

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

**Historic Ute Inn  
204 W. Midland Avenue, Woodland Park, CO**

**Special Meeting Minutes  
Wednesday, August 9, 2017 – 7:30 AM**

**CALL TO ORDER AND ROLL CALL:** Merry Jo Larsen, Chair, called the meeting to order at 7:33AM.

**IN ATTENDANCE – Board of Directors:** Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Tanner Coy (Treasurer), Al Born (Secretary), Ellen Carrick, Jan Wilson, Jerry Good, Elijah Murphy, Jon DeVaux  
Others Present: Lynn Jones, Kerri Kilgore

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

Chair Larsen explained that the Executive Session is the agenda and that there will not be any previous minutes to approve until the September regular meeting.

**TIF REIMBURSEMENT AGREEMENTS**

Proposal by Leadership Circle LLC (Natural Grocer) – **Board discussion in Executive Session.**

**AUDIENCE PARTICIPATION ON ITEMS NOT ON THE AGENDA**

Kerri Kilgore, Owner/Broker with Prestige Realty Group, addressed the Board and stated that there are a lot of perspectives to consider when using tax dollars to incentivize business. Instead of focusing on what the city may have to give up in taxes, she expressed the need to focus on what is gained from incentivizing a company like Natural Grocers.

**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. for the purposes of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators.  
C.R.S. 24-6-402 (4)(e).

Chair Larsen read the purpose of the Executive Session into the record.

**MOTION:** To adjourn to Executive Session. Wilson/Carrick Passed 9-0

Meeting adjourned to Executive Session at 7:40AM.

The following people were present at the Executive Session: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Tanner Coy (Treasurer), Al Born (Secretary), Ellen Carrick, Jan Wilson, Jerry Good, Elijah Murphy, Jon DeVaux, Lynn Jones

**RECONVENE REGULAR MEETING:** Following the Executive Session, Larsen reconvened the regular meeting at 9:00AM. The following people were present following the Executive Session: Merry Jo Larsen (Chair), Noel Sawyer (Vice Chair), Tanner Coy (Treasurer), Al Born (Secretary), Ellen Carrick, Jan Wilson, Jerry Good, Elijah Murphy, Jon DeVaux, Lynn Jones

**GENERAL DISCUSSION:**

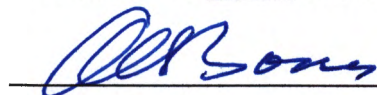
Larsen asked the Board if each person had the information needed to vote *yes* or *no* on any motion that is made at the September regular meeting regarding Natural Grocers. Jon DeVaux stated that Board members need to receive the new DDA financials, referenced earlier by Tanner Coy, prior to that meeting. Al Born and Tanner Coy will meet to review the new financials; Ellen Carrick and Coy will then also meet to review the financials. (DeVaux left the meeting at 9:03AM.) Coy and Larsen suggested, in the interest of maintaining cordial communication, contacting Leadership Circle LLC prior to the September meeting, encouraging them to be at the meeting so that more discussion can ensue and hopefully, an agreement can be reached. Coy questioned the Board as to whether DDA member properties should be solicited for additional input. The Board also discussed preparing press releases following meetings in an effort to keep the public accurately informed.

**Motion:** To adjourn meeting. Sawyer/Good Passed 8-0.

Meeting adjourned at 9:10AM.

Recorded by: Lynn Jones, Assistant to the Board.

APPROVED THIS 5<sup>th</sup> DAY OF SEPT, 2017



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Al Born, Secretary