

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

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

**SPECIAL MEETING  
August 30, 2019 – 7:30am**

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

2. **PLEDGE OF ALLEGIANCE**

**IN ATTENDANCE** – Board of Directors: Merry Jo Larsen (Chair), Elijah Murphy (Vice Chair), Al Born (Secretary), Tanner Coy (Treasurer), Jan Wilson (via phone), Jerry Good, Ellen Carrick, Nick Pinell, Kellie Case; Kory T. Katsimpalis, Assistant to the Board

*Others Present* –Mark Weaver

3. **ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA – NONE**

MOTION: To approve the Agenda. Born/Pinell Passed 9 – 0

4. **Woodland Station – TO BE DISCUSSED IN EXECUTIVE SESSION**

a. **Amendment 2 to Disposition and Development Agreement**

b. **Discussion of Woodland Station Development Proposals**

-The Board has received two proposals regarding potential development of the Woodland Station property. The two proposals will be discussed in Executive Session. Mr. Mark Weaver, representing the Tava House proposal and owner Derek Wagoner, are present to answer any questions if and when they arise. He does not have any further comment before the Board adjourns to Executive Session.

5. **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. 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).

MOTION: To adjourn to Executive Session for Board discussion. Coy/Good, Passed 9-0

The following people were present at the Executive Session: Merry Jo Larsen (Chair), Elijah Murphy (Vice Chair), Al Born (Secretary), Tanner Coy (Treasurer), Jan Wilson (via phone), Jerry Good, Ellen Carrick, Nick Pinell, Kellie Case; Kory T. Katsimpalis, Assistant to the Board

**RECONVENE REGULAR MEETING:** Following the Executive Session, Larsen reconvened the regular meeting at 9:01 AM. The following people were present following the Executive Session: Merry Jo Larsen (Chair), Elijah Murphy (Vice Chair), Al Born (Secretary), Tanner Coy (Treasurer), Jan Wilson (via phone), Jerry Good, Ellen Carrick, Nick Pinell, Kellie Case; Kory T. Katsimpalis, Assistant to the Board

6. **General Discussion**

-Tanner Coy followed up on the discussion from the August 6 Regular Meeting regarding the potential change in City Council Liaison to the DDA. Mr. Coy asked the Board if there were support for a change within that role, specifically for Council member Noel Sawyer to take the role of liaison if appointed by City Council. The Board indicated that there was support to move forward based on the subsequent actions/decision of City Council.

-Merry Jo Larsen indicated to Mark Weaver that the DDA was not able to respond with a definitive answer regarding the pending proposal by the requested deadline of September 6, 2019. Tanner Coy indicated that the Board felt there was strong merit and value to each of the proposals being considered, and feel it would be in the best interest of the public and the DDA to engage each developer and work towards a cohesive, complementary development strategy.

-Paul Benedetti has confirmed that he has directly received the Tava House proposal documents and application to ensure confidentiality during this phase of the process.

-Al Born reiterated that the DDA can softly suggest and facilitate a melding of development proposals/projects, but can't force direct collaboration between two private entities.

-Elijah Murphy reiterated that all projects must be managed and developed in concert with the DDA goals, timelines, and agendas clearly identified.

**7. Audience Participation on Items Not on the Agenda**

NONE


**8. Adjourn**

MOTION: To adjourn the meeting.      Born/Pinell.      Passed 9 – 0

**Meeting adjourned at 9:15 AM.**

Recorded by: Kory Katsimpalis, Assistant to the Board.

APPROVED THIS 10 DAY OF SEPT, 2019

  
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Al Born, Secretary