

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

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

**SPECIAL MEETING MINUTES**

**September 4, 2015 – 7:30 AM**

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

**IN ATTENDANCE - Board of Directors: Board of Directors:** Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Al Born (Secretary/Treasurer), Tanner Coy, Jon DeVaux, Vera Egbert, Michael Faber, Dale Schnikter, Jan Wilson. **Absent:** None. **Staff:** Brian Fleer, Executive Director. Jessica Memmer, Deputy City Clerk, recorded the meeting. **Others Present:** David Buttery, Suzanne LeClercq, Cindy Keating, Neil Levy, and Pat Hill.

**APPROVAL OF AGENDA AND MINUTES:** None.

Larsen welcomed Pat Hill of the Pikes Peak Courier, along with others in attendance.

**AQUATIC CENTER CONTRACT TO BUY AND SELL REAL ESTATE AND VECTRA EASEMENT:** It was noted that this would be discussed in Executive Session.

Buttery asked if he could make some points prior to the Executive Session. Buttery said that recently he had come to the DDA and asked to acquire additional land at Woodland Station for the Aquatic Center, and the DDA Board approved this request. Buttery then met with City Council a few days later, and noted that he was not able bring the recommendation to City Council to acquire the additional land in Woodland Station. Buttery went on to explain why. Buttery was a proponent of the Aquatic Center in Woodland Station, and he encouraged the Council to enter into the contract with the DDA to locate the facility in Woodland Station. Buttery thought at the time that Woodland Station was the best location for the Aquatic Center, but he no longer believes this is the best place, and that is why he could not bring the recommendation to Council to acquire the additional land. Buttery does not believe that having the Aquatic Center in Woodland Station is the best use of taxpayer dollars. We now have a fairly good infrastructure design, and it looks like the costs, and particularly the cost to develop the infrastructure and to build on that site, would exceed what is reasonable and responsible to spend in taxpayer dollars. When Woodland Hardware went into Woodland Station it began to change the complexion of Woodland Station vision. Buttery still felt at that time that Woodland Station was the best location for the Aquatic Center. Buttery felt the Family Entertainment Center would create “family synergy/energy”, but the Family Entertainment Center is no longer a player in Woodland Station.

The Fountain Creek infrastructure project estimate is \$1.3MM. To extend Saddle Club Drive would be approximately \$2.9MM. To bring additional fill into the site would be about \$700,000. This does not include some other costs on the adjacent property. Moving from Woodland Station could save about \$4.6MM.

The Council has allowed Buttery to move forward looking for alternative sites. One alternative site now being looked at is near the High School near the bus turnaround. The site will not have the difficulties that the Woodland Station site would have. Buttery encouraged the Board to drive by the site, which has very nice views. Buttery feels that the site is reasonable and prudent.

DeVaux asked about costs. Will the DDA now have to deal with these costs? Buttery responded; this depends on how the developer plans to develop the property. To put the Aquatic Center in Woodland Station, there was a cost to the Fountain Creek infrastructure. It depends on how the developer develops the site.

Schnitker asked about the costs for site preparations at the High School site. Buttery responded first on the savings. He would not have to spend \$1.39MM to move Fountain Creek. For detention, at Woodland Station it was approximately \$270,000 and at the school it's approximately \$126,000 for detention. Utilities at Woodland Station would be about \$288,000; approximately \$169,000 at the school. Saddle Club would have been about \$2.9MM. Roads at the school would be about \$110,000. The infrastructure savings would be about \$4.4MM. \$77,000 was lost in the plans for the Fountain Creek and Saddle Club Drive design. These plans will be provided to the DDA.

Egbert asked how much control the School District would have in regard to the Aquatic Center. Buttery responded that it is a City facility and it is not his intent for the School District to have any control. It was always intended to be the home of the swim team, but would not be under the School's control. Egbert noted that she did not want to see the same situation as the Dickson Performing Arts Center, which is a gem that we are not allowed to use very often.

DeVaux remarked that this seems to be a win-win for both sides, the City and the School.

Buttery noted that there will be some opposition, but it was not a hard decision to move the Aquatic Center from Woodland Station due to the cost. Buttery noted that it is not a done deal that the Aquatic Center will be located by the school. They still need to do their due diligence. But it is probably a done deal that the Aquatic Center will not be located in Woodland Station, due to the cost.

Born asked about parking situation during school hours. Buttery noted that there would be more spots at the new site, approximately 45 spots. Buttery thinks that the parking situation will work itself out.

Coy asked if any of the cost savings would be put into the Aquatic Center itself. Buttery said that it would, but not to the magnitude of the infrastructure savings. Buttery noted that the City would save \$450,000 in fill material. Buttery noted that the building will be redesigned to fit the school site, and will probably be a more linear building. Buttery thinks there will be additional savings by redesigning the building. Plus, there's room on the site for future expansion.

Fleer asked if there was any consideration of other sites along Highway 24. Buttery replied that a couple of years ago there were approximately 13 sites considered. He does not think sites along Highway 24 were feasible.

DeVaux felt that the high school site would be better from a traffic standpoint.

Larsen asked for a motion to move into Executive Session.

**MOTION:** To adjourn to Executive Session. DeVaux/Sawyer. Passed 9-0.

**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: The Aquatic Center Contract to Buy and Sell Real Estate;

In reference to: The purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402 (4)(a), and/or, Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators under C.R.S. 24-6-402 (4)(e).

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

Meeting adjourned to Executive Session at 7:53 AM.

**MOTION:** To adjourn the Executive Session. Wilson/Coy. Passed 8-0 (Schnitker not present for this vote)

**RECONVENE REGULAR MEETING:** Following the Executive Session, Larsen, Chair, reconvened the regular meeting at 8:50 AM.

The following persons were in attendance at the Executive Session: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Al Born (Secretary/Treasurer), Tanner Coy, Jon DeVaux, Vera Egbert, Michael Faber, Dale Schnitker (left Executive Session at 8:13 AM), Jan Wilson. **Staff:** Brian Fler, DDA Executive Director and Jessica Memmer, Deputy City Clerk. **Others Present:** David Buttery (left Executive Session at 8:10 AM), Neil Levy (left Executive Session at 8:13 AM).

Larsen, Chair, stated: "If any person who participated in the Executive Session believes that any substantial discussion of any matters not included in the motion to go into the Executive Session occurred during the Executive Session, or that any improper action occurred during the Executive Session in violation of the Open Meetings Law, I ask that you state your concerns now." Hearing none, the Board returned to the regular meeting.

There was some Board discussion following the Executive Session.

Born noted that it would be his preference to leave the trailer park in private hands. That could be used for retail or for living accommodations.

Fler remarked that he would speak with Paul Benedetti, DDA Attorney, as to the DDA's direction in regard to the Aquatic Center. Fler added that we want to have an air of cooperation with the City. If the Aquatic Center goes to the school property, the DDA can't help them. The City didn't ask the DDA for any financial help at Woodland Station. We now have to deal with Woodland Station. We need to get as much as we can from the City to help with the Woodland Station redevelopment. Born remarked, for liquidated damages, the \$100,000 could be part of the liquidated damages. If we could use that to extend Saddle Club Drive, that's nice. But it's also public infrastructure, so it benefits the City, not just the DDA.

Fler thinks that Woodland Station development is best accomplished with land assemblage by an experienced developer, outside the DDA.

Coy asked if we would bring the trailer park into the DDA, is there any concern that there would be negative TIF as the properties continue to decline? Born said that the property tax on that property is inconsequential and the property value might increase if they were gone.

Coy noted while we're kicking around a lot of ideas, and there is no unified vision on the Board. We need to talk about that before we talk about all the pieces and parts. Do we as a Board, need to meet to discuss, if we were to sell Woodland Station in the next three years, what the criteria would be? Do we need to get to a vision we can all accept, to set a criteria for the sale and development of Woodland Station? So that, then, we can market it appropriately. Larsen felt that this was the next step, and that the DDA should to work with Main Street on this. DeVaux said that the DDA does not need to work with Main Street on this, the DDA needs to have its own planning session on the topic of Woodland Station. Fler noted that this needs to be discussed. Sawyer noted that he thinks the Board needs to get out of its normal routine. When he started on the Board we were all on the same path.

Larsen noted that these ideas need to be discussed at future meetings. Larsen suggested that Board members think of three or four ideas for discussion, and out of that, hopefully arrive at a consensus on moving forward.

Wilson noted that there could be dollars available via Main Street.

Fler reminded that the next meeting is on September 15. Fler will come back to the Board regarding the Aquatic Center contract negotiations at that meeting.

**ADJOURNMENT:**

**MOTION:** To adjourn the meeting. Wilson/DeVaux. Passed 8-0. (Schnitker not present for this vote)

Meeting was adjourned at 9:09 AM.

Recorded by:

---

Carol J. Lindholm, DDA Staff

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

---

Al Born, Secretary/Treasurer