

Town Of Nederland  
NEDERLAND DOWNTOWN DEVELOPMENT  
AUTHORITY

NEDERLAND COMMUNITY CENTER  
750 Hwy 72 Nederland, CO 80466  
Multi-Purpose Room

March 16, 2016 @ 6:30 pm

Approved Meeting Minutes

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A. CALL TO ORDER

Meeting called to order at 6:37 pm

B. ROLL CALL

Present: Katrina Harms, Susan Schneider, Brent Tregaskis, Peter Marshall

Absent: Kevin Mueller, Jeffrey Green, Amanda Kneer

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

Barbara Hardt of Nederland, and owner of the Mountain Ear newspaper, said she is aware that the NDDA has had several meetings and presentations recently. She would like to know why there is no information of what was discussed, and why nothing has been presented formally to the public.

Katrina Harms replied that the NDDA has just finalized the third phase (of three phases) with Downtown Colorado, Inc. When that report is finalized, they can get it out to the public.

Alisha Reis clarified that some of the other meetings that Barbara was talking about were actually Planning Commission meetings and that information has come out publicly.

D. CONSENT AGENDA

1. Approval of the February 17, 2016 meeting minutes-Cindy Downing

Susan Schneider pointed out that her name was listed as Susan Green instead of Susan Schneider.

Katrina Harms also pointed out that Kevin Mueller had an excused absence since he did email her prior to the meeting.

Brent Tregaskis moved to approve the February 17, 2016 meeting minutes with the changes seconded by Katrina Harms. Motion approved unanimously.

2. Approval of warrants

Motion to approve the warrants made by Brent Tregaskis seconded by Susan Schneider. A roll call was taken and motion was approved unanimously.

## E. INFORMATIONAL ITEMS

### 1. Treasurers Report-Amanda Kneer

Amanda Kneer was not present to give a report.

Alisha Reis, Town Treasurer said that the year end is completing so the reports will be finished shortly. The week of April 11 is the audit so the audit report will come out soon after that. The Town is also preparing for a supplementary budget schedule should the DDA be successful with their debt authorization.

Reis also noted that ordinance 737 (disposable bag ordinance) is coming into hard enforcement. Letters are going out tomorrow to anyone who is required to comply.

Reis also said that NedPeds is coming into the final schedule and mid April is still the schedule for the kick off. The contract is signed and they are awaiting weather lift.

Reis also informed the Board that the people from Boulder County would like to know how the Hessie shuttle performed this summer. She would like the Board to email her any input since she will be meeting with them soon.

Katrina Harms asked the Board and the public if there were questions on the Debt Authorization or the Master Plan.

Barbara Hardt said they put the information from the NDDA website on the Debt Authorization in the Mountain Ear. She said the information seems vague and she would like to know exactly where the money is being allocated.

Katrina Harms said there is a reason for making the ballot question broad. NedPeds is a good example of the reason for doing this. The flood happened in 2013 which put a halt on the NedPeds project, and had there been funding for other projects, the DDA could have worked on something else. Elections are expensive so the opportunity to ask for funding is when there is a municipal election, which is every 2 years. The flood happened in 2013 and they weren't prepared to do a debt authorization in 2014 so this is the next opportunity. Katrina said the NDDA looked at what other DDA's do, and some ask for less money more often for specific projects. Others ask for a larger amount of money less often so there is flexibility if an opportunity comes up. All of the projects the NDDA would like to do still have to go through BOT approval and the larger projects would be public noticed.

Susan Schneider said even if the Debt Authorization gets approved, the projects still have to be approved by the BOT. They DDA is just getting permission to borrow the money from the voters.

Barbara Hardt said she had read something that indicated that if the NDDA gets the Debt Authorization, that this would take money away from other Town entities for example, the Fire Department.

Katrina Harms said when the DDA district was put into place in 2005, the value of all of the DDA District properties was added up. Any increase in property values in the DDA District over the rest of the years until 2030 goes to the DDA.

Alisha Reis clarified and said for example (these are not factual numbers) if the DDA was worth 1 million in 2005 and today it is worth 2 million; only that middle million is capable or eligible of going into the District. Thus, the fire department doesn't realize the added value of that but they never lose what they already have.

Alisha also noted that this NDDA District is in place until 2030. These funds pour into the NDDA pot whether or not someone wants it to go somewhere else. If people do not vote to access the TIF funds, they sit there and they don't go anywhere and the DDA can only access the pot by a debt tool. That tool can be loans, bonds, any way that you get a debt. What the NDDA has put forth as a debt question will never pay for all of the projects so there has to be some amount of money that leverages. The more projects that go into the Master Plan that align with previously approved Town plans such as the Comprehensive Plan and the Master Infrastructure plan (which informs most of the projects), the better you can leverage those funds to pay for things already anticipated by the Town.

Katrina Harms said a lot of the NDDA projects are in the Town Infrastructure plan and if they NDDA completes them then they Town doesn't have to do them.

Alisha Reis said when you concentrate the investment like in a downtown, then you have realization of better value. What the Town saw after the Phase I Sidewalks was \$100,000 a year increase to their sales tax base. It paid back the amount the amount that the NDDA put forward for leverage in less than 5 years.

Susan Schneider wondered what happens to the money in the NDDA pot if no debt is ever authorized for the rest of the life of the NDDA?

Alisha Reis responded that it sits there until 2030. At that time, it is distributed to the other tax districts. It can not be accessed until 2030 unless the DDA is dissolved which can only happen if all of the DDA debt is paid off.

Barbara Hardt asked for clarification in regards to "Event Support" in the debt authorization.

Katrina Harms responded that they envisioned coming up with a program for all of the events where they could produce signage that all of the events could use. They could purchase picnic tables, etc. They could perhaps do an events package to make it easy for people to have events in town.

Susan Schneider added that checks and balances are in place, for instance: board meetings, public input, etc, and there is always opportunity from anyone from the public to give their input.

## F. ACTION ITEMS

There were no action items.

## G. DISCUSSION ITEMS

1. Discussion on getting out information about the Debt Authorization Ballot Issue to the Voters in the DDA District.

Katrina will email the Board tomorrow to give more information about outreach. Katrina would like to divide people up into groups to do door to door and call or talk to people.

2. Review vision(s)/mission

It was decided to move this item to the next meeting since not enough members are present at this meeting.

## H. OTHER BUSINESS

Katrina Harms said High Peaks Art Festival is wondering if the DDA would like to sponsor Best in Show. Katrina would like to know if the DDA would like to approve it and vote on it to approve it next month. The Board agreed to support this.

## I. ADJOURNMENT

Motion to adjourn made by Susan Schneider seconded by Peter Marshall. Motion passed and meeting adjourned at 7:40

## NEXT REGULAR MEETING:

April 20, 2016 6:30pm at the 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](http://www.nederlanddowntown.org). Copies of the agendas and meeting packet are available at no cost via email from [cindydowning0@gmail.com](mailto: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.