

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, August 15, 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 15th day of August, 2007.

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

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

Also Attending: EPURA Director Smith, Attorney Windholz, Lee Sammons, John Lanterman, Deputy Town Clerk Deats

Absent: Commissioner Repola

Chairman Swank called the meeting to order at 8:07 a.m.

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

Commissioner Wilcocks stated that he had the opportunity to survey the progress on the Wiest Project over the past weekend and that the improvements look beautiful.

MINUTES.

The minutes of the regular meeting held July 18, 2007, and special meetings held July 25, 2007, and August 8, 2007, were approved.

FINANCIAL REPORT.

Report provided for informational purposes and made a part of the proceedings.

EXECUTIVE DIRECTOR'S REPORT.

1. Dir. Smith reported on the progress of the Wiest Project due to the inability of Jerry Grandt, Construction Superintendent for Heath Construction, to attend the meeting. He stated that the overall project is 99% complete, that materials to finish the gazebo are on order and should arrive within the next two weeks, landscaping is completed, and the loading zones have been striped. He stated that Mr. Grandt is preparing a fact sheet to summarize the job which will address all aspects of the project including the number of parking spaces lost or added in the Wiest area. Dir. Smith has received positive comments regarding the project and offered his congratulations to the Commissioners.
2. Copies of the annual audit were distributed to the Commissioners for review. Finance Dir. McFarland will be in attendance at the next regular EPURA meeting and will ask for the audit to be formally accepted by the Commissioners.
3. The Estes Valley Land Trust held a 20th anniversary celebration and recognized EPURA's contribution to the preservation of open space, i.e. the Knolls/Willows conservation area.
4. Friday's edition of the Estes Park News will contain a column entitled "On The Other Hand" written by David Tavel. The topic of the column is "Should EPURA be Extended Beyond 2008?" and contains comments from Dir. Smith supporting the extension, and a statement from Ralph Nicholas in opposition of the extension.

NEW URBAN RENEWAL PLAN PREPARATION.

Attorney Windholz, Lee Sammons of Sammons/Dutton, and John Lanterman of Design Studios West, were present at the meeting to address the renewal plan for EPURA. Attorney Windholz indicated that he will supply an outline to Sammons/Dutton staff and the Commissioners in regard to the contents of the renewal plan as it relates to recent legislation. He stated the plan must include, at a minimum, the following points: the plan is for an urban renewal project(s) to be carried out in a defined urban renewal area; the plan must conform to the Town's master or comprehensive plan; the overriding purpose of the plan is to eliminate and prevent the spread of blight; the plan is not for economic development; the plan can include relationships to definite local objectives for land use such as improved traffic flow, public transportation, utilities, community recreational facilities, and other public improvements; utilization of public and private resources; and cooperation with private entities. He also spoke of a new law requiring relocation benefits to any person(s) displaced by urban renewal activities, and eminent domain.

Upon completion of the plan by Sammons/Dutton, it will be presented to the Town Board. The Town Board will ask the Planning Commission to review the plan for compliance with the Town's comprehensive plan. Public hearings will be held to provide the community an opportunity to participate in the formation of the plan, to address blight conditions identified in the blight study and where these conditions exist; and provide Sammons/Dutton a forum for the presentation of the major details of the plan, proposals, and supporting documentation.

If property tax increment is included as part of the financial plan, and residential properties are included in the urban renewal area, a study will be prepared for Larimer County detailing the financial impact on property taxes and county services. If Larimer County disputes the plan based on the impact study, a mandatory mediation process would be utilized to bring about a resolution. Utilization of the property tax increment from residential properties in the urban renewal area would also have financial implications for Park R-3 School District.

The Commissioners questioned whether eminent domain had to be a part of the original plan and Attorney Windholz stated it could be added later by amending the plan if needed. The Commissioners continued discussion of the financial aspects of the renewal plan. Dir. Smith noted that, in general, the community has a positive view of EPURA. He stated that while preparing the plan, Sammons/Dutton will be projecting financial increment and impact with the input of a bond attorney, and it will be the Town Board's responsibility to consider whether to use property tax increment as part of the financial plan.

In summary, Lee Sammons stated that he expects the renewal plan to take approximately four months to complete with the support and partnering of Design Studios West.

Commissioner Cope commented that impressive 'before and after' records have been kept by EPURA over the past 24 years, and he requested that this type of documentation and recordkeeping continue.

The blight study prepared by Terry Ware will be presented to the Town Board on Tuesday, August 28, 2007, by Dir. Smith and Chairman Swank.

Whereupon, Chairman Swank adjourned the regular meeting at 9:13 a.m.