

Woodland Park Downtown Development Authority Board of Directors

Historic Ute Inn

204 W. Midland Avenue, Woodland Park, CO

SPECIAL MEETING MINUTES

January 23, 2018 – 7:30AM

CALL TO ORDER AND ROLL CALL: Merry Jo Larsen, Chair, called the meeting to order at 7:36AM.

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

Absent: Elijah Murphy

Others Present: Lynn Jones, Curt Grina, Pat Hill

ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA

Merry Jo Larsen stated that attorney David Neville would not arrive until 8:15AM and that the meeting would begin without him. She stated that the purpose of the today's meeting was to prepare for negotiating with the attorneys on January 29.

As an addition to the agenda, Tanner Coy stated that Dan Taylor asked him to share a contract negotiation message with the Board in Executive Session.

Coy also shared that he was approached by Ed Beaumont, real estate broker for Par Vest that is owner of the Paradise lots. It was a casual conversation in which Beaumont wanted to revisit the DDA's position with Natural Grocers. Beaumont explained that he is marketing the land for sale with TIF funds available and wanted to know why TIF funds weren't provided for the Natural Grocers project. Coy explained to Beaumont that much of the conversation was in Executive Session and could not be shared. Coy did offer that some of the considerations in the decision included the lot and lack of developmental challenges, minimal infrastructure that would be dedicated to the city when complete, and architecture that is not above and beyond the minimum requirements of the City. Coy asked Beaumont why it is that Par Vest was requiring the developer to buy three lots (3, 4 and 5) when the developer only wanted Lot 3. The developer is in a bit of a bind because of having to buy all the property. Beaumont stated that Lot 4 is smaller and thinks it's less valuable. The seller of the property is choosing to sell all or nothing and that puts the buyer in a tougher spot for public assistance to make it happen. Either the buyer or the seller ends up with unwanted extra land and that's what they're asking the DDA to get involved with.

Coy shared with Beaumont ^{that a} the TIF application ~~that~~ is being prepared for Board review by Al Born and Ellen Carrick and that once approved, would help clarify and standardize the process. Larsen mentioned the importance of the DDA's monthly article in the TMJ, explaining how the DDA approaches TIF requests and that putting the TIF application together is very important to address these questions. Coy added that the DDA would have something of a different process once the TIF application is complete. Noel Sawyer suggested putting together a timeline for the completion of the TIF application. Al Born stated that he and Ellen Carrick are meeting again today and will share with the Board shortly. John DeVaux stated that the DDA should do nothing until it is out of the lawsuit. Jan Wilson suggested

meeting with Sally Riley to review design guidelines for both the DDA and the City. Sawyer stated that the TIF should not be a crutch; the TIF should be an enhancement to improve what developers already have.

Larsen shared two maps with the Board and a conversation she had with Arden Weatherford, pointing out that when the process started, the DDA didn't know about CDOT requiring the development of Saddle Club Way. If the large undeveloped area turns into an event site, it would help Weatherford with the success of his project. Larsen asked the Board what they would like to see happen and if they are in agreement with the discussion between Larsen and Weatherford. She will discuss ideas with attorneys on both sides.

Because the attorney had not yet arrived, Chair Larsen invited the audience to participate at this point.

AUDIENCE PARTICIPATION ON ITEMS NOT ON THE AGENDA

Curt Grina, President of Pikes Peak Regional Medical Center Association, stated that he attends these meetings to support the Board and that he is very impressed with what this Board is doing in the face of great adversity. He explained that his company has a series of courses that it is teaching on the principles of good government. The DDA is being used as a good example and a case study in one of the classes and it's an interesting contrast to what can be seen at City Hall and with City Council.

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).

At Chair Larsen's request, Lynn Jones, Assistant to the Board, read the purpose of the Executive Session into the record at 8:09AM.

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

Meeting adjourned to Executive Session at 8:09AM.

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, Ellen Carrick, Lynn Jones. Attorney David Neville arrived at 8:20AM. Ellen Carrick recused herself and left at 8:23AM. Noel Sawyer left the Executive Session at 8:30AM. Jon DeVaux left at 9:30AM. David Neville left at 9:40AM.

RECONVENE REGULAR MEETING: Following the Executive Session, Larsen reconvened the regular meeting at 10:05AM. The following people were present following the Executive Session: Merry Jo Larsen (Chair), Tanner Coy (Treasurer), Al Born, Jan Wilson, Jerry Good, Lynn Jones.

GENERAL DISCUSSION

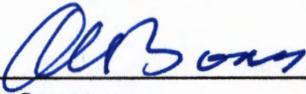
None

MOTION: To adjourn meeting. Good/Born Passed 5 - 0

Meeting adjourned 10:05AM.

Recorded by: Lynn Jones, Assistant to the Board.

APPROVED THIS 10th DAY OF April, 2018



Al Born, Secretary