

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

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

**SPECIAL MEETING MINUTES**

**March 19, 2013 – 7:30 AM**

**IN ATTENDANCE - Board of Directors:** Dale Schnitker, Al Born, Merry Jo Larsen, Gary Brovetto, Tom Carrick, Tanner Coy, Jan Cummer. **Absent:** Vera Egbert, Michael Faber. **Staff:** Brian Fleer, Carol Lindholm. **Others Present:** David Buttery, Mayor David Turley, Arden Weatherford (arrived 7:48 AM).

Dale Schnitker called the meeting to order at 7:32 AM.

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

**MOTION:** To accept the agenda as presented. Larsen/Born. Passed 7-0.

**GENERAL DISCUSSION:** Larsen remarked that the recent “Moose is Loose” retail event was good. A lot of people came to Woodland Park from Colorado Springs. Larsen also mentioned the Friday night Art Walk which takes place every third Friday and has been going on for four years, going on the fifth year. Larsen noted that the Chamber Dinner was held on March 15, the same night as the Art Walk. Larsen asked the Board to consider asking the Chamber to consider the Art Walk and not to schedule the Chamber Dinner on the same night. Born asked if anybody had spoken to the Chamber about this. Cummer replied yes. Schnitker thought the Chamber had probably already scheduled the 2014 Annual Dinner. Larsen gave an example of Business After Hours; nobody schedules anything on these nights (third Tuesday) to accommodate the Chamber. Fleer asked Buttery about the Annual Dinner scheduling. Buttery explained that Chamber Board members don’t participate in setting the date for the dinner. Brovetto offered to make a personal contact with Chamber President Debbie Miller regarding this issue.

Larsen then reported that her daughter, Marty, is putting together some film footage of the main Woodland Park downtown strip to promote the downtown businesses. Right now Marty is doing this for free. Brovetto asked where the film would be shown. Larsen suggested possibly the Woodland Park website, or possibly businesses might want to show it on their websites. Buttery cautioned against multiple marketing approaches; i.e. City marketing vs. DDA focused marketing. Larsen is working with Fleer on this project. Fleer reported that he met with Merry Jo Larsen and Marty. Fleer feels that this project falls under business assessment and promotion. Fleer then reported that an upcoming “Wine Tourism Day” also falls under this category. One of the DDA goals is to assist, monitor and survey local businesses to increase revenue.

Brovetto suggested that the Main Street Program, which will be trying to pull various organizations together, could tie into this concept via the Main Street marketing arm.

Carrick presented a rodeo program from 1958 in which Larsen’s father is pictured. Carrick noted that in looking at the advertising, the businesses are not that different from today.

Carrick suggested moving the April Regular DDA Board meeting from April 2 to April 9. The Board expressed no disagreement to this suggestion, so the Regular DDA Board meeting will be held on April 9, 2013.

**AUDIENCE PARTICIPATION:** None

**LOT 2 WOODLAND STATION AGREEMENT (Weatherford):** This was discussed in 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 24-6-402 (4)(e). Chairman Schnitker read the purpose of the Executive Session into the record.

Meeting adjourned to Executive Session at 7:50 AM.

**RECONVENE REGULAR MEETING:** Following the Executive Session, Chairman Schnitker reconvened the regular meeting at 8:24 AM.

The following persons were in attendance at the Executive Session: **Board:** Dale Schnitker, Al Born, Merry Jo Larsen, Gary Brovetto, Tom Carrick, Tanner Coy, Jan Cummer. **Staff:** Brian Fleer, Carol Lindholm. **Others:** David Buttery, City Manager; David Turley, Mayor; Arden Weatherford, Property Owner.

Chairman Schnitker 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.

**MOTION:** To direct the Chairman to execute the Agreement for Disposition and Development, Lot 2 Woodland Station, as presented. Born/Brovetto.

**AMENDMENT TO MOTION:** With the amendment of the Agreement which changes the date in Section 6.3 from October 1, 2013 to October 1, 2016. Born/Brovetto.

Passed 7-0.

Cummer asked if we had a date when the tank farm would be gone. Fleer noted June 3, 2013 per the agreement. Weatherford said that was the date for closing and he thought he would have the tanks out fairly quickly. Weatherford noted that Amerigas can lease back the property for 60 days while they're moving. Coy asked if Weatherford had finished laying out the Beer Garden. Weatherford noted that all the ideas wrap around Bergstrom Park. Coy asked if Weatherford would be submitting a concept plan. Weatherford noted that his concept would be similar to concepts he has proposed in the past. Coy wants to build on the momentum and the opportunity to build. Things are happening and we want to continue the momentum and build on what's happening. Coy felt that we should go back to people who have previously expressed interest [in Woodland Station] such as realtors, potential investors, etc. It would be good if we had something to show them. Weatherford said that the project would come along quickly. There have been so many plans and drawings shown around, he's very reluctant to go around showing "this is what it's going to be." The first step is to remove the Amerigas tanks. Then there will be a small temporary beer garden, some actual action, before we start showing drawings. Fleer reported that there are ongoing discussions in regard to the bulk of Woodland Station. Schnitker suggested that interested parties be referred to Fleer right away. Lot 2 is the culmination of many discussions. Fleer is also currently working with Korzekwas on Lot 3. Fleer has not gone into full assault on the marketing effort, as we want to tie these things down [Lot 2 and Lot 3]. We don't want to get ahead of ourselves on some of those discussions. But, at some point, if they don't materialize, we need to possibly go directly to development entities. Larsen asked if Kip Unruh was still involved. Unruh was involved with this in the beginning, and he came with plans of a mixed land use concept at that time. Larsen assumed that Unruh would still be involved, is this correct? Weatherford stated "you're right." Weatherford traveled to see Unruh a few years ago. Unruh's first proposal was perfect.

Unruh has been here a couple of times in the past few years. Weatherford has maintained contact with Unruh and he is "on board". Weatherford will scan the original plan and email it around so the Board can see what Unruh had in mind. Coy reiterated the importance of being proactive while there is activity, and not dropping the ball with the rest of the deal. We need to be aggressive.

Fler referenced Section 6.2.3 of the Agreement: "Temporary Use; Approved Plans; Permits and Licenses. Prior to June 3, 2013, the Developer shall have obtained the approval of the Authority and the City of all applicable plans and specifications..." So, that concept plan will come back before the DDA Board. Fler asked if Unruh would have an interest beyond Lot 2. Fler noted that the Beautification Committee will be looking at that conceptual framework in concert with the developer, so we have a vision of what that build-out is. Fler will be working with Weatherford on the concept drawings and will get those to the Board as quickly as possible. Fler reported that he is working with Matrix Engineering regarding infrastructure.

Coy reported that he would be meeting with some people later in the day who are interested in Woodland Station.

Fler noted that conveyance of land is tied to construction. Fler foresees a lot of activity in the next 12 months.

Larsen asked if this was the time to address the potential truck bypass. Fler noted that this is a parallel process and the DDA would have a voice in that process.

Carrick asked if the temporary beer garden will be like the "Lowry" beer garden in Denver. Weatherford envisions more of a German look. To start, the temporary beer garden would be landscaped and graveled and have a presence.

**ADJOURNMENT:**

**MOTION:** To adjourn the meeting. Larsen/Born. Passed 7-0.

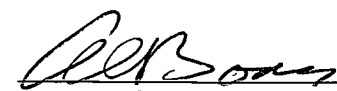
Meeting adjourned at 8:45 AM.

Recorded by:



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

APPROVED THIS 9 DAY OF APRIL, 2013

  
Al Born, Secretary/Treasurer