

Woodland Park Downtown Development Authority Board of Directors

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

**SPECIAL MEETING MINUTES
June 20, 2017 – 7:30 AM**

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), Tanner Coy (Treasurer), Noel Sawyer (Vice Chair), Jerry Good, Elijah Murphy. (Al Born, Ellen Carrick, Jon DeVaux and Jan Wilson not present.)

Others Present: Lynn Jones, Mark Rabaut, Donnie Besen, Jane Manon, Tyler Lambert, Jim Ignatius, Arden Weatherford, Sally Riley, David Buttery, Trevor Phipps

ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA:

Chair Larsen noted that May 2 was a Regular Meeting, not a Special Meeting, as noted on the agenda.

MOTION: To approve and accept the agenda and May 1, 2017 Special Meeting/Workshop Minutes and May 2, 2017 Regular Meeting Minutes. Sawyer/Murphy. Passed: 5-0

TIF REIMBURSEMENT AGREEMENTS

Contract Approval and Signature - Mark Rabaut

Tanner Coy stated that the legal description of the property was left blank for the time being, but that at the suggestion of Paul Benedetti, parcel numbers should be included. Coy has the information. Discussion: Sally Riley, Planning Director for the City of Woodland Park, mentioned that the Legal Description of the Property is referenced as Exhibit B, but is attached as Exhibit A. She added that the legal description in the near term for the property will be Lot 2, Tamarac Center, Filing No. 3. Currently, the property is unplatted. Tamarac Center is the name of the planned unit development for the whole area, not to be confused with The Reserve at Tamarac and the Tamarac Business Center. Riley also questioned the length of the TIF agreement, since it's been said that the DDA has 13 years remaining and this is a 15-year agreement. Larsen stated that Paul Benedetti changed the length of the agreement. Coy confirmed that Benedetti researched and changed the contract to reflect 14 years. Mark Rabaut indicated that Section 5.3 (Amounts Payable) of the contract states 5 years at 75%, 6 years at 50% and 3 years at 25%, which adds up to 14 years. Noel Sawyer confirmed that the contract is correct in Section 5.3, but in Section 5.1, the contract should state "14th anniversary" instead of "15th anniversary." Larsen confirmed that it will be changed. Per Coy, the contract is signed as of today; the

reimbursements won't begin until after the hotel is built, the taxes have been picked up by the assessor, and the following year payments and reimbursements begin. Therefore, the 15-year anniversary would be the end of the agreement. Riley also added that if the timeline isn't accurate, a written amendment can be created if all parties agree.

MOTION: To approve the Redevelopment and Reimbursement Agreement between the Woodland Park Downtown Development Authority and Purple Mountain Hospitality II, LLC dated June 20, 2017 with the inclusion of legal description of the property including the parcel numbers from the county assessor's office and Lot 2, Tamarac Center, Filing No. 3. In addition, the Legal Description of the Property will be changed from Exhibit B to Exhibit A. Good/Sawyer. Passed 5-0

PRESSURE WASHING

Coy stated that the street sweeper was out again yesterday cleaning up debris in preparation for pressure washing, but that there aren't enough funds for washing. DDA contributions and pledges from private property owners total \$4250; power washing will cost close to \$10,000. Coy has been researching pressure washing equipment and feels the solution may be to purchase new equipment. One unit (which washes and has a compliant water collection system) costs about \$25,000. If the DDA owned one of these units, cleaning could occur at any time and would be compliant, thus protecting Fountain Creek's eco system. Coy likes the idea of the DDA owning the equipment because both the city and private property owners could use it. If the city owned the equipment, it could not be used on private property. He states that \$25,000 is a lot of money and is not in the budget this year; however, financials are very healthy over the next several years. Coy spoke with Brad Spivey at Park State Bank & Trust about the possibility of financing the equipment over a 4 or 5-year period. Spivey did not think that would be a problem. Coy asked for comments from the Board. Elijah Murphy would like to take this to the Main Street Board to seek a grant for a portion of the money; DDA would match. Sawyer suggested that the DDA needs to consider costs associated with the equipment including warranty, maintenance, storage, insurance, who would be hired to operate it, etc. Jerry Good stated that he would still like to see more support from the city regarding this. Larsen asked for audience comments; there were none. Coy states that the water quality regulations are cumbersome. He feels compelled to find a solution for both the city and private property owners. Larsen agrees that this is a way for the DDA to help the downtown businesses and if Main Street joins it would be a project in which both could serve the city. Sawyer suggested that the city can clean the debris, then the DDA can wash with the equipment. Larsen would like to pursue and add to the next DDA agenda. Sawyer stated there is a CDOT meeting coming up Thursday, June 29, that will include a discussion on cleaning. Information from that meeting will be added to the next DDA board meeting.

GENERAL DISCUSSION: None

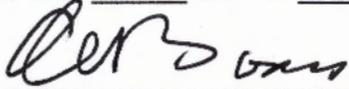
AUDIENCE PARTICIPATION: Jane Manon, Director of Special Projects for the City of Woodland Park, stated that the switchover of the lights at Fairview will happen Thursday night.

MOTION: To adjourn the meeting. Murphy/Sawyer. Passed 5-0

Meeting adjourned at 8:02AM

Recorded by: Lynn Jones

APPROVED THIS 11 DAY OF July, 2017

A handwritten signature in black ink, appearing to be "C. Sawyer", written over a horizontal line.
