

## RECORD OF PROCEEDINGS

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*Town of Estes Park, Larimer County, Colorado, March 19, 2008*

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 19<sup>th</sup> day of March, 2008.

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

Attending: Chairman Swank, Commissioners Cope, Ericson, Halburnt, and Steige

Also Attending: EPURA Dir. Smith, Finance Officer McFarland, Attorney Paul Benedetti, Lee Sammons, Deputy Town Clerk Deats

Absent: Commissioners Wilcocks and Little

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

### **COMMUNITY COMMENTS.**

None

### **COMMISSIONER COMMENTS.**

None

### **MINUTES.**

The minutes of the regular meeting held February 20, 2008 were approved; and the minutes of the Special Meeting held February 25, 2008, were approved with minor changes.

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

1. Project on modified schedule – Dir. Smith reported that the work on the north wall of the river is going well with an anticipated completion date of the end of April. He stated that Attorney Benedetti is handling calls and correspondence from Atty. Judson Hite related to allegations of damage to the south river wall, and added that construction crews have not damaged the south wall.
2. Informational Meeting – An informational meeting was held on March 13 to present information, answer questions, and address community concerns related to the extension of EPURA. Dir. Smith stated that the session went well and that he would like suggestions from the Commissioners regarding community members to invite to speak at the public hearing before the Town Board in support of EPURA's extension.
3. Financial Report – Finance Officer McFarland reviewed the monthly financial report, stating that the \$200,000 from the Town of Estes Park has been deposited into the EPURA account for 2008, per the IGA between EPURA and the Town. Commissioner Halburnt suggested that in the future, Finance Officer McFarland provide a printed report monthly and an oral report to the Commissioners on a quarterly basis. The balance of the Commissioners concurred and requested that financial reports be distributed in advance of the meeting to provide time to review the reports.

### **EXECUTIVE DIRECTOR'S ANNUAL REVIEW AND CONTRACT.**

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Chairman Swank stated that Commissioners Ericson and Wilcocks will carry out Dir. Smith's annual performance review and bring it to a regular meeting to present to the entire board. He suggested that Dir. Smith's contract be written for three years to be reviewed on an annual basis, as it has been in the past, with an added contingency related to the non-extension of EPURA. In light of Commissioner Ericson's candidacy for Town Trustee, a discussion took place regarding state statutes that would prohibit him from serving on both the EPURA board and the Town Board.

**DISCUSSION OF EPURA WORK PROGRAMS FOR REMAINDER OF 2008.**

The cost of the construction currently underway on the north river wall west of the Park Theater Mall is expected to be between \$400,000 to \$500,000 which is higher than original estimates but still leaves approximately \$500,000 to spend on projects during 2008. Projects discussed included: the creation of a façade improvement program; signage project; extension of the Riverwalk west towards Elkhorn Lodge; public improvements related to the potential development of a new grocery store in Town, and the performing arts center. The Commissioners agreed that public input should be gathered and that future projects should spur the Town's economy and provide for vital business/retail areas. Commissioner Ericson stated that, at this time, the board's energy and focus should be on the extension of EPURA.

**RECOMMENDATIONS TO THE TOWN BOARD – RESOLUTION #386 – APPROVING THE URBAN RENEWAL PLAN FOR THE ESTES PARK 21<sup>ST</sup> CENTURY URBAN RENEWAL PROJECT – REQUEST APPROVAL.**

The Commissioners reviewed Resolution #386 which outlines and summarizes the process that has been followed towards the renewal of EPURA and recommends approval of its extension to the Town Board. It was moved and seconded (Cope/Ericson) to approve Resolution #386 as presented and it passed unanimously. The Public Hearing before the Town Board will be held on Tuesday, March 25, 2008.

Whereupon, Chairman Swank adjourned the regular meeting at 9:03 a.m.

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Cynthia Deats, Deputy Town Clerk