

**Woodland Park Downtown Development Authority Board of Directors**

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

**REGULAR MEETING MINUTES**

**April 9, 2013 – 7:30 AM**

**IN ATTENDANCE - Board of Directors:** Dale Schnitker, Al Born, Merry Jo Larsen, Gary Brovetto (departed 8:25 AM), Tom Carrick, Tanner Coy. **Absent:** Jan Cummer, Vera Egbert, Michael Faber. **Staff:** Brian Fler, Carol Lindholm. **Others Present:** Sally Riley, Norma Engelberg.

Dale Schnitker called the meeting to order at 7:33 AM.

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

**APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of the March 5, 2013 Regular Meeting and the March 19, 2013 Special Meeting. Larsen/Born. Passed 6-0.

**FINANCE REPORT:** Fler noted that an invoice had been sent to the Fire District in April for repayment of the previously misallocated property tax by Teller County. (The agreement with the Fire District stipulates a payback spread over four years.) Brovetto wondered why these monies could not be applied to the million dollars owed to the City by the DDA. This is an accounting process, per Fler. Schnitker asked if the DDA was current in payments to DDA Attorney, Paul Benedetti. Yes, per Fler.

**MOTION:** To accept the Finance Report as presented. Born/Larsen. Passed 6-0.

**COMMITTEE REPORTS:**

Fler mentioned the DDA subcommittees that were developed as a function of the DDA Retreat in January. Fler then reviewed the Office of Economic & Downtown Development: Project Matrix.

**Aquatic Center:** This is a Council driven project. Fler generated some funding for this group for a feasibility study.

**Aspen Valley Ranch:** Will hold the Mountain of the Sun Music Festival. Aspen Valley Ranch might want to annex approximately 30 acres into the DDA at some point.

**Beautification:** Fler reported on flower baskets and banners. Coy and Cummer have been involved.

**Bio-fuels Project:** Brovetto brought this project to the DDA. Marco Baudino has a biomass facility in Italy with potential for Woodland Park. The City Utilities Director is also involved in this potential project.

**Broadband:** Fler is working with Office of Economic Development and International Trade (OEDIT) in regard to broadband. Fler has also communicated with Peak Internet and CenturyLink. CDOT has the ability to conduit through their light channel signalization to provide possible upgraded linkages.

**Business Assessment:** Fler reported that the Chamber recently conducted a survey. We're looking at some of that data. DDA is our emphasis in this group, but we will go beyond the DDA in the Business Assessment. One of the things of interest is tying special events to increased revenues. Will also do a DDA inventory of all parcels. Fler is working with Betty Clark-Wine, County Assessor, to get an updated inventory, the original baselines and projected TIF. Carrick had seen an article that noted that the value of business holdings had dropped 50%. Schnitker noted that he had mentioned this in reference to how values have gone down in the higher end buildings. Fler said that in discussions with Betty Clark-Wine, that within the DDA the values would probably stay static for the next two years. The biggest hit in the City will probably be in residential.

**Country Lodge:** Country Lodge is working on a patio expansion project. Potentially, sidewalks and benches. Mark Rabaut is also interested in doing a 40 unit expansion of suites, and would like to use TIF. Potentially Holiday Inn Express or something like that, but would have to come up to that standard.

**Cummer Building:** Fler is reviewing TIF options that the building might have qualified for in the past. There is a retroactive provision that the DDA could look at. Fler is in discussions with Jan Cummer and Betty Clark-Wine, and will discuss with Paul Benedetti and report back to the Board.

**DDA Taxing Entities:** Fler met with Tim Dienst of the Ambulance District and Tyler Lambert of the Fire District. Discussion of how TIF impacts the districts. An example will be how the Trail Ridge Apartments will affect the districts. It might be possible to address the concerns within the TIF agreement where the DDA can consider allocating some of the TIF back to the districts.

**Events/Economic Tie-In:** Fler reported that this will impact DDA and Economic Development. Currently working with Bill Blackburn on May 11 Wine Tourism Day. Blackburn is involved with website design, is a member of the School Board and is active in the community. The idea is how to tie special events to revenues. There will be a website tied into the Wine Tourism event. The event will be well publicized. We are evaluating this program for other special events.

**Farmers Market:** Fler reported that there is a potential interest in Woodland Station. They are working with a consultant, and the City is working with the consultant to look at possible scenarios within Woodland Station and to make potential developers aware that Farmers Market is interested in being a part of that development. Larsen asked if the Farmers Market had a 501c3. Yes, per Sally Riley. Larsen felt that the Farmers Market would tie in well with Woodland Hardware.

**Filming Project:** Larsen's daughter, Marty, is working on a filming project that would support special events in supporting business and bringing in customers. Brovotto noted that the film project, as well as Bill Blackburn (mentioned above), could be tied into the Main Street process.

**Gold Hill South:** Fler is having ongoing discussions with Bill Page regarding a comprehensive redevelopment/expansion process. Gold Hill South probably has some of the highest traffic counts in the City. The expansion might include an expansion of Goodwill and/or a renovation of Wendy's. This could fall within the DDA and TIF. Born asked if it would make sense to consider a road connection from Gold Hill South to Woodland Station in the case of Gold Hill South redevelopment. Fler responded that there was a traffic study done in relation to Woodland Station, and the City is doing an alternative route study starting this year. Riley reported that the City has a very small contract with URS to begin to establish the scoping for a major alternate route study that will happen in 2014 and supported by PPACG. Born felt that would make it a lot more convenient to those living south of Woodland Station and Gold Hill South to travel between the developments without using Highway 24. Fler has also had discussions with the Catholic Church regarding potential opportunities.

**Gold Hill Theatres:** Fler reported that the fourth theatre might not be developed until Fall 2013.

**Housing:** Fler has had discussions with John Shafer, City Council, regarding affordable housing. Tax credit projects for affordable housing are being considered. Fler is working on the TIF agreement with Trail Ridge Apartments (market rate project), which might be in front of the Board in May. Brovotto noted that there seemed to be a lot of affordable housing available in the form of mobile homes and townhomes. Fler noted that current mobile homes are in transition. Owners have long term plans for commercial. Brovotto asked if the mobile homes near Walmart might be incorporated into the DDA to develop into affordable housing. Fler recently met with those owners along with the Saddle Club, and the long-term plan might be for a big-box development. Fler reported that there is not enough quality rental housing at present. Wommack will eventually introduce some campus housing.

**Lichina Project:** Fler reported that Tom Lichina is planning to add one additional bay and 12 parking spaces, which might be public spaces. This project is in the design stage with the potential to build in 2013. If Lichina moves forward with this project it could coincide with the intersection improvements at Park Street and US 24.

**Lodging Network:** Beth Kosley started this network in regard to the impact of lodging dollars throughout the county and how that affects revenues in Woodland Park. Current concerns of the group are regarding land use issues; how to help the facilities survive and thrive.

**OHV:** Fler reported that Off-Highway Vehicle use was a multi-million dollar industry in this county. Trail 717 is a multi-use trail. We would like for those vehicles to be able to come into Woodland Park for the economic benefit. Brovotto suggested a theme for the central area of Woodland Park in which "outdoor" businesses would consolidate into one area; Woodland Park is all about the outdoors.

**Christmas Parade Committee:** The department is supporting this effort in City advertising, and the City will also support Parade Committee advertising dollars.

**Paradise Lodge:** Fler reported that he is working with James Case on a potential banquet facility for this location. Currently looking at financing and working on the real estate deal.

**Pikes Peak Regional Hospital:** Fler has met with Bob Schleicher regarding the Forest Ridge Nursing Home. Currently Schleicher is tying down the financing. The property will be leased from the hospital, but vertical construction will be taxable. There is a potential for annexation and eventual DDA inclusion. Fler is working on a DOLA grant to benefit the hospital campus for a water loop.

**Re-2 School District:** Fler has had discussions with Neil Levy and Jed Bowman in that we are supporting the school district in Economic Development efforts.

**Sturman Industries:** Fler reported that the Sturman project will be a comprehensive master plan development that would include residential and industrial/manufacturing. Natural gas is driving their technologies. Fler is working with the Regional Business Alliance, the Economic Development Council of Colorado (EDCC) and OEDIT in regard to Sturman. Sturman may support a manufacturing emphasis into the campus.

**Teller County Assessor:** Fler is working with Betty Clark-Wine in regard to a long-term DDA database, and also working on the TIF agreement for Trail Ridge Apartments.

**Willows:** The Willows 42 unit tax credit housing project will be going through the City process.

**Wommack Industries:** Fleer is working to help local industries participate in this project.

**WOODLAND STATION:**

**Lot 1 (Woodland Hardware) and Infrastructure Project:** Project is progressing and still planning to open in 2013. Looking into removing telephone poles from Center Street to Park Street, and across Park Street to right behind Lichina's building, and back to the businesses on Highway 24. Gary Kiger of CSI is looking at a budget to build out Center Street, to include curb, gutter, sidewalk, streetlights, landscaping, etc.

**Lot 2 (Weatherford):** Weatherford is working with the City in regard to his temporary concept. Tanks must be gone by June 3. There is outside developer interest in Lot 2 which is working with Weatherford. Concept plans will come to the DDA Board.

**Lot 3 (Korzekwa):** Fleer noted that Korzekwas are on the clock. May 8 is the deadline for the current DDA agreement. Korzekwas are still optimistic about the project. Feasibility study still needs to be completed.

**Miscellaneous - Family Dollar:** Fleer noted that Family Dollar plans to open mid-May.

**DDA Subcommittees:** Fleer is meeting with committees as timing allows. Fleer held DDA Training Sessions with Vera Egbert, Jan Cummer and Tanner Coy.

Fleer has considered working with two Board members at a time regarding legislative updates, etc.

**Organizations:** Fleer reviewed the organizations he is working with.

- Colorado Springs Business Alliance
- Downtown Colorado, Inc.
- Divide Chamber
- EDCC
- HBA
- OEDIT
- Southern Teller County Economic Development Coalition
- Woodland Park Chamber

Fleer is also getting involved in a regional manufacturing alliance.

Larsen suggested also considering the equine trade. There is a chapter of "Back Country Horsemen" in this area. Larsen also suggested a "horse hotel/B&B" concept where the owners would then stay in Woodland Park.

**OUTDOOR VENDORS:**

Fleer asked Riley for an update. Riley reported that five years ago the City recognized that there was no policy in regard to outdoor vendors. At the end of 2008 the City added this to Temporary Use in the zoning regulations to manage traffic, health and safety and a diversified economy. In 2009 there were 28 TUP's (Temporary Use Permits) issued, five of those were outdoor vendors. The policy assists vendors regarding sales tax, business license, coordinating traffic, etc. There is no charge to non-profits. For-profit businesses pay \$50 for business license, plus permit fee. Born asked about the policy for the Farmers Market. Riley explained that the Farmers Market is a non-profit. The vendors pay a fee to the Farmers Market. Sales tax is collected. Riley noted that the City holds an orientation for events coordinators every year. Riley also reported that more than 100,000 visitors come to Woodland Park due to the Farmers Market, Oktoberfest, 4<sup>th</sup> of July, etc.

**GENERAL DISCUSSION:**

Larsen has heard about issues with the Teller County Building Department and wondered if the DDA should express concerns. Larsen suggested the possibility of a workshop. Schnitker suggested that people with issues should come forward before DDA becomes involved. Larsen was concerned about how long it takes to get through the County processes. Fler offered to put together an introductory discussion starting with staff if the Board wishes. Riley noted that the City works with the County on a daily basis to facilitate the process. Riley also noted that the City holds SMART meetings twice a month with the County and other agencies to review projects in the early stages. They are having a meeting today, for example, to discuss a Ute Pass Historical Society building which needs a new foundation. Schnitker asked how a project becomes a part of those meetings. They just need to ask. Sally noted that the Building Department has been reorganized, with Lynda Morgan at the head of the department. Morgan is interested in resolving issues. Carrick recalled a few years ago when the City considered taking this over. Riley said that concept is not on the table at this time, and the City currently prefers to work within the system in place.

Coy noted that he is excited about everything that's going on and feels that Fler has done a great job identifying assets.

Fler noted that the biggest project on the DDA horizon is the Korzekwa project. Fler reminded the Board of the upcoming Chick-fil-A Leadercast and invited Board to attend if they would like.

**AUDIENCE PARTICIPATION:** None.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:**

**MOTION:** To adjourn the meeting. Larsen/Coy. Passed 5-0. (Brovetto not present for this vote)

Meeting adjourned at 8:57 AM.

Recorded by:



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

APPROVED THIS 7 DAY OF MAY, 2013

  
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Al Born, Secretary/Treasurer