

Woodland Park Downtown Development Authority Board of Directors

**Historic Ute Inn
204 W. Midland Avenue, Woodland Park, CO**

**Special Meeting Minutes
Wednesday, July 26, 2017 – 7:30 AM**

CALL TO ORDER AND ROLL CALL: Merry Jo Larsen, Chair, called the meeting to order at 7:33AM.

IN ATTENDANCE – Board of Directors: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Tanner Coy (Treasurer), Ellen Carrick, Jan Wilson, Jerry Good, Elijah Murphy. Jon DeVaux arrived at 7:47AM. **ABSENT:** Al Born (Secretary)
Others Present: Lynn Jones, Laurie Glauth

ADDITIONS, DELETIONS OR CORRECTIONS TO THE AGENDA:

Chair Larsen asked for and received consensus on two items to be added for discussion:

1. Main Street has two painted photo boards they would like to display by August 1. With the DDA's permission, one of the boards will sit on the cement slab by Bergstrom Park.
2. Steve Randolph called and said they're ready to get the abandoned dirt out and wants to open a new permit. Larsen told them they have until September 1, 2017 to remove the dirt. Jan Wilson suggested that the work can't be done during the upcoming Vino and Notes event. Larsen confirmed she stipulated that with Randolph. Tanner Coy suggested consideration of the existing Zoning Development Permit (ZDP) and the access needed to remove the dirt. Larsen confirmed that she will meet with Sally Riley, Planning Director for the City of Woodland Park, following this meeting. Coy suggested reviewing the conditions of the permit, including the addition of the completion date of September 1, 2017. Ellen Carrick confirmed her agreement to let them get the dirt, but to be careful of the access point and type of equipment used. Larsen will meet with Sally Riley; Coy and Wilson will review the permit.

TIF REIMBURSEMENT AGREEMENTS

Proposal by Leadership Circle LLC (Natural Grocer) – **Board discussion in Executive Session.**

GENERAL DISCUSSION

Laurie Glauth, Co-Owner of Mountain Naturals, highlighted some of the comments from the Natural Grocer presentation on July 11, 2017. Glauth stated that she welcomes competition, but asked why this community should have to pay to have Natural Grocer here. Why should we have to mitigate their business risks? We should be asking what a company can bring to this community that we don't already have. Glauth expressed concern over the proposed TIF agreement, that it sets a precedent.

AUDIENCE PARTICIPATION ON ITEMS NOT ON THE AGENDA

There was no audience participation on items not on the agenda.

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).

Chair Larsen read the purpose of the Executive Session into the record.

MOTION: To adjourn to Executive Session. Wilson/Coy Passed 8-0.

Meeting adjourned to Executive Session at 7:54AM.

The following people were present at the Executive Session: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair; left the Executive Session at 8:04AM), Tanner Coy (Treasurer), Jan Wilson, Jerry Good, Elijah Murphy, Ellen Carrick, Jon DeVaux (left the Executive Session at 8:48AM), Lynn Jones

RECONVENE REGULAR MEETING: Following the Executive Session, Larsen reconvened the regular meeting at 9:27AM. The following people were present following the Executive Session: Merry Jo Larsen (Chair), Tanner Coy (Treasurer), Ellen Carrick, Elijah Murphy, Jerry Good, Jan Wilson, Lynn Jones

GENERAL DISCUSSION:

Wilson suggested holding future DDA Board regular and special meetings at the Historic Ute Inn. Elijah Murphy suggested that because of space requirements, regular meetings should be held at City Hall Council Chambers. Larsen requested that discussion of future meeting location be added to the August 1, 2017 DDA Regular Meeting agenda.

Murphy suggested a review of the policies of the DDA Board regarding TIF agreement proposals. Coy stated that he would have Lynn Jones email a copy of the policies to the Board.

Murphy suggested developing a code of conduct for DDA Board members. Coy recommended formal training for the Board. Wilson suggested that the Board use the Code of Conduct from Main Street as an example. Larsen requested that discussion of Board member code of conduct and formal training be added to the August 1, 2017 DDA Regular Meeting agenda.

Motion: To adjourn meeting. Murphy/Coy Passed 6-0.

Meeting adjourned at 9:33AM.

Recorded by: Lynn Jones, Assistant to the Board.

APPROVED THIS 1st DAY OF AUG, 2017

Al Born, Secretary 