

Woodland Park Downtown Development Authority Board of Directors

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

SPECIAL MEETING MINUTES

February 27, 2017 - 7:30 AM

CALL TO ORDER AND ROLL CALL: Merry Jo Larsen, Chair, called the meeting to order at 7:30 AM.

IN ATTENDANCE - Board of Directors: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Ellen Carrick, Tanner Coy (Treasurer), Jon DeVaux, Jerry Good, Elijah Murphy, Jan Wilson. **Absent:** Al Born (Secretary). **DDA Staff:** NONE. **Others Present:** Dan Taylor, Ed Beaumont, Deb Miller, Neil Levy, Sally Reilly, Laurie Glauth, Jane Mannon.

ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA: None.

APPROVAL OF MINUTES:

November 1, 2016 DDA Regular Meeting
November 7, 2016 DDA Special Meeting
November 22, 2016 DDA Special Meeting

MOTION: To approve the minutes of November 1, 7, and 22, 2016 and today's agenda. Wilson/Sawyer. Passed 8-0.

WOODLAND STATION: Chair Larsen says the Harvest Center, Flag Pole and Grading Permit will be positive discussions had at the next meeting. Larsen asks the entire Board to be part of the Design Review Committee. Larsen suggests this will improve the committee's efficiency. Coy asks for clarification. Larsen says the whole board would be the design review committee and could then help the current committee members by representing the committee during discussions with other parties regarding items such as signage, landscape and a flag pole. Coy reminds the Board that this idea has been discussed numerous times but consistently ends with a decision to leave the committee as it is. If there are more than two members on the committee, meetings will require public notice and the process of conducting design review will be more cumbersome. DeVaux thinks it's a problem that the design review committee can approve or disapprove a proposal without the Board's direction. Sawyer says there should be more time to think about the issue. Coy suggests that if the Board at large is given the authority to approve various components of Woodland Station design, independently of each other, it would likely yield a disjointed design overall with components that don't fit together. Sawyer says he would have to study the design review guidelines prior to conducting design review, which would take time and slow down the process.

MOTION: Table this discussion. DeVaux/Murphy. Passed 8-0.

MAIN STREET: Jane Mannon says a visioning survey is out for Main Street and meetings are scheduled for March 9 and 10 to involve the community in a visioning discussion.

AUDIENCE PARTICIPATION: Laurie Glauth speaks regarding the request to expand the DDA boundary. Glauth says Natural Grocer represents direct competition to her business that has been in business for 25 years and employs nine people. She says a Natural Grocer in Woodland Park would cause her business to close and that approving the expansion for the

purpose of adding a big box store sends a strong message to small business owners. Chair Larsen responds by telling Glauth the expansion is a separate issue from incentivizing a new business. Ed Beaumont explains that the request to include lot 3 in the DDA is a separate issue and will be pursued regardless of the Natural Grocer interest in the property. Dan Taylor asks when the Board will reach a decision regarding his proposal for a TIF reimbursement agreement. Larsen says the Board might reach a decision after the executive session.

MOTION: To adjourn to executive session. DeVaux/Coy. Passed 8-0.

Larsen read the purpose of the Executive Session into the record. Meeting adjourned to Executive Session at 7:51 AM.

EXECUTIVE SESSION:

Adjourn to Executive Session: for the purpose of determining positions relative to matters involving development projects within the City of Woodland Park Downtown Development Authority District, regarding:


- a. for the purposes of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators. C.R.S. 24-6-402 (4)(e).
- b. The purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402 (4)(a)

RECONVENE REGULAR MEETING: Chair Larsen reconvened the regular meeting at 8:49 AM. The following people were present following the executive session: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Ellen Carrick, Tanner Coy (Treasurer), Jon DeVaux, Jerry Good, Elijah Murphy, Jan Wilson.

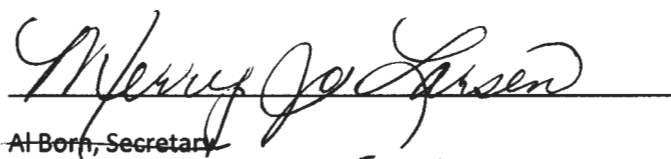
MOTION: To approve the boundary expansion request submitted by Pete Kuyper. DeVaux/Sawyer. Passed 7-1 (Good voting against.)

MOTION: To adjourn the meeting. DeVaux/Coy. Passed 8-0.

Meeting adjourned at 8:55 AM.

Recorded by: _____
 Tanner Coy

APPROVED THIS 11 DAY OF 4, 2017



~~At Born, Secretary~~

Merry Jo Larsen - Chair