Woodland Park Downtown Development Authority Board of Directors

Tuesday, May 3, 2022-7:30 AM

City Hall

210 E Midland Avenue, Woodland Park, CO

AGENDA

1. **Call to Order and Roll Call**
   The Regular Meeting of the Woodland Park Downtown Development Authority Board of Directors was held on May 3, 2022, on Zoom Videoconference. Chairperson Larsen declared a quorum present and called the meeting to order at 7:30 am. The following Board Members attended.

PRESENT: Chair Merry Jo Larsen, Chairperson

Jerry Good, Vice-chairperson
Jon Gemelke, Secretary

Matt McCracken, Treasurer

Rusty Neal, (Council Liaison)

Tony Perry
Arden Weatherford
David Mijares

Al Born

ABSENT: None.

STAFF: Michael Lawson, City Manager

Kathy Schminke, Planning Director

Rebecca Allen, DDA Assistant

GUESTS: Mike Williams, Developer

Mark Crozier, Developer

Chad Anderson, Developer

Lisa Morey, Stantec

Kellie Case, City Council Member

Robert Zuluaga, City Council Member

2. Pledge of Allegiance

All attendees participated.

3. Deletions and Corrections to the Agenda

Chair Larsen inquired of Commissioners if there were any deletions, corrections, or additions to the agenda.

Hearing none, Chair Larsen asked for a motion to approve the agenda.

MOTION:

David Mijares moved to approve the agenda.

2ND:

Vice-Chair Good seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

9-0, Unanimous.

4. Approval of Minutes

Chair Larsen asked for a motion to approve the April 5, 2022, regular meeting minutes of the DDA Board of Directors.

MOTION:

Rusty Neal, Council Liaison, made a motion to approve the April 5, 2022, regular meeting minutes of the DDA Board of Directors.

2ND:

Treasurer McCracken seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

9-0, Unanimous.

5. Mike Williams Development Presentation

Chair Larsen invited Mark Crozier and Chad Anderson to speak before the DDA Board of Directors.

Mark Crozier, Developer, introduced himself to the DDA Board of Directors and stated his team's history with the Woodland Station Project. Mr. Anderson stated that they brought Forge Works into the project six months ago due to their experience in development. Mr. Crozier stated that they were looking at all the options that were present and that his definition of when the right time to complete the project is when the budget was finalized. Mr. Crozier further stated that they were ready to start the project now.

Chad Anderson, Developer, presented before the Board. Mr. Anderson presented the agenda for the presentation to the DDA Board of Directors. Mr. Anderson presented the original concept plan for the Woodland Station property. Mr. Anderson further stated that the original concept plan did not work for the team financially. Mr. Anderson stated that they did engage with the five neighboring property owners but none of them took the bids. Mr. Anderson recapped the work his team has completed within the last four months regarding the change in scope of the project. Mr. Anderson stated that Stantec, an Architectural firm, had recently become involved with the project. Mr. Anderson introduced Lisa Morey, from Stantec.

Lisa Morey, Stantec employee, introduced herself to the DDA Board of Directors and stated her background in Architecture and Development. Ms. Morey presented the path forward concept for the Woodland Station Property. Ms. Morey stated it would be a mixed-use property with retail on the ground floor and housing above the retail units. Ms. Morey stated that the townhomes would be two story and recapped the dimensions of the townhomes, retail spaces, and surface parking. Ms. Morey presented the path forward for the mixed-use space. Ms. Morey further stated there were no parking spaces for the retail spaces at this time.

David Mijares inquired if Ms. Morey had investigated the additional street parking available.

Ms. Morey thanked Mr. Mijares for his suggestion.

Rusty Neal, Council Liaison, inquired about the price range of townhomes.

Chad Anderson, Developer, stated that they were still looking into an appropriate price range for the townhomes now. Mr. Anderson stated the price range would be between $250,000 and $500,000.

Ms. Morey continued her presentation with additional thoughts on the walk-up apartments and design concepts.

Chad Anderson, Developer, stated that he believed the project concept plan was feasible. Mr. Anderson stated that he was planning to get civil engineering involved with the project concept plan to ensure that the project fits into the landscape of Woodland Park. Mr. Anderson stated that they were working on integrating a Welcome Center into the design.

Chad Anderson, Developer, presented potential design concepts for the townhomes. Mr. Anderson stated there would be roof top living in the design. Mr. Anderson presented the Path Forward Summary part of the presentation. Mr. Anderson stated the cost of the project was between $32 million and $75 million. Mr. Anderson showed a video of the current property. Mr. Anderson further stated the reasoning behind today's proposal and the costly excavation costs of developing the property. Mr. Anderson reviewed the Envision WP 2030 Plan. Mr. Anderson reviewed the nest steps in the development plan for the property. Mr. Anderson stated he was looking for approval of the concept plan for the Woodland Station property and an approval for exclusive rights to development of the property. Mr. Anderson inquired about the potential turnover of the Woodland Station property to the City of Woodland Park.

Rusty Neal, Council Liaison, clarified the City's involvement with the Woodland Station property.

Chad Anderson, Developer, concluded his presentation before the DDA Board of Directors and opened the floor up for questioning from the Board.

David Mijares inquired whether the units would be for rental or for sale.

Chad Anderson, Developer, stated that it would be a mix of both and that they would be working with City Planning and their guidelines.

Rusty Neal, Council Liaison, inquired about the planned water taps for the Woodland Station Property.

Arden Weatherford stated that the number of water taps was between 112 and 120.

Rusty Neal, Council Liaison, inquired about the mixed use of the property and some units being attainable housing.

Chad Anderson, Developer, stated that he did not have the answer to this question at this time.

Rusty Neal, Council Liaison, stated that he would be making some documents available to the developers regarding state legislation on attainable housing.

Mark Crozier, Developer, stated that he was amenable to Rusty Neal's suggestion.

Tony Perry inquired about the retail value of the six acres available.

Chad Anderson, Developer, stated that his team was working on the acquisition of the property in Phase 4 of the Design Process.

Tony Perry stated that he would be providing the TIF agreement for the Trail Ridge apartments at a future point in time. Mr. Perry further inquired about the drainage situation on the property.

Chad Anderson, Developer, stated that they have not completed this stage in the process at this time.

Tony Perry inquired about a potential traffic study in the future.

Chad Anderson, Developer, stated they have not worked on a traffic study at this point.

Tony Perry stated that the Board needed to provide a pathway for Mr. Weatherford to communicate with the developers that is appropriate.

Tony Perry inquired about Stantec's involvement with the project.

Chad Anderson, Developer, stated that Stantec would be heavily involved in producing the deliverables of the project.

Chair Larsen stated she would like to address the drainage problem of the property.

David Mijares stated that it did warrant a meeting with the Core of Engineers and that he would put the developers in contact with the Core of Engineers.

Chair Larsen stated that Rusty Neal, Council Liaison, could work with City Staff to connect with the city engineer.

Arden Weatherford stated that he was willing to be open with the Developers.

Jerry Good stated he was not amenable to Arden Weatherford collaborating with the Developers

Chair Larson stated that a conflict of interest could be determined later.

Vice-Chair Good stated that he believed that Arden Weatherford should step down from conversations and recuse himself due to a conflict of interest.

Chad Anderson, Developer, stated his history of contacting neighboring property owners and his plan for moving forward and contacting Mr. Weatherford.

Tony Perry stated that he agreed with Mr. Anderson's approach but was requesting a 60-day pause on any exclusivity agreement.

Treasurer McCracken stated he agreed with the pause.

Chad Anderson, Developer, stated his recommendations for the open space agreement and inquired about moving the contract forward.

Tony Perry stated his reasoning behind the pause on the exclusivity agreement.

Chad Anderson, Developer, stated that he would like to return in 60 days to present before the Board.

Treasurer McCracken stated that he was looking forward to some future design schematics in the concept plan.

Vice-Chair Good stated that he believed that the property was better suited for a business project or local recreation.

Arden Weatherford inquired about the change between business spaces and residential spaces in the concept design process.

Chad Anderson, Developer, stated that this was due to a change in the land available for the entire project.

Rusty Neal, Council Liaison, stated his views on the proposed project and that he agreed with the pause in the exclusivity agreement.

Chair Larsen stated that they would see Chad Anderson and his team in 60 days due to the consensus of the Board and that they were amendable to Mr. Anderson's attorney contacting the DDA Board's legal counsel.

6. Discuss Rebecca Allen's Contract

Chair Larsen stated that she had obtained a contract and that it was ready to sign after the meeting.

7. Discuss Cog Car

Chair Larsen stated that she had researched the Cog Car and possessed a letter from the Ute Pass Historical Society and would like the Board of Directors to sign over the Cog Car and Horses to the Historical Society. Chair Larsen inquired of the Board if they were amenable to this suggestion.

Rusty Neal, Council Liaison, inquired about the terminology in the contract.

Chair Larsen clarified that the Historical Society would manage the Cog Car in the future under the contract.

Chair Larsen further stated that she would draft up a contract between the DDA Board of Directors and the Ute Pass Historical Society.

Al Born stated that he was happy to hear that Dwayne Carter agreed with the change and that he was amenable to Chair Larsen's suggestion.

8. Update on Excess Downtown Funding-Michael Lawson

Chair Larsen invited Michael Lawson, City Manager, to speak before the DDA Board of Directors regarding this agenda item.

Michael Lawson, City Manager, stated that he sent this information out to the Board through the Administrative Assistant. Mr. Lawson, City Planner, stated there was no money left in the fund.

Vice-Chair Good stated that he was appreciative of the City's efforts to clean up the downtown area.

9. Discuss the Reappointment of Merry Jo/Chair

Chair Larsen stated that her term ended in June, but she will put in her application for reappointment because she would like to still collaborate with developers.

10. General Discussion for items not on the agenda

Chair Larsen opened the floor for general discussion on items not on the agenda.

Tony Perry stated that he wanted the document project update placed on the next agenda and gave an update on the project to DDA Board Members.

11. Audience Participation for items not on the agenda

Chair Larsen opened the floor up for audience participation for items not on the agenda.

Robert Zuluaga, City Council Member, inquired if the DDA was willing to work with the City Council on the cleanup of the Downtown area.

Chair Larsen stated she would investigate this topic.

12. Adjourn

Chair Larsen asked for a motion to adjourn.

MOTION:

Treasurer McCracken made a motion to adjourn.

2ND:

Secretary Gemelke seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

9-0, Unanimous.

Hearing no further business before the Board, Chair Larsen adjourned the meeting at 9:26 am.

Minutes prepared by Rebecca Allen