

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

**Tweeds Fine Furnishings  
240 E. US Hwy 24, Woodland Park, CO 80863**

**SPECIAL MEETING MINUTES  
Tuesday, January 30, 2018 – 6:30 PM**

**CALL TO ORDER AND ROLL CALL:** Merry Jo Larsen, Chair, called the meeting to order at 6:36PM.

**IN ATTENDANCE – Board of Directors:** Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Tanner Coy (Treasurer), Al Born (Secretary), Jon DeVaux, Ellen Carrick, Jan Wilson, Jerry Good, Elijah Murphy  
**Others Present:** Bob Volpe, David Neville, Lynn Jones, Pat Hill, Steve Randolph, Steve Rupp

**ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA**

Tanner Coy requested to add Woodland Station grading and ZDP.

**MOTION:** To approve agenda with addition. Sawyer/Wilson Passed 9 – 0

**WOODLAND STATION GRADING AND ZDP**

Coy stated that grading was started on Woodland Station some time ago. There is a borrow pit south of Woodland Hardware. We'd like to finish this first phase of work by filling the borrow pit in with dirt from the adjacent area. Noel Sawyer signed Mallet's ZDP. The work will cost approximately \$5,000. Jon DeVaux asked where the money would come from. Coy stated the DDA has \$13,000 for abatements that may or may not be needed; \$3,500 for beautification; and \$27,000 in reserve fund balance for the end of the year. Sawyer stated that the work has to be done in order to close out the permit. Weather is such that it should be done soon.

**MOTION:** To approve the permit. DeVaux/Born Passed 9 – 0

**GENERAL DISCUSSION**

Al Born provided an update for the TIF application and suggested having a work session to discuss. Ellen Carrick added that the application is ready to be looked at for constructive additions.

Larsen mentioned the DDA's TMJ article and asked if the Board had been receiving feedback from the articles. Coy added that he doesn't hear as much negativity about the DDA as in the past.

Bob Volpe, reporter with The Mountain Jackpot, asked if there is a new date for the court appearance and if there is a new judge. Larsen explained that that was the purpose for tonight's Executive Session.

**LAWSUIT MEDIATION CONFERENCE WITH ATTORNEY**

**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. Conferences with an attorney for the purposes of receiving legal advice on specific legal questions under C.R.S. 24-6-402 (4)(b)
- b. 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).

Ellen Carrick recused herself from the Executive Session for the appearance of a conflict of interest and left at 6:55PM. Noel Sawyer, Vice Chair, read the purpose of the Executive Session into the record at 6:56PM.

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

Meeting adjourned to Executive Session at 6:56PM.

The following people were present at the Executive Session: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Tanner Coy (Treasurer), Al Born (Secretary), Jan Wilson, Jerry Good, Jon DeVaux, Elijah Murphy, Lynn Jones, Steve Rupp, David Neville

Attorney Paul Benedetti joined the Executive Session via phone.

**RECONVENE REGULAR MEETING:** Following the Executive Session, Noel Sawyer reconvened the regular meeting at 9:00PM. The following people were present following the Executive Session: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Tanner Coy (Treasurer), Al Born (Secretary), Jan Wilson, Jerry Good, Jon DeVaux, Elijah Murphy, Lynn Jones, Steve Rupp, David Neville

**MOTION:** To come out of Executive Session. Sawyer/Born Passed 8 - 0

Chair Larsen requested a motion to wave attorney client privilege.

**MOTION:** To wave the attorney client privilege between the Woodland Park DDA and Paul Benedetti with regard to contracts related to Lot 2, Woodland Station. Coy/Born Passed 8 - 0

Chair Larsen stated for the record that the DDA shall move forward with council Steve Rupp, David Neville and Paul Benedetti to come up with a legal document to move forward. Elijah Murphy added for the record that someone was making a score card for every individual of how they were going to vote.

#### **AUDIENCE PARTICIPATION ON ITEMS NOT ON THE AGENDA**

None

**MOTION:** To adjourn meeting. DeVaux/Wilson. Passed 8 - 0

Meeting adjourned 9:06PM.

Chair Larsen stated that there was still something important that needed to be added to the record.

**MOTION:** To open the meeting back up. Born/DeVaux. Passed 8 - 0

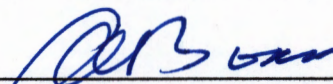
Chair Larsen requested that a statement made by Paul Benedetti be on record. David Neville added that Paul Benedetti wanted to be on record that he advises that the proposed settlement agreement is illegal, and the Board cannot enter into that.

**MOTION:** To adjourn meeting. Coy/DeVaux. Passed 8 - 0

Meeting adjourned 9:08PM.

Recorded by: Lynn Jones, Assistant to the Board.

APPROVED THIS 10 DAY OF April, 2018

  
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Al Born, Secretary