

Woodland Park Downtown Development Authority Board of Directors

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

REGULAR MEETING MINUTES

February 4, 2014 – 7:30 AM

CALL TO ORDER AND ROLL CALL: Dale Schnitker called the meeting to order at 7:30 AM.
IN ATTENDANCE - Board of Directors: Dale Schnitker, Merry Jo Larsen, Al Born (left meeting at 8:17 AM), Gary Brovotto, Tom Carrick, Tanner Coy, Jan Cummer, Michael Faber (left meeting at 8:37, following Executive Session). **Absent:** Vera Egbert. **Staff:** Brian Fler, Executive Director; Carol Lindholm, Staff. **Others Present:** David Buttery, Sally Riley, Kellie Case, Brooke Smith, Beth Dodd, Steve Randolph, Kip Unruh, Arden Weatherford, Ralph Holloway.

APPROVAL OF AGENDA AND MINUTES:

MOTION: To approve the Agenda of the February 4, 2014 meeting and the Minutes of the January 7, 2014 Regular Meeting. Larsen/Cummer. Passed 8-0.

FINANCE REPORT: Fler introduced Kellie Case, City Finance Director. Fler asked Case to make a presentation on the Finance Report, which is essentially a year-end report for 2013.

Case noted that the report, which runs through December of 2013, is still preliminary. Case reported that, for example, there was interest on deposits in September of \$29.07. Revenues increased due mainly to property tax dollars. Salaries came in under budget. Contract and Professional Services [Paul Benedetti] came in higher than budgeted, but that was expected. The Woodland Station Improvements came in under budget in the amount of approximately \$30,500. Case doesn't think the expenses will change significantly once the preliminary report is finalized. Revenues will be increased by three more months of interest on deposits. Following a question by Carrick regarding the shortfalls, Case noted that the shortfalls will be covered by under-spent budget expenditures; and that the Woodland Station infrastructure dollars that remain for the year will cover the expenses, as will the additional revenues.

MOTION: To accept the Finance Report as presented. Larsen/Born. Passed 8-0.

WOODLAND STATION:

Lot 2: Master Developer Agreement: Fler reported that this agenda item would be discussed in Executive Session.

GENERAL DISCUSSION AND AUDIENCE PARTICIPATION:

USNORTHCOM Headquarters Tour February 20: Lindholm explained that all DDA members had responded that they would attend the USNORTHCOM field trip on February 20 and that all but one City Council member will be attending. There will be some security information needed, and Lindholm will contact participants in this regard as soon as she hears from USNORTHCOM.

Schnitker remarked that the DDA Retreat (held on February 3) was excellent.

Larsen agreed with Schnitker's comment on the DDA retreat and complimented the venue (The Edgewood Inn). Larsen reported that she had been seeing customers in The Cowhand from the Wommack facility in the last 4-5 days.

Riley reported that footings for the clubhouse at the Trail Ridge Apartments can be seen. Riley asked Larsen to elaborate on a mural at The Cowhand. Larsen is planning to put a mural on the outside of her building with a western theme. Funding has been found by the City for this. The artist Dixie Clair has started on the mural, which will be mounted on the side of the building. It will look like horses running off the mural toward the street.

Schnitker noted that the Catholic Church has some steel up for the new structure.

Ralph Holloway thanked the Board for the invitation to the DDA retreat. Holloway then distributed a document regarding the Woodland Park Arts Alliance, which will relate to Main Street and a Creative Arts District. In 2004, the WPAA started out as a part of the DDA. In the document distributed, Holloway pointed out that the Alliance is not just a painting or a performance, for example; the core values and mission statement revolve around economic development and the enhancement of the quality of life in Woodland Park.

Carrick remarked on the suggestion at the DDA Retreat to eliminate the 3% sales tax on food. Carrick had a receipt from a Tractor Supply in Gunnison which had approximately 8% tax on a food item Carrick had picked up – more than Woodland Park sales tax on food. Carrick also remarked that the Tractor Supply in Gunnison did not look like the Woodland Park store is going to look.

Fleer reported that the annual DDA Retreat was held the previous night. Spouses and/or other DDA members were invited. Lindholm will prepare a synopsis of the results. This will form the 2014 work program and the long term work program.

Born announced that he would have to leave the meeting at around 8:15 AM. (Born left the meeting shortly thereafter.)

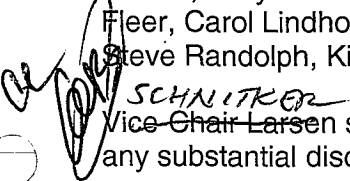
At 7:50 AM, there was a short break prior to adjourning to Executive Session.

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: C.R.S. 24-6-402 (4)(a) and C.R.S. 24-6-402 (4)(e). Chairman Schnitker read the purpose of the Executive Session into the record.

Meeting adjourned to Executive Session at 7:52 AM.

RECONVENE REGULAR MEETING: Following the Executive Session, Chairman Schnitker reconvened the regular meeting at 8:37 AM. Michael Faber left the meeting at this time.

The following persons were in attendance at the Executive Session: Dale Schnitker, Merry Jo Larsen, Gary Brovotto, Tom Carrick, Tanner Coy, Jan Cummer, Michael Faber. **Staff:** Brian Fleer, Carol Lindholm. **Others Present:** David Buttery, City Manager, and Arden Weatherford, Steve Randolph, Kip Unruh.

 **SCHNITKER**
Vice-Chair Larsen 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.

The Board had a few questions and comments at this time. Larsen asked about the status of the proposed bowling alley. Fler responded that they are currently working with Park State Bank on financing. They have also met with the potential development team. They are considering Lot 3 in Woodland Station. There is a possibility of investors owning the land and the bowling alley leasing it back.

Carrick reported that Rotary was sponsoring the Circus in 2014 and they are looking at Woodland Station as well as other locations. Egbert asked Carrick to mention this. Fler responded that he is looking into this.

Larsen asked what was happening with the former Bucks location. Fler reported that he had a meeting scheduled with a potential buyer.

Carrick asked about the Paradise Lodge site. Fler responded that he and Pete LaBarre and Betty Clark-Wine have been looking at the value of the property. This could potentially be a special events venue and taproom. The venue would have the potential to support the Chamber dinner. Larsen remarked that the Paradise Lodge reflects the character of Woodland Park, and this is what we want in Woodland Park. Fler responded that LaBarre understands, and that he also bought some property near the high school that will be a retreat/lodge. There are a number of unique buildings there and they want to preserve those. Fler added that LaBarre also bought the Rainbow Valley property on the way to Cripple Creek.

Fler reported that he has been working with Bill Page on Gold Hill South. Goodwill is looking to possibly move from Gold Hill South and to build a structure at the property next to Walgreens; a lease/purchase scenario with a developer. They asked if the DDA could be expanded to accommodate that property. There will be discussions with the Board on this question.

Fler has also spoken with Matt Snow. Snow is purchasing the property across from him and Snow asked if that property could be included in the DDA, to adjoin the Trail Ridge Apartments property. Snow is projecting 20+ employees.

Coy asked if Goodwill paid property taxes. Fler responded that they are a 501c3. Fler reported that Goodwill would work with a private developer with a five-year lease purchase.

Coy asked if the DDA could do anything for the potential Paradise Lodge project. Fler responded that he is working on a T.I.F. agreement. LaBarre would want possibly more than 75% of the T.I.F. Fler has not given LaBarre any serious feedback on this as the Board will need to give input. Coy asked if there were other dollars available, such as historical preservation. Fler said LaBarre had looked at state historical preservation dollars and decided not to pursue.

Brovetto asked what would happen when Woodland Hardware moves out of Gold Hill South. Fler responded that at one time Goodwill was considering that space. More information will come back to the Board on this. Fler reported that City Market only has a one year lease with Bill Page. **NOTE:** at the March 4, 2014 meeting Bill Page of Page Properties had a comment in regard to the lease with City Market. Page noted that the lease was extended last year for a substantial time. It was decided therefore at the March 4, 2014 meeting to amend these minutes to reflect Page's comments.

Carrick mentioned the recent meeting in regard to downtown parking lot agreements which was held by Betty Clark-Wine, Teller County Assessor. Fler explained that the meeting had to do with property tax exemptions on some downtown parking lots and the value of improvements. The existing agreements will terminate in 2015. There was an issue during the transition between assessors. Under the current assessor, taxes went up. Clark-Wine has been reviewing these. Fler and the City would like to see another 15 year agreement with the property owners. Fler noted that in May property owners will receive a letter and potentially a rebate of taxes.

ADJOURNMENT:

MOTION: To adjourn the meeting. Larsen/Cummer. Passed 6-0. (Born and Faber not present for this vote)

Meeting adjourned at 8:59 AM.

Recorded by:



Carol J. Lindholm, DDA Staff
Program Manager, Economic & Downtown Development

APPROVED THIS 4th DAY OF MARCH, 2014


Al Born, Secretary/Treasurer