

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, September 17, 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 17th day of September, 2008.

Commissioners: Chairman Newsom, Commissioners Cope, Halburnt, Little, Martinsen, White and Wilcocks

Attending: Chairman Newsom, Commissioners Cope, Halburnt, Little, Martinsen, White, and Wilcocks

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

Absent: None

Chairman Newsom called the meeting to order at 8:00 a.m.

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

Commissioner Cope asked about the status of the north river wall project and the Intergovernmental Agreement (IGA) with Larimer County related to the continuation of EPURA. Dir. Smith stated the river wall project is complete including flowers and plantings, and that a draft IGA has been prepared stating 10% of the future tax increment financing (TIF) received by EPURA will be paid to Larimer County. He said that Atty. Benedetti is researching whether the IGA is necessary as Resolution #11-08 passed by the Town Board on May 13, 2008, describes the allocation of these funds.

Commissioner Wilcocks asked Dir. Smith to evaluate the condition of the south river wall and obtain Sharon Seeley's assurance that it meets with her satisfaction.

MINUTES.

The minutes of the regular meeting held August 20, 2008, were approved.

2008 HOUSING NEEDS ASSESSMENT SUMMARY.

Rita Kurelja, Executive Director of the Estes Park Housing Authority, reviewed the 2008 Estes Valley Housing Needs Assessment that was completed by RRC Associates, Inc., of Boulder, Colorado, through a grant from the State of Colorado. The study provides data that can be used by entities within the Estes Valley for strategic planning purposes and addresses information related to population, age, income, numbers of employers and employees, commuter statistics, number of housing units, and projected housing needs. The study's findings illustrate the challenges many individuals face related to finding suitable, affordable housing in the Estes Valley.

EXECUTIVE DIRECTOR'S REPORT.

1. Park Theater Mall – Work on the riverwall is complete. The owner of the Park Theater Mall, Sharon Seeley, will be invited to an upcoming EPURA meeting to review the project.
2. Moraine Avenue Crosswalk – Public Works Dir. Zurn obtained a grant from the Colorado Department of Transportation (CDOT) for traffic improvements in the downtown area which are being studied. Although future improvements may include the intersection of Moraine Avenue and Wiest Drive, the need for a signal at the crosswalk exists at this time and is necessary to complete the Wiest Plaza project.
3. New EPURA Commissioners – Dir. Smith welcomed Commissioners White and

Estes Park Urban Renewal Authority – September 17, 2008 – Page 2

Martinsen to the EPURA Board and thanked Commissioners Steige and Swank for their commitment and contributions to EPURA. Dir. Smith noted that an election will be held at the October meeting to select a Vice Chair for the Board.

4. Change to Meeting Date – The October meeting of EPURA will be held on Wednesday, October 22, 2008, at 8:00 a.m. in the Town Board room.
5. Fiscal Year 2009 Budget – Dir. Smith noted that EPURA monies are contained in a general fund, a capital projects fund, and a debt service fund. Final debt payments have been made leaving EPURA debt-free at this time. Finance Officer McFarland's latest projection shows \$1.2 million to allocate to capital projects, and the Town historically allocates \$200,000 to EPURA from sales tax for administrative purposes. Dir. Smith suggested further discussion of the budget at the October meeting and that the 2009 budget be adopted at the November meeting as no significant adjustments are anticipated.
6. Lawsuit related to the abolishment of EPURA – There is nothing new to report on the pending lawsuit filed by Bill Van Horn. The Commissioners will be informed if and when the litigation moves forward.

EPURA PROJECT PRIORITIES.

The Commissioners discussed project possibilities to be undertaken with the remaining EPURA funds. Discussion involved the following topics: renovation of the Carriage House as the location for the Stanley Museum in conjunction with the 100th Anniversary of the Stanley Hotel; the Carriage House is not currently in EPURA boundaries; additional signage to direct visitors; a recycling center is not a project for EPURA; the façade improvement program lacks consensus of EPURA Commissioners and Town Board; hiring a firm such as the Urban Land Institute to conduct a brainstorming session related to identifying suitable projects; guidelines for improvements and historical preservation; the need to partner on cultural amenities and large significant projects to improve lodging, restaurants and retail; acquiring the land that is for sale on Highway 34 would provide an opportunity to further improve the image of the Town; and the Wiest parking lot resurfacing and the crosswalk signal at Moraine Avenue and Wiest. The Commissioners agreed that the Wiest parking lot must be a priority and it was **moved and seconded (Wilcocks/Cope) to move ahead with the resurfacing and re-striping of the Wiest parking lot at a cost of approximately \$20,000**, and it passed unanimously. Commissioner Halburnt suggested the use of a prioritization exercise similar to one used by the Town Board to help narrow down project choices and a decision was made to utilize this tool at the next regular meeting.

VISITOR CENTER SIGNAGE PROPOSAL.

Roger Thorp, Thorp Associates, presented a concept for signage directing motorists to the Convention and Visitors Bureau (CVB) and the CVB parking lots. The proposal is patterned after the signs installed on Highways 34 and 36 as a joint project between the Rotary Club and the Town of Estes Park. The signs, which will be unlit and include the Town of Estes Park logo, feature stones set on a steep slope installed at a height that will make them highly visible from the highway. Mr. Thorp proposes that the signs, and the printing on them, be at a slant to resemble a natural outcrop that is being thrust up out of the ground. One sign will be located near the CVB South Parking Lot and the second on Highway 34 near the entrance to the CVB. Each sign will cost approximately \$12,000 including excavation, foundation, and installation. After discussion the Commissioners unanimously preferred that the printing on the sign be horizontal to the ground and requested Mr. Thorp obtain costs for a photovoltaic fixture in the event they elect to provide lighting for the sign. It was **moved and seconded (Little/Wilcocks) that Mr. Thorp proceed with locating the stone and work with the Town of Estes Park staff to determine the best sites for installation of the signs**, and it passed unanimously. Commissioner Halburnt suggested that Dir. Smith take the sign proposal to a Town Board meeting in order to keep the Trustees apprised of progress on the project.

RECORD OF PROCEEDINGS

Estes Park Urban Renewal Authority – September 17, 2008 – Page 3

Whereupon, Chairman Newsom adjourned the regular meeting at 10:13 a.m.

Cynthia Deats, Deputy Town Clerk