City of Woodland Park
Downtown Development Authority

October 1, 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 September 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. Bergstrom Park ½ up to $25K Grant to City **(Weatherford)**
    c. Voss/Martini Hut Building **(Perry)**
    d. Micro Grants **(Gemelke)**
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. **ADJO URNMENT**

Woodland Park Downtown Development Authority Board of Directors

Tuesday, September 10th, 2024, 7:30 a.m.

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

Regular Meeting *(note: rescheduled from Tuesday September 3rd, 2024 at 7:30 a.m.)*

1. CALL TO ORDER AND ROLL CALL

   CALL TO ORDER AT 7:30 A.M. BY CHAIR GEMELKE

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

   ABSENT: George Jones

   STAFF: Aaron Vassalotti, City Manager

   GUESTS: Mark Weaver

2. PLEDGE OF ALLEGIANCE

   All attendees participated.

3. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

   None.

4. CONSENT AGENDA

   Motion:

   Mr. Born moved to approve minutes the August 6th, 2024, minutes as presented.

   2nd:

   Mr. Perry seconds.

VOTE:

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

5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA

None.

6. UNFINISHED BUSINESS (Public Comment may be heard)

None.

7. NEW BUSINESS

a. TAVA Update

Mr. Weaver presented the TAVA update. The ground is beginning to take shape. There are still a few items regarding the Subdivision Development Agreement (SDA) that needs to be taken care of. Mr. Weaver expects to get them done this week or the next. Their architect and GC are working with Pikes Peak Regional Building. He noted the groundbreaking ceremony next Thursday and would love to have everyone as their guests.

Chair Gemelke questioned when they would start on the foundation?

Mr. Weaver noted that they hope to start in the next few weeks and get the foundation and the slab done before January 1st. They do not have approval to start on it yet but it's moving forward. They received a letter from the city this morning about required items regarding the SDA. He is confident with how things are moving forward. He was speaking with Ray Thomas yesterday and he has things in motion so that the foundation and slabs are in by January 1st.

Chair Gemelke confirmed with Marcus McAskin, city attorney, that the board members are allowed to attend but there must be no DDA business conducted during the event.

b. Micro Grants

Chair Gemelke spoke with one interested party who suggested the idea of small loans rather than micrograntss. He hopes to have something to present to people by next month.

Mr. Vassalotti noted the DDA will need to give direction as to what the grants can be used for. The City can help with the language whether it be a grant or a loan.

Mr. Perry noted that exterior improvements would make the most sense given the DDA's charter regarding beautification projects within the boundaries.

Chair Gemelke questioned if we would need to have a price point, to which Mr. Vassalotti responded yes.

Mr. Perry noted as treasurer with a countdown to 2032 we need to take into consideration paying off our debt and meeting our TIF obligations by that time. He also takes into account our current reserves and projected reserves. If we work backwards from 2032 with those stipulations we will have an idea of what monies we have leftover for grants and special projects.

Mr. Vassalotti noted another consideration is that they passed House Bill 10001 which reduces the commercial tax rate from 29% to 25% effective January. The tax reduction will reduce the revenue that's coming into the DDA but will also reduce the TIF reimbursement amounts.

Mr. Perry needs to connect with the city to gather the necessary data needed to make his projections.

Mr. Vassalotti noted they are in process of making a budget and should have most of their projections by the end of September. Possibly ready for the next meeting.

Mr. Perry anticipates by the November meeting we should have enough information to make our decisions.

8. PUBLIC COMMENT REGARDING NEW BUSINESS

None

9. REPORTS

a. Board Chair Report

Chair Gemelke referenced page 11 of the agenda packet. Parks and Recreation Director Cindy Keating sent out a letter stating that they would like to hire a consultant in regard to Bergstrom Park.

Mr. Weatherford doesn't believe we need to hire a consultant to help decide what we want over there. He felt the Bergstrom Park work session was very helpful.

Mr. Vassalotti explained that from their experience with the master plans, having a consultant to help capture the community engagement has been very beneficial. We would see what the quotes come back with and then make a decision if the DDA would want to split the price with the City.

b. Treasurer Report

Mr. Perry noted page 14 which is the TIF reimbursement for Purple Mountain Hospitality (Microtel). We recall when Mr. Robough reached out with the concern that the reimbursement should be 75%, not the 50% we paid. We asked Marcus McAskin, city attorney, for clarification and he reviewed the agreement and agreed that we needed to reimburse an additional 25%. We will need to verify the other TIF agreements to inform us for our countdown to 2032. He also included the email thread from Mr. McAskin showing how he came to his conclusion. Page 12 we have our July attorney expense for $270 that is being processed this week. We should be current as of this week with all of our bills and TIF payments. His only concern is the TIF reimbursement for the Trailridge apartment entity. They have not reached out yet, but we are going to be proactive this year in determining the entity and their location.

c. Board Member Reports

Mr. Perry reminded everyone that tomorrow is the 9/11 ceremony at Lions Park. He encouraged everyone to attend.

Mr. Weatherford suggested we put Bergstrom Park on the agenda for next month and noted we should discuss parking for the entire downtown area. There was a parking study done that he will send out to everyone as a starting point.

d. City Attorney's Report

None.

10. ADJOURNMENT

Mr. Born moved adjournment 7:51 a.m.