

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, June 18, 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 18th day of June, 2008.

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

Attending: Chairman Swank, Commissioners Cope, Halburnt, Little, Newsom, and Steige

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

Absent: Commissioner Wilcocks

Chairman Swank called the meeting to order at 8:05 a.m.

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

Chairman Swank welcomed Wayne Newsom to the Board. Commissioner Newsom was appointed to fill the vacancy created by John Ericson's election to the Town Board of Trustees in April. The Commissioners joined Chairman Swank in congratulating Commissioner Newsom on his appointment.

Commissioner Newsom expressed he is a strong believer in EPURA and looks forward to working with the EPURA Board.

MINUTES.

Commissioner Cope, who was unable to attend the May meeting, asked for information related to several topics covered in the minutes. The Committee reviewed discussions regarding the CDOT requirement of a pedestrian crosswalk at Wiest and Moraine, and repairs to the riverbank in the area of the Park Theater Mall.

The minutes of the regular meeting held May 21, 2008 were approved.

EXECUTIVE DIRECTOR'S REPORT.

1. Financial Report – A review of the financial reports prepared by Finance Officer McFarland indicate revenues and expenses are on track as per projections.
2. EPURA Projects – A meeting was held on June 4th to discuss future EPURA projects. In attendance were Trustees Blackhurst and Homeier, Commissioner Halburnt, Chairman Swank, Public Works Dir. Zurn, and Dir. Smith. The meeting provided an opportunity for discussion of potential EPURA projects with input from members of the Town Board.
3. Draft Agreement with Larimer County – Based on discussions related to Larimer County's impact model and the extension of EPURA, Attorney Benedetti prepared a draft agreement stating that 10% of the property tax increment funding (TIF) received by EPURA in the future will be paid to the County. The document will be forwarded to Larimer County for review.
4. Letter Suggesting Initiative for the Dissolution of EPURA – Dir. Smith consulted with Atty. Benedetti regarding a letter written by Bill Van Horn to the Association

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for Responsible Development (ARD) suggesting the circulation of petitions for a ballot initiative for the dissolution of EPURA. Since EPURA's existence is authorized by the Town Board, it is Atty. Benedetti's opinion that it cannot be dissolved by ballot initiative. Additional research is being conducted on the topic and, when complete, a written legal opinion will be issued.

5. Signage Plan – A Request for Proposal (RFP) will be issued for signage to direct people to the CVB and the parking available at that location. The proposals will be submitted for consideration at the July EPURA meeting.
6. Wiest Parking Lot Overlay – The estimated cost for EPURA's portion of the parking lot overlay is \$20,000.
7. Riverbank Repairs – High water levels due to runoff have eroded landscaping materials that were planted along the south side of the riverbank in the area of the Park Theater Mall. This area will be repaired and replanted when water levels subside. At the May meeting, the Commissioners requested that Sharon Seeley, owner of Park Theater Mall, be invited to the meeting to insure her satisfaction with the repairs. Chairman Swank and Dir. Smith stated that once the remaining issues have been addressed and repairs completed, they will bring closure to the project by making sure that Ms. Seeley is satisfied with the condition of the riverbank.

FAÇADE IMPROVEMENT PROGRAM – DISCUSSION.

Matt Robenalt, Fort Collins Downtown Development Authority (DDA), provided information related to the Façade Improvement Program that has been implemented by the DDA. He presented "before and after" photographs of businesses that have participated in the program, and information about the formulas and calculations utilized by the DDA to determine the amount of their investment in projects and the projected TIF that will be generated by the properties after the improvements are made. He stated a goal of the program is to provide property owners with the ability to raise the caliber of the design and materials used in improvements to create building facades that will stand up to the test of time and potentially be designated as historic landmarks 50 years from now. He stated that the DDA makes a commitment to the property owner to participate in paying for renovations that range from a portion of the store front to the entire façade, and encompass historic, non-historic, and in-fill projects. In return property owners are required to meet certain conditions outlined in the Façade Improvement Program and grant the DDA a façade easement on the property.

Chairman Swank thanked Mr. Robenalt for his presentation and stated that information on other existing façade programs will be considered as EPURA moves forward with research on this type of program.

COMMITTEE APPOINTMENT TO CONSIDER EPURA NAME CHANGE.

Chairman Swank appointed a committee to investigate the need, or the lack thereof, to implement a name change for EPURA; stating that the term "urban renewal authority" can leave some people with a negative impression. He requested that Commissioners Newsom, Steige, and Wilcocks, speak with business owners and other members of the community as to their opinion on the subject, and present their findings at the July meeting. If it is determined that a name change would be beneficial, the entire board will be involved in the re-naming process.

ELECTION OF OFFICERS.

EPURA by-laws call for an election of officers each June. Chairman Swank opened the floor to nominations for the position of Chairman. Commissioner Halburnt nominated Commissioner Newsom for Chairman. Commissioner Little seconded the motion and as there were no other nominations, Chairman Swank declared the nominations closed. The motion passed unanimously, with Commissioner Newsom abstaining.

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Commissioner Little nominated Commissioner Swank for Vice-Chairman. Commissioner Cope seconded the motion and as there were no other nominations, Chairman Swank declared the nominations closed. The motion passed 4-1 with Chairman Swank abstaining. Those voting “Yes” Commissioners Cope, Little, Newsom, and Steige. Those voting “No” Commissioner Halburnt.

The Commissioners expressed their appreciation to Chairman Swank and Vice-Chair Steige for their service and dedication to EPURA. Commissioner Cope thanked Chairman Swank for his leadership and stated that with the reauthorization of EPURA, the elimination of bond debt, and no projects currently in progress, it is time to look to the future.

Commissioner Halburnt read the duties of the Chairman and the Vice-Chairman from the EPURA by-laws.

Whereupon, Chairman Swank adjourned the regular meeting at 9:20 a.m.

Cynthia Deats, Deputy Town Clerk