

Woodland Park Downtown Development Authority Board of Directors

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

REGULAR MEETING MINUTES

June 3, 2014 – 7:30 AM

CALL TO ORDER AND ROLL CALL: Chairman Dale Schnitker called the meeting to order at 7:30 AM.

IN ATTENDANCE - Board of Directors: Dale Schnitker (Chair), Merry Jo Larsen (Vice-Chair), Gary Brovotto (left the meeting at 8:30), Tom Carrick, Tanner Coy, Michael Faber. **Absent:** Al Born (Secretary/Treasurer), Jan Cummer, Vera Egbert. **Staff:** Brian Fler, Executive Director; Carol Lindholm, Staff. **Others Present:** David Buttery, Brooke Smith, Debbie Miller, Beth Dodd, Wendy Bergman (Freeman Signs), Jon DeVaux, Gene Rodarmel, Kelly Rodarmel, Bill Page, Noel Sawyer, Renee Bunting, Scott Davis, Arden Weatherford, Steve Randolph.

APPROVAL OF AGENDA AND MINUTES:

MOTION: To approve the Agenda, and to approve the Minutes of the May 6, 2014 Regular Meeting. Larsen/Coy. Passed 6-0.

FINANCE REPORT: Fler noted that Kellie Case prepared the 4/30/14 Finance Report. Fler noted overages in attorney services, and predicted that we would have more activity with the attorney as the year progresses. Fler noted that adjustments would be made through the fiscal year. Faber noted that the reason there had been attorney fees was that there was a lot of activity. Fler responded that a lot of time went into the Master Developer agreement and Tractor Supply.

MOTION: To accept the Finance Report as presented. Larsen/Faber. Passed 6-0

WOODLAND STATION:

Woodland Hardware Signage: Fler introduced Wendy Bergman of Freeman Signs. Fler noted that Kelly and Gene Rodarmel were in attendance. Fler explained that some of the proposed signage will not conform to the Overlay District sign standards. Fler is not looking for a decision at this meeting. Fler will meet with the Design Review Committee before the next DDA meeting to discuss. If the DDA Board supports a variance, then the signage will be taken through the Board of Adjustment process. This issue will come back to the Board in July.

Faber asked if the Board had already made provisions for signs that don't conform to the Overlay district. Fler noted that the amendment to the overlay district was only in regard to square footage. Freestanding signs and backlit signs are still not permitted.

Fler went on to refer to the history of the Woodland Hardware signage. At one time the building was to have a tower, which would have supported signage. The tower was removed from the design.

Bergman gave a presentation, demonstrating the proposed signage for Woodland Hardware. Bergman explained that the freestanding sign meets the square footage requirements, but the

height does not. Bergman explained that when she worked with Safeway center signage she was told by Sally Riley that they would go above grade on Highway 24 so they could raise the signage up. Bergman felt that 19' would be reasonable for the Woodland Hardware sign [as it will sit lower]. Also, if the sign is lower there is an issue with vehicles hitting the sign. The Do It Best sign is an existing sign and is lit. The Woodland Hardware part of that is lit at night, just at the outlines of the sign. Fler explained the location of the freestanding sign: at Center and Bergstrom Alley. Bergman then reviewed the signage on the front of the building. The Do It Best sign on the front of the building does light. The main building sign has two options: one is that the letters are black during day and light white at night. The second option would be quite similar to the freestanding sign letter lighting. Bergman noted that signage on the front of the building does slightly exceed the allowed square footage. Fler wanted to check on that, he was not sure it did exceed, but it is very close. Bergman explained that some of the signage is required by corporate standards.

Fler summarized: The freestanding signage would be a variance and the backlit signage would be a variance. Fler thinks the signage is within the square footage, and if not, we will make it work within ordinance standards. The "box" Do It Best signs are already made; coming from the other building. The round Do It Best sign is new. The descriptor signs (such as Lawn & Garden) are not lit.

Fler asked for comments from the Board for the Design Review Committee to discuss. This will come back to the Board in July for the final recommendation.

Carrick remarked on the pole sign. Carrick wants to walk the ground where that sign would go. In 2001 the DDA bought out the Lofthouse sign, and had something else put there, and it was a bad precedent. What if we allow this sign, and then, for example, a hotel comes in and wants a sign on the other side. Where do you stop? Eventually there could be a whole line of signs. Carrick is fine with the rest of the Woodland Hardware signage presented. Carrick is concerned about the precedent.

Schnitker asked how the pole sign would be angled. Fler explained that it would be angled toward Highway 24. It will be seen when one comes from the west. Bergman noted that the pole sign is one-sided.

Fler reported that he recommended a rock base vs. a pole sign. Fler noted that the original proposal was a roof sign, and Fler suggested that the pole sign might be a better alternative for review and consideration.

Buttery felt that precedent was a key point to consider. There's a sign ordinance and there's an overlay district. The overlay district is what controls what happens in Woodland Station, not the City sign ordinance. It was the DDA Board that created the overlay district. It's the DDA Board that chooses to make variations from that. Buttery noted that the Board does need to consider if this would be precedent-setting. Where do you stop? If you create a variance, then will you allow someone else to create a variance? That is the struggle, not the design.

Brovetto asked if each request could be taken on an individual basis rather than developing a variance every time. Fler noted that it's very difficult to do that, and reminded the group how much time was spent on the City sign code. What's unique about the Woodland Hardware signage is the size of the building. It is correct that this is a precedent-setting process.

Faber noted that we gave them the ability to have a larger sign because of the size of the building. Faber said he did not think that set a precedent. As other requests come to the Board, the Board will have discretion whether to make a variance, or not. The bottom line is, does this work for this property? Faber felt that the Board seemed to support the proposal, pending what comes from the Design Review Committee.

Fleer noted that the City has issued variances, and it has not necessarily wreaked havoc with the Code. In many cases it was a site by site evaluation. Fleer thinks the Board does need to consider if we do this, what if a hotel comes in with a request, etc.

Coy noted that the sign restrictions for the overlay district were written with a vision and an intent some time ago. Recently, we went through the process of revising this because of this project and the potential for these signs. There was some discussion and analysis, and there were revisions. When the property was sold, there were more limitations than there are now. Why did this not come up when we were discussing the changes to the sign code?

Kelly Rodarmel responded that originally the building was to have a tower, and there was to be signage on the tower. But, due to surrounding property owners and going through the process, the tower went away, and the signage went away with it. Gene Rodarmel pointed out that the tower was originally requested by the DDA. Fleer noted that the challenge is signage with visibility from Highway 24. Kelly Rodarmel noted that the tower would have been higher than the sign currently being proposed. Kelly Rodarmel thinks there is about a 5' drop from the highway to the proposed sign location.

Noel Sawyer said his concern was, if there are 20 shops within Woodland Station, how will they be promoted? How will you get the traffic off Highway 24? Will they all have individual signs? Sawyer referenced the current directional signage throughout Woodland Park. Why not put something like those with arrows indicating the businesses?

Fleer noted that there was a "monument" sign being proposed which could include signage from shops within the center. It has not yet been decided who would be on this sign. It will say Woodland Station at the top. There are similar challenges at the Safeway Center and at Gold Hill South. What stands out for Woodland Hardware, and potentially a hotel, is the size of the buildings. Fleer felt that the Board went as far as they could when we recently addressed the overlay district. When the Board amended the overlay district, there was not support from the Board for freestanding signs or backlit signs. If the Board supports a variance, there does have to be a recommendation from the Board to the Planning Department to pursue a variance from the Board of Adjustment.

Scott Davis, ReMax, referenced the electronic sign at Gold Hill North. Fleer noted that electronic signage is not allowed in the overlay district.

Jon DeVaux recollected that when the tower was removed from the plans, there was not alternate plan at the time. When traveling from the east, the building can't be seen, so they need to attract people coming from the west.

Coy would like to know what the surrounding property owners think about the signage policy for the overlay district and particularly the invested properties around the Woodland Hardware property. Fleer will reach out to those parties and get comments. Fleer will discuss with the Design Review Committee and then come back to the Board in July.

Brovetto suggested the Creative Arts District participate in the Design Review Committee. Fleer noted that the signs are well done aesthetically, the question is whether they will be allowed.

Carrick remarked that the process needs to move forward. Carrick didn't feel that the Board would have a problem with the request. What it comes down to is the physical location of the one sign [the pole sign].

Schnitker concluded that the issue would go to the Design Review Committee and come back to the Board in July.

Memorandum of Understanding regarding Lot 2 and the Amerigas site relating to off-site requirements: Fleer explained one of the concerns that came out of the Master Developer Agreement [AGREEMENT FOR DISPOSITION AND DEVELOPMENT (Lots 2,3,4,5 Woodland Station)] was off-site requirements. Fleer explained that he and Steve Randolph crafted the six components in the memo. This issue will come back to the Board with a final draft for approval in July. Randolph noted that the memo references a CDOT letter dated February 28, 2011; the correct letter is March 2, 2012. Lindholm distributed a copy of the March 2, 2012 CDOT letter during the meeting. Fleer explained that there was a historic CDOT letter that explained what design requirements would unfold as Woodland Station was built out. The requirements for improvements, i.e., Center Street, Saddle Club Avenue, Park Street to West Street – there were a number of improvements to West Street, particularly the right-turn movement on West Street. Also the improvements that have already been made on Park Street at Hwy 24 made as a result of Woodland Hardware. There was also a potential possibility of a stoplight at Center Street upon build-out of Woodland Station. It has been discussed that we need to update the traffic study.

Fleer referenced item 1 of the memo: *DDA to conduct/commission updated traffic study supporting current Woodland Station design concept.* We now have a build-out scenario based on the NES design. It is our objective with the updated traffic study to have a dialog with CDOT in regard to the build-out. It is important that all concerned understand what the requirements will be at build-out. Faber asked who will pay for the traffic study. Fleer proposes that the DDA pay for this, in the amount of \$15,000-20,000. Faber asked if Main Street was looking for a traffic study. Fleer responded, no.

Fleer referenced item 2 of the memo: *Based on updated traffic study the City of Woodland Park supports a build-out scenario in an agreed upon development schedule for that portion of Saddle Club Avenue and Pine Street/Festival Street as shown in Exhibit A – to be determined.* We will have a diagram of Lot 2 and the Amerigas site through the development sequence; what portion of Saddle Club will be built-out. One of the other discussion points with the City is whether the City is going to build an aquatic center. The City would be considered a development partner in this overall discussion and there would be a responsibility on the part of the City for an agreed-upon build-out. It goes with any other development partner. For example, if the Family Entertainment Center gets built, they will have a requirement for off-site improvements.

Fleer referenced item 3 of the memo: *Wet and dry utilities necessary to serve Lot 2 and the Amerigas site shall be installed by the development entity in a phased approach acceptable to the City.*

Fleer referenced item 4 of the memo: *The DDA shall review major stormwater infrastructure planning required to service the build-out of Woodland Station in an effort to secure public financing or grants necessary to complete the required infrastructure. It is intended that individual project stormwater capital fees shall be used to match potential grants or low interest financing to support the build-out of stormwater requirements.* One of the large capital items in Woodland Station is stormwater; it could be \$2MM. We want to coordinate the planning effort so we will know the total cost at build-out and look for financing options such as an Energy & Mineral Impact Grant from DOLA.

Fleer referenced item 5 of the memo: *Discuss what Exhibit C dates should be.* Fleer noted that the developer might not be ready to discuss dates today. Fleer referenced Exhibit C from the Master Developer agreement. We have passed the June 2 date. Fleer is asking for a reasonable construction date from the development team. Given the reality of construction and other potential developments within Woodland Station, such as an aquatic center, our primary requirement for 2014 is full entitlement, including applying for building permits for a specific retail/residential combination, probably on Lot 2 – with that being concluded in 2014, with construction starting in 2015. Proposed dates will be presented in the final draft at the July DDA meeting.

Fleer referenced item 6 of the memo: *Convey Lot 2 once initial development sequence for commercial/residential is completed. The development finance plan as required in the Master Development Agreement shall be consistent with the City of Woodland Park Development Agreement required in the City's Subdivision – Final Plat process.* The City has a subdivision development process, a development agreement that will be in sequence with the development and finance plan in the Master Development Agreement. Benedetti [DDA Counsel] likes to acknowledge finance capability and scheduling within the agreement; the objective would be to have permitting tied to that.

Randolph referenced a requirement in the March 2, 2012 CDOT letter, and Fleer read: *Extending Depot Avenue [Saddle Club Avenue] to West St., constructing a separate right-turn lane on West St. at the intersection of US24A/West St., extending WB left-turn lane at Fairview St. are required (as recommended in the December 2011 report) for any improvements beyond Phase 1 [Woodland Hardware].* This is why Fleer is proposing an updated traffic study, based on the new concept plan. We did not have the concept plan at the time of the CDOT letters. Randolph commented that he was not aware of the CDOT letters until a couple of months ago. Fleer noted that that was the catalyst for what we're proposing, so that the development team knows what to expect.

Fleer remarked that there is a lot of interest around Woodland Station: the mobile home park, the Robison tract, the hotel concept, etc.

Brovetto asked what was expected from the Board at this meeting. Fleer asked for questions, concerns and feedback.

Randolph reported that he and Weatherford had a call with Unruh yesterday to review the points in the memo. Based on Unruh's comments, he did not see any reason to hold up the process. Unruh seemed comfortable with the language in the memo and is going to move forward.

Carrick referenced Exhibit C, event 2: *Developer submits Development and Financing Plan for at least one Parcel - On or before July 1, 2014.* Carrick asked if this was still a reasonable timeline. Fler is going to recommend that that be amended. The new dates will come back to the Board in July. Faber asked if we would lose this summer for construction. Fler noted that it will likely be proposed that all entitlements take place in 2014 with construction in 2015. The marketing effort is ongoing.

Gold Hill South – T.I.F. Policy Proposal: Fler read a portion of the memorandum as follows: *As you may recall, Bill Page, owner and manager of the Gold Hill Shopping Center, has requested a TIF policy approved by the DDA Board that would restrict current tenants (i.e. Goodwill Industries) from receiving a TIF agreement if they elect to move away from the Gold Hill South property into another designated DDA property. Bill Page stated that Gold Hill South vacancy is at an all time high and that he needs time to work with the existing tenants to formulate a strategy that will suit the long-term success of individual tenants and the Gold Hill South shopping center collectively.* Fler and City Manager David Buttery met with Page a number of times to talk about the long term proposal for Gold Hill South and what it means to the City, the DDA and the tenants still remaining. This is an effort to give Page an opportunity to work with existing tenants if there are design considerations or other considerations that would make them a stronger business within Gold Hill South. A DDA Finance Subcommittee was convened to discuss the issue. Committee included Schnitker, Carrick, Coy, Faber, Larsen and Fler. Subcommittee recommendation is as follows:

- 1) A TIF restriction (as noted above) shall apply to existing Gold Hill South tenants only
- 2) TIF restrictions shall apply only to DDA owned property, i.e., the DDA owned Woodland Station property, including those parcels identified in the Woodland Station preliminary subdivision plat including, lots #2, 3, 4 and 5
- 3) There shall be a three (3) year sunset on the TIF restriction for current Gold Hill South tenants, commencing on the date of the signed DDA policy statement.

Fler asked for Board comments.

Brovetto asked if the Board was to consider one of the three proposals. Fler clarified, he is asking for all three recommendations to be considered/approved. Fler noted that there would not be a vote today; this would come back to the Board in July.

Brovetto stated that he is a free-market person; a capitalist; and he does not like putting restrictions on any business owner who finds a better deal somewhere else, that's his business, in the business's best interest. If there is something to be worked out between the existing tenant and the property owner as an incentive to have them there – that is more of a capitalist approach. Rather than government coming down and saying that they are going to restrict you from moving. As a general idea, Brovetto stated that he did not like this idea. Schnitker clarified that the business could move, it just would not be under a TIF agreement. Brovetto noted that this would be different than what we would offer everybody else. Schnitker noted that if a business wants to, for example, build a new structure in Woodland Station, there just would not be a TIF agreement for them. It's not that they can't come into Woodland Station. Brovetto understood, and stated that we would be restricting them [Gold Hill South tenants] and not everybody else.

Brovetto left the meeting at this time (8:30 AM) as he had another appointment.

Faber noted that he entered the discussion with the same concerns. Faber gave an example of the storage units that are located off Hwy 24 in Manitou Springs. Why would they locate storage units at that location as a gateway to Manitou Springs? Because we live in a capitalist society and if there's nothing illegal, etc., being proposed, a business can do what they want with their property. Gold Hill has probably operated in that fashion with tenants. Faber was reluctant to support this proposal, especially without further legal counsel. Faber assumes that the City attorney and the DDA counsel has signed off on this proposal as far as the legality. Fler responded that DDA counsel has done so. Faber continued: The argument that the DDA has an responsibility to prevent deterioration of property, both in the Ordinance creating the DDA and in the Foundation Plan. That discussion persuaded Faber to move along the lines of this proposal. Faber stated that he would not classify the Gold Hill properties as deteriorating, even though the vacancy rates are high. The point is that if the owner is willing to work with the DDA and other City groups, there's no reason why we can't have an updated market and shopping center that is competitive in this day and age. It is Faber's understanding that the current owner is willing to discuss those issues; that he has issues with current merchants and what they want to do or are willing to do. That coupled with the concern that we don't "steal away" tenants to the neighboring property is enough to require to try to do something here. One problem is that the precedent that has been used is the Castle Rock agreement. It is Faber's understanding that the Castle Rock agreement was to curtail the movement of tenants to the new property. The only precedent we have before us [Castle Rock] was a voluntary agreement; this [proposed agreement] is a government policy. Faber would rather see the developer acquiesce and make this voluntary so that no legal issues are raised. Faber concluded that he would like to take some action to protect that [Gold Hill South] property.

Coy stated that he has contemplated this in depth and that he did not see any win-win situation. Competition for Gold Hill South has come to Woodland Park. This has been the plan since Woodland Station development has been the plan and since TIF as a tool came with the DDA. Fundamentally Coy struggles with the position the DDA would find themselves in telling a business like AJ's Pizza that you cannot take advantage of TIF if you move to Woodland Station, but Papa John's can. Coy would not be the person to say them to them. That being said, we find ourselves in a position of feeling compelled to do something to solve a problem that we're addressing. Ideally it's as simple as we frown upon relocating current Woodland Park tenants or cannibalizing this town for the sake of growth and development downtown. Robbing Peter to pay Paul is not our goal and the more of that we see happening, the less motivated we are to use TIF to support the development. Do we really need a policy that raises any legal questions or puts us potentially in any compromising positions?

Carrick referred to the Foundation Plan – never to consciously harm existing businesses within the DDA. On a fair playing field, if we're giving breaks to businesses to move out of current businesses, that isn't fair. Carrick thinks the proposal seems reasonable. There has been some discussion in regard to the sunset of the agreement, should it be passed. Carrick said he was glad that the Board is not voting on this today and felt we needed the full Board to vote on the proposal. Carrick added that this could apply to anybody's business, or if you lease out a building you could lose a tenant. Carrick referenced the Castle Rock situation as a precedent.

Larsen stated that she agreed with Coy, and she did not be in the position "telling one person they can and one person they can't." It's hard enough to do business without a Board setting restrictions. Larsen would hope that the people who are cannibalizing would stop doing that and seek other business. Faber added that we talked about Woodland Station as a place for new enterprise. Larsen agreed.

Schnitker noted that we have struggled with this along the way. Schnitker was positive regarding the simplicity of the proposal.

Fleer asked for comments from the audience.

DeVaux noted that one of the mistakes the DDA made early on was giving too much time to do something. We gave two years to the first developer, who did nothing. DeVaux thought three years was too long to figure out a plan. That's a long time with no requirement on the developer. The simplicity of the agreement can be a fault as well. DeVaux has read the Castle Rock information. There are performances on the developer in the Castle Rock memorandum. First, they are only going to get 27% of the sales tax. There's no front end money. Secondly, there will be no property tax relief until 700,000 SF of that development has been built. This is a huge, brand new project. DeVaux asked if this was regarding Lot 2. Fleer said, yes, Lot 2. DeVaux said there was already a commitment regarding Lot 2, and asked if now the rules would be changed. The two properties that Bill Page has lost, ENT and Woodland Hardware, probably left because of size. DeVaux would like to see performance. For example: when a property is remodeled, it doesn't generate enough property tax, as it might in Woodland Station that didn't have any property tax. So, you can only look at the difference in the property tax at Gold Hill now, and what the difference would be when it's done. That has to be determined by plans being submitted, what is the master plan, how are you going to change the façade – there has to be a pro forma there saying what he is going to do to attract more tenants. How many times have we put together plan and they fall through because they can't get financing? Need a pro forma, need to know the costs, is there an ability to put the project together – before you implement something like that. DeVaux thinks it will take more time to sit down and gather more information. The precedent in Castle Rock has a lot of detail. Look into it thoroughly to help Page with the whole picture of what it takes to be competitive. DeVaux suggests one year vs. three years should be plenty of time. There need to be conditions for Page. DeVaux asked if DDA had seen the actual Castle Rock agreement. Fleer has not seen the agreement. DeVaux suggested that be looked at. Fleer explained that the Castle Rock agreement was voluntary. Fleer suggested the possibility for one year with a renewal option, with Page coming back to the Board in six months with a report.

Page responded to DeVaux's comments in regard to being more competitive. Page said he wanted to talk about a level playing field and use Woodland Hardware as an example. Page pays a lot of taxes and he compared the cost of parking spaces. In the case of Woodland Hardware, the DDA tax dollars funded 47% of the parking there; provided off-site and paid with tax dollars. Will DDA do the same thing at Lot 2? Page said that he has paved and maintained City streets within Gold Hill South. Page would like to see a level playing field. Page struggles with how his tax dollars are used to entice people to Woodland Station. Page noted that he had no regrets regarding Woodland Hardware or ENT moving out – Page could not accommodate their growth. But, for the DDA to come to Gold Hill South tenants, and if the City is providing 47% of the parking – this is not a level playing field. There is only one tenant which relocated to

Gold Hill South; that was City Market. All the other tenants were new tenants to Woodland Park and brought new business.

Randolph noted that he is sympathetic to Page's circumstances. If a tenant can't be accommodated in their current location then the Board needs to look at how to provide for that circumstance. As far as cannibalizing people, Randolph said he was not in favor of that at all. But, he can't tell someone who is in a real estate business, has not considered going to those people, and telling them that there are people they cannot talk to. But, Randolph said he is not in favor of doing that. We don't need the UPS Store moving to Woodland Station. We don't need other businesses from Gold Hill South. But Randolph thinks there are certain circumstances that will not be covered by a document. There are always things that come up that were not considered. Be very careful how to craft the language that gives a way to consider options in the future. Also, consider the DDA budget: the difference in TIF dollars generated to do a million dollar project in Woodland Station with zero property tax base, compared upgrading a property.

Schnitker directed the meeting back to Board discussion. Then, will continue to take comments from the audience.

GENERAL DISCUSSION: Larsen mentioned the new mural on the side of the Cowhand building. The City sponsored the mural.

Buttery referred to the Gold Hill South proposal. Buttery pointed out the Bill Page's tax dollars are not used to build parking spaces in Woodland Station. The funding to pay for the loan to build those is all from the tax increment that's generated by that particular project. So the property tax increase that Woodland Hardware is paying pays the debt service for that loan, not your [Page's] tax dollars. Page responded that what Buttery described adds additional savings and that all relates to the rent that the developer has to charge to the tenants. Buttery added that it's also common practice in central business districts that there is multiple shared parking; on-street parking.

Miller announced the upcoming Lunch & Learn regarding the USA Pro Challenge.

Sawyer spoke to the Gold Hill South proposal. Sawyer remarked that if a business in Gold Hill South saw an opportunity to move into a newer building, new storefront, new furnace, etc., he does not think they would care about the TIF. Sawyer does not think this will make a difference. Sawyer does not think that passing the proposal will make any difference.

Scott Davis spoke to the Gold Hill South proposal. Davis noted that he did not notice anyone present representing the people/businesses the proposal would affect. Has there been a survey of the Gold Hill tenants? They are the affected parties. There is nobody here talking for them. Davis understands Page's position, but Page has had over 10 years with this "train coming down the track" to compete with his shopping center. This is not brand new, he know this was going to happen. From Davis' experience talking to Gold Hill South and North tenants, they have an old building, things aren't perfect there. There's an opportunity for a brand new building with maybe more visibility or more traffic, etc.

Schnitker said if there is an unequal playing field in regard to reimbursements or TIF agreements, if people want to move, they can do that. The just would not receive a TIF agreement according to the proposal. Does it do any good to have one of our shopping centers sit 80% empty? This is not what we want to get to.

Davis said that's called capitalism and a free market. Davis referred to Coy's example of the pizza places and felt that those businesses should have the right to get the benefit of the TIF. Schnitker remarked that this is a "proposed" agreement. If Page wants to have more traffic or better tenants in Gold Hill South, maybe he needs to improve it. But, the DDA making a decision for everybody there [in Gold Hill South] is obviously going to hurt their business.

Page noted that he followed the articles on the Castle Rock project for about six months, and he thought they had some wisdom and foresight to come up with what they did. Page encouraged the Board to continue with the process.

DeVaux spoke to the Gold Hill South proposal. Page needs the ability for the DDA to help him like anybody else. DeVaux wondered if DDA offers the proposal to Gold Hill South, if then this should be offered to everybody else in the DDA if they want to be more competitive. DeVaux encouraged the Board to put together a program that everybody wants.

Lindholm reported that DDA Board members would be appointed at the June 5 City Council meeting. Larsen and Cummer are the only two who applied. Then, in accordance with DDA Bylaws, election of officers will be held at the July DDA meeting.

ADJOURNMENT:

MOTION: To adjourn the meeting. Larsen/Faber. Passed 5-0. (Brovetto not present)

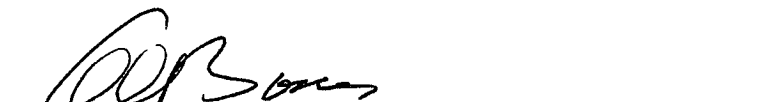
Meeting adjourned at 9:10 AM.

Recorded by:



Carol J. Lindholm, DDA Staff

APPROVED THIS 1ST DAY OF JULY, 2014


Al Born, Secretary/Treasurer