

Woodland Park
Downtown Development Authority
Minutes of the November 4, 2008 Meeting

In Attendance: David Buttery, Tom Carrick, Jon DeVaux, Bob Harvey Beth Kosley Merry Jo Larsen, Steve Randolph, Dale Schnitker

Chair Carrick called the meeting to order at 7:35 A.M.

On a motion by M. Larsen and second from J. DeVaux, the proposed **agenda** was approved as submitted.

Revised versions of the proposed **Strategic Plan and Work Plan** were reviewed by B. Kosley. Suggestions had been made by various board members and Bob Harvey. Following discussion about the fluid nature of these documents, the plans were approved by consensus, with the addition of mining and railroad industries to the section regarding cultural traditions in the marketplace.

Bob Harvey reported on the **Space Inventory** project that he initiated. He is designing the template for information gathering. Dick Smith has volunteered to help and will organize other volunteers. Lease rates will be reported; Bob provided an example to illustrate why this information will be important to business retention/recruitment.

Bob Harvey also reported on the **Business and Community Focus Groups** that he is organizing. These will be “solution-oriented” series of meetings.

Regarding the **Big O Tire** relocation project, Bob Harvey reported that the C.O. should be issued during the week.

Regarding the **Woodland Station** project, Beth Kosley reported that the attorney for City and a specialist, Paul Benedetti are meeting to discuss the terms of the contract necessary to transfer the land from City to DDA. Reversion and performance clauses will be addressed both for DDA and with future developer contracts.

In **General Discussion**, David Buttery mentioned that young people from the high school seemed quite in tune with the downtown project. The Mayor, Steve Randolph, asked that people join him in a celebration ride on the new Ute Pass Express, November 10. Also, the Board agreed that the next meeting would be November 18 and that a pattern of meeting every other week would be more efficient. Kosley pledged to keep board members informed and to call special meetings as necessary.

Audience Participation – Debbie Miller, Chamber of Commerce, Executive Director, reported that Junior Achievement will be coming to Woodland Park on November 12. The Business Expo is November 13th and is sold out.

Chair Carrick called an **Executive Session** for the purpose of determining positions relative to matters involving development projects within the City of Woodland Park Downtown Development Authority District. C.R. S. 24-6-402(4)(a), C.R.S. 24-6-402 (4)(b) and C.R.S. 24-6-402 (4)(e).

The Executive session was adjourned and the regular meeting resumed. Carrick adjourned the meeting at 9:00 AM