

Woodland Park Downtown Development Authority Board of Directors

**City Hall – City Council Chambers
220 W. South Avenue, Woodland Park, CO**

REGULAR MEETING MINUTES

January 7, 2014 – 7:30 AM

CALL TO ORDER AND ROLL CALL: Dale Schnitker called the meeting to order at 7:30 AM. **IN ATTENDANCE - Board of Directors:** Dale Schnitker, Merry Jo Larsen, Al Born (left meeting at 8:25 AM), Gary Brovetto, Tom Carrick, Tanner Coy, Jan Cummer, Vera Egbert, Michael Faber. **Absent:** None. **Staff:** Brian Fler, Executive Director; Carol Lindholm, Staff. **Others Present:** David Buttery, Sally Riley, Brooke Smith, Debbie Miller, Steve Randolph, Kip Unruh, Arden Weatherford, Mark Weaver, Gene Rodarmel, Betty Clark-Wine, Renee Bunting.

APPROVAL OF AGENDA AND MINUTES:

MOTION: To approve the minutes of the November 19, 2013 Special Meeting and the December 3, 2013 Regular Meeting. Larsen/Born. Passed 9-0.

Al Born announced that he would need to leave the meeting around 8:30 AM.

FINANCE REPORT: Fler reported that the numbers were not available for the Finance Report this month.

TELLER COUNTY ASSESSOR PRESENTATION: Fler introduced Betty Clark-Wine, Teller County Assessor, who made a presentation to the Board. Clark-Wine distributed two spreadsheets: Woodland Park DDA Sales Through 12/30/13, and, Woodland Park Sales Through 12/30/13. Clark-Wine noted that the charts did not have anything to do with exempt parking. Clark-Wine reported on land values within the commercial area of Woodland Park and within the DDA. Clark-Wine gave specifics on the downtown properties north of Highway 24. Clarke-Wine noted that she would continue the discussion of land values with the City and the DDA and with the downtown property owners.

WOODLAND STATION:

Overlay District Expansion: Sally Riley reported that she met with Kip Unruh in regard to including the Amerigas property in the Woodland Station Overlay District. Riley demonstrated the location of the property. Riley explained that the advantage to being within the Overlay District is that all uses permitted in the Central Business District would be a permitted use, a use by right. All of this was within a bigger vision that the DDA had for Woodland Station. The purpose of forming the overlay district was to influence how this property was to be developed. Also, anything in the Overlay District is required to be reviewed by the DDA Design Review Committee prior to being submitted to the City. Riley noted that the Overlay District was originally adopted by reference with Ordinance 1075 in April 2007. The City Attorney is currently reviewing the process as to how the district can be amended.

Unruh explained the reasons he wanted to include the Amerigas site into the Overlay District. Unruh's first priority was to get rid of the Amerigas propane tanks; then, to expand Woodland Station and to have more momentum. What this would bring would be a retail mix and a walkable community. Unruh would like to mix retail and residential within the Overlay District. Brovetto asked if the buildings could look historical. Unruh responded that it would be possible, but was not sure if it would be desirable. Unruh would like the Farmers Market to occur on the site, and wants to foster a sense of community. Fler added that inclusion into the Overlay District would lend to consistency in development.

Fleer asked for a recommendation from the Board.

Faber noted that since there are no precedents for inclusion into the Overlay District, what are the standards, should this issue arise again. Riley responded that it is the prerogative of the DDA and the City Council how to apply the Overlay District to the downtown area. The standards with which you develop is under is a list of guidelines that is a Resolution [Resolution 677] that speaks to architecture, historic value and other criteria. The DDA can decide to apply all of the guidelines, or a few of the guidelines or something in between. There are standards within the zoning regulations that speak to the use, the process and the signage.

Coy asked about the advantages for the property to be included in the overlay. Unruh noted that he wanted to see consistency in design. Also, the Overlay District allows retail and residential without being complicated.

Brovetto reported on the Creative Arts District trying to get off the ground. Announced a meeting on January 15 about this topic and invited DDA Board members to attend. This would give an opportunity to pursue funding. This concept would fit into the Overlay District being discussed. Brovetto also envisions an event center comparable to the Colorado Springs Fine Arts Center.

MOTION: To recommend expansion of the Woodland Station Overlay District to include the Amerigas property. Larsen/Cummer. Passed 8-0. (Born not present for this vote)

Lot 2 – Kip Unruh and Arden Weatherford: Fleer reported that Kip Unruh, Arden Weatherford and Mark Weaver were considering a “Master Developer” approach to developing Woodland Station. The concept would require amending of the current agreement in regard to Lot 2 to include all of Woodland Station. Fleer reported that he was to meet with the Korzekwas today in regard to continued interest in a bowling alley. There is a lot of discussion surrounding Woodland Station right now. Fleer has discussed the Master Developer concept with Paul Benedetti, DDA Attorney. There would need to be a schedule for development; land cannot be purchased speculatively. The DDA must consider the City debt in any deal.

Unruh reported that he is enthusiastic about beginning this project. He would like to bring in a marketing/sales team to look at Woodland Station as a whole, not just Lot 2. Would bring in investors, buyers and tenants. The marketplace will show what is needed, such as an entertainment center, retail, micro-retail, etc. Unruh wants to find the niches and then sell those niches. It would be difficult to start with one lot, and then finish that before moving to another lot and finishing that. Unruh would rather sell the whole concept and create momentum. Fleer asked about Farmers Market participation. Unruh feels that he feels like he understands the needs of the Farmers Market. Unruh wants them to be involved to create a sense of community. There could be a structure that Farmers Market could share with the Beer Garden.

Fleer noted that in the next 30 days there will be several milestones as to whether the Master Developer concept makes sense and whether it is the right course for the DDA to pursue.

Mark Weaver stated that Woodland Station is an important piece of land. Weaver feels that Unruh’s team would be a good fit. Weaver noted that one Master Developer would be preferable to having several developers with several ideas. The development could take place at a good pace.

Faber asked if the group would seek postponement of the current obligations in Lot 2. Unruh responded, yes, they want to get into something bigger, and to put buildings where they make sense without having to finish Lot 2 first. Unruh noted that he is still interested in Woodland Station after eight years, and wants to go forward. Would like to move forward without being too restrictive.

Fleer said he is putting a proposal together with performance criteria and debt obligation. Riley added that the Master Developer concept would be an advantage in dealing with infrastructure throughout Woodland Station.

Fleer asked if there was consensus in moving forward with the Master Developer concept. The Board gave general consensus to move forward with the concept.

GENERAL DISCUSSION AND AUDIENCE PARTICIPATION:

USNORTHCOM Headquarters Tour: Fleer announced that Carrol Harvey, City Council, has invited DDA Board to a tour. More information will follow.

2014 DDA Retreat: Fleer announced that he is considering an evening retreat this year, possibly on a Monday. Fleer will discuss the ideas with each Board member individually.

Fleer noted that he will meet with Kellie Case, City Finance Director, in regard to a DDA year-end financial report.

Debbie Miller noted that the Wagon Boss scholarship will increase in value. The annual Chamber dinner will take place at Cheyenne Mountain Resort in Colorado Springs. Miller attended the opening worship service at Charis Bible College. Miller noted additional traffic coming from Colorado Springs to Woodland Park that morning.

Gene Rodarmel expressed his desire to extend Saddle Club Drive all the way over to West Street. Right now the ingress/egress at that property is not the best. On Center Street it is a right in right out. If you go over to Fairview the stoplight is a long light. You need to be able to get out of the property with a left turn. This is becoming an issue. Rodarmel hopes to open Woodland Hardware in February, but this is not certain.

Lindholm distributed a sample Winter Newsletter to the Board. Lindholm then reported that the newsletter would be printed and distributed this week.

ADJOURN TO EXECUTIVE SESSION: None.

ADJOURNMENT:

MOTION: To adjourn the meeting. Larsen/Faber. Passed 8-0. (Born not present for this vote)

Meeting adjourned at 9:07 AM.

Recorded by:



Carol J. Lindholm, DDA Staff
Program Manager, Economic & Downtown Development

APPROVED THIS 4 DAY OF FEBRUARY, 2014



Al Born, Secretary/Treasurer