

Town of Estes Park, Larimer County, Colorado, February 10, 2009

Minutes of a Joint Study Session of the Town of Estes Park Board of Trustees and the Estes Park Urban Renewal Authority Commissioners. Meeting held in Rooms 202/203 in the Town Hall in said Town of Estes Park on the 10th day of February, 2009.

Board: Mayor Pinkham, Trustees Blackhurst, Eisenlauer, Ericson, Homeier, Levine, and Miller

Commission: Chairman Newsom, Commissioners Blume, Halburnt, Little, Martinsen, White, and Wilcocks

Attending: Mayor Pinkham, Trustees Blackhurst, Eisenlauer, Ericson, Homeier, Levine, and Miller; Commissioners Blume, Martinsen, White, and Wilcocks

Also Present: Town Administrator Halburnt, Deputy Town Administrator Richardson, EPURA Executive Director Smith, Director Zurn, Director Pickering, Manager Winslow, Town Attorney White, EPURA Attorney Benedetti, Town Clerk Williamson, and Deputy Town Clerk Deats

Absent: Chairman Newsom and Commissioner Little

Mayor Pinkham called the meeting to order at 5:00 p.m.

1. EPURA FUTURE PROJECTS.

The Estes Park Urban Renewal Authority has approximately \$1.3 million in its cash reserve. Town Administrator Halburnt initiated a discussion related to future EPURA projects for consideration and stated that, at this time, just under \$300,000 has already been allocated by EPURA, leaving a balance of approximately \$1 million available to commit to projects and/or improvements.

Discussion revolved around improvements to Moraine Avenue, Bond Park, and the Stanley Park Fairgrounds all of which were included as potential future projects for EPURA in "The Urban Renewal Plan for the Estes Park 21st Century Urban Renewal Project" which was approved by the Town Board in June of 2008.

Moraine Avenue – Moraine Avenue Streetscape Improvements to match the streetscape along Elkhorn Avenue were discussed. The size of the project would necessitate the streetscape be completed in phases, with costs in the neighborhood of \$2 million; exceeding EPURA's current resources. Public Works Dir. Zurn informed the group that the Colorado Department of Transportation (CDOT) has plans, sometime in the future, to change the traffic patterns along Moraine Avenue which would most likely result in the removal of any streetscape improvements that EPURA might make in the meantime.

Bond Park – Improvements to Bond Park will require the development of a Master Plan and subsequently community involvement and gathering public input related to the plan. These steps will take some time to complete. The Town Board has authorized staff to issue a Request for Proposal (RFP) for a Master Plan for Bond Park, but implementation of improvements, if authorized, will be several years in the future.

Stanley Park Fairgrounds – Dir. Pickering presented a brief summary of possible opportunities for EPURA participation in improvements to the fairgrounds based on a concept plan for the revitalization of Stanley Park Fairgrounds that was developed in

2004-2005. The concept plan includes the proposed construction of multi-purpose barns, grandstands, a hockey/ice arena, and a parking lot. Estimated costs are:

Multi-purpose barns - \$4 million

Grandstands - \$835,000

Hockey/Ice Arena - \$1 million

Parking Lot - \$800,000

Drainage and underground utility improvements to the fairgrounds have been completed; however, design plans for the barns, grandstands, hockey/ice arena, and parking lot do not currently exist. Dir. Zurn stated that a parking lot at the fairgrounds could potentially be utilized as a transportation hub for a transit system and that a grant to study a transit system has been awarded to the Town in conjunction with Rocky Mountain National Park.

Discussion followed and is summarized: EPURA projected property tax increment financing (TIF) is expected to be approximately \$20,000 in 2009; chosen project should increase long term sales tax increment; urban renewal authority has ability to bond for projects; complications with CDOT and costs preclude Moraine Avenue project at this time; Bond Park project does not increase TIF; the Town has \$2.2 million budgeted for Capital Improvement Projects (CIP); improvements to the fairgrounds have been suggested for many years and it is time to proceed; improved fairgrounds will attract visitors to Estes Park; chosen project should be identified as an EPURA project; the community is supportive of improvements at Stanley Park; new grandstands may provide the biggest bang for the buck; and fairground improvements would be a highly visible project for EPURA.

Dir. Pickering stated that an investment in the fairgrounds will be returned to the community by increased usage of the facility, will provide the business community with a sense of confidence, and allow the fairgrounds to contend with a competitive marketplace.

Mayor Pinkham thanked the boards for their cooperation and conversation.

Whereupon Mayor Pinkham adjourned the meeting at 6:30 p.m.

William C. Pinkham, Mayor

Cynthia Deats, Deputy Town Clerk