

Woodland Park Downtown Development Authority Board of Directors

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

REGULAR MEETING MINUTES

February 6, 2018 – 7:30AM

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

IN ATTENDANCE – Board of Directors: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Tanner Coy (Treasurer), Al Born (Secretary), Ellen Carrick, Jan Wilson, Jerry Good, Elijah Murphy

Absent: Jon DeVaux

Others Present: Bob Volpe, Dan Taylor, Debbie Miller, Jane Mannon, Kerri Kilgore, Lynn Jones, Pat Hill, Sally Riley, Suzanne Leclercq, Todd DeRemus, Val Carr

ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA

Tanner Coy requested the addition of the Community Builders/New Mobility West grant.

MOTION: To approve the addition to the agenda. Wilson/Murphy Passed 8 -0

APPROVAL OF MINUTES

- a. January 9, 2018 DDA Regular Meeting Minutes

MOTION: To approve the Minutes. Coy/Carrick Passed 8 - 0

WOODLAND STATION

Tanner Coy stated that yesterday, the DDA received a copy of the ZDP from Sally Riley and that Mallet Excavating is moving dirt. Noel Sawyer asked for clarification on the work being done. Coy explained that there is a borrow pit that was drawn in on the grading and erosion control plan produced by JPS Engineering last year which allowed the DDA to get the grading permit to change the topography of part of the land. It required taking dirt from the borrow pit south of the hardware store and using that to fill part of the area further north on what is called Lot 2. Now it's time to fill in the borrow pit, restore the grade to an appropriate level and close out all existing permits. Dirt is coming from an area immediately adjacent to it and it will level out additional property next to the intersection of Saddle Club and Center Street. Sally Riley stated that prior dirt moving permits dealing with the top soil have been closed and added that the DDA has two open permits—the grading permit and the new ZDP that allows for the fill into the borrow pit and grading out a new parking area.

Coy added that the Moose is Loose campaign will use Woodland Station on Saturday, February 24 for the OHV Expo event. Coy stated that the DDA's insurance on the property is sufficient but that it was recommended that the DDA seek to be named as additional insured on the liability insurance of anyone

using the property for an event that might have some risks. Larsen suggested identifying insurance companies that people can contact if they're using Woodland Station for events.

Larsen stated that Mardi Gras festivities, including a chicken toss, costume contest and parade will take place Sunday at Woodland Station. Elijah Murphy added that canned foods are also being collected to help the community and The Ute will be selling gumbo with proceeds going to the UTS Rodeo. The Mardi Gras Rodeo dance will be on February 24.

Larsen asked for additional ideas for the use of Woodland Station. Murphy stated that he would love to see a fenced dog park at the lower end of the property. Kerri Kilgore, Owner/Broker of Prestige Realty Group, added that the Girl Scouts are looking into this. Al Born asked about the Farmer's Market. Larsen stated that there have been some discussions about adding vendors and activities in Woodland Station as a continuation of the Farmer's Market; putting people across the street helps businesses on Main Street. Jerry Good stated that he doesn't agree with bringing in vendors. Good added that he is still in search of a train for Bergstrom Park; Jan Wilson suggested contacting Nick at SYS Auction. Sawyer asked about the lumberjack event and the possibility of bringing in a circus; Larsen said that the lumberjack event is still being planned for the fall. Dan Taylor, from the audience, mentioned the website, travelinglumberjackshow.com as a possible resource. Good asked Larsen about the possibility of a stage, that a dinner playhouse would be an interesting thing to pursue. Good also suggested coordinating the motor cycle rally at Woodland Station with bands and possibly a fundraiser which would encourage participants to come into town and hang out a little longer. Coy stated that the DDA's plan for Woodland Station does show a 140' diameter event tent that fits on the property as graded. The DDA is moving in the direction of intentionally preparing the property to accommodate such things. Not drawn on the plan, but in some of the drafts, are possible stage locations and configurations on the property. Per Coy, the opportunity is there if the land can be freed up so the DDA can move forward.

COMMUNITY BUILDERS/NEW MOBILITY WEST GRANT

Coy stated that he had a great meeting with Sally Riley and Jane Mannon yesterday about the grant they have been pursuing. The grant, which is privately funded through a nonprofit organization, would provide \$75,000 in professional assistance to support downtown development planning. It's not a cash award, but assistance to the community to vision and plan improvements for downtown. The intent is to increase the economic vitality of the downtown through collaborative and insightful visioning and planning. The DDA is being asked to provide support in two ways: be involved both individually and as a group, and provide a letter in support of the project. Coy said that if there is consensus of the Board, he will draft a letter. Jane Mannon, Special Projects, added information about Laramie, Wyoming as an example of the type of project to which Community Builders provides assistance. Larsen confirmed consensus of the Board. Coy expressed that support needs to be carried through the process and the project should not go forward without the involvement of people whose properties and businesses are at stake. If the approach is collaborative and partnerships can be maintained throughout the process, there should be something in the end that wins wide support in the community. Mannon added that the partners in the process include the DDA, CDOT, the City, School District, Chamber, and Main Street. Larsen stated that the City can count on the DDA Board for full participation.

GENERAL DISCUSSION

Larsen talked about the Rodeo Convention being held in Woodland Park on February 10 and 11, with an expected 155 people in attendance. The trade show for rodeo will take place at the high school from 9AM – 5PM with dinner being held at the Crystola Roadhouse. Colorado Pro Rodeo Association committees will be at this convention and will hold meetings at the Country Lodge.

Murphy requested that anyone having an event or event idea contact him directly about the events calendar. He stated that he will look into the possibility of getting a big name/concert up here the night before the motorcycle rally. Murphy added that he has been invited by Colonel Doug Harris, President of the Pikes Peak Chapter of the Association of the U.S. Army and member of the Colorado Springs Economic Development Commission, to help coordinate participation between special ops/special forces 501c(3) organizations and the “big army” so that by working together, there is a greater impact. In exchange, Murphy will receive economic development ideas for how to possibly coordinate events between Woodland Park and Colorado Springs. Ellen Carrick stated that she will put events on the community calendar. Larsen encouraged the audience to also send their events to Carrick for the community calendar.

Murphy shared that Main Street received Designated Status which opens the organization up to the opportunity for larger grants.

Lynn Jones, Assistant to the Board, announced that on February 10, she and her husband are opening Colorado GearLab, an outdoor gear and apparel consignment and retail store located at 110 W. Midland Ave.

Sally Riley, Planning Director, provided an update to last Monday’s Temporary Use Permit orientation. The past four years the City has kept numbers on people who attend Woodland Park events. Last year, the City issued 35 temporary use permits. The events brought 146,600 people to Woodland Park, approximately 5,000 more than the previous year, with the majority coming for the Farmer’s Market. Riley extended her congratulations to Main Street on their Designate status. She added that she attended the Colorado Saving Places Conference and learned that Woodland Park is one of only 442 communities across the country having both a certified local government and a Main Street program. Through the certification process, communities make a local commitment to historic preservation. Main Street provided the stimulus for the City to seek the certified local government status. Riley provided additional updates regarding investments within the DDA District: Catamount Powersports is looking to expand and will demolish their canopy from the old gas station; McDonalds is remodeling; Bill Page asked for and received an extension from City Council for his PUD amendment on the Best Western hotel project; Natural Grocers/Leadership Circle LLC should be receiving their permits and closing on the property in the near future.

Riley stated that there is a very active 5-member board of the Historic Preservation Committee in Woodland Park. The committee has surveyed 69 buildings within the community that are at least 50 years old. It’s important to create pride in the community through the landmarking program. Riley encouraged anyone interested in historic preservation to attend the committee meetings the first Monday of the month. The main focus this year is working on the depot/baggage building in Bergstrom Park. Sawyer asked why the historical walking tour is not promoted and if it would be cost effective to install plaques explaining the historical sites. Riley stated that all the local historical groups collaborate with each other. The tour, which is free, is advertised in the Courier and takes place every Saturday in the summer months. There is a need for more resources that are landmarked in our community. Main

Street grants could definitely help with this. Carrick added that the walking tour brochure is at the Visitor Center and visitors are thrilled with it.

Debbie Miller, President of the Woodland Park Chamber of Commerce, stated that the sixth annual Teller County Economic Forum will take place on February 28 at the Ute Pass Cultural Center. The upcoming March 1 Lunch and Learn topic is, "10 Most Expensive Mistakes That Cost Business Owners Thousands," with guest speaker Thom Gearhart. The Candidate Forum, hosted by the Chamber, is on March 13 at 6pm. The Chamber will send out an email soliciting questions for the event. Candidates will have a two-minute opening and closing. Every candidate will have the opportunity to answer a question first and each will have a right for rebuttal. March 16 is the annual Chamber dinner; Billy Epperhart, a nationally recognized entrepreneur and investor, is the guest speaker. The Chamber will be participating with the Colorado Springs Chamber and EDC on the FAM Tour. Miller also announced that the Hospital has been purchased by UC Health.

Jane Mannon stated that the Broncos are not bringing the 7K run back to Woodland Park; it is not known what cities have been selected or if the series will continue. Also, the deadline for submitting events for the City's direct mail piece is the beginning of April.

Suzanne Leclercq, City Clerk, stated that the lot drawing was held for candidates for the upcoming election. The City website has been updated with candidate bios and photos. The Candidate Forum on March 13 is always well-attended and will be broadcast. Leclercq added that she is working with the City Council to finalize details on the City Manager job posting.

Murphy stated that the Ute saw a serious downturn in the business in the fall and the minimum wage increase is really impacting his business. He feels there is a tremendous opportunity to bring military families from the Springs to Woodland Park.

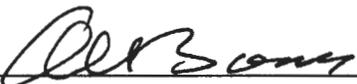
AUDIENCE PARTICIPATION ON ITEMS NOT ON THE AGENDA

MOTION: To adjourn meeting. Wilson/Sawyer Passed 8-0.

Meeting adjourned 8:42AM.

Recorded by: Lynn Jones, Assistant to the Board.

APPROVED THIS 6th DAY OF MARCH 2018



Al Born, Secretary