Woodland Park Downtown Development Authority Board of Directors

Tuesday, June 7, 2022-7:30 AM

220 W. South Avenue

Woodland Park, CO 80863

MINUTES

1. Call to Order and Roll Call

The Regular Meeting of the Woodland Park Downtown Development Authority Board of Directors was held on June 7, 2022, on Zoom Videoconference. Chairperson Larsen declared a quorum present and called the meeting to order at 7:29 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:	Derek Whitner, Developer

Ryan Lloyd, Echo Architecture

Dustin Nelson, Developer

Preston Wood, Developer

Deann Betterman, Resident

Kellie Case, City Council Member

2. **Pledge of Allegiance**

All attendees participated.

3. **Deletions and Corrections to the Agenda**

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

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

MOTION:

Al Born made a motion to approve the agenda.

2ND:

Vice-Chair Good seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

8-0, Unanimous.

4. **Approval of Minutes**

Chair Larsen asked for a motion to approve the May 3, 2022, regular meeting minutes of the DDA Board of Directors.

MOTION:

Al Born made a motion to approve the May 3, 2022, regular meeting minutes of the DDA Board of Directors.

2ND:

David Mijares seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

8-0, Unanimous.

5. **New Development Proposal**

Chair Larsen read a signed statement from Arden Weatherford.

Chair Larsen read "Madam Chair, For the past few months, I have been in communication with Dustin Nelson of David Weekly Homes about the development of the properties me and my partners own in Woodland Park. After the Tava House people expressed renewed interest in Woodland Station, I introduced them to Dustin on May 12th. I will recuse myself from this agenda item. Furthermore, since the last meeting, I have been contacted by the Mike Williams group expressing interest in buying the properties me and my partners own, so I will recuse myself from this agenda item also. Signed Arden Weatherford, June 7, 2022"

(Arden Weatherford recused himself at 7:32 am and left the room).

David Mijares inquired about recusing himself.

DDA Board Members discussed the possibility of potential recusals.

Vice-Chair Good stated his concerns about Mr. Weatherford's recusal.

Al Born stated that he had no concerns about Mr. Weatherford's recusal.

Chair Larsen invited the Tava House Development Team to present themselves before the DDA Board of Directors.

Dereck Whitner, Developer, introduced himself before the DDA Board of Directors. Mr. Whitner presented his proposal to the DDA Board of Directors. The presentation included a history of Mr. Whitner's past construction and showed previous interest in the Woodland Station property. Mr. Whitner presented a list of partners for the proposed Tava House project. Mr. Whitner further presented the Tava House Consultant Team and the Development Team. Mr. Whitner introduced Ryan Lloyd to speak before the DDA Board.

Ryan Lloyd, Echo Architecture, spoke before the DDA Board of Directors about his architectural firm. Mr. Lloyd gave a history of the firm's past building projects. Mr. Lloyd spoke about the style of architecture used at Echo Firm. Mr. Lloyd expressed his interest in the Woodland Station property for the Tava House project.

Dustin Nelson, Developer, spoke before the DDA Board of Directors and stated his vision for the Tava House Project. Mr. Nelson spoke about David Weekly Homes, the company that he works with.

Preston Wood, Developer, spoke before the DDA Board regarding the architectural firm that he founded and his involvement with David Weekly Homes, and the use of infill in the project.

Derek Whitner, Developer, stated his intention for the proposed Tava House Project and his intention to make a formal request for the Woodland Station property at the July DDA Board of Directors meeting. Mr. Whitner spoke about the costs of developing the property but also state that a definite cost would be premature. Mr. Whitner stated his intention to work with local entities to honor the cultural history of the area.

Chair Larsen invited the Board of Directors to ask questions.

Vice-Chair Good stated his concerns about placing housing in the downtown corridor and that he was not amenable to the residential aspect of the proposal.

Al Born stated that there was a recent melding of business and residential buildings and that he was amenable to the suggestion of a mixed-used property.

Rusty Neal, Council Liaison, stated that he agreed with Mr. Born about the possibility of mixed-use properties. Mr. Neal stated that a survey was done by residents of Woodland Park requesting more mixed-use properties. Mr. Neal further inquired about the possibility of a land acquisition by the development team.

Derek Whitner addressed the concerns of Rusty Neal, Council Liaison.

Chair Larsen inquired about the possibility of acquiring Mr. Weatherford's property.

Dustin Nelson, Developer, stated that this might be a possibility if it fits into the development plan.

Chair Larsen inquired if the developers would be willing to work with Mike Williams.

Dustin Nelson stated he was open to the idea.

Secretary Gemelke inquired about the acquisition of the property and a full proposal that could contain contingencies to protect the DDA Board of Directors.

Tony Perry stated that the City of Woodland Park would be collaborating with the Developers after the sale of the property.

Secretary Gemelke inquired of Derek Whitner about his intention of working with the DDA Board.

Derek Whitner stated that he was willing to work with the DDA Board of Directors.

Rusty Neal, Council Liaison, stated that there should be a concept of approval before the acquisition of the property was completed.

Chair Larsen stated that she concurred with Mr. Neal.

Tony Perry stated his viewpoint on the investment team backing the project and the partners behind the Tava House Project. Mr. Perry stated his excitement about getting the Woodland Station property.

Derek Whitner stated that he was willing to continually work with the DDA Board during the development process.

6. Woodland Station/Mike Williams Update

Chair Larsen stated that this presentation was moved to July.

(Arden Weatherford returned to the room at 8:14 am).

7. Discuss Cog Car

a. Cog Car Transfer

b. Horses and Carriage Transfer

Chair Larsen read a document for the transfer of both the Cog Car and Horses and Carriage Transfer to the Ute Pass Historical Society.

Secretary Gemelke inquired about the agreement.

Chair Larsen asked for a motion to approve the Cog Car and Horses ad Carriage Transfer.

MOTION:

Tony Perry made a motion to approve the transfer of assets to the Ute Pass Historical Society.

2ND:

Al Born seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

9-0, Unanimous.

8. City Planning Department Update for DDA District

Karen Schminke, Planning Director, updated DDA Board Members about new projects happening in Woodland Park and new proposed developments. Ms. Schminke updated DDA Board Members about the Planning Commission meetings and public hearings.

9. Downtown Cleanup Update

Michael Lawson, City Manager, stated that there was no specific date but anticipated that there would be a date at the end of June or early July.

10. TIF Reimbursements-Treasurer McCracken

Treasurer McCracken presented the TIF Reimbursement schedule to the DDA Board of Directors and stated that he needed an authorize the release of the Tif Reimbursement schedule.

MOTION:

Tony Perry made a motion to authorize the release of the TIF reimbursement schedule.

2ND:

Al Born seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

9-0, Unanimous.

11. Document Project Update-Tony Perry

Tony Perry stated that there were documents uploaded to the City Website for public viewing. Mr. Perry also stated that the minutes and meeting materials would be added by next month as well as a thumb drive that was provided to the DDA. Mr. Perry stated that the structure of the online records was easy to navigate.

12. General Discussion for items not on the agenda

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

Secretary Gemelke stated that a role call and voting structure should be recorded by the DDA Assistant.

David Mijares inquired his term ending.

Michael Lawson stated that Mr. Mijares should fill out an application form.

Tony Perry stated his interest in being the new Board Chair.

13. Audience Participation for items not on the agenda

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

Deann Betterman, 1217 Stone Ridge, stated that she was here to encourage the DDA Board of Directors to act with the utmost integrity and that she saw a conflict of interest in the history of the DDA Board regarding new appointments to the DDA Board. Ms. Betterman stated her concerns regarding the tax increase and was asking Mr. Weatherford to recuse himself from the DDA Board.

Arden Weatherford stated his history in Woodland Park and the history behind the lawsuit.

Deann Betterman stated her concern about having Mr. Weatherford on the DDA Board.

Kellie Case, City Council Member, clarified that she nor the mayor have a relationship with Mr. Weatherford.

Vice-Chair Good stated that he felt that Mr. Weatherford should recuse himself from the DDA Board of Directors.

Tony Perry stated that he would caution audience members and DDA Board Members against making allegations without knowing the facts. Mr. Perry stated the history behind the lawsuit between the DDA Board of Directors and Mr. Weatherford.

Tony Perry stated there was a seminar on the Enterprise Zone tomorrow evening and encouraged DDA Bird members to attend.

14. Adjourn

Chair Larsen asked for a motion to adjourn.

MOTION:

Tony Perry made a motion to adjourn.

2ND:

Al Born 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 8:40 am.

Minutes prepared by Rebecca Allen