

Woodland Park Downtown Development Authority Board of Directors

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

REGULAR MEETING MINUTES

July 11, 2017 – 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), Jon DeVaux, Ellen Carrick, Jan Wilson, Jerry Good, Elijah Murphy
Others Present: Lynn Jones, Arden Weatherford, Bob Volpe, David Buttery, Debbie Miller, Jane Mannon, Neil Levy, Pat Hill, Sally Riley, Suzanne Leclercq, Tim Dienst, Monet Ragsdale, Stephanie Yeager, Matt Miles, David Grooms, Laurie Glauth, Donnie Beson, Ben Caperton, Tony Perry, Dan Taylor, Brook Smith, Paul Saunier

ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA

Larsen stated that on the Agenda under the Approval of Minutes section, *June 2, 2017 DDA Regular Meeting Minutes* should be changed to *June 6, 2017 DDA Regular Meeting Minutes*. Larsen also read the three updated sentences for the June 6 Regular Meeting Minutes and June 20 Special Meeting Minutes, as submitted by Sally Riley.

MOTION: To accept the Agenda. DeVaux/Sawyer. Passed 9-0

ELECTION OF OFFICERS

Larsen asked for discussion on the election of officers—Chair, Vice Chair, Secretary, Treasurer.

MOTION: To keep the Board as is. DeVaux/Carrick. Passed 5-4. DeVaux, Carrick, Born, Sawyer, Larsen in favor; Murphy, Coy, Good, Wilson opposed.

APPROVAL OF MINUTES

MOTION: To approve the June 6, 2017 Regular Meeting Minutes and the June 20, 2017 Special Meeting Minutes with the changes Larsen read previously. Coy/Sawyer. Passed 9-0

TIF AGREEMENTS

Microtel Project Update – Mark Rabaut

Larsen asked Sally Riley, Planning Director for the City of Woodland Park, to share the Microtel renderings. Riley stated that Mark Rabaut is out of the country today and could not be in attendance. The Planning Commission did approve the amendment to the PUD (i.e., the change in use) last week.

Change in use is for lodging with associated parking, detention pond, meeting all the requirements for lighting, landscaping, etc. Regarding architectural design, Rabaut is still pricing improvements and would like to be able to use stone veneer on the entire first floor, but if cost estimates aren't reasonable, there is an allowance for wainscoting under the first story windows to be used instead. On July 20, City Council will be setting the dimensional standards for this project which include the set-backs, frontage on Country Drive, site coverage and height. The building is proposed to be three stories with a peaked roof; the height is set at 40 feet. Final plat for this project is approximately a two-acre lot and includes Lot 1 at Tamarac Center to allow for parking.

Natural Grocer Presentation – Leadership Circle (Matt Miles, Monet Ragsdale)

Matt Miles, Owner of Leadership Circle LLC, introduced David Grooms, the project architect with Vega Architecture, and Monet Ragsdale from Leadership Circle. Grooms shared a PowerPoint presentation (which will be provided to the Board) with building and site plan illustrations, and explained that a revised conceptual design was recently submitted to drive home the Woodland Park identity. The architecture is a 360° design, with no blocked views of Pikes Peak. Grooms provided a summary of the Natural Grocer project: located at the corner of Hwy 24 and Paradise Lodge Rd.; approximately 13,200 square feet with 68 parking spaces; designed to enhance the community and complement the mountain western context of Woodland Park and includes a pedestrian-scaled arcade and the use of natural materials; all rooftop mechanical equipment will be screened from view from the property line; underground detention utilized to maximize landscape area. Natural Grocers uses many green building features including: LED lighting; a heat reclaim system; bag-free checkout; de-stratification fans throughout the store; building materials containing recycled contents; low and no-VOC paints; recycling of all cardboard; polished concrete floors; high efficiency heating and air conditioning. New store construction takes about five months and will include the use of some local sub-contractors which will contribute to the economy during construction. In addition, workers will be using local restaurants, grocery stores, gas stations, lodging, hardware and lumber stores. Natural Grocers will fill a niche in the current Woodland Park grocery market by offering nutrition education and high quality natural and organic products. At store opening, there will be 18 local jobs; after five years, 30 local jobs. Expected annual sales are \$4MM upon opening; after five years, sales are expected to be \$8MM. Real Property Tax Information: Current assessed value is \$35,600; expected assessed value after opening is \$485,000. The TIF request is for 80% of the increase in real property tax valuation for a period of 20 years. Personal Property Tax Information: Current assessed value of personal property tax is \$0; expected assessed value after opening is \$825,000. The TIF request is for 100% of the increase in personal property tax valuation for a period of 20 years. Larsen stated that the Board will need to discuss further and referenced the decisions that were made at the May 1, 2017 workshop meeting of the Board. The Board will need to discuss the TIF requests according to the DDA financials. Elijah Murphy asked who would be the actual recipient of the TIF. Miles confirmed that Natural Grocers, a Denver-based company, will receive the TIF. He added that the benefit to Woodland Park is stopping the leakage of people traveling to the Springs; they will instead spend their sales tax dollars in Woodland Park. Woodland Park is a smaller market than is generally targeted, but because of the incentives available, it is an attractive market. Ellen Carrick asked if there is any public information available on other TIF agreements that Natural Grocers/Vitamin Cottage may have received in building their stores west of the Mississippi. Grooms confirmed that several other TIFs have been done. Coy asked about growth expectations for this year and future years. Miles responded that he thinks it will be positive; the growth goal for new

structures is 15 per year. Murphy asked who would be the owner of the building. Miles stated that Leadership Circle will own Natural Grocers' building, and he owns 100% of Leadership Circle. Additionally, Murphy asked if there are any financials available showing the economic impact on communities where Natural Grocers stores have opened. Miles referred to the employment numbers shared during the presentation and stated those are conservative. Coy asked if they have closed on the property yet and if there are any developmental challenges. Miles confirmed that they have not yet closed on the property. Monet Ragsdale confirmed that this project has significantly more site expense than on a normal site. Regarding public improvements, sidewalks will be on the south and east sides, and there will be a connection to the walking trail. Sally Riley stated that the upgrades have been reviewed by the City and a letter of approval is being prepared. David Buttery, City Manager for the City of Woodland Park, asked if a pro forma had been submitted from Natural Grocer to the DDA. Larsen confirmed that the Board has not received a pro forma and that it would be required before the Board can discuss further. Donnie Beson asked for a confirmation on a previous statement, that without the TIF incentive, Woodland Park would not be attractive as a Natural Grocer site. Miles confirmed that the incentive makes Woodland Park very attractive. Miles asked for clarification on the pro forma. Buttery stated that Natural Grocer must prove to the DDA Board that without the incentive, Natural Grocer would not come here. Larsen stated that the Board will talk with attorney Paul Benedetti about what is required for the pro forma. Tim Dienst, Executive Director of the Ute Pass Regional Health Services District, confirmed the need to know the impact of the project on fire and EMS. Murphy requested that information on the use of local businesses for the project be included on the pro forma. Larsen confirmed that a Special Meeting with an Executive Session will be held at the Ute Inn on Wednesday, July 26 at 7:30AM. Ragsdale confirmed that a pro forma packet will be provided to the Board two days prior to that meeting.

FINANCE REPORT

Coy stated that he received an email from Betty Clark-Wine, Teller County Assessor, stating that there is currently only one small abatement pending that could affect DDA finance. The total amount of that abatement is \$1500 and Coy expects the DDA's exposure to be \$435, based on the 29% increment. If no more abatements come through, the remaining \$19,565 remaining from what was budgeted would be added to the 2017 net revenues.

PRESSURE WASHING

Coy stated that he had a great meeting with David Buttery, City Manager, and Tony Perry, President and CEO of Park State Bank, about continuing to work together on the issue of cleaning up downtown. Coy added that he is optimistic that a good solution will be reached. In addition, Vectra Bank and Park State Bank both looked at DDA financials and it appears that the DDA is credit worthy if it's determined that the DDA needs to purchase equipment. Coy added that he has been in communication with the Colorado Department of Public Health & Environment (CDPHE) regarding regulations. The intent of the regulations is to keep contaminants out of the storm drain system. Coy feels the responsible thing to do is to continue to keep wash water out of the storm drains. Coy said he is still researching the issue. Murphy added that he is also researching the possibility of being able to get some relief from the EPA regulations.

WOODLAND STATION

Vino and Notes

Larsen stated that the field has not yet been mowed in preparation for the event on August 5. Ben Caperton requested that mowing be completed July 31 or August 1. Jerry Good mentioned that last year several DDA Board members mowed to help prepare for the event. Larsen confirmed that the Board will get the field mowed. Jon DeVaux stated that this event will be a good test on the Hawk system. He added that there is an issue with the system—flashing red begins as soon as a person steps off the curb. Buttery said he would investigate. Larsen added that the sidewalk is expected to be completed by the Vino and Notes event.

Signage – Overflow Parking

Larsen stated that Woodland Station can be used as is for overflow parking and that signage indicating overflow parking is needed. Buttery confirmed that the city has a sign; the Board agreed that would be sufficient to use.

GENERAL DISCUSSION

Murphy stated he is interested in what Teller County Film Commission is doing to possibly create films here in Teller county; it helps put Woodland Park on the map. Murphy believes the next meeting for the Film Commission is on July 26.

AUDIENCE PARTICIPATION ON ITEMS NOT ON THE AGENDA

Tim Dienst provided an update that the Ute Pass Regional Health Services District applied for and received a state EMS grant in the amount of \$99,438 for the purchase next year of a new ambulance, communications equipment, and a new transport ventilator. Larsen reported on the Ute Trail Stampede Rodeo that took place over the weekend—it was a good time, the grandstands were full and they hope to do it again next year.

MOTION: To adjourn meeting. DeVaux/Sawyer. Passed 9-0.

Meeting adjourned 8:30AM.

Recorded by: Lynn Jones, Assistant to the Board.

APPROVED THIS 12th DAY OF Aug 2017


