and Phase II lower concrete walls, and daily communication with area property owners. Other aspects of the project are on schedule including Phase II upper concrete walls, curb and gutter, and utility trenching/transfers. Heath will submit a traffic control plan to the Public Works department next week as it relates to the Moraine Avenue crossing and necessary approvals and permits are being obtained from the Colorado Department of Transportation.

### **BLIGHT STUDY PRESENTATION.**

Terry Ware presented the Commissioners with a copy of a preliminary draft of the blight study he has been conducting. He considers the study to be 90% complete and has submitted the document to Attorney Windholz for his review. Upon receipt of Attorney

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Windholz's comments, Mr. Ware will finalize the report next week. The preliminary study will be used to determine if areas within the Town of Estes Park constitute blighted areas as defined by the Colorado Urban Renewal Law. The Commissioners discussed the report including existing and proposed urban renewal area boundaries; requested clarification regarding the maps included in the study; and raised questions about the procedures to be followed in developing an urban renewal plan. Director Smith will develop a document to address these questions and summarize the process and timeframe that will be followed in developing a plan.

**REQUEST TO ENTER EXECUTIVE SESSION.**

24-60402(4)(E), C.R.S. – For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators.

It was **moved and seconded** (Repola/Little) **the Estes Park Urban Renewal Authority enter Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(E),** and it passed unanimously.

Chairman Swank adjourned the meeting to Executive Session at 8:48 a.m.

Chairman Swank reconvened the meeting to open session at 9:21 a.m.

Whereupon, Chairman Swank adjourned the regular meeting at 9:22 a.m.

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Cynthia Deats, Deputy Town Clerk