

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, November 21, 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 21st day of November, 2007.

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

Attending: Vice Chair Steige, Commissioners Cope, Ericson, Little, Repola, and Wilcocks

Also Attending: EPURA Dir. Smith, Finance Dir. McFarland, Bob Eck, Deputy Town Clerk Deats

Absent: Chairman Swank

Vice Chair Steige called the meeting to order at 8:00 a.m.

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

None

MINUTES.

The minutes of the regular meeting held October 17, 2007, were approved.

REPORTS ON PROJECTS RELEVANT TO EPURA ACTIVITIES.

1. Observatory – Mike Connolly, Angels Above Foundation, reported on the construction of the Estes Park Memorial Observatory that is being built on the Park School District R-3 campus. The facility is being modeled after the Little Thompson Observatory in Berthoud, Colorado, and will be run by an all-volunteer staff. The observatory will complement school programs, be a vehicle to promote critical thinking, and a catalyst to interest students in math, physics, and science-related subjects. Construction began on August 25, 2007 and the Foundation continues to seek out donations, volunteers, and assistance with construction projects. The Commissioners thanked Mr. Connolly for his report, adding that the observatory will be an asset to the community.
2. Performing Arts Theater – Chris Wood, Chairman of the Board of Directors for Supporters of the Performing Arts (SOPA), provided a report on the progress of SOPA in regard to contributions made towards the construction of a performing arts center. The group solicits donations to the project by distributing literature, making presentations to community groups, and hosting soirees. At this time, donations have exceeded the \$1 million mark when including the funds raised by the previous theater group, FOSH. The project has garnered the interest of locals and non-locals alike, with significant monies and pledges coming from out-of-town donors. SOPA Treasurer Greig Steiner presented the Commissioners with a virtual walk-through tour of the facility that was prepared by Thorp Associates, providing a view of the proposed complex and its amenities. The Commissioners had questions regarding the facility itself, how the facility will be operated and by whom, costs involved for groups wanting to use the facility; and thanked Mr. Wood and Mr. Steiner for their report on the project which will add to

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the betterment of life in Estes Park and become an additional attraction for tourists.

EXECUTIVE DIRECTOR'S REPORT.

1. 2008 Budget Discussion – Dir. Smith stated that the Commissioners will be approving a resolution in December to adopt a budget for 2008 and asked Finance Dir. McFarland to provide answers to questions and/or clarifications regarding the financial statement as needed. With final bond payment monies already in reserve, Dir. McFarland estimates that approximately \$626,000 is currently available for projects and, by forecasting additional revenues for next year of approximately \$900,000, anticipates a total of \$1.5 million to be available in 2008. The Commissioners requested that Dir. Smith update numbers for 2007, and that Dir. McFarland provide a statement of revenue, expenditures, and fund balance including a forecast of the 2008 budget, and estimated revenue for 2008 and 2009.
2. Design Award - Dir. Smith presented Commissioners Ericson and Cope with copies of certificates awarded to Design Studios West by the American Society of Landscape Architects for Design Excellence and Land Stewardship related to their work on the Estes Park Riverwalk.

RIVERWALK CONNECTION ALTERNATIVES.

Roger Thorp, Thorp Associates, PC Architects and Planners, reviewed three options for continuation of the Riverwalk through the Park Theater Mall: Option One being the most minimal building a walkway as straight through the Mall as possible with an 8 ft. wide Riverwalk providing 24 hour access and the ability to secure the retail stores in the mall; Option Two being similar but including opening the floor of the mall to uncover the river with no disruption to the apartment located above the mall; and Option Three being the most elaborate, opening up both the river and the sky, and necessitating major changes to the upstairs apartment. Dir. Smith stated that he had compiled estimated costs for each of the options ranging from approximately \$850,000 for Option One to \$1.5 million for Option Three, stating that unknown conditions, legal fees related to easements, and design fees could alter these numbers.

Sharon Seeley/Park Theater Mall addressed the Commissioners stating that, although she has reservations about all three design options due to the considerable expense and inconvenience that will be incurred, as a longtime property owner she is willing to consider what is best for Estes Park. She stated that further discussions are needed to arrive at the best plan for the Riverwalk and that these discussions will need to include loss of leasable space in the mall, consideration for current tenants of the mall, and scheduling of the project to allow for the least amount of disruption for merchants during the busy summer season.

Robin Parker/Intrigue Gift Shop stated that she had reviewed the Options prepared by Thorp and Associates and had discussed them with other tenants in the Mall, all of whom preferred design Option Two. She stated that she recently leased additional space in the Mall and performed major renovations to her shop most of which will be lost when the Riverwalk is extended giving her no incentive to continue leasing the extra space. She asked that EPURA pay any costs connected with changes in her lease due to the Riverwalk project.

The Commissioners thanked Ms. Seeley for her consideration of the project and the time investment that will be necessary to pursue it, and discussed the Riverwalk Options stating that the plan needs to be functional and affordable.

It was **moved and seconded** (Repola/Little) that **Dir. Smith continue working with Ms. Seeley on the extension of the Riverwalk through the Park Theater Mall area by pursuing design Option Two**, and it passed unanimously.

PREPARATION OF URBAN RENEWAL PLAN – WORK SESSION.

In preparation for a work session and Town Board meeting scheduled for December 11, 2007, Dir. Smith suggested that the Commissioners approve new urban renewal area boundaries to recommend to the Trustees. Bob Eck of Design Studios West (DSW) presented the Commissioners with a map showing the suggested new urban renewal area. The new area would encompass the existing urban renewal area with additions to the north and south of Highway 34 east to include the Estes Park Sanitation property, and extend out Highway 7 to Woodstock to include properties west of St. Vrain Avenue and east to include Stanley Park and the Fairgrounds, ending at Community Drive.

Commissioner Ericson asked why properties in the Virginia Drive area were not included on the map. Dir. Smith explained that currently all commercial property on Virginia Drive is included and stated there is no need to expand the new boundaries into residential areas. Commissioner Wilcocks expressed satisfaction with the boundaries, but suggested the Commission consider including the parcel east of Community Drive which would encompass the current site of the Youth Center, its parking lot, and the adjacent restrooms. He stated that the inclusion of this property gives EPURA the flexibility to consider a project in the area but does not necessitate it. Commissioner Repola commented that the Estes Valley Parks and Recreation District (EVRPD) has a master plan for this area, stating that since this is government property, no tax increment would be generated in that location.

It was **moved and seconded** (Wilcocks/Little) to **extend the new urban renewal area boundaries to include the parcel east of Community Drive as described above**, and it passed. Those voting “Yes” Cope, Ericson, Little, and Wilcocks. Those voting “No” Repola.

Dir. Smith stated the map will be modified and presented to the Town Board as EPURA’s recommended areas. The Commissioners continued discussion regarding potential EPURA projects adding Bond Park as a possible project site, and once again requesting the addition of a façade improvement program to the projects list.

Whereupon, Vice Chair Steige adjourned the regular meeting at 10:02 a.m.

Cynthia Deats, Deputy Town Clerk