

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

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

**SPECIAL MEETING MINUTES**

**March 14, 2017 - 7:30 AM**

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

**IN ATTENDANCE - Board of Directors:** Merry Jo Larsen (Chair), Al Born (Secretary), Ellen, Carrick, Tanner Coy (Treasurer), Jon DeVaux, Jerry Good, Elijah Murphy. **Absent:** Noel Sawyer (Vice Chair), Jan Wilson. **DDA Staff:** NONE. **Others Present:** Sally Riley, Vickie Good, Dan Taylor.

**ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA:** NONE.

**APPROVAL OF JANUARY 17, 2017 MINUTES:** Tanner Coy suggested changing "Colorado College" to "University of Colorado Denver" and adding "Jerry" before "Good" where first mentioned in the WORK SESSION paragraph.

**MOTION:** To approve the agenda and the January 17, 2017 minutes with the changes suggested by Coy. DeVaux/Carrick. Passed 7-0.

**GENERAL DISCUSSION:** None.

**AUDIENCE PARTICIPATION:** None.

**MOTION:** Adjourn to Executive Session. Coy/Murphy. Passed 7-0.

**EXECUTIVE SESSION:**

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).
- b. The purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402 (4)(a)

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

Meeting adjourned to Executive Session at 7:48 AM.

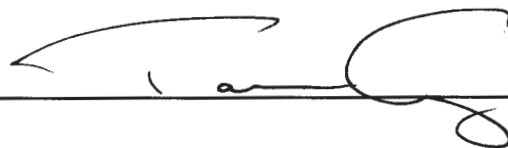
**RECONVENE REGULAR MEETING:** Following the Executive Session, Larsen reconvened the regular meeting at 8:45 AM.

The following persons were in attendance at the Executive Session: Merry Jo Larsen (Chair), Al Born (Secretary), Ellen, Carrick, Tanner Coy (Treasurer), Jon DeVaux, Jerry Good, Elijah Murphy.

Dan Taylor re-enters the room. The DDA offers Taylor 75% reimbursement of real and personal property tax increment revenues for a 10 year term. The agreement will not be transferrable. A maximum reimbursement amount will be included that is equal to the cost of public improvements, taking into consideration any water and transportation fees returned to Taylor. These terms are subject to DDA legal counsel's review and approval. Coy mentions to Taylor that new TIF regulations in effect may cause reduction in TIF that would reduce the reimbursement amount to Taylor. Coy will draft a non-binding letter that lists the terms discussed. The letter will be reviewed by DDA legal counsel and, if approved, will be sent to Taylor with a copy to the Board. Larsen says that moving forward, Coy, Born and herself will communicate with Taylor. Taylor wants to bury power lines and asks if the Board will consider that a public improvement cost. Board consensus is affirmative. Born clarifies that the agreement will transfer upon death (to heirs) but will not transfer under other circumstances. Coy says the base will be the current assessed value.

**MOTION:** To adjourn the meeting. Coy/Good. Passed 7/0

Meeting adjourned 9:07 AM.

Recorded by: \_\_\_\_\_  
  
Tanner Coy

APPROVED THIS 11 DAY OF 4, 2017

  
\_\_\_\_\_

~~Al Born, Secretary~~

Merry Jo Larsen - Chair