

Woodland Park Downtown Development Authority Board of Directors

Tuesday, May 2, 2023, 7:30 a.m.

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

Regular Meeting

AGENDA

1. CALL TO ORDER AND ROLL CALL

PRESENT: Chair Tony Perry (Via Zoom)
Vice-Chair Jon Gemelke
Secretary Rusty Neal, Council Liaison
Treasurer Rebecca Anderson (Via Zoom)
Jerry Good
Al Born
Arden Weatherford
David Mijares

ABSENT: None

STAFF: Michael Lawson, City Manager
Karen Schminke, City Planning Director

GUESTS: Eric Cabrera, DDA Board Applicant

2. PLEDGE OF ALLEGIANCE

All attendees participated.

3. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

Vice-Chair Gemelke asked if there were any additions, deletions, or corrections to the agenda.

Hearing none, Vice-Chair Gemelke closed this section of the meeting.

4. CONSENT AGENDA

a. Approval of Minutes April 4th, 2023

Vice-Chair Gemelke asked for a motion to approve the April 4, 2023, regular meeting minutes of the DDA Board.

MOTION:

Al Born made a motion to approve the April 4, 2023, regular meeting minutes of the DDA Board.

2ND:

Secretary Neal, Council Liaison, seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

8-0, Unanimous.

4. PUBLIC COMMENT ON ITEMS NOT ON AGENDA

Vice-Chair Gemelke opened the floor up for public comment on items not on the agenda.

Hearing none, Vice-Chair Gemelke closed this section of the meeting.

5. UNFINISHED BUSINESS (Public Comment may be heard)

6. NEW BUSINESS (None)

8. PUBLIC COMMENT REGARDING NEW BUSINESS (None)

Vice-Chair Gemelke opened the floor up for public comment regarding new business.

Secretary Rusty Neal, Council Liaison, stated that there was a new applicant for the open position on the Woodland Park Downtown Development Authority Board of Directors named Eric Cabrera.

Vice-Chair Gemelke invited Mr. Cabrera, who was in the audience, to speak before the Board.

Eric Cabrera thanked the DDA Board for the invitation to speak and stated his history with the City of Woodland Park and his intent for learning the DDA process this morning.

DDA Board Members thanked Mr. Cabrera for his application and his time.

Vice-Chair Gemelke reminded DDA Board Members about the application process being approved by the City Council and not being under the purview of the DDA Board.

9. REPORTS

a. Board Chair Report

Vice-Chair Gemelke stated that he was filling in for Chair Perry who was not able to attend.

Vice-Chair Gemelke stated that the City Council voted to approve the sale contract of Woodland Station. Vice-Chair Gemelke thanked everyone for all of their hard work on the closing of this contract on April 28, 2023.

b. Treasurer Report

Treasurer Anderson stated that there were three invoices approved this month. \$6969.50 from the DDA Attorney, \$200 for the administrative assistant, and \$430,000 for the payoff of the land loan. Treasurer Anderson stated that the DDA Board was currently on budget for the year.

Jerry Good asked if the City Manager's approval was sought on the larger bills.

Vice-Chair Gemelke stated that the attorney's bill was large but was itemized to show the exact nature of the charges.

Treasurer Anderson stated that the DDA Board was under budget for the year on Attorneys expenses.

Vice-Chair Gemelke asked for a motion to ratify the expenses as presented by Treasurer Anderson and proceed to payment.

MOTION:

Al Born made a motion to ratify the expenses as presented by Treasurer Anderson and proceed to payment.

2ND:

Secretary Rusty Neal, Council Liaison, seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

8-0, Unanimous.

c. Board Member Reports

Treasurer Anderson stated that she should be able to attend the meeting next month in person and has been out due to recovery from surgery.

d. City Attorney's Report (None)

10. ADJOURNMENT

Vice-Chair Gemelke asked for a motion to adjourn.

MOTION:

Al Born made a motion to adjourn.

2ND:

Jerry Good seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

8-0, Unanimous.

Vice-Chair Gemelke adjourned the meeting at 7:43 a.m.

The May 2, 2023, regular DDA Board of Directors meeting was adjourned at 7:43 a.m.

Minutes prepared by Rebecca Allen.