

Woodland Park Downtown Development Authority Board of Directors

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

REGULAR MEETING MINUTES

June 9, 2015 – 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), Al Born (Secretary/Treasurer), Tanner Coy, Jon DeVaux, Vera Egbert (left meeting at 8:57 AM), Michael Faber, Noel Sawyer, Jan Wilson. **Staff:** Brian Fler, Executive Director; Carol Lindholm, Staff. **Others Present:** David Buttery, Sally Riley, Lor Pellegrino, Suzanne LeClercq, Wallie Dingwell, Neil Levy, Brooke Smith, Debbie Miller, Tony Perry, Arden Weatherford, Steve Randolph, Bill Page.

ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA: None.

APPROVAL OF AGENDA AND MINUTES:

MOTION: To accept the Agenda and to approve the Minutes of the May 21, 2015 Special Meeting. Larsen/Born. Passed 9-0.

GOLD HILL SOUTH HOTEL PROPOSAL PRESENTATION – BILL PAGE: Fler introduced Bill Page who then addressed the Board. Page is proposing a hotel in Gold Hill South in the area of the development where Woodland Hardware was previously located, and where Goodwill and Sherwin Williams are currently located. Rooms would be on the upper level, with parking below.

Page reported that Goodwill was at one time considering moving to the Woodland Hardware vacated space, but Goodwill has decided to wait a year or two, and wants to build a new building on two acres. There is not a space in Gold Hill South to accommodate Goodwill. Page has spoken to Sherwin Williams in regard to relocating.

Page is therefore now considering the idea of a hotel. Page did a market study in February and it came back favorable for a 60 unit hotel with 30 enclosed parking spaces below and additional parking on-site. This would be phase one of a Gold Hill South redevelopment.

Page is interested in the feasibility of a TIF Reimbursement agreement for the hotel project. Page would like to have an agreement with terms similar to the terms for the proposed Rabaut hotel project.

The hotel would have an elevator, as well as amenities such as breakfast, fitness facility, pool, etc. There will be an uninterrupted view of Pikes Peak. Page noted that this would be a brand hotel. Wilson asked if Page owns the Loaf & Jug property. Page no longer owns that property. Wilson asked how the hotel and parking garage would affect the traffic flow. Page responded that the market study indicated that it would work. Sawyer asked if there were plans the Board

could look at. Not yet, per Page. Fler noted that expanded lodging would make sense for revenue.

Sawyer asked how Gold Hill North was progressing. Page responded that rain slowed construction, and they have to work around existing tenants, but there is progress.

Coy asked if there is any preliminary financial data to consider regarding the investment and the resulting TIF. Page said he had presented this to Fler and Buttery on May 27. Page said that the project was estimated between \$4.5-7MM.

Sawyer asked about the design. Page responded that it would be complementary to the colors and materials at the Catholic Church. Schnitker pointed out that the hotel brand would dictate some of the design.

Faber noted that the Rabaut agreement had not been approved yet. Fler noted that the Board approved the metrics, but has not yet approved a TIF agreement with Rabaut. Fler will need for Page to produce eligible expenses, and from there an agreement will be constructed to bring back to the Board.

The Board gave a general consensus to move forward. Fler will meet with the Finance Subcommittee regarding the numbers, and will bring this back to the Board.

AQUATIC CENTER AGREEMENT – AGREEMENT TO EXTEND CONTRACT: Fler reported that the Board approved the Aquatic Center agreement at the May 21 meeting. The dates in that contract need to be extended 60 days, as reflected in the “Agreement to Amend/Extend Contract.”

MOTION: To approve the “Agreement to Amend/Extend Contract.” DeVaux/Faber. Passed 8-0.

(Schnitker stood down from this vote due to Vectra Bank involvement.)

TRAIL RIDGE AGREEMENT – EXTENSION OF CONSTRUCTION DEADLINE TO DECEMBER 31, 2015. Fler referenced the Trail Ridge agreement, Section 4.1, which references a construction deadline of December 31, 2014. Fler would like Board approval to extend this deadline to December 31, 2015. Coy asked if this would affect the TIF. Fler responded that the TIF is based on January 1 of each year. Coy asked if this would affect the DDA budget. Fler explained that the TIF is not paid until the dollars come in.

MOTION: To extend the Trail Ridge Apartments construction deadline to December 31, 2015. Born/Larsen. Passed 9-0.

WOODLAND STATION/DOWNTOWN SIGNAL/CROSSING SUGGESTIONS – MERRY JO LARSEN: Larsen presented the idea of a themed crossing at the current pedestrian crosswalk. Larsen suggested a railroad theme, with arms that would come down so pedestrians would be protected. Possibly, steel railroad tracks could be embedded into the highway. Possibly a different light structure. The overall concept would be a tie-in to the entrance to Woodland Station. Larsen suggested working with CDOT on this. This would provide a safe way for pedestrians to cross the highway.

In addition to the crossing, Larsen suggested possibly a railroad car in Bergstrom Park to tie it together. The car could be an information center, or a place to sell ice cream, for example.

Coy thought this was a good concept, bridging the gap between the north and south side of the highway. How do we proceed with this concept, how do we overcome the obstacles?

DeVaux suggested the City suggest this to CDOT. Buttery said that a “HAWK” [*High-Intensity Activated crossWalk*] system will be installed in the fall. The system uses yellow lights and red lights, and will have arms that extend over the highway with red lights, so it will act almost like a signal light, but will only be for pedestrians. The themed crossing is creative. Maybe not steel in the highway, but maybe a visual could be created. The City could carry that concept to CDOT. Buttery would like the group to flesh out this idea; what’s the vision, maybe produce some sketches – something that could be presented to CDOT. Buttery doesn’t think they would allow arms to come down across the highway, but they might. For emergency CDOT does this. He has never seen this for normal pedestrian activities, but it could be suggested. DeVaux suggested that even if we can’t have arms, it would be good to just enhance the look of a railroad crossing. Fler asked if in the “HAWK” system would have arms coming across the highway. Buttery said it would look like our current signals, with a tall column and arms that stick out over the highway. DeVaux added that it would have a red light, not just a caution light. Faber asked where we would go from here. Fler suggested this could be a Main Street initiative. We could also talk with the developers of Lot 2, regarding their master plan and how that could also fit in. DeVaux noted this could tie into the Midland Railroad. Buttery noted that there is one remaining building left from the original depot, the building that was once the Clothes Closet. That building is going to be moved from Memorial Park into the Bergstrom Park area. Coy asked if DDA would interface with Main Street on this. Fler said that, yes, this will be a broader conversation. Fler will bring Main Street projects to the Board in the coming months. Schnitker said this could be a signature project. Larsen said that this will open up Woodland Station as a destination. As a side note, Larsen suggested better signage for the rest area and restrooms. Egbert noted that Main Street is looking at signage, and will work with the City and the DDA.

WOODLAND STATION LOT 2 “NOTICE OF AGREEMENT-GRACE PERIOD-NOTICE TO CURE” ACKNOWLEDGEMENT: Fler referenced the May 5, 2015 *Notice of “Agreement Default – Grace Period – Notice to Cure”* letter to Kip Unruh. This letter was presented in the May 5 DDA meeting. The letter has been sent to Unruh, and Fler wants the Board to acknowledge this for the record.

MOTION: The Board acknowledges that the *Notice of “Agreement Default – Grace Period – Notice to Cure”* letter has been sent to Unruh. DeVaux/Larsen. Passed 9-0.

WOODLAND STATION LOT 2 DISPOSITION & DEVELOPMENT AGREEMENT – TO BE DISCUSSED IN EXECUTIVE SESSION: Fler noted that this would be discussed in Executive Session. Before the Board adjourns to Executive Session, Arden Weatherford is here and would like to read a Memorandum from Kip Unruh into the record which will impact the agreement. The Memorandum will be read into the public record. Weatherford read the Memorandum, as follows:

MEMORANDUM

TO: Woodland Park Downtown Development Authority
FROM: Kip Unruh, Main Street Development, LLC et al*
SUBJECT: Woodland Station, Lot 2, Master Plan
DATE: June 9, 2015

I regret to inform you that I have directed all people involved in the proposed first building on Lot 2 to stop working.

Even after the May 5th meeting, I was still of the mind to keep charging forward.

However, in light of the memorandum I received from the Design Review Committee on May 21st I have determined the requirements make the building no longer viable.

It's my opinion that the system put in place years ago by the DDA, however well intentioned, must be changed. No one at that time could have anticipated the current situation with the Design Review Committee.

My solution to this problem is to create one group that includes the Lot 2 Developers, City Manager or Aquatic Center Representative, Entertainment Center Representative, City Planning Director, a DDA Representative and Tim Seibert from NES. This group then actually creates the final Master Plan that will be submitted to City Council. This group creates the plan with all the knowledge of what each entity brings (construction costs, marketability, City requirements, DDA design requirements, TIF benefit, etc.) and can come to an agreement before the plan is brought to City Council.

At the same time Design Review Guidelines and process must be addressed.

I believe this is a format that will accomplish the goals of both developers, end users and the Woodland Park DDA. I am personally willing to scrap my plans for building one and start all over again. I am not willing to do so under the current system.

** Although not involved directly in the first building, the other Lot 2 / Amerigas partners support Kip's conclusion and his proposed solution.*

Fleer said that the impact that this will have on the Lot 2 Agreement will be discussed in Executive Session. Coy asked if there were specific issues that the Design Review Committee needs to overcome. Weatherford did not feel he could speak for Unruh. Copies of the Memorandum were distributed to the Board.

AUDIENCE PARTICIPATION: Miller reported on upcoming events at Charis. Miller remarked on the hotel proposal. There is a need for more hotel rooms, but from what they hear at the Chamber from visitors, the cost of the existing rooms is an issue that drives visitors back to Colorado Springs. Miller reported on the advertising that the Chamber is doing; this is in addition to the advertising campaign conducted by the City. The Chamber will be advertising on KRDO, Comcast, and military cable ads. The Chamber will highlight special events. The Chamber also has a weather cam with KRDO, and the weather cam is mentioned often on KRDO. Faber thanked Miller for the Grapevine notices regarding the Charis events. These events definitely have an impact on businesses. Fleer congratulated Miller on the Grapevine

Award. Miller explained that the Chamber Grapevine won the 2014 Communication Award from the Colorado Chamber of Commerce Executives organization. The Grapevine has a 43-46% open rate; the average open rate would be about 23%. The Grapevine goes to all Chamber members, and is also available to others who sign up to receive it. Fler commented on the lodging tax proposal that's coming out of Colorado Springs, and would include Teller County. Miller explained this would add 2% for lodging and attractions. The Colorado Springs Visitors Bureau (CVB) did a study earlier this year, and the study came back that within the region we are very underfunded for marketing dollars. The CVB markets El Paso County, Teller County, Fremont County, and the western part of Park County. This proposal is in the infancy stages. The lodging tax is paid by travelers, not locals. Attractions would be such as the Royal Gorge. Fler brought to this Board as to whether to support this or not. More information will be available to the Board as this proposal moves forward.

Weatherford suggested a field trip to Buena Vista to see their South Main development. Weatherford says one of their partners has offered to send a coach for the field trip for everybody to go.

Riley reported on the successful May 30 Keep Woodland Park Beautiful clean up event.

Dingwell commented on the pedestrian crosswalk theme, and suggested a speed bump type crosswalk. In regard to the proposed hotel, Dingwell suggested there should be some landscaping. Fler noted that the project would have to go through the City processes in this regard.

Larsen asked about the progress at Memorial Park. Buttery responded that a contractor has been selected. The contract is being finalized. They are hoping to get a grant from GOCO soon. Within the next few weeks Buttery thinks there will be activity at the park.

Miller noted that this month Chamber will be taking Charis employees on a bus tour so that they will know more about the community,

Coy asked about the status of the Family Entertainment Center TIF agreement. Fler responded that they are working with Vectra Bank bond individuals about the TIF. The Korzekwas are in the process of tying up their financing. Then we can create the agreement. Fler is hoping to present an agreement later this month. Schnitker explained that we need to back into the agreement once we have the numbers. Faber asked if we already had a draft agreement. Yes, but the draft has not been approved yet. Fler has to see if bond debt could support the TIF.

At 8:35 AM the Board took a short break before moving into 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, regarding:

The purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402 (4)(a), and/or

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).

Chairman Schnitker read the purpose of the Executive Session into the record.

MOTION TO ADJOURN TO EXECUTIVE SESSION:

MOTION: To adjourn to Executive Session. Larsen/DeVaux. Passed 9-0.

Meeting adjourned to Executive Session at 8:40 AM.

RECONVENE REGULAR MEETING: Following the Executive Session, Chairman Schnitker reconvened the regular meeting at 9:25 AM.

The following persons were in attendance at the Executive Session: Dale Schnitker (Chair), Merry Jo Larsen (Vice-Chair), Al Born (Secretary/Treasurer), Tanner Coy, Jon DeVaux, Vera Egbert (left meeting at 8:57 AM), Michael Faber, Noel Sawyer, Jan Wilson. **Staff:** Brian Fleeer, Executive Director; Carol Lindholm, Staff. **Others Present:** David Buttery, Sally Riley.

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.

ADJOURNMENT:

MOTION: To adjourn the meeting. DeVaux/Larsen. Passed 8-0. (Egbert not present)

Meeting was adjourned at 9:28 AM.

Recorded by:

Carol J. Lindholm, DDA Staff

APPROVED THIS _____ DAY OF _____, 2015

Al Born, Secretary/Treasurer