

# City of Woodland Park Downtown Development Authority

November 3, 2025, at 7:30 AM

City Hall, Council Chambers

220 W. South Ave., Woodland Park, CO 80863

## SPECIAL MEETING MINUTES

### 1. CALL TO ORDER ROLL CALL

Chair Gemelke called the meeting to order at 7:35 a.m.

Board Members Present: Jon Gemelke (Chair), George Jones (City Council Liaison), John Hugh, Sarah Salazar, Eric Cabrera, Jerry Good.

Board Members Absent: David Mijares, Al Born

Staff Present: Joshua Myers (Assistant DDA Attorney); Anita Riggle, City liaison to DDA for recording meeting minutes

### 2. PLEDGE OF ALLEGIANCE {7:37 a.m.}

Completed.

### 3. EXECUTIVE SESSION {7:38 a.m.}

Eric Cabrera made the following motion: “I move to go into executive session pursuant to C.R.S. Section 24-6-402(4)(b) for purposes of receiving legal advice on specific legal questions and C.R.S. Section 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators related to the Tava House Properties, LLC, application for a tax increment financing agreement with the Woodland Park DDA for public infrastructure improvements connected to the Woodland Station development project.”

George Jones seconded the motion.

Vote: 6 yes; 0 no.

The DDA Board entered Executive Session at 7:45 a.m.

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Executive Session concluded at 9:17 a.m. The participants in the executive session were: Jon Gemelke, George Jones, John Hugh, Sarah Salazar, Eric Cabrera, Jerry Good, Joshua Myers, and Marcus McAskin (DDA Attorney).

Chair Gemelke made the following statement: "For the record, 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 executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of Colorado Open Meetings Law, I ask that you state your concerns for the record." No concerns were stated or made.

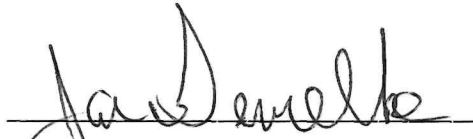
#### 4. ADJOURNMENT

Eric Cabrera motions to adjourn the Special Meeting. George Jones seconds. Jon Gemelke stated the Special Meeting is adjourned at 9:18 a.m. if there are no objections. No objection to adjournment of the Special Meeting was made.

Special Meeting adjourned at 9:18 a.m.

Recorded by Anita Riggle, City liaison to the DDA taking record minutes of the Special Meeting.

The foregoing minutes were approved by the DDA Board of Directors this  
11<sup>th</sup> day of NOVEMBER 2025.

  
Jon Gemelke, Chair