

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
January 20, 2016 @ 6:30 pm
Approved Meeting Minutes

A. CALL TO ORDER

Meeting called to order at 6:34 pm

B. ROLL CALL

Present: Peter Marshall, Kevin Mueller, Katrina Harms, Amanda Kneer, Susan Schneider
Jeffrey Green arrived at 6:37 pm

C. PUBLIC COMMENT ON NON-AGENDA ITEMS (Speakers limited to 3 minutes)

Hunter Wright of Nederland said she was attending the meeting in lieu of Brent Tregaskis who is applying for the NDDA Board position. Brent is currently in California closing on the sale of his house so Hunter said she is available for any questions.

D. CONSENT AGENDA

1. Approval of the November 18, 2015 meeting minutes-Cindy Downing-Secretary

Motion to approve the November 18, 2015 minutes made by Susan Schneider seconded by Amanda Kneer. Motion passed unanimously.

2. Approval of warrants for September 2015, October 2015, and November 2015

No new warrants to approve. Amanda Kneer clarified that some warrants are going to the BOT instead of the DDA so she is going to review them.

E. INFORMATIONAL ITEMS

1. Treasurer's Report – Amanda Kneer

No treasurers report

F. ACTION ITEMS

1. Recommend a new Board Member for appointment by the BOT

Nicki Handy has withdrawn her application for the NDDA. The only applicant is Brent Tregaskis from Eldora Mountain Resort. Eldora owns the International House, which is in the NDDA District.

Susan Schneider has met with Brent Tregaskis and said he has good traffic experience so she

thinks he could be helpful to the DDA.

Peter Marshall is an Eldora employee and said and said Eldora has improved since Brent Tregaskis has been a manager there.

Hunter Wright added that she has been working with Brent since October of 2015 and has seen a remarkable difference at Eldora. She has been a snow sports instructor previous to his employment and has most recently been his personal assistant. Hunter said Brent has organized free bus passes for employees, and will pick up employees on the way to work if the bus schedule does not work for them.

Motion to recommend Brent Tregaskis for appointment to the DDA Board made by Amanda Kneer seconded by Susan Schneider. Motion passed unanimously.

2. Approval of a Resolution to refer to the April 2016 ballot a question to authorize debt for the Downtown Development Authority (DDA)

Katrina Harms said the BOT has to approve an election and also the language of the ballot question. What has to be done tonight is to decide on the amount the DDA will ask for.

After some discussion, it was decided to table this item for the moment and discuss the Master Plan Update.

Motion to table this item of Approval of a Resolution to refer to the April 2016 ballot a question to authorize debt for the Downtown Development Authority (DDA) made by Katrina Harms seconded by Jeffrey Green. Motion passed unanimously.

G. DISCUSSION ITEMS

1. Review Master Plan Draft

Ron Mitchell, a NDDA Business District property owner in Nederland, introduced Nancy Blackwood. Nancy is a principal and professional planner from Blackwood and Associates and is going to make a presentation to the BOT next month. Ron said he is in favor of the MPU since he will benefit from much of it. Ron likes the idea of under grounding utilities and new sidewalks on First Street. One aspect Ron would like to incorporate into the MPU is the Entertainment District. Ron added that 40 people have signed a petition in favor of the Entertainment District and there is no mention of one in the MPU.

Ron is also in favor of a revenue for the TIF. Ron said our TIF currently doesn't have any sales tax revenue component to it and that should be added. He said new development would bring additional money to pay that debt. Ron added that the Mayor indicated at the previous night's BOT meeting that they were going to try to take funding away from the DDA. Ron added that any project the DDA pursues should be able to be paid off within the life of the DDA. Ron said he has recommended the book "The High Cost of Free Parking" to people and recommends the DDA pushes to charge for parking. He would like to make First Street wider, and would donate the space for sidewalks, but would like input on the project. Ron also would like more space for emergency access and he is willing to donate that space if he has input. He would like the DDA to see his presentation before anything concrete is decided.

Katrina Harms clarified that the DDA is going to be working on these projects together and nothing is set in stone, so she is certainly going to take Ron's ideas into consideration and he will be a part

of the process.

Katrina Harms asked for input from the Board in regards to the Master Plan.

Jeffrey Green said his biggest issue was the downtown circulation. In the interest of getting things moving he is fine with the way the MPU is, but he would like the focus to concentrate on pedestrian friendly areas. He thinks the internal parking lots are creating more cars in town, and he prefers parking in the outskirts. Jeffrey said there needs to be signage that directs people to existing parking lots, like the one behind the Mining Museum. He also said the riparian corridor or the creek path is a good area to concentrate on not only because it is something in our town that people enjoy, but also to protect the creek. He also suggested adding some biking areas in the parking lots and perhaps some bike shops in town could provide bike rentals. Jeffrey feels by becoming more pedestrian centric it will relieve the issues of backed up traffic and locals getting through town.

Amanda Kneer likes how the table of contents is broken down and is easy to read. She hopes if the DDA voters read it, it will seem familiar to them.

Peter Marshall said he is disappointed there is no solution to the roundabout issue at Lakeview intersection.

Amanda Kneer replied that they never got to the point where they had concepts about the roundabout. She has put \$470,000 into that category so it could still be a roundabout. Amanda added that the DCI didn't come up with any concepts for the roundabout nor did the wayfinding people. If this debt authorization does go through, then she thinks one of the first things the DDA could do is to hire a professional to come in and decide what to do with the Lakeview area.

Alisha Reis said the traffic study will be revealing and that there is discussion of a traffic circle at the Eldora and Big Springs turnoffs.

Katrina Harms said there are potential concepts and nothing is off of the table until the actual design study is finalized.

Kevin Mueller said he was impressed by the rendering of the creek path. He would like to see some detail changes made to the MPU like the changes Jeffrey Green suggested. He feels like they one thing that is missed is the back and forth of establishing the needs of the development in the NDDA district, and that there is a disconnect from the DDA vision and the needs of the community. Kevin said accommodating more vehicles may not fit the vision when they want to focus on a pedestrian town. He said the environment comes first in the DDA vision but the community may have other ideas. Kevin said we should educate the community so they understand the vision of the DDA.

Alisha Reis said the DDA needs to think about how remove barriers for pedestrians in Nederland. She said she notices a large increase in the area along the highway since it has been paved.

Jeffrey Green suggested that there needs to be walkable paths from every parking lot in town.

Alisha Reis said the DDA could use areas at Town Hall and the Library if they would like to start an education campaign and put up boards, etc.

Kevin Mueller said it is important the MPU establishes the need for all of these projects being discussed. Kevin said with the Vision Statement and the Towns Comprehensive plan, one of the policy goals was to fix what we have first before bringing in new projects. Kevin said to bring in

another bridge without fixing the current crossing seems at odds with our policy.

The Board discussed some options for an additional creek crossings and agreed to ensure any professional hired to work on the project will be clear about the vision of the DDA.

Katrina Harms said Board members should send recommendations to her via email by Jan 25. Katrina will work on the sections and highlight them so Board members can see what she has added in terms of the pedestrian and traffic, as well as the second crossing. Katrina is going to change the verbiage and call it a second crossing instead of a second bridge so there are more options. During a review and discussion of the vision, Kevin Mueller pointed out that the paragraphs following the introduction vision statement were belief statements not actually the vision. Jeffrey Green brought up the vision statement he had sent around a few months ago and everyone agreed that that should be the vision. Katrina also suggested the Board gathers in 2 weeks to look at the vision Jeffrey Green and Kevin Mueller have individually written up and utilize them for NDDA vision.

Katrina noted that she would like a Debt Authorization draft included in the BOT packet for their meeting on February 2nd.

Amanda Kneer noted that the DDA is not obligated to option 1 or option 2, only to what is in the resolution.

Susan Schneider suggested that some additional verbiage be added to the resolution. She suggests they should be more specific about traffic flow and change the verbiage to "multi module traffic flow". The Board agreed to make this change.

Kevin Mueller suggested the DDA ask for a debt authorization of \$2.9 million as was previously discussed. Amanda Kneer said that former treasurer Eva Forberger had suggested \$2.55 million as a comfortable area. Amanda clarified that the amount of \$2.9 million was taking into consideration every conceivable project, while leaving out the underground pedestrian underpass idea, and it added up to \$2.9 million.

Alisha Reis said the DDA can make that request and borrow that much but not necessary do all the projects, because some of them will not happen and they will not get all the leverage. She feels the DDA should be more conservative but they can ask for the whole \$2.9 million if that is what they decide.

Katrina Harms said if they go too fast and use all the money that they may have issues paying it back.

Alisha Reis responded they may calculate the amortization figures in what the payment would be so it is payable within the TIF given the forecast amounts. Averaging that out it would work, but it is aggressive.

Susan Schneider said it might be a good idea to just make interest payments for the first 2 years and it might cost more in the long run, but if they have more money later they can make additional unscheduled principal payments.

Alisha Reis said to remember that these amortizations are based on a placement percentage of 1%, which is likely, and at an interest rate of 6%. This buffers against the ups and downs because we will get better interest rates at least in the next few years. Also, they will be at the volatility of the market but we are still borrowing these in individual loans. Thus if they find in 3 years they cant afford the next one, they don't do it.

It was decided by the Board that traffic study stays, Lakeview intersection project stays, fixed Sidewalk Phase 1 and other circulation storm water is being lowered to \$525,000.

Amanda Kneer will send out the version with the changes and Board members can apply to her or Katrina with any concerns.

Alisha Reis suggested if they are going to do a direct mailing they can do a brief description of the debt authorization.

Motion to approve the DDA ballot question to authorize debt in the amount of \$ 2,924,000.00 with a repayment of \$ 5,110,567 to the BOT made by Amanda Kneer seconded by Jeffrey Green.

Role call was taken and motion passed unanimously.

H. OTHER BUSINESS

Katrina Harms said there is a meeting next week in Arvada with DCI about parking and traffic in rural areas. The DCI would like to do their third part of the technical review on February 16, 2016 or February 18 from 8-11 am. Katrina will send a quick not to remind the Board and then they can decide.

J. ADJOURNMENT

Motion to adjourn made by Amanda Kneer seconded by Jeffrey Green. Motion passed unanimously. Meeting adjourned at 9:00 pm.

NEXT REGULAR MEETING: February 17, 2016 @6:30 pm Nederland Community Center Multi purpose room

The NDDA Board encourages citizen participation. Public hearings and the "unscheduled citizens" agenda item allow an opportunity to address the Board. Discussion is limited to 3 minutes and please address your comments to the Board. Thank you for your cooperation. The NDDA Board may take action on any item included on this agenda, regardless of the heading under which such item appears. Discussion items may become action items if the Board determines that deferring final action on an item to a subsequent meeting is unnecessary or unwarranted and that taking immediate action does not compromise any third-party's rights. The NDDA Board of Trustees meeting packets and agendas are prepared on Friday before the Wednesday meetings and are available on the NDDA website, www.nederlanddowntown.org. Copies of the agendas and meeting packet are available at no cost via email from cindydowning0@gmail.com. The information is reviewed and studied by the Board members, eliminating lengthy discussions to gain basic understanding. Short discussion on agenda items does not reflect lack of thought or analysis.