City of Woodland Park
Downtown Development Authority

May 7, 2024, at 7:30 AM

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
4. **CONSENT AGENDA**
    a. Minutes April 9, 2024
5. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA**
6. **UNFINISHED BUSINESS** (Public Comment may be heard) **None**
7. **NEW BUSINESS**
    a. TAVA update **(Weaver)**
    b. NETCO Clarification on Ladder Truck **(Gomes/Lambert)**
    c. Discussion of former Martini Hut/Voss Building **(Weatherford)**
8. **PUBLIC COMMENT REGARDING NEW BUSINESS None**
9. **REPORTS**
    a. Board Chair Report
    b. Treasurer Report
    c. Board Member Reports
    d. City Attorney's Report
10. **ADJOURNMENT**

Woodland Park Downtown Development Authority Board of Directors

Tuesday, April 9, 2024, 7:30 a.m.

City Hall-Council Chambers 220 South Avenue, Woodland Park, CO

Regular Meeting (*note: rescheduled from Tuesday, April 2, 2024 at 7:30 a.m.*)

1. CALL TO ORDER AND ROLL CALL

PRESENT: Tony Perry, Chair
Arden Weatherford
David Mijares
Jon Gemelke, Vice-Chair
Jerry Good
Eric Cabrera
Al Born

ABSENT: NONE

STAFF: Aaron Vassalotti, City Manager

GUESTS: Mr. Marcus McAskin, DDA Attorney (VIA Zoom)

2. PLEDGE OF ALLEGIANCE

All attendees participated.

3. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

None.

4. CONSENT AGENDA

Chair Perry noted that the consent agenda consists of the meeting minutes of the January 9, February 13, and March 4, 2024 meetings of the DDA and asked the Board if there were any corrections or questions on the minutes.

a. January 9th minutes, page 4, paragraph 3, line 3, issue, Mr. is regarding Mr. Mijares. There is a typo page 5, first full paragraph, line one, "fired" should be retired.
b. February 6th minutes, page 10, under B, "NETCO Grant Discussion," bottom of first paragraph, "Ladder Track" should be Ladder Truck.

Motion:

Mr. Born made a motion to approve the consent agenda with the inclusion of the corrections to the meeting minutes, as noted.

2nd:

Mr. Cabrera seconded the motion.

VOTE:

Voice roll call vote, motion approved unanimously by a vote of 7-0.

5. PUBLIC COMMENT OF ITEMS NOT ON AGENDA
Chair Perry asked for public comment on items not on the agenda.
Hearing none, Chair Perry closed this section of the meeting.

6. UNFINISHED BUSINESS (Public Comment may be heard)

None.

7. NEW BUSINESS

a. TAVA Update.

Mr. Weaver provided a brief update of the TAVA project, including CDOT's request that TAVA install a turn lane on eastbound Hwy 24 as part of the initial phase of development. Mr. Weaver indicated that the owner/developer did not anticipate the turn lane being required until a later phase of development. Mr. Weaver hopes for a continuing discussion if that can be pushed.

Chair Perry commented that won't the street need to be closed to the parking lot at Bergstrom. It could be around $750,000 for the deceleration lane. Mr. Weaver is still seeing if they can push it to a later phase. Groundbreaking is still set for some time in June.

Mr. Mijares had nothing to add.

b. Design Review Committee Resolution.

Chair Perry introduced this item and noted that there are two alternative resolutions in the DDA meeting packet:

(1) the version at page 21 (confirming that the Design Review Committee shall remain a standing committee of the DDA and be comprised of all members of the DDA Board), and
(2) the version at page 23 (confirming that the Design Review Committee shall remain a standing committee of the DDA and be comprised of <u>less than all</u> members of the DDA Board).

Chair Perry summarized the benefits of having all members of the DDA Board sit as members of the Design Review Committee, including increased transparency. Chair Perry also noted that Attorney McAskin had advised that if the Board is included to select option (2) (that the DRC be comprised of less than all DDA Board members), that the Board consider selecting an odd number (such as three or five members), in order to ensure that there will not be tie votes on matters coming before the Design Review Committee.

Motion:
Chair Perry motioned to approve the version of the resolution at page 21 (that the DRC be comprised of all members of the DDA Board).

2nd:
Mr. Born seconds Chair Perry's motion to designate the DDA Board as the Design Review Committee.

Mr. Good commented that the two-person Design Review Committee was set up as a liaison to the developer, more for practicality. It was never intended to hide something and ultimately the whole board would decide on something.

Chair Perry commented that everything has been out in the sunshine throughout the design and development process, and he doesn't see the benefit of having those small group meetings with developers.

Mr. Born comments that since there are more people involved there is room for more solutions and discussions to be developed.

Chair Perry anticipates TAVA coming to the board and asking for variances in later phases and that will be done very publicly, and it is consistent with everything in the last two years.

Mr. Good asks if there will be no discussions with TAVA outside of meetings.

Chair Perry says not necessarily, we must be careful with the two-person rule but there have been times where there are discussions before something is presented to the board, that is real life, but there will be no commitments or deals made outside of the board meetings.

Chair Perry also confirmed with Attorney McAskin that the resolution at page 21 (that the DRC be comprised of all members of the DDA Board) will be Resolution No. 1, Series 2024.

VOTE:

Voice roll call vote, motion approved unanimously by a vote of 7-0.

This will become a confirmed resolution for this year.

c. Tava Design Guidelines.

Chair Perry reminded the Board that building and improvement designs within the Woodland Station Overlay District must be submitted to the DDA's Design Review Committee (DRC) for approval prior to construction. If the DRC approves the building and improvement designs, the applicant is required to continue to seek approval of the building and improvement designs from the City in accordance with applicable code requirements.

Chair Perry noted that the applicant's (TAVA) design submissions are included at pages 24-32 of the meeting packet and that the applicant is not requesting any variances or special considerations from the Board.

Chair Perry also noted for the record that the Board members had been provided with a copy of the Woodland Station Design Guidelines, as adopted by City Resolution No. 677 dated April 19, 2007.

Chair Perry would entertain a motion to approve the building and improvement designs as submitted, as consistent with the Design Guidelines.

Motion:
Mr. Born moves to approve the TAVA designs as submitted.

2nd:
Mr. Cabrara seconds.

Mr. Mijares comments that the plot does give leeway to the design considerations, but they have overreached on their first phase.

Chair Perry comments that Mr. Weatherford has appreciated the type of layout that TAVA is going for regarding the central plaza type of design, Chair Perry reminds how that type of construction will well serve our community.

Mr. Born questions how important it would be for TAVA to address longer vehicles for parking i.e. motorhomes and towing.

Mr. Mijares responds we have honored the existing first phase of development design but still wanting to look in later phases where parking could be developed.

Mr. Born responds that there is a very active clientele here.

Mr. Mijares, the first phase is about developing that central plaza and then that will determine our parking needs.

Mr. Cabrara comments that parking is an issue in our city because of the amount of real estate in the town, everyone should be concerned with parking and the issue we have in this town.

Mr. Good questions about what Mr. Weaver said, he commented on bringing Beer Garden property into this development. Mr. Good thinks we need to be concerned about a conflict of interest by a vote by Mr. Weatherford, he thinks he should recuse himself. He would also like to see more of an overall development plan.

Chair Perry counters, there is no conflict of interest regarding Mr. Weatherford, we are dealing with the TAVA site today, they are putting in an additional plan with infrastructure, but the rest is going to be market dependent, TAVA is starting with a major commitment, the other pieces will then start placing themselves, to map it out now does not work for the DDA, this is a realistic market driven approach.

Mr. Good disagrees that there is no conflict of interest, so you're (Chair Perry) implying that Mr. Weatherford should have a vote, he owns two parcels that are adjacent to the station.

Chair Perry asks Mr. McAskin if he agrees that Mr. Weatherford should recuse himself because of his properties.

Mr. McAskin says the Design Review Committee is required to approve the design before the applicant can submit those designs to the city, he does not believe Mr. Weatherford owning properties adjacent is a conflict of interest, Mr. Weatherford must determine that he can decide.

Chair Perry, do we need to convene as the Design Review Committee and then reconvene as a board to approve.

Mr. McAskin commented that it sounds like you're moving towards deciding today, the entire board has been seated as the Design Review Committee, it sounds like we should suspend the DDA Board and reconvene as the Design Review Committee.

Board Meeting Suspended at 8:09 a.m.

Chair Perry confirmed that the meeting of the Design Review Committee called to order at 8:09 a.m.

Motion:
Mr. Born moves to approve the TAVA designs as submitted.

2nd:
Mr. Cabrara seconds.

Mr. Mijares clarifies that this was initially approved by council as the approved phases of development, and they've moved forward with the first two phases to be able to build that additional infrastructure.

Chair Perry states to Mr. Weatherford that he must decide if he can vote impartially.

Mr. Weatherford (point one) has comments about the hardware store sign, should we allow them to remove it, (point two) they are discussing page 31 of the landscape plan, Mr. Weatherford comments that the sidewalks around the hardware store are cracked and the landscaping is neglected, people are wanting gussy things up, if all the improvements are going to be maintained then why do we want to force these people, i.e. TAVA, to have this landscaping if it's just going to be neglected, this is where we've gotten after ten years of the hardware store.

Mr. Mijares concurs that the frontage of the hardware store has been neglected but the rest of the city along Hwy 24 has been maintained by the city, the developer should maintain anything within their boundaries, the developer is responsible for the maintenance as the property develops and grows.

Chair Perry responds to point one about the hardware store sign, it was my understanding they didn't like how the process went the first time, but we can reach out to them and ask if they want to improve their signage.

Mr. Weatherford says he believes we put that up as part of the DDA, so we should take it down.

Chair Perry says we should look into who really owns it and work with the city, regarding point two, every business owner takes pride in their business and the maintenance of it, the problem we have is we need to encourage the other business owners to do the same, we should reach out to other businesses to see if there is anything we can help with to maintain the same standard we business owners have, Chair Perry agrees with the current landscape design because he believes they have pride in their building and will maintain it.

Mr. Gemelke asks about who gets to decide the type of landscape i.e. sap dripping on cars, he concurs that most trees are dead by the hardware store and that the sidewalk is uneven.

Mr. McAskin comments that the design guidelines for the station are organized into three main sections, the landscaping plan is not something that is technically reviewed by the Design Review Committee, the landscape plan is reviewed by planning staff or city staff.

Developer Weaver comments, the landscaping for this development is important and it will be maintained, no sappy trees.

Mr. Born comments that the maintenance on that is a worthwhile topic but it may not be appropriate for the Design Review Committee, it might be a full-board topic.

Chair Perry called the question on Mr. Born's motion to approve the TAVA designs as submitted.

VOTE:
Mr. Born – Yes
Mr. Cabrara – Yes
Mr. Good – No
Mr. Gemelke – Yes
Mr. Perry – Yes
Mr. Mijares – Recuse
Mr. Weatherford – Yes

Motion passes 5-1.

Chair Perry adjourned the Design Review Committee meeting at approximately 8:22 a.m.

Chair Perry confirmed the Board would now be reconvening as the Board of Directors of the DDA.

Board Meeting Reconvened at 8:23 a.m.

Chair Perry asked Mr. McAskin whether the DDA Board must ratify the actions of the Design Review Committee.

Mr. McAskin responded that there is no legal requirement to do so, so either is fine.

Chair Perry would entertain a motion to ratify the decision of the DRC (approving the TAVA designs as submitted as consistent with the Design Guidelines).

Motion:
Mr. Cabrara moves to ratify the decision of the DRC (approving the TAVA designs as submitted as consistent with the Design Guidelines).

2nd
Mr. Born seconds the motion.

VOTE:

Mr. Born – Yes
Mr. Cabrera – Yes
Mr. Good – No
Mr. Gemelke – Yes
Mr. Perry – Yes
Mr. Mijares – Recuse
Mr. Weatherford - Yes

Motion passes 5-1.

d. NETCO Grant

Chair Perry asks the Board to make sure we are all in agreement with the language of the summary about the DDA Grant to NETCO about the new fire engine.

Mr. Mijares was talking with Chief Tyler, he thought his first goal was the construction of the tower training facility or if we are deciding as the DDA that the funds go towards the fire truck.

Chair Perry would not be averse to giving the grant to them as a capital expenditure, but not as discretionary funds, if they get the tower done, they can bring other fire houses in for training and make a profit. Capital expenditure would either go towards the tower or the truck.

Mr. Cabrara comments, I understand training saves lives, but I think we need to really look at the ladder truck that needs replacement, the age, maintenance, etc.

Chair Perry disagrees that it is not the place of the DDA to make that determination of priorities, despite Mr. Cabrera's experience, the fire department has board members that can decide what the priorities are, they have always listed these two issues, he states he doesn't want to try and determine that the grant should go to the truck or the tower.

Mr. Cabrara responds that the training centers are profitable, but we need to look at risk versus rewards, the front-line safety is most important, he wants the men and women riding the trucks safe every day, I wish we could write them a check for both but that's not reality.

Mr. Born comments that Mr. Gomes talked to him about the truck and that it is very old and the company who made it is no longer having replacement parts for it, so they will have to find used parts. Mr. Born comments that it is an increasing risk. Yes, the tower is great for training, but if the truck can't get out of the barn it won't do the job.

Chair Perry responds, two options, someone can motion that sticks to the original commitment or that we dedicate those funds so that they can use it for either or.

Mr. Born makes a motion to designate the use of the grant funds for the purchase of a ladder truck singularly.

Chair Perry, do you mind rephrasing to agree with the language submitted by Mr. Vassalotti. Page 33, under the summary in Mr. Vassalotti's language.

Motion:
Mr. Born moved to designate the use of the $150,000 grant to NETCO for the exclusive use of purchasing a new ladder truck to replace NETCO's current aging ladder truck.

2nd:
Mr. Cabrera seconds.

Mr. Gemelke agrees that it has always been that the ladder truck is the priority, but now that the money is approved, they say they want the tower, before we decide we should have the fire department come in and ask why some of them have changed their minds.

Chair Perry comments that he personally wants to vote on this motion, if we vote it down, then we want more information to consider the other option, and then we're setting the tone that the truck is what we've heard for years.

Mr. Mijares thinks we do not have enough information to decide, he was asked to design the tower and wants to understand why they changed their minds, there may be more availability for grants to the training facility currently.

Mr. Good comments that he is going back and forth because they initially asked for the ladder truck, he thinks the fire department has the training tower as a priority.

Mr. Vassalotti stated the fire department board did pledge $150,000 to the truck.

Chair Perry agrees that they must have a meeting of their board to even accept the grant, if we vote affirmative, we are confirming our initial intent, if we deny we may decide to bring the fire department back.

VOTE:
Mr. Born – Yes
Mr. Cabrera – No
Mr. Good – No
Mr. Gemelke – Yes
Mr. Mijares – No
Mr. Weatherford – Yes
Chair Perry – No

Motion fails by a vote of 4-3.

Chair Perry decides we will gather more information and clarity because if we give them the option maybe the fire department will match the tower, they need to tell us what their true preference is.

Mr. Cabrera suggests we invite the fire chief back, the clear message is we are committed to the grant, but we want to hear their strategic priorities.

Mr. Born reflects on the fact that Mr. Gomes mentioned that it takes some time to order a truck to when it really arrives.

c. COG UPDATE

Chair Perry briefly addressed the letter from the Carter's attorney dated March 19, 2024 (page 36 of packet) and the newspaper article related to the Cog car (page 39 of packet), but that there is no new information to report at this time. Chair Perry points out on page 40 that there is a follow up involving the attorney from back in January, we are still working with the city to figure out how they are storing files.

8. PUBLIC COMMENT REGARDING NEW BUSINESS.

None.

9. REPORTS
   a. Board Chair Report.
   Chair Perry noted for the record that given the April 2024 Woodland Park election, Mr. Neal is no longer serving as a City Council member and is therefore not attending this meeting as a Council liaison. Chair Perry took time to personally thank and applaud Mr. Neal for his service to the DDA Board, commenting that Mr. Neal did an excellent job of keeping the balance of City Council informed as to the activities of the DDA. Mr. Neal firsthand observed the operations of the DDA and reported back to City Council, he played that role extremely well, even stepped in to assist with meeting minutes while there was no administrator. Mr. Neal served as Secretary to the DDA. Other members of the Board also expressed gratitude for Mr. Neal's service to the DDA.

   Chair Perry stated that we should appoint a Secretary for the next few months (until the first meeting in July, at which time the DDA will elect officers for the next one-year period), and that Makayla will be assisting with meeting minutes.

   Mr. Born volunteers to be Secretary.

   Motion:
   Chair Perry moves to appoint Mr. Born as secretary.

   2nd:
   Mr. Mijares seconds.

   VOTE:

   Voice roll call vote, motion appointing Mr. Born as Secretary approved unanimously by a vote of 7-0.

   The terms of office of three (3) DDA Board members are expiring in June: Mr. Gemelke, Mr. Cabrera, and Mr. Good. The City Clerk will post the openings and the requirements, and will coordinate with City Council regarding the DDA Board appointments. Chair Perry encourages everyone to watch for that, apply, and then the City Council will appoint the members. The City Council also needs to appoint a new Council liaison to the DDA Board.

b. Treasurer Report.
Mr. Cabrera, moving to pages 42-45 of the April 9, 2024 Board packet, there are invoices for legal counsel totaling $3,640.

c. Board Member Reports.
Mr. Mijares is meeting with AJ's Pizza tomorrow, there is still a document they have not signed and returned, Mr. Mijares will bring it with him and have them sign at the meeting.

10. ADJOURNMENT
There being no further business before the DDA, Chair Perry adjourned the meeting at 9:08 a.m.

CITY OF WOODLAND PARK
220 W. South Avenue
P.O. Box 9007
Woodland Park, CO 80866
719-687-9246
719-686-1010/Fax
Federal Tax ID # 84-6002740
CO Tax Exempt # 98-00978

Please Select

MAIL	DEPT

Woodland Park
COLORADO
City Above the Clouds
1891

Vendor Information

Name	Michow Cox & McAskin LLP	Vendor #	
Address	6530 S. Yosemite Street	Contact	Markus McAskin
Address	Suite 200	Phone #	(303) 459-2725
City/State/Zip Code	Greenwood Village, CO 80111	Fax #	
Federal Tax ID #	81-1299804		

Invoice #	Date	Description	Amount	G/L Acct. #
	01/04/24	WPDDA.Dect2023.001	250.00	
	04/25/24	WPDDAApr2024.001	837.50	
			1,087.50	**TOTAL**

Special Instructions:

Tad Pz, Chair 5/3/24

30 Character Expenditure Description

Legal Expense

Sutera 5/3/24

	Date	Signature
Department Manager		
City Manager		

Department Manager approval required for all purchases.
City Manager approval required for all purchases over $1,000.00.

MICHOW | GUCKENBERGER | McASKIN
ATTORNEYS AT LAW

Matter No: 17.GC
RE: General Counsel

Confidential Attorney – Client Privileged Communication

Woodland Park Downtown Development Authority
Attn: Treasurer
220 W. South Avenue
Woodland Park, CO 80866 US

Invoice Date: 01/04/2024

Invoice Number: WPDDA.Dec2023.001

Federal Tax ID No: 81-1299804

Date	Attorney	Description	Hours	Rate	Amount
12/19/2023	M. McAskin - WPDDA	Review and respond to emails re TIF reimbursement agreement.	0:30	250.00	125.00
12/27/2023	M. McAskin - WPDDA	Review and respond to T. Perry email re Fortenberry CORA request (received 12.26.2023).	0:30	250.00	125.00

Message:

Subtotal:

Discount:

Sales Tax:

Deposits:

Payments/Credits:

Balance Due: $250.00

MICHOW | GUCKENBERGER | MCASKIN
ATTORNEYS AT LAW

Matter No: 17.GC
RE: General Counsel

Confidential Attorney – Client Privileged Communication

Woodland Park Downtown Development Authority
Attn: Treasurer
220 W. South Avenue
Woodland Park, CO 80866 US

Invoice Date: 04/25/2024
Invoice Number: WPDDA.Apr2024.001

Federal Tax ID No: 81-1299804

Date	Attorney	Description	Hours	Rate	Amount
04/05/2024	M. McAskin - WPDDA	Review and respond to T. Perry email, review Carter family correspondence and City Reso. 917.	0:27	270.00	121.50
04/08/2024	M. McAskin - WPDDA	Review 04/09 Board packet (.3), prepare for and telephone call with T. Perry, J. Gemelke, A. Vassalotti (.55).	0:51	270.00	229.50
04/09/2024	M. McAskin - WPDDA	Prepare for and attend WPDDA meeting (via Zoom) (1.6), follow up email to D. Mijares and T. Perry re AJ Pizza agreement (cost certification requirement) (.2).	1:48	270.00	486.00

Message:

Subtotal:
Discount:
Sales Tax:
Deposits:
Payments/Credits:
Balance Due: $837.00

Form **W-9**

(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

MICHOW GUCKENBERGER MCASKIN LLP

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

- ☐ Individual/sole proprietor or single-member LLC
- ☐ C Corporation
- ☐ S Corporation
- ☑ Partnership
- ☐ Trust/estate
- ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ ________

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

- ☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) ________

Exemption from FATCA reporting code (if any) ________

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

5299 DTC Boulevard, Suite 300

Requester's name and address (optional)

6 City, state, and ZIP code

Greenwood Village, CO 80111

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

[ ][ ][ ] – [ ][ ] – [ ][ ][ ][ ]

or

Employer identification number

8 1 – 1 2 9 9 8 0 4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 9/6/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

DDA TIF Reimbursement Check Request from City

To: Finance Director, City of Woodland Park

From: Downtown Development Authority

Subject: Payment of TIF Reimbursement

Meeting Approval Date:	05-07-2024
Payable To:	Taylor Enterprises – Pine Roots Properties, LLC
Reference:	R0056733, P0057469, R0056734, P0057055
Reimbursement Amount:	$14,480.53
Reimbursement GL:	215-710-2400
V#:	
Invoice Received:	

Chair/Vice-Chair

Tony L. Perry		05/03/2024
Print Name	Signed	Date

Treasurer/Secretary

Eric Cabrerra		05/03/2024
Print Name	Signed	Date

Taylor Mountain Enterprises, LLC R0041609

R0056733 (the car wash)	Real Property
R0056734 (the bean)	Real Property
P0057055 (the bean)	Personal Property
P0057469 (the car wash)	Personal Property

?

	AV	base AV	AV increment	mill levy	tax increment	reimb rate	TIF reimb
2018	36,960.00	36,960.00	-		-	75%	-
2019		36,960.00	(36,960.00)		-	75%	-
2020	36,950.00	36,960.00	(10.00)	0.078357	(0.78)	75%	(0.59)
2021	78,510.00	36,960.00	41,550.00	0.078891	3,277.92	75%	2,458.44
2022	107,810.00	36,960.00	70,850.00	0.080735	5,720.07	75%	4,290.06
2023	270,330.00	36,960.00	233,370.00	0.0811410	18,935.88	75%	14,201.91
2024	294,000.00	36,960.00	257,040.00	0.0751143	19,307.38	75%	14,480.53
2025						75%	-

Taylor Mountain Enterprises TIF

Tax year	2018 (Basis)	2019	2020	2021	2022	2023
Payable in year		2020	2021	2022	2023	2024
TIF Base assessed value	$36,960	$36,960	$36,960	$36,960	$36,960	$36,960
Mill Rate	0.080085	0.078357	0.078891	0.080735	0.081141	0.0751143
Real property assessed value	$36,960.00	$36,950.00	$54,570.00	$83,380.00	$154,920.00	$182,210.00
Real property tax paid	$2,959.98	$2,895.30	$4,305.10	$6,731.70	$12,570.38	$12,429.18
Personal Property assessed value	$0.00	$0.00	$23,940.00	$24,430.00	$115,410.00	$111,790.00
Personal Property tax paid	$0.00	$0.00	$1,888.66	$1,972.36	$9,364.50	$8,397.02
TIF Reimbursement	$0.00	-$0.59	$2,458.44	$4,290.06	$14,201.91	$14,480.53

Teller Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0056734	6329.241540020	Feb 20, 2024	Feb 18, 2024	2024-02-20-DM-165888

PINE ROOTS PROPERTIES, LLC, A COLORADO LLC
PO BOX 50711
COLORADO SPRINGS, CO 80949-0711

Situs Address
275 E US 24

Payor
PINE ROOTS PROPERTIES, LLC, A COLORADO LLC

Legal Description
L2 PIKES PEAK SUBDIVISION 2

Property Code		Actual	Assessed	Year	Area	Mill Levy
MERCHANDISING - LAND	- 2112	61,648	17,200	2023	63	75.1143
MERCHANDISING - IMP	- 2212	99,599	27,790	2023	63	75.1143

Payments Received

Direct Deposit — Multi-Account Payment
Bank Account 7

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax	$2,750.70	$0.00	$2,750.70	$0.00
				$2,750.70	$0.00
		Balance Due as of Feb 18, 2024			**$0.00**

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION.

Thank you for your payment!

Teller County Treasurer
101 W. Bennett Ave
PO Box 367
Cripple Creek, Colorado 80813
719-689-2985

Teller Treasurer
Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
P0057055	6329.245400200	Apr 25, 2024	2024-04-25-DS-6754-P

TAYLOR MOUNTAIN ENTERPRISES LLC
300 WILLOW ST
WOODLAND PARK, CO 80863-1159

Situs Address	Payor
275 E US HWY 24 WOODLAND PARK	TAYLOR MOUNTAIN ENTERPRISES LLC 300 WILLOW ST WOODLAND PARK, CO 80863-1159

Legal Description

Property Code		Actual	Assessed	Year	Area	Mill Levy
COMMERCIAL PER PROP	- 2410	78,510	21,900	2023	63	75.1143

Payments Received

Check — Multi-Account Payment

Check # 2338

Payor TAYLOR MOUNTAIN ENTERPRISES LLC

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax	$1,645.00	$0.00	$1,645.00	$0.00
				$1,645.00	$0.00
			Balance Due as of Apr 25, 2024		**$0.00**

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION.

Thank you for your payment!

Teller County Treasurer
101 W. Bennett Ave
PO Box 367
Cripple Creek, Colorado 80813
719-689-2985

Teller Treasurer
Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
R0056733	6329.241540010	Apr 25, 2024	2024-04-25-DS-6754-P

TAYLOR MOUNTAIN ENTERPRISES, LLC
300 WILLOW ST
WOODLAND PARK, CO 80863-1159

Situs Address	Payor
235 E US 24	TAYLOR MOUNTAIN ENTERPRISES, LLC 300 WILLOW ST WOODLAND PARK, CO 80863-1159

Legal Description

L1 PIKES PEAK SUBDIVISION 2

Property Code		Actual	Assessed	Year	Area	Mill Levy
SPECIAL PURPOSE - LAND	- 2130	84,975	23,710	2023	63	75.1143
SPECIAL PURPOSE - IMPS	- 2230	406,838	113,510	2023	63	75.1143

Payments Received

Check — Multi-Account Payment

Check # 2338

Payor TAYLOR MOUNTAIN ENTERPRISES LLC

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax	$9,678.48	$0.00	$9,678.48	$0.00
				$9,678.48	$0.00
			Balance Due as of Apr 25, 2024		**$0.00**

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION.

Thank you for your payment!

Teller County Treasurer
101 W. Bennett Ave
PO Box 367
Cripple Creek, Colorado 80813
719-689-2985

Teller Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
P0057469	6329.241540010	Apr 25, 2024	2024-04-25-DS-6754-P

TAYLOR MOUNTAIN ENTERPRISES LLC
300 WILLOW ST
WOODLAND PARK, CO 80863-1159

Situs Address	Payor
235 E us 24 WOODLAND PARK	TAYLOR MOUNTAIN ENTERPRISES LLC 300 WILLOW ST WOODLAND PARK, CO 80863-1159

Legal Description

Property Code	Actual	Assessed	Year	Area	Mill Levy
COMMERCIAL PER PROP - 2410	315,692	88,080	2023	63	75.1143
LEASED PERSONAL PROPERTY - 2420	4,246	1,180	2023	63	75.1143
INDUSTRIAL PERSONAL PROP - 3410	2,269	630	2023	63	75.1143

Payments Received

Check — Multi-Account Payment

Check # 2338

Payor TAYLOR MOUNTAIN ENTERPRISES LLC

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax	$6,752.02	$0.00	$6,752.02	$0.00
				$6,752.02	$0.00
		Balance Due as of Apr 25, 2024			**$0.00**

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION.

Thank you for your payment!

Teller County Treasurer
101 W. Bennett Ave
PO Box 367
Cripple Creek, Colorado 80813
719-689-2985