

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
January 20, 2016
AGENDA

A. CALL TO ORDER

B. ROLL CALL

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

D. CONSENT AGENDA

1. Approval of the November 18, 2015 meeting minutes-Cindy Downing-Secretary
2. Approval of warrants for September, October and November

E. INFORMATIONAL ITEMS

1. Treasurer's Report - Mandy Kneer

F. ACTION ITEMS

1. Recommend new Board Member for appointment by the BOT
2. Approval of a Resolution to refer to the April 2016 ballot a question to authorize debt for the Downtown Development Authority (DDA)

G. DISCUSSION ITEMS

1. Review Master Plan Draft

H. OTHER BUSINESS

J. ADJOURNMENT

NEXT REGULAR MEETING: February 17, 2016

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.

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
November 18, 2015
DRAFT MEETING MINUTES

A. CALL TO ORDER

B. ROLL CALL

Present: Katrina Harms, Amanda Kneer, Peter Marshall, Kevin Mueller, Jeffrey Green
Susan Schneider was present via phone

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

No public comments

D. CONSENT AGENDA

1. Approval of the September 16, 2015 meeting minutes-Cindy Downing-Secretary
2. Approval of the October 21, 2015 meeting minutes-Cindy Downing-Secretary

Motion to approve the NDDA meeting minutes from September 16, 2015 and October 21, 2015 made by Amanda Kneer seconded by Jeffrey Green. Motion passed unanimously.

Kevin Mueller abstained since he was not present at the last meeting.

3. Approval of warrants for September and October

Motion to approve the warrants made by Amanda Kneer seconded by Susan Schneider. Motion passed unanimously.

E. INFORMATIONAL ITEMS

1. Update on Nedpeds - Todd Ficken F&D International

Todd Ficken reported that an agreement will be sent to the Board and will be concurrent with the Mayors signature. They had a meeting today with Consolidated Resources and they are going to push the construction off until spring. The project is a 75 day duration, so possibly by the end of May or June 2016, the project will be done. The construction schedule should be prepared in about two weeks. The benefit of waiting until the spring is that the construction firm will have more crews available.

Alisha Reis said Boulder County Transit agreed to give Nederland a bus stop for Big Springs,

2. Treasurers Report-Amanda Kneer

Amanda Kneer reported the NDDA approved the payment for the updated district map and expensed it to office supplies, but there is no room in office supplies budget, so it needs to be moved to the Master Plan Update.

Kneer put together a “where we are at today” report and it looks like the NDDA will be under budget for a few categories.

Alisha Reis reported that the creek study report should be ready in the next couple of weeks for the NDDA to incorporate into the Master Plan Update.

Additionally, Alisha Reis has reached out to Eva Forberger and Kim Crawford for Bond Counsel on the debt authorization, and she will have some dialed in numbers for the budgeting soon.

F. ACTION ITEMS

1. Approval of the NDDA 2016 Budget

Approval of the NDDA 2016 Budget made by Susan Schneider seconded by Peter Marshall. Motion passed unanimously.

Alisha Reis said the BOT will approve the NDDA budget as part of the larger Town budget on December 1, 2015.

2. Appointment of Amanda Kneer as Treasurer to the NDDA

Motion to appoint Amanda Kneer to the NDDA Treasurer position made by Jeffrey Green seconded by Kevin Mueller. Motion passed unanimously.

3. Nominations and appointment of Vice Chair to the NDDA

Katrina Harms asked if anyone from the Board would like to volunteer for the position.

Susan Schneider said if Jeffrey Green is willing to volunteer that she would endorse him to be the Vice Chair.

Motion to appoint Jeffrey Green as Vice Chair to the NDDA made by Amanda Kneer seconded by Peter Marshall. Motion approved unanimously.

4. Recommend new Board Member for appointment by the BOT

Katrina Harms reported that no applications were submitted so a new deadline will have to be set. It was decided to make January 8, 2016 the new deadline for the open Board position.

G. Discussion Items

1. Business directory update

Katrina Harms suggested to take the website to the next level and hook into the kiosk at the Visitors Center. By doing that, we could include all local businesses not just DDA district people. Harms noted that any business listed would have to be registered. There was no

opposition from the Board.

2. 2016 project review

Katrina Harms would like the Board to think about every project they could do next year that they would like to put into the Debt Authorization. When this is decided, a prioritized list with a ball park cost should be prepared for Kim Crawford from the Bond Counsel. Harms said the DDA could start some of these projects by getting engineering plans and locating grant money so they are prepared to go quickly into the projects.

Alisha Reis said if the NDDA can prioritize projects, they can then make voters aware of the list. Reis also suggested to contact Longmont's DDA to get more advice and information about TIF funding.

Kevin Mueller suggested a zero waste program and partnering with the Town to make that happen.

Katrina Harms suggested a program for beautification.

Jeffrey Green suggested helping business with permits to improve their properties.

Katrina Harms said after the Debt Authorization is approved that they would hire a program manager to manage the programs.

Alisha Reis suggested the DDA work with Boulder County since they have these programs established and they can send someone up to work with business owners. Reis has found it is easier to use Boulder County programs as an example.

Susan Schneider asked if it would fit within the Master Plan Update to hire a director to administrate these programs.

Alisha Reis suggested for the DDA to reach out to Longmont because they have great ideas in regards to administrative programming.

Susan Schneider would also like to know if it would fit within the Master Plan Update for the DDA to have some funds to purchase property in town to develop for businesses.

Katrina Harms said that it is possible and also a shared workspace cooperative is possible.

Kevin Mueller suggested to add programs for energy efficiency improvements to existing buildings and businesses.

Jeffrey Green suggested to add a program to help purchasers of properties to tap into water sources.

Katrina Harms suggested putting money toward cleanup between the Rustic Moose and Cross Cut Pizza. Harms also suggested the DDA look at the gaps in undeveloped places to make the town more inviting.

Katrina Harms said Town has asked the DDA to write a proposal to take over the Visitors Center. Harms said the DDA could get some operation money from that to pay for administrative costs and perhaps make the Visitors Center a chamber kind of position.

Kevin Mueller inquired about a partnership with Wild Bear.

Alisha Reis said she has been working with Jill Dreves and the Wild Bear Board about negotiating various properties. Reis added that Wild Bear applied for a large grant and were denied, but they met with the grant people at GOCO (Great Outdoors Colorado) to give them more information.

Katrina Harms suggested the Board discuss these projects again at the next meeting.

H. OTHER BUSINESS

No other business was discussed.

I. EXECUTIVE SESSION

The Nederland Downtown Development Authority Board of Directors will be meeting in executive session, to discuss a potential real estate transaction. This meeting is not open to the public. Closed meetings of this nature for this reason are permitted pursuant to C.R.S. § 24-6-402(4)(a).

Motion to go into an executive session for a conference with Town staff under section C.R.S. § 24-6-402(4)(a) specifically to discuss a potential real estate transaction and to adjourn the NDDA meeting at the conclusion at the executive session made by Katrina Harms seconded by Amanda Kneer. Motion passed unanimously.

Session was called to order at 8:29 pm.

Present: Kevin Mueller, Alisha Reis, Amanda Kneer, Jeffrey Green, Peter Marshall, Katrina Harms.

Susan Schneider was present via phone.

Executive meeting adjourned at 9:09pm

J. ADJOURNMENT

NEXT REGULAR MEETING:

January 20, 2015 6:30 pm 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.

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**Town of Nederland
Council Approval Report
(Council Approval Report)**

Invoice Number	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
<u>Downtown Development Fund</u>										
57	Business Connection, PO BOX 3277, Nederland, CO, 80466									
93706	07/23/15 DDA COPIES			08/02/15	\$48.95	\$48.95	70-75-5410	Office Supplies	\$100.00	(\$165.87)
93671	07/13/15 DDA JULY PACKET			07/23/15	\$1.00	\$1.00	70-75-5770	Printing/Copying	\$100.00	(\$86.75)
93766	08/11/15 DDA COPIES			08/21/15	\$5.25	\$5.25	70-75-5770	Printing/Copying	\$100.00	(\$86.75)
93786	08/18/15 NDDA COPIES			08/28/15	\$0.75	\$0.75	70-75-5770	Printing/Copying	\$100.00	(\$86.75)
93801	08/21/15 NDDA COPIES			08/31/15	\$140.00	\$140.00	70-75-5770	Printing/Copying	\$100.00	(\$86.75)
177	Huitt-Zollars, Inc., 1717 McKinney Avenue, Lock Box 15, Dallas, TX, 75202					\$195.95				
163210119	08/21/15 dpeds design phase engineering			09/20/15	\$115.00	\$115.00	70-75-6600	Infrastructure	\$1,004,731.00	\$997,450.87
213	Cindy Downing, PO Box 302, Nederland, CO, 80466					\$115.00				
2015-7	09/01/15 DDA SECRETARY SERVICES			09/11/15	\$160.00	\$160.00	70-75-5129	DDA Secretary Services	\$3,600.00	\$1,864.00
372	Ninyo & Moore, 5710 Ruffin Road, SanDiego, CA, 92123					\$160.00				
190967	07/13/215NEDPEDS PROJECT GEOTECH EVALUATION			07/23/215	\$2,200.00	\$2,200.00	70-75-6500	Infrastructure	\$1,004,731.00	\$997,450.87

Total Bills To Pay:

\$36,855.51

Total Downtown Development Fund

**Town of Nederland
Council Approval Report
(Council Approval Report)**

Schedule A

Vendor InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
Downtown Development Fund									
59	971	The Mountain Ear, PO BOX 99, Nederland, CO, 80466 08/31/15 Ad for NDDA Budget	09/10/15	\$50.00	\$50.00	70-75-5750	Advertising	\$1,000.00	\$950.00
183	535	TerraCognito GIS Services, 560 Eldorado Avenue, Eldora, CO, 80466 09/09/15 DDA land use and mapping	09/19/15	\$450.00	\$50.00 \$450.00	70-75-5790	MISC	\$0.00	(\$450.00)
Total Downtown Development Fund									\$500.00

**Town of Nederland
Council Approval Report
(Council Approval Report)**

Schedule A

Vendor InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
Downtown Development Fund									
341	1688	F&D International, 5723 Arapahoe Ave. Ste 1B, Boulder, CO, 80303 09/01/15 Engineering Design EWO 1 (NEDPEDS)	10/01/15	\$18,068.33	\$18,068.33	70-75-6500	Infrastructure	\$1,004,731.00	\$979,382.54
Total Bills To Pay:									\$18,068.33

Town of Nederland
Council Approval Report
(Council Approval Report)

Schedule A

Vendor InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
Total Sewer Fund									
<u>Downtown Development Fund</u>									
9		B&F Super Foods, PO BOX 1408, Nederland, CO, 80466			\$1,422.00				
09/01/15	09/01/15	B&F Aug 2015	09/16/15	\$1.69	\$1.69	70-75-5830	Meals	\$1,000.00	\$342.62
09/01/15	09/01/15	B&F Aug 2015	09/16/15	\$24.10	\$24.10	70-75-5830	Meals	\$1,000.00	\$342.62
					\$25.79				
213		Cindy Downing, PO Box 302, Nederland, CO, 80466			\$128.00	70-75-5129	DDA Secretary Services	\$3,600.00	\$1,736.00
09302015	09/30/15	9/10 to 9/30	10/10/15	\$128.00	\$128.00				
Total Downtown Development Fund									
Total Bills To Pay:									\$27,783.43

**Town of Nederland
Council Approval Report
(Council Approval Report)**

InvoiceNumber	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
<u>Downtown Development Fund</u>										
9	B&F Super Foods, PO BOX 1408, Nederland, CO, 80466									
2015-09	10/26/15 DDA			11/10/15	\$29.53	\$29.53	70-75-5830	Meals	\$1,000.00	\$313.09
72	Praire Mountain Publishing, LLP, PO BOX 6544, Carol Stream, IL, 60197-6544					\$29.53				
104510-5657114	09/30/15 9/1/15 to 9/30/15 stmt; invit to bid ad			10/10/15	\$35.20	\$35.20	70-75-6500	Infrastructure	\$1,004,731.00	\$962,812.65
341	F&D International, 5723 Arapahoe Ave. Ste 1B, Boulder, CO, 80303					\$35.20				
1696	10/06/15 DDA project			11/05/15	\$16,534.69	\$16,534.69	70-75-6500	Infrastructure	\$1,004,731.00	\$962,812.65
						\$16,534.69				
						\$16,599.42				
						\$187,004.94				
Total Bills To Pay:										

Total Downtown Development Fund

Town of Nederland
Council Approval Report
 (Council Approval Report)

Vendor Invoice Number	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
<u>Downtown Development Fund</u>									
129	10/06/15	Western Ecological Resources, Inc., 711 Walnut Street, Boulder, CO, 80302	10/16/15	\$671.40	\$671.40	70-75-5190	Other	\$15,000.00	\$5,328.60
8670		10/06/15 Middle Boulder Creek Assessment - Ecologist							
383	05/01/15	High Peaks Media, P.O. Box 341, Rollinsville, CO, 80474-0341	05/16/15	\$300.00	\$300.00	70-75-5115	Website	\$2,400.00	\$1,956.00
881	10/01/15	05/01/15 3of3 payments NDDA website	10/10/15	\$144.00	\$144.00	70-75-5115	Website	\$2,400.00	\$1,956.00
901		10/01/15 Web Hosting / Mgmt							
					\$444.00				
Total Downtown Development Fund					\$1,115.40				

20,124.50

**Town of Nederland
Council Approval Report
(Council Approval Report)**

InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
Downtown Development Fund									
213	10/31/15	Cindy Downing, PO Box 302, Nederland, CO, 80466	11/10/15	\$240.00	\$240.00	70-75-5129	DDA Secretary Services	\$3,600.00	\$1,496.00
311	10/21/15	Downtown Colorado, Inc., 1420 Ogden Street, Denver, CO, 80218	10/21/15	\$55.00	\$55.00	70-75-5810	Conference/Training	\$750.00	\$695.00
081015	10/31/15	10/31/15 Coops and Awards Ticket	10/31/15	\$175.00	\$175.00	70-75-5850	Annual Membership/Dues	\$250.00	\$75.00
		10/31/15 Membership renewal		\$230.00	\$230.00				
Total Downtown Development Fund					\$470.00				
Total Bills To Pay:					\$470.00				

**Town of Nederland
Council Approval Report
(Council Approval Report)**

InvoiceNumber	Vendor	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
<u>Downtown Development Fund</u>										
40	Mutual of Omaha Credit Card, PO BOX 790408, St. Louis, MO, 63179-0408									
1016	10/06/15 Mut of Omaha Ccard - 9/5 to 10/6	11/03/15			\$200.00	\$200.00	70-75-5810	Conference/Training	\$750.00	\$495.00
					\$200.00	\$200.00				
					\$200.00	\$200.00				
Total Bills To Pay:						\$6,665.74				

Total Downtown Development Fund

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE:

INITIATED BY: Katrina Harms

INFORMATION: ACTION: X OR DISCUSSION:

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AGENDA ITEM: Open NDDA position

SUMMARY: Two people have submitted applications for the open board seat, expiring July 2017. Their applications are attached for review. The DDA board should choose 1 person to forward to Board of Trustees to appoint to the seat.

RECOMMENDATIONS:

FINANCIAL CONSIDERATIONS: none



**TOWN OF NEDERLAND
STANDARD APPLICATION FOR
APPOINTMENT OR REAPPOINTMENT TO TOWN
ADVISORY BOARDS AND COMMISSIONS**

This is an application for appointment or reappointment to the
Nederland Downtown Development Authority

Applicant Name:

BRENT TREGASKIS

Mailing Address:

P.O. BOX 1697 NEDERLAND, CO 80466

Street Address:

1697 HWY 119 NEDERLAND, CO 80466

Telephone number(s):

(303) 440 8700 XT. 295

Email address:

BRENT@EUDORA.COM

1) Are you applying as a Property owner or Business lessee? PROPERTY OWNER

- Physical address of property or business: 1697 HWY 119 NEDERLAND, CO 80466
- Mailing address of property or business: P.O. BOX 1697 NEDERLAND, CO 80466
- Position (Owner, manager if property is a corporation): GENERAL MANAGER
- Name of Business if a Lessee: N/A

2) If Property or business is not owned in an individual name, please list the type of ownership (LLC, Corporation, Trust, etc) and the name of the entity:

- Type of ownership: LLC
- Name of entity: EUDORA ENTERPRISES, LLC
- Your relationship to entity: GENERAL MANAGER

If Corporation or Trust is owner of the property/business, a letter from the Corporate Board, Managing Agent, or other Trustees authorizing applicant to make decisions on behalf of the Corporation must be attached.

If a NEW APPOINTMENT, please describe any special knowledge, abilities, background or interests you feel will provide a positive contribution to the goals and purposes of the board or commission for which you are seeking appointment. (Attach resume if desired or use an extra sheet of paper, if necessary.) If a RE-APPOINTMENT, please describe previous board(s) experience and contributions.

RECENTLY MOVED FROM BIG BEAR LAKE, CALIFORNIA
WHERE I WAS VERY ACTIVE IN THE LOCAL COMMUNITY.
SOME OF MY VOLUNTEER EXPERIENCE INCLUDES

SERVING ON THE CHAMBER OF COMMERCE BOARD ACTING AS PRESIDENT FOR 2 YEARS, BOARD MEMBER ON THE VISITOR'S BUREAU AND EVENTS RESOURCE OFFICE, CHAIRMAN OF GOVERNMENT AFFAIRS, MEMBER OF THE REGIONAL TRAFFIC ADVISORY COMMITTEE.

AS THE NON GENERAL MANAGER FOR ELDORA MOUNTAIN RESORT, I AM EAGER TO GET INVOLVED IN THE LOCAL NEDERLAND COMMUNITY TO SHARE MY VOLUNTEER EXPERIENCE & REPRESENT ELDORA AS A VIBRANT CONTRIBUTOR TO THE WINTER ECONOMY.

Please plan on attending the BOT meeting at which your appointment will be considered.


Applicant Signature

1/5/2015

ELDORA
MOUNTAIN RESORT

Brent Tregaskis
General Manager
brent@eldora.com

P.O. Box 1697, Nederland, CO 80466
Phone: 303.440.8700 Ext. 295 • Fax: 303.440.8797
www.eldora.com • Mobile: 909.680.6008

FOR OFFICE USE ONLY:

Date of initial appointment: _____

Replaced (if applicable): _____

Date of term Expiration: _____

Date of reappointment: _____ Date term expires: _____

Date of reappointment: _____ Date term expires: _____

Date of reappointment: _____ Date term expires: _____

NOTES

Date of resignation or removal: _____

BRENT G. TREGASKIS

Post Office Box 68, Big Bear Lake, CA 92315
909.680.6008 tregaskis@charter.net

PROFESSIONAL EXPERIENCE

- VICE PRESIDENT AND GENERAL MANAGER**, *Big Bear Mountain Resorts – Snow Summit Mountain Resort and Bear Mountain Ski and Golf Resort, Big Bear Lake, CA*
Owned/operated by Mammoth Mountain, September 2014 – present;
Owned by Snow Summit Ski Corporation, 2002 – 2014;
Owned by Booth Creek Ski Holdings, 1995 – 2002
- 1998 – Present* General Manager of both resorts since Mammoth Mountain signed an agreement to purchase them in the fall of 2014. Oversee all aspects of planning, budgeting and operations; responsible for over \$45 million in annual revenues and more than 1800 employees at peak season.
- For the prior sixteen years, I was the General Manager of Bear Mountain, additionally serving for the last twelve as Profit Centers Manager for Snow Summit. Bear Mountain is primarily a day/weekend resort that averages 300,000 skier days per winter and owns and operates a golf course in the summer. In the last eight years, Bear Mountain has consistently been ranked in the top 10 terrain parks in the country by both industry and consumer magazine surveys. Bear Mountain has been the home to numerous high-profile events, including its own signature event, Hot Dawgs and Hand Rails, each September, and many winter competitions, concerts and exhibitions. Snow Summit is primarily a day/weekend ski resort with focus on the family market that averages 450,000 skier days annually and operates a very successful scenic chairlift, mountain bike park, retail, bike rental, and food and beverage service in the summer.
- 2002- 2014* In addition to being the General Manager of Bear Mountain, I was the Profit Centers Manager at Snow Summit, overseeing the Food and Beverage Departments, Rental operations, Snowsports Schools, and the Sports/Retail Shops. In each department, the yield has increased significantly. For example, comparing 2014 to 2007, the Food and Beverage yield increased over 35% at each area. Rental and Snowsports Schools yields increased between 30 and 35%.
- 1998 – 2002* Booth Creek originally brought me in as the General Manager of Bear Mountain mid-season to rectify numerous problems, specifically loss of market share, high employee turnover, low morale, weak profitability, and poor operational quality. I was the primary contact person for all regulatory and environmental agencies, working closely with the Forest Service, Air Quality Management District and utility companies, as well as local and county governments. During two years of negotiations for the sale of the resort, I was the point person and liaison with potential buyers. In that same two-year period, I helped increase the value of the resort by over \$2 million by raising ticket revenues, improving return per skier in all profit centers, decreasing turnover, and reducing operational costs.
- 1996 – 1998* **FOOD & BEVERAGE DIRECTOR / FACILITIES DIRECTOR**, *Jackson Hole Mountain Resort, Teton Village, WY*
Responsible for all food and beverage operations on the mountain, comprised of several different restaurant facilities. I was hired to start the department virtually “from scratch,” as most food and beverage had been operating under concession agreements and JHMR decided to bring them in-house as the agreements expired. Under my leadership, the Food and Beverage Department contributed approximately five times as much profit to the corporation my first season as the concessionaires had the previous year. In my second season, I also became the Facilities Director, responsible for all building maintenance, nightly housekeeping of area buildings, and the operation of multiple parking lots.
- 1993 – 1996* **PROFIT CENTERS MANAGER**, *Snow Summit Mountain Resort, Big Bear Lake, CA*
Responsible for all revenue/profit centers at the resort. Oversaw the managers of the Snowsports School, Rental and Retail Shops, while continuing as the General Manager of the Food and Beverage Department. Designed and implemented programs and marketing promotions to increase each department’s sales and profitability.

BRENT G. TREGASKIS

Post Office Box 68, Big Bear Lake, CA 92315
909.680.6008 tregaskis@charter.net

1985 – 1996 **GENERAL MANAGER**, *Summit Foods, Inc., Snow Summit Mountain Resort, Big Bear Lake, CA*
Responsible for all food and beverage operations, including four distinctly different restaurant buildings. Two facilities have full bar and entertainment lounges, and there were several outdoor barbeques and other remote points of sale. The combined five-month seasonal revenues were over \$3 million. Summer revenues from chairlift and mountain bike operations, mountain bike races, barbeques and catering were relatively small but growing. I worked closely with outside companies and the Marketing Department on major promotions and special events to promote the area and increase revenues. Hired in 1985 from Park City Mountain Resort as the Summit Foods Operations Supervisor, I became the Assistant General Manager and was then promoted to General Manager.

1984 – 1985 **MANAGER**, *Ogden Food Service, Park City Mountain Resort, Park City, UT*
Responsible for operations, hiring, training and coordinating all personnel in the base area cafeteria and Rusty Nail Saloon at the base of Park City Mountain Resort. Handled all advertising, promotions and booked entertainment.

EDUCATION

Bachelor of Science Degree, Utah State University
Business Administration – Marketing Emphasis
Management Action Program (MAP), 2011
Multi-day program to evaluate and improve management and planning skills, with ongoing follow-up one-on-one and group telephone sessions and monthly emails.

PROFESSIONAL & COMMUNITY ASSOCIATIONS

2009 – Present **Big Bear Lake Resort Association/Visitors’ Bureau** - Director
This organization markets Big Bear in Southern California and the Southwest, and operates a Central Reservations service for Big Bear lodging.

1999 – Present **Big Bear Chamber Of Commerce** - Director
2008 – Present Government Affairs Chair
2005 – 2007 President/Chairman of the Board
2004 Public Policy/Government Affairs Chair

2000 – Present **Regional Traffic Advisory Committee** - Chair
Working to coordinate traffic control, road maintenance, emergency and snow removal efforts of CalTrans, California Highway Patrol, San Bernardino County Sheriff, City of Big Bear Lake, the Chamber of Commerce, and BBL Resort Association/Visitors’ Bureau to the benefit of tourists, locals and businesses.

1998 – Present **California Ski Industries Association** - Director

2013 - Present **Big Bear Lake Events Resource Office Advisory Board** - Director

2013 **Career Institute Leadership Program** - Mentor

2006 – 2007 **California Ski Industry Association Task Force**,
in partnership with the USFS

1992 – 1996 **California Restaurant Association**
San Bernardino Mountains Chapter – President
California Restaurant Association State Board - Director

ACADEMIC & PERSONAL ACHIEVEMENTS

Big Bear Chamber of Commerce Director of the Year - 2012
Utah State University -
University Ski Team – four years; Assistant Coach, one year
Sigma Alpha Epsilon Fraternity - Served two terms as President, one each as Treasurer, Rush and Social Chairman; “Greek Man of the Year”
Eagle Scout Award



**TOWN OF NEDERLAND
STANDARD APPLICATION FOR
APPOINTMENT OR REAPPOINTMENT TO TOWN
ADVISORY BOARDS AND COMMISSIONS**

This is an application for appointment or reappointment to the
Nederland Downtown Development Authority

Applicant Name:

NICKI HANDY

Mailing Address:

P.O. BOX 162, Nederland 80406

Street Address:

4580 SUGARLOAF ROAD, BOULDER

Telephone number(s):

303 408 7139

Email address:

NICKI @ NEDERNET, NET

1) Are you applying as a Property owner or Business lessee? BUSINESS LESSEE

a. Physical address of property or business: NEDERNET

b. Mailing address of property or business: P.O. BOX 1244, NEDERLAND

c. Position (Owner, manager if property is a corporation): OFFICE MANAGER/TECHNICIAN

d. Name of Business if a Lessee: NEDERNET

2) If Property or business is not owned in an individual name, please list the type of ownership (LLC, Corporation, Trust, etc) and the name of the entity:

a. Type of ownership: _____

b. Name of entity: _____

c. Your relationship to entity: _____

If Corporation or Trust is owner of the property/business, a letter from the Corporate Board, Managing Agent, or other Trustees authorizing applicant to make decisions on behalf of the Corporation must be attached.

If a NEW APPOINTMENT, please describe any special knowledge, abilities, background or interests you feel will provide a positive contribution to the goals and purposes of the board or commission for which you are seeking appointment. (Attach resume if desired or use an extra sheet of paper, if necessary.) If a RE-APPOINTMENT, please describe previous board(s) experience and contributions.

Please plan on attending the BOT meeting at which your appointment will be considered.



Applicant Signature

11/5/16

Date

FOR OFFICE USE ONLY:

Date of initial appointment: _____

Replaced (if applicable): _____

Date of term Expiration: _____

Date of reappointment: _____ Date term expires: _____

Date of reappointment: _____ Date term expires: _____

Date of reappointment: _____ Date term expires: _____

NOTES

Date of resignation or removal: _____

Application for Board Seat on Nederland's Downtown Development Authority
Nicki Handy
01/05/2016

I'm interested in applying for the open seat on Nederland's Downtown Development Authority. Over the last decade, I've had the pleasure of witnessing Nederland's growth and I think the NDDA would be a good place for me to learn more about the processes that have facilitated its success. The NDDA's concern for the nuts and bolts of infrastructure attracts me, as well as the opportunity to gather experience in the public service sector. I believe the skills, experience, and creative thinking that I have to offer would also benefit the group.

I've gotten to know the community intimately working for Nederland's local internet service provider, Nedernet, over the last year and a half, installing internet as well as managing the office. I've observed how critical infrastructure issues are in keeping mountain people connected to the greater economy as well as their families. As the only affordable internet provider for many local communities, we keep people online and functioning in their professional lives. Members of an active community can't sacrifice infrastructure to live here and we've been able to step in and provide a service that a larger ISP wouldn't be incentivized to provide. Local companies providing critical services empowers the community in very substantive ways, and I think our resiliency relies on the kind of self-sufficiency that comes with the availability of services locally.

My professional background includes mostly work in IT. I've attached my resume for anyone interested in the minutiae, but throughout my career, I've focused on web programming, database development, managing data analysis tools, and online marketing. I was part of the tiny tech department that took one of the first online marketing companies, Netcreations, public in the late 90s. I then moved to larger online media companies before moving to Boulder and settling into smaller projects that have suited my personality and love for the outdoors.

I've also had many opportunities to connect with local business owners while writing for the Mountain Ear, our local newspaper, which I think will inform my understanding of the context of the NDDA. I focused on entertainment and energy issues, covering such topics as the solar garden project in Nederland and the many cultural events up and down the Peak to Peak highway. As a local musician, I've also taken part in quite a few events that the community holds dear, from Frozen Dead Guys and Nedfest to all the local picks in town.

I hope to learn more about policy and issues surrounding the economic health of a small town and research models for success elsewhere. I see the persistent challenge of preserving our culture while maintaining the economic growth that keeps us thriving. As a proud devotee of mountain living, I'm also personally invested in making the town healthy and robust.

Nicki Randlett Handy
PO Box 203, Eldorado Springs, CO 80025
303-408-7139 nicki@nickihandy.com

SKILLS

Software: Oracle; MS SQL 7.0 Server; MySql; Sybase 11; Jenzabar Suite; Business Objects and Web Intelligence; Erwin; Avid Media Composer; Adobe Photoshop and Illustrator CC.

Languages: PL/SQL; Transact SQL; Perl; PHP; Shell; HTML; Visual Basic; ASP; MHTML; Lasso.

Training/Classwork: Mac OSX Server Administration, Perl, Linux, Visual Basic, Oracle PL/SQL, Business Objects, Group 1 Software, Avid Media Composer.

Operating Systems: Unix, Linux, NT, Mac OSX

WORK EXPERIENCE

Nedernet Inc, Nederland, CO

May 2014 – Present

- Manage Wireless Internet Service Provider which services remote locations along the Peak to Peak hwy,
- Troubleshoot all connection and hardware issues to support 400 clients and websites.
- Manage all accounting and book keeping.

Spectra Logic Boulder, CO

May 2013 – May 2014

- Developed and implemented test cases for enterprise data storage system.
- Troubleshooted hardware issues with tape library.
- Analyze software issues utilizing sqlite3, Linux log files and custom log files.

Freelance Journalist Black Hawk, CO

June 2009 – Present

The Mountain-Ear, Nederland, CO

- Write, edit, news-gather for The Mountain-Ear on music and local environmental issues.
- Edited supplement for the summer of 2011. Recruited writers, developed themes for each issue and edited all material.

DenverGreenStreets.com, Denver, CO and surrounding areas

Standardized Test Tutor, Boulder and Denver, CO

August 2008-2010

- Prepared high school students for all sections of the SAT and ACT.

Freelance Programmer Golden, CO

November 2005 - 2009

Akaza Research/Beth Israel Deaconess Medical Center

- Consulted on and programmed database driven medical reporting system.
- Developed datamart to store data relating to vascular surgery procedures.
- Wrote TSQL procedures to transform data into datamart that is easily queried for reports. Scheduled DTS packages.
- Developed reporting tool in MS Query for end users to query data. Worked with clients at Beth Israel to create and save new queries and modify datamart according to their needs.

Assumption College Worcester, MA

Feb. 2003 - November 2005

Database Analyst/OSX Server Administrator:

Developed database driven web sites and manage Mac OSX servers.

- Programmed sites and maintain web servers for college students and alumni to perform various tasks, such as online payments, roommate selection and job searches.
- Developed in PHP and perl with a MySQL database and connection to Sybase, running on an a Webstar server in a Mac OSX 10.2 and 10.3 environment.
- Set up all hardware and software. Installed SSL certificate for secure transactions. Setup freetds and perl to connect to remote Sybase server and interact with Jenzabar student package. Perform all security updates and upgrades to the OS.

Freelance Programmer New York, NY

Oct. 2001 - February 2003

Independently developed web sites.

- Programmed administrative tools for managing content and images on websites as well as structure of sites.
- Developed sites in PHP with a MySQL database running on an Apache servers.
- Provide continued hosting support and site updates and email support for all clients.
- Example: PIX Corporation, Aug-Oct 2001. Configured FTP server, IIS4 web server and SMTP server with NTSP 4. Designed database and installed MS SQL Server. Configured with PHP. Programmed site in PHP, including the front end and administrators site. Features included: search engine; image uploading; email; help section; password protection of varying levels; dynamic html; full-text indexing of tables.

NetCreations, Inc. New York, NY

Nov 1999 - Aug 2001

Senior Database Developer and Programmer: Managed and developed a 200 gig Oracle 8i database.

- Created web sites and perl programs to monitor growth of the direct marketing database and overall business.
- Designed and developed a data warehouse and reporting tools.
- Managed and built accounting system with an oracle back-end and internet front-end (PHP,MHTML).
- Managed outsourced DBA, overseeing daily maintenance of database health.
- Programming projects included: Lotto site in PHP, www.doublelotto.com; PL/SQL programs for loading data into database daily and reorganizing data for reporting needs; Perl programs for reporting and processing of log files; Completion of a business intelligence site in PHP and MHTML.
- Maintained legacy system for renting mailing lists in MHTML on front end and perl for scripting and back-end.

Project manager:

- Managed technical department of 7 programmers before and after the initial public offering.
- Coordinated with all other departments to implement new projects and changes to existing system. Represented CTO in executive management meetings.
- Provided sales support to a team of 30 sales people.

EDUCATION

Cornell University, College of Human Ecology Ithaca, NY

B.S., Human Development Family Studies; Special Awards: Study Abroad Grant, Dean's list.

Nederland Downtown Development Authority
P.O. Box 396
Nederland, CO 80466

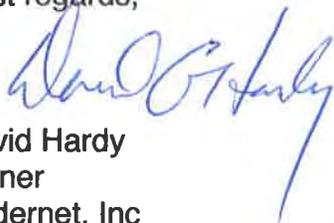
January 7, 2015

To whom it may concern at the NDDA,

Nedernet would like to sponsor Nicki Handy for the board position on NDDA. She has worked at Nedernet for one and half years, managing our office and providing technical support. We believe she would have a lot to contribute to NDDA and highly recommend her for the position.

Please contact us if you have any questions at 303-258-7922

Best regards,

A handwritten signature in blue ink, appearing to read "David Hardy", written over a light blue horizontal line.

David Hardy
Owner
Nedernet, Inc



AGENDA INFORMATION MEMORANDUM NEDERLAND BOARD OF TRUSTEES

Meeting Date: January 19, 2016
Prepared By: Alisha Reis, Katrina Harms
Dept: DDA
Consent Information Action Discussion

AGENDA ITEM:

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

SUMMARY:

Attached for the Board's consideration is a resolution to refer to the voters of the Nederland Downtown Development Authority a question to authorize debt in support of projects and programs in the downtown district.

Also attached are several financial scenarios to be finalized by the DDA at their meeting of Jan. 20, 2016. All of the projects on these lists are in line with the DDA's Plan of Development, a document that governs all expenditures within the district, as well as identified priorities of the DDA and the Board of Trustees, furthering the Master Infrastructure Plan, Comprehensive Plan and other elements of the #NedZero program. Also at their Jan. 20 meeting, the DDA will consider a Resolution to formally request the Board to call an election of the DDA electorate to consider the attached question.

The estimated base cost of this initiative is ranges from \$1.7 million to \$2.9 million, depending on the final financial scenario, to be repaid by the DDA's annual tax increment financing (TIF) revenue. Repayment, estimated at an average 6% interest, would add \$1 million to \$2 million over the 20-year life of the consolidated debt amounts.

It should be noted that once voters approve the debt authorization, the DDA would still need approval from the Board of Trustees for each loan it seeks for each DDA project or refinancing.

These ballot questions will be put before the electors of the DDA district, which include property owners and tenants within the DDA's boundaries. Per Ordinance 702 (adopted on January 3, 2012), the district's boundaries exclude residential and

agricultural properties. Thus, owners of residential and agricultural property located within the DDA's boundaries will not vote on DDA-related items in the April election.

HISTORY AND PREVIOUS BOARD ACTION:

In 2005, DDA voters approved the DDA district. A 5-mill property tax levy for the district was also approved at that time for seven years.

In 2012, DDA voters approved an extension of the 5-mill levy to 2019, as well as debt authorization to support the NedPeds pathways project set for completion this year, as well as updating of the DDA Master Plan and other projects and programs. Much of the approved expenditures from the 2012 debt authorization have been expended or will be in 2016.

ATTACHMENTS:

- 1) Draft Resolution, approving ballot language for the DDA debt authorization on the April 2016 ballot
- 2) Project alternatives, for inclusion in the debt authorization
- 3) Financial analysis

FINANCIAL CONSIDERATIONS:

See attached for the various financial scenarios. The DDA will forward its final plan to the Board on Feb. 2, after it votes on them on Jan. 20.

Without approval of the debt authorization for projects stemming from the Master Plan update, the DDA would not be able to develop future initiatives until a future election approval.

RESOLUTION R-2016-__

A RESOLUTION SUBMITTING TO THE QUALIFIED ELECTORS OF THE TOWN OF NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY, AT THE ELECTION TO BE HELD APRIL 5, 2016, A BALLOT ISSUE AUTHORIZING DEBT OF THE DOWNTOWN DEVELOPMENT AUTHORITY.

WHEREAS, the Nederland Downtown Development Authority, in the Town of Nederland, State of Colorado (the “Authority”), is a body corporate duly organized and existing under laws of the State of Colorado; and

WHEREAS, the members of the Board of the Authority (the “Board”) have been duly appointed and qualified; and

WHEREAS, the Board of Trustees (the “Board”) of the Town of Nederland (the “Town”) has heretofore approved the Plan of Development (the “Plan”) for the Authority; and

WHEREAS, the interest of the Authority and the public interest and necessity demand and require the financing of certain development projects described in the Plan (the “Project”); and

WHEREAS, Article X, Section 20 of the Colorado Constitution (“TABOR”) requires voter approval for the creation of any debt or mill levy increase; and

WHEREAS, pursuant to Section 31-25-807(3)(b), C.R.S., the Board may call an election on the question of issuing bonds or otherwise providing for loans, advances or indebtedness (“Financial Obligations”) and pledging the tax increment revenues to the payment of such Financial Obligations; and

WHEREAS, the estimated cost of the Project is approximately \$[_____]; and

WHEREAS, TABOR requires elections on ballot issues (as defined in TABOR) to be held on limited election days; and

WHEREAS, April 5, 2016 is one of the election dates of the Town at which ballot issues may be submitted pursuant to TABOR; and

WHEREAS, it is necessary to set forth certain procedures concerning the conduct of the election; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE NEDERLAND

DOWNTOWN DEVELOPMENT AUTHORITY:

Section 1. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Authority and the officers thereof, directed towards the election and the objects and purposes herein stated are hereby ratified, approved and confirmed. All terms used herein and not otherwise defined shall have the meanings set forth in Title 31, Article 25, Part 8, C.R.S. (the “Act”) or Title 1, Articles 1 to 13, C.R.S., (the “Election Code”).

Section 2. Pursuant to TABOR, the Election Code and the Act, the Board hereby determines to call an election to be conducted on April 5, 2016, as an independent polling place election (the “Election”). The Board hereby determines that at the Election to be held on April 5, 2016, there shall be submitted to the qualified electors of the Authority the question set forth in Section 3 hereof. Because the Election will be held as an independent polling place election, the Authority hereby determines that the Town Clerk shall conduct the Election on behalf of the Authority and act as designated election official.

Section 3. The Board hereby authorizes and directs the designated election official to submit to the qualified electors of the Authority at the Election the ballot question in substantially the following form:

SHALL TOWN OF NEDERLAND DEBT BE INCREASED \$[_____] WITH A REPAYMENT COST OF \$[_____] , FOR THE PURPOSE OF FINANCING OR REFINANCING THE COSTS OF DEVELOPMENT PROJECTS TO BE UNDERTAKEN BY OR ON BEHALF OF THE NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO THE NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT, AS IT MAY BE AMENDED FROM TIME TO TIME, AND APPLICABLE PROVISIONS OF COLORADO LAW; SUCH PROJECTS MAY INCLUDE BUT ARE NOT LIMITED TO:

- STUDY, DESIGN AND CONSTRUCTION OF PARKING AND TRAFFIC FLOW IMPROVEMENTS, INCLUDING MAINTENANCE AND PROJECT MANAGEMENT, IN THE DOWNTOWN AREA;
- STUDY, DESIGN AND CONSTRUCTION OF IMPROVEMENTS AND MITIGATION OF ECOLOGICAL AREAS RELATED TO THE MIDDLE BOULDER CREEK; AND
- PROGRAMMING, BEAUTIFICATION AND ENHANCEMENT OF THE DOWNTOWN AREA;

SUCH DEBT AND THE INTEREST THEREON TO BE PAYABLE FROM AND SECURED BY A PLEDGE OF THE SPECIAL FUND OF THE TOWN WHICH SHALL CONTAIN TAX INCREMENT REVENUES OF THE AUTHORITY LEVIED AND COLLECTED WITHIN THE BOUNDARIES OF THE AUTHORITY; SUCH DEBT TO BE EVIDENCED BY BONDS, NOTES, LOANS OR OTHER INDEBTEDNESS TO BE SOLD IN ONE SERIES OR MORE, ON TERMS AND CONDITIONS, AND WITH SUCH MATURITIES AS PERMITTED BY LAW AND AS THE TOWN MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF A PREMIUM OF NOT MORE THAN 3% OF THE PRINCIPAL AMOUNT SO REDEEMED; AND SHALL THE TOWN AND THE AUTHORITY BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE TAX INCREMENT REVENUES, THE BOND PROCEEDS AND INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE, AND AN EXCEPTION TO THE LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION (TABOR), OR ANY OTHER LAW?

Section 4. The officers of the Authority and the Town shall be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 5. If a majority of the votes cast on the questions of increasing Town debt and taxes for the purposes specified in the Plan submitted at the Election shall be in favor of same, the Town, acting on behalf of the Authority, shall be authorized to proceed with the necessary action to comply with such questions.

Section 6. Any authority to increase Town debt and increase taxes, if conferred by the results of the Election, shall be deemed and considered a continuing authority to increase Town debt and taxes, and neither the partial exercise of the authority so conferred, nor any lapse of time, shall be considered as exhausting or limiting the full authority so conferred.

Section 7. If any section, subsection, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

Section 8. All orders, resolutions, bylaws, ordinances or regulations of the Authority, or parts thereof, inconsistent with this resolution are hereby repealed to the extent only of such inconsistency.

ADOPTED AND APPROVED this January 20, 2016.

Chairperson

(SEAL)

Attest:

Secretary

Ballot Question Option 1

#1	Traffic Study	40,000
#1	Lakeview intersection project	470,000
#1	Fix sidewalks phase 1 and other circulation/stormwater issues	775,000
#1	On Street Parking: Lakeview	10,000
#1	On Street Parking: Big Springs	10,000
#1	Loading zone	5,000
#1	Sidewalks	350,000
#1	Parking Lot Improvements	50,000

#2	2nd bridge at MB Creek	360,000
#2	River pathway design (construction TBD)	40,000

#3	Bury utility lines	250,000
#3	Amphitheater	75,000
#3	Events	25,000
#3	Incubation: Bank Space	54,000
#3	Incubation: Purchase Property	200,000
#3	Visitor center (operation)	60,000
#3	Loans/grants/rebate program	100,000
#3	Circulation/wayfinding	25,000
#3	Beautification	25,000

2,924,000

Ballot Question OPTION TWO

#1	Traffic Study	40,000
#1	Lakeview intersection project	470,000
#1	On Street Parking: Lakeview	10,000
#1	On Street Parking: Big Springs	10,000
#1	Loading zone	5,000
#1	Parking Lot Improvements	50,000
#2	2nd bridge at MB Creek	360,000
#2	River pathway design (construction TBD)	40,000
#3	Bury utility lines	250,000
#3	Events	25,000
#3	Incubation: Bank Space	54,000
#3	Incubation: Purchase Property	200,000
#3	Visitor center (operation)	60,000
#3	Loans/grants/rebate program	100,000
#3	Circulation/wayfinding	25,000
#3	Beautification	25,000

1,724,000

Total Borrowing		\$	2,953,240.00
Private Placement	<input type="text" value="1%"/>	\$	29,532.40
Net Proceeds		\$	2,923,707.60
Interest Rate	<input type="text" value="6.00%"/>		

Payment \$ **127,764.18**
 Use Goal Seek to Equal 0 \$ (0.00)

Bi Annual Payments		Payments	Interest	Principal	\$	2,953,240.00
0.50	2017	\$ 127,764.18	\$ 88,597.20	\$ 39,166.98	\$	2,914,073.02
1.00	2017	\$ 127,764.18	\$ 87,422.19	\$ 40,341.99	\$	2,873,731.02
1.50	2018	\$ 127,764.18	\$ 86,211.93	\$ 41,552.25	\$	2,832,178.77
2.00	2018	\$ 127,764.18	\$ 84,965.36	\$ 42,798.82	\$	2,789,379.94
2.50	2019	\$ 127,764.18	\$ 83,681.40	\$ 44,082.79	\$	2,745,297.16
3.00	2019	\$ 127,764.18	\$ 82,358.91	\$ 45,405.27	\$	2,699,891.89
3.50	2020	\$ 127,764.18	\$ 80,996.76	\$ 46,767.43	\$	2,653,124.46
4.00	2020	\$ 127,764.18	\$ 79,593.73	\$ 48,170.45	\$	2,604,954.01
4.50	2021	\$ 127,764.18	\$ 78,148.62	\$ 49,615.56	\$	2,555,338.44
5.00	2021	\$ 127,764.18	\$ 76,660.15	\$ 51,104.03	\$	2,504,234.41
5.50	2022	\$ 127,764.18	\$ 75,127.03	\$ 52,637.15	\$	2,451,597.26
6.00	2022	\$ 127,764.18	\$ 73,547.92	\$ 54,216.27	\$	2,397,380.99
6.50	2023	\$ 127,764.18	\$ 71,921.43	\$ 55,842.76	\$	2,341,538.24
7.00	2023	\$ 127,764.18	\$ 70,246.15	\$ 57,518.04	\$	2,284,020.20
7.50	2024	\$ 127,764.18	\$ 68,520.61	\$ 59,243.58	\$	2,224,776.62
8.00	2024	\$ 127,764.18	\$ 66,743.30	\$ 61,020.89	\$	2,163,755.73
8.50	2025	\$ 127,764.18	\$ 64,912.67	\$ 62,851.51	\$	2,100,904.22
9.00	2025	\$ 127,764.18	\$ 63,027.13	\$ 64,737.06	\$	2,036,167.16
9.50	2026	\$ 127,764.18	\$ 61,085.01	\$ 66,679.17	\$	1,969,487.99
10.00	2026	\$ 127,764.18	\$ 59,084.64	\$ 68,679.55	\$	1,900,808.45
10.50	2027	\$ 127,764.18	\$ 57,024.25	\$ 70,739.93	\$	1,830,068.52
11.00	2027	\$ 127,764.18	\$ 54,902.06	\$ 72,862.13	\$	1,757,206.39
11.50	2028	\$ 127,764.18	\$ 52,716.19	\$ 75,047.99	\$	1,682,158.39
12.00	2028	\$ 127,764.18	\$ 50,464.75	\$ 77,299.43	\$	1,604,858.96
12.50	2029	\$ 127,764.18	\$ 48,145.77	\$ 79,618.42	\$	1,525,240.55
13.00	2029	\$ 127,764.18	\$ 45,757.22	\$ 82,006.97	\$	1,443,233.58
13.50	2030	\$ 127,764.18	\$ 43,297.01	\$ 84,467.18	\$	1,358,766.40
14.00	2030	\$ 127,764.18	\$ 40,762.99	\$ 87,001.19	\$	1,271,765.21
14.50	2031	\$ 127,764.18	\$ 38,152.96	\$ 89,611.23	\$	1,182,153.98
15.00	2031	\$ 127,764.18	\$ 35,464.62	\$ 92,299.57	\$	1,089,854.41
15.50	2032	\$ 127,764.18	\$ 32,695.63	\$ 95,068.55	\$	994,785.86
16.00	2032	\$ 127,764.18	\$ 29,843.58	\$ 97,920.61	\$	896,865.25
16.50	2033	\$ 127,764.18	\$ 26,905.96	\$ 100,858.23	\$	796,007.02
17.00	2033	\$ 127,764.18	\$ 23,880.21	\$ 103,883.97	\$	692,123.05
17.50	2034	\$ 127,764.18	\$ 20,763.69	\$ 107,000.49	\$	585,122.56
18.00	2034	\$ 127,764.18	\$ 17,553.68	\$ 110,210.51	\$	474,912.05
18.50	2035	\$ 127,764.18	\$ 14,247.36	\$ 113,516.82	\$	361,395.22
19.00	2035	\$ 127,764.18	\$ 10,841.86	\$ 116,922.33	\$	244,472.90
19.50	2036	\$ 127,764.18	\$ 7,334.19	\$ 120,430.00	\$	124,042.90
20.00	2036	\$ 127,764.18	\$ 3,721.29	\$ 124,042.90	\$	(0.00)
		\$ 5,110,567.40	\$ 2,157,327.40	\$ 2,953,240.00		

Total Borrowing		\$ 1,741,240.00
Private Placement	1%	\$ 17,412.40
Net Proceeds		\$ 1,723,827.60
Interest Rate	6.00%	

Payment \$ **75,330.18**
 Use Goal Seek to Equal 0 \$ 0.00

Bi Annual Payments		Payments	Interest	Principal	\$	1,741,240.00
0.50	2017	\$ 75,330.18	\$ 52,237.20	\$ 23,092.98	\$	1,718,147.02
1.00	2017	\$ 75,330.18	\$ 51,544.41	\$ 23,785.77	\$	1,694,361.24
1.50	2018	\$ 75,330.18	\$ 50,830.84	\$ 24,499.35	\$	1,669,861.90
2.00	2018	\$ 75,330.18	\$ 50,095.86	\$ 25,234.33	\$	1,644,627.57
2.50	2019	\$ 75,330.18	\$ 49,338.83	\$ 25,991.36	\$	1,618,636.22
3.00	2019	\$ 75,330.18	\$ 48,559.09	\$ 26,771.10	\$	1,591,865.12
3.50	2020	\$ 75,330.18	\$ 47,755.95	\$ 27,574.23	\$	1,564,290.89
4.00	2020	\$ 75,330.18	\$ 46,928.73	\$ 28,401.46	\$	1,535,889.44
4.50	2021	\$ 75,330.18	\$ 46,076.68	\$ 29,253.50	\$	1,506,635.94
5.00	2021	\$ 75,330.18	\$ 45,199.08	\$ 30,131.10	\$	1,476,504.83
5.50	2022	\$ 75,330.18	\$ 44,295.14	\$ 31,035.04	\$	1,445,469.79
6.00	2022	\$ 75,330.18	\$ 43,364.09	\$ 31,966.09	\$	1,413,503.70
6.50	2023	\$ 75,330.18	\$ 42,405.11	\$ 32,925.07	\$	1,380,578.63
7.00	2023	\$ 75,330.18	\$ 41,417.36	\$ 33,912.82	\$	1,346,665.81
7.50	2024	\$ 75,330.18	\$ 40,399.97	\$ 34,930.21	\$	1,311,735.60
8.00	2024	\$ 75,330.18	\$ 39,352.07	\$ 35,978.11	\$	1,275,757.49
8.50	2025	\$ 75,330.18	\$ 38,272.72	\$ 37,057.46	\$	1,238,700.03
9.00	2025	\$ 75,330.18	\$ 37,161.00	\$ 38,169.18	\$	1,200,530.84
9.50	2026	\$ 75,330.18	\$ 36,015.93	\$ 39,314.26	\$	1,161,216.59
10.00	2026	\$ 75,330.18	\$ 34,836.50	\$ 40,493.69	\$	1,120,722.90
10.50	2027	\$ 75,330.18	\$ 33,621.69	\$ 41,708.50	\$	1,079,014.41
11.00	2027	\$ 75,330.18	\$ 32,370.43	\$ 42,959.75	\$	1,036,054.66
11.50	2028	\$ 75,330.18	\$ 31,081.64	\$ 44,248.54	\$	991,806.11
12.00	2028	\$ 75,330.18	\$ 29,754.18	\$ 45,576.00	\$	946,230.11
12.50	2029	\$ 75,330.18	\$ 28,386.90	\$ 46,943.28	\$	899,286.83
13.00	2029	\$ 75,330.18	\$ 26,978.60	\$ 48,351.58	\$	850,935.26
13.50	2030	\$ 75,330.18	\$ 25,528.06	\$ 49,802.13	\$	801,133.13
14.00	2030	\$ 75,330.18	\$ 24,033.99	\$ 51,296.19	\$	749,836.94
14.50	2031	\$ 75,330.18	\$ 22,495.11	\$ 52,835.07	\$	697,001.87
15.00	2031	\$ 75,330.18	\$ 20,910.06	\$ 54,420.13	\$	642,581.74
15.50	2032	\$ 75,330.18	\$ 19,277.45	\$ 56,052.73	\$	586,529.01
16.00	2032	\$ 75,330.18	\$ 17,595.87	\$ 57,734.31	\$	528,794.70
16.50	2033	\$ 75,330.18	\$ 15,863.84	\$ 59,466.34	\$	469,328.35
17.00	2033	\$ 75,330.18	\$ 14,079.85	\$ 61,250.33	\$	408,078.02
17.50	2034	\$ 75,330.18	\$ 12,242.34	\$ 63,087.84	\$	344,990.18
18.00	2034	\$ 75,330.18	\$ 10,349.71	\$ 64,980.48	\$	280,009.70
18.50	2035	\$ 75,330.18	\$ 8,400.29	\$ 66,929.89	\$	213,079.81
19.00	2035	\$ 75,330.18	\$ 6,392.39	\$ 68,937.79	\$	144,142.02
19.50	2036	\$ 75,330.18	\$ 4,324.26	\$ 71,005.92	\$	73,136.10
20.00	2036	\$ 75,330.18	\$ 2,194.08	\$ 73,136.10	\$	0.00
		\$ 3,013,207.32	\$ 1,271,967.32	\$ 1,741,240.00		

NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY

TIF ANALYSIS

LIFE OF DISTRICT IN YEARS (TOTAL 30 YEARS)	1-13	14-30	30
YEARS	2006-2018	2019-2035	2035

Beginning TIF Balance			441,108
			<i>Forecast</i>
TIF Receipts (Projected*)	1,322,731	4,130,394	272,445
<i>* Projections are estimated based on future business activity</i>			1%
Tax Collection Costs			4,087
Adjusted Tax Receipts			268,358

	Loan Disbursements	Loan Payments w/Interest	Loan Payments w/Interest	
Debt Authorization 2012	913,589			
Mutual of Omaha Loan	51,500	105,331		
Tractor	19,589	19,590		
Loan 1 - Town	248,500	265,596		
Sidewalk Phase 1	80,000	80,224		
NEdPeds	37,000	37,309		
NEdPeds	117,000	125,040		
Master Plan Update	7,000	7,050		
Master Plan Update	13,000	13,050		
NEdPeds**	340,000	345,000		
Future Debt Authorizations	2,623,872			
Debt Authorization 2016	2,324,000	60%	3,879,058	209,679
estimate	299,872	60%	499,787	
Total Debt Authorization	3,537,461	998,190	4,378,846	

** Pending

Total Loan Payments	209,679
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Ending TIF Balance	499,787
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Reconciliation		
TIF Proceeds	5,453,125	
Tax Collection Costs	76,089	
Debt Authorization 2012	913,589	
Debt Authorization Future	2,623,872	
Interest	1,339,787	
Total Expenditures	4,953,337	4,877,248

RESOLUTION R-2016- _____

A RESOLUTION APPROVING AN ELECTION CALLED BY THE NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY FOR APRIL 5, 2016.

WHEREAS, the Town of Nederland, Colorado (the “Town”) is a municipal corporation duly organized and existing under the Town’s home rule Charter adopted pursuant to Article XX of the Constitution of the State of Colorado; and

WHEREAS, the Nederland Downtown Development Authority, in the Town of Nederland, State of Colorado (the “Authority”), is a body corporate duly organized and existing under laws of the State of Colorado; and

WHEREAS, the Town Board (the “Board”) of the Town has heretofore approved the Plan of Development (the “Plan”) for the Authority; and

WHEREAS, the interest of the Authority and the public interest and necessity demand and require the financing of certain development projects described in the Plan (the “Project”); and

WHEREAS, Article X, Section 20 of the Colorado Constitution (“TABOR”) requires voter approval for the creation of any debt; and

WHEREAS, the Plan contemplates the use of tax increment revenues as provided in Section 31-25-807(3), C.R.S., to finance the costs of development projects described in the Plan; and

WHEREAS, pursuant to Section 31-25-807(3)(b), C.R.S., the Town may irrevocably pledge such tax increment revenues to the payment of bonds, loans, advances or indebtedness if a question of issuing same is first submitted for approval to the qualified electors of the Authority at a special election held for those purposes; and

WHEREAS, Section 31-25-807(3)(b) C.R.S. further provides that such election shall be called by resolution of the Authority and approved by the Board at least 30 days prior to the election; and

WHEREAS, TABOR requires elections on ballot issues (as defined in TABOR) to be held on limited election days; and

WHEREAS, April 5, 2016 is one of the election dates at which ballot issues may be submitted pursuant to TABOR; and

WHEREAS, it is necessary for the Board to approve the election called by the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, COLORADO:

Section 1. All actions heretofore taken (not inconsistent with the provisions of this resolution) by the Town and the officers thereof, directed towards the election and the objects and purposes herein stated are hereby ratified, approved and confirmed. All terms used herein and not otherwise defined shall have the meanings set forth in Title 31, Article 25, Part 8, C.R.S. (the “Act”) or Title 1, Articles 1 to 13, C.R.S., (the “Election Code”).

Section 2. The Town hereby approves the holding of the election by the Authority in the manner prescribed by resolution of the Authority attached hereto as **Exhibit A**, such election held to authorize the issuance of financial obligations by the Town and the pledging of tax increment revenues to the payment of such financial obligations by the Town pursuant to the ballot question set forth in the resolution of the Authority attached hereto as **Exhibit B**.

Section 3. If any section, subsection, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

Section 4. All orders, resolutions, bylaws, ordinances or regulations of the Town, or parts thereof, inconsistent with this ordinance are hereby repealed to the extent only of such inconsistency.

Section 5. The Town Board finds and declares that this Resolution is promulgated and adopted for the public health, safety and welfare and this Resolution bears a rational relation to the legislative object sought to be obtained.

Introduced and passed by a vote of ____ for and ____ against, this 2nd day of February, 2016.

TOWN OF NEDERLAND, COLORADO

By _____
Mayor

ATTEST:

Town Clerk

Approved as to form:

Town Attorney

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE:

INITIATED BY: Katrina

INFORMATION: ACTION: OR DISCUSSION: x

=====

AGENDA ITEM: Review Board Draft 1 of the 2016 Master Plan

SUMMARY: The DDA is required to have a Master Plan to help guide and plan for projects financed by TIF. The NDDA started over a year ago by working on the DDA's own organizational development. Then, starting in January 2015, the NDDA began working with the businesses and property owners in the district to develop this update to the 2007 Master Plan.

This Board Draft 1 should be fairly close to final but comments and corrections are appreciated.

RECOMMENDATIONS:

FINANCIAL CONSIDERATIONS:

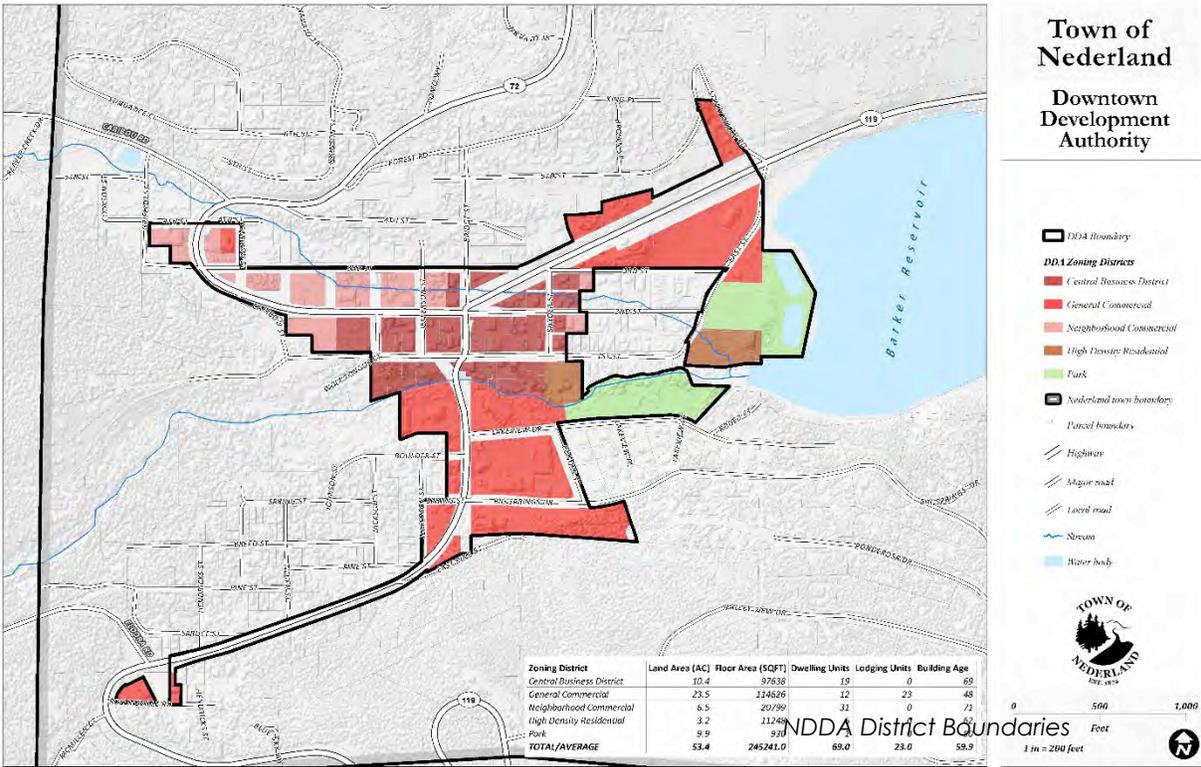
Nederland Downtown Development Authority

Master Plan 2016



Contents

- I. Introduction
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- III. The NDDA Vision
- IV. Planning Process
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 - a. *First Street Corridor*
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 - d. *Resources*



Introduction

In 2004, the Nederland Chamber of Commerce commissioned a Market Analysis that led to the establishment of the Nederland Downtown Development Authority in 2005. It was intended that the new district would drive investment in commercial areas of the town after many years of stagnant and declining sales and property tax. It required a vote of the business and property owners within the proposed district, and gave the town a way to oversee and finance improvements in the downtown area. Strategic planning and project implementation are the primary functions of the NDDA, which is funded via tax increment financing (TIF).

The advantage of TIF is that it establishes a compounding system of guaranteed income from, and concentrated for, a specified area that is in need of economic development, and against which money can be borrowed for physical improvements and economic development programs. The DDA can leverage that income with grants and other funding sources and can also attract outside investments in the district. This allows the NDDA to fund and implement projects fairly quickly in the district which should increase sales and property taxes and allow the Town of Nederland's funds to go to infrastructure projects in other neighborhoods.

TIF Example:

Total assessed value of downtown property in 2006=\$3,800,000

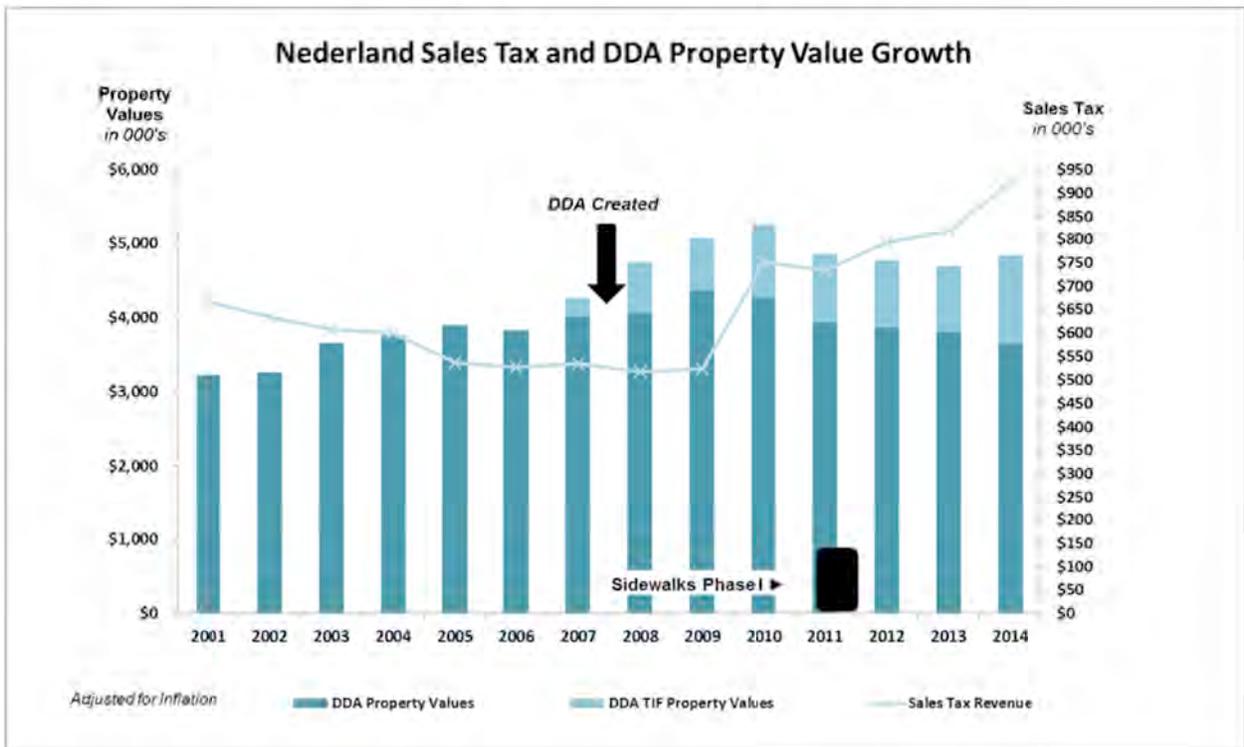
Total assessed value of downtown property in 2018=\$5,000,000

Total TIF funding available to the NDDA based on 2006-2018 increase=\$1,200,000

NDDA TIF Projections	Forecast TIF	Principle Borrowed	Principal & Interest
2006-2016 Debt Authorization	\$1,216,061	\$913,589	\$1,143,640
2016-2035 Debt Authorization	\$3,057,537	\$2,400,000	\$3,129,959
Total Borrowing Ability	\$4,273,598	\$3,313,589	\$4,273,599

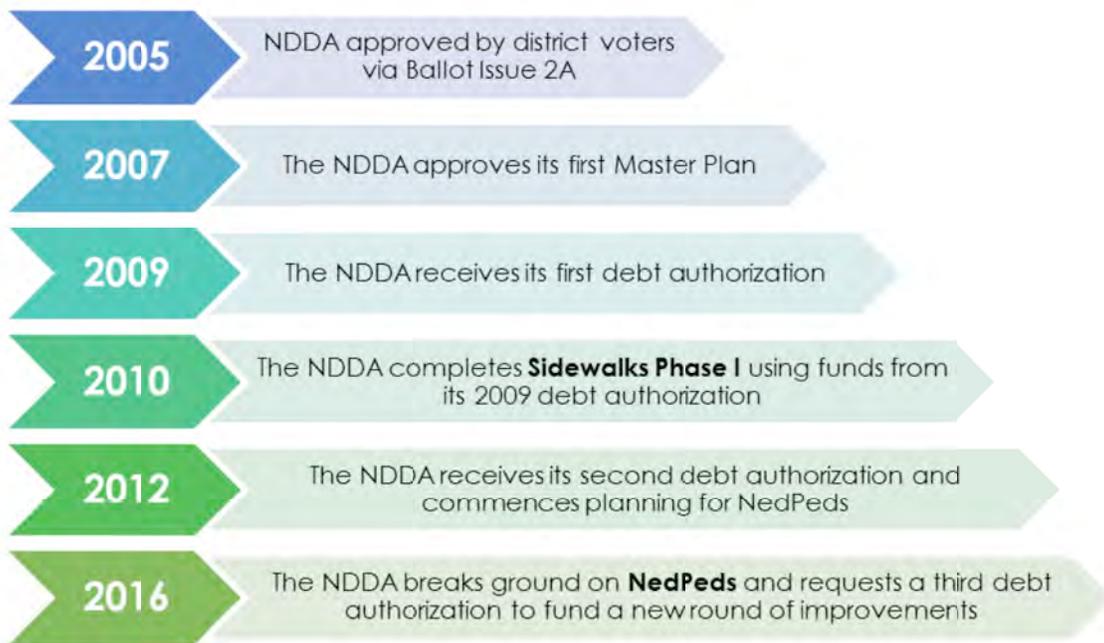
This table details the amount of TIF funding available to the NDDA over its 30 year lifetime.

The NDDA is required to have a Master Plan and update it periodically as projects are completed and goals are achieved. This Master Plan is intended to guide projects and programs for not only the next 3-5 years but with a look to the future use of the approximately \$3 million in funding for which the NDDA is eligible between the years of 2016 and 2035, the end of its mandate. In addition to the TIF dollars, the NDDA is also supported by a 5 mill levy on commercial properties in the district that generates about \$20,000 per year. This money is used to cover NDDA operations and administrative costs, as TIF funding is limited to project and program implementation.



Executive Summary

The NDDA approved its first Master Plan in 2007, as an initial guide to improvements in the downtown district. Since that time, the NDDA has funded Sidewalks Phase I, an extensive project that connected local neighborhoods to commercial areas, and improved access to downtown businesses. Currently, the focus is on "NedPeds", a renovation of Second Street that includes critical drainage improvements, street resurfacing, and installation of a multi-modal pathway connecting the Nederland Community Library and the Post Office. In addition to this valuable connection between the east and west ends of town, the NedPeds project also calls for the installment of sidewalk spurs on Snyder and East Streets to connect sidewalks to RTD bus stops on Highway 119. To fund Sidewalks Phase I and NedPeds, the NDDA received voter-approved debt authorizations in 2009 and 2012. The NDDA was able to leverage these funds to receive additional funding from the Colorado Department of Transportation (CDOT).



In addition to the large TIF funded projects, the NDDA used operating funds for beautification, by providing downtown with flowers for existing planters during the summer and creating a Holiday Light Program for purchasing, hanging, and loaning out lights to help make downtown more festive during the holidays.

After completing major projects in line with its first Master Plan, the NDDA has developed this, the 2016 Master Plan, to guide the next round of development projects, improvements and economic development programs.

The components of the plan are based upon a comprehensive vision for downtown. This vision adheres with the principles of Nederland's Envision 2020 and the policy recommendations of the town's 2013 Comprehensive Plan, while addressing the inherent challenges of economic development in a unique rural mountain community. The ultimate objective driving the NDDA's vision is to develop a downtown that supports a self-sufficient local economy and uses sustainable practices to meet the needs of current and future generations.

The 2016 Plan is organized into two categories: Capital Projects and District Programs. The Capital Projects section focuses on improvements to downtown's physical environment, including street/sidewalk improvements, building improvements, parking and traffic flow projects, construction of public venues and amenities, new commercial development and re-development. District Programs contribute to the vibrancy of downtown by focusing on such things as circulation, beautification, events & programming, and business services.

Major components of the 2016 Master Plan include strategies for local business support. The NDDA recognizes the critical role businesses play in ensuring the overall health of the community. With circulation programs, the NDDA seeks to improve access to local businesses while improving the health of citizens and visitors, encouraging people to walk instead of drive. Through event programs, the Master Plan aims to attract more consumers to downtown businesses. In addition, the NDDA will launch a specific set of programs targeting business promotion, improvement and development. By supporting local businesses, the NDDA is not only helping to fulfill consumer needs but also increasing sales tax revenues that can be reinvested in the broader community.

The plan also proposes long-term consideration for future debt authorizations, representing potential components of future Master Plans.



The above image shows the distinct areas that make up the downtown district. Each area is meant to play a special role within the district, with the Jefferson Street Area and the Barker Meadow Park Area serving as the west and east gateways to downtown. The First Street Area is the centerpiece of downtown, providing opportunities to dine, drink, and shop. The Second Street Corridor will serve as a main passageway between the east and west ends of downtown when NedPeds is completed in 2016; this area also presents ample opportunities for mixed-use and commercial development. Finally, the Highway 72 South Area is the main commercial destination in Nederland with a wide range of retail outlets and services as well as prominent local attractions like the Wild Bear Mountain Ecology Center and the Carousel of Happiness.

The NDDA Vision

Early in the formation of the NDDA, a comprehensive vision was formed, with the intention of providing a welcoming atmosphere for residents and visitors, a thriving local economy, and harmony with the outstanding natural environment in which the town is set:

1. Nederland's most valuable asset is its natural environment; therefore, all NDDA-supported improvements in the build-environment of downtown will adhere to measurable standards for no- and low-impact development.
2. As a social and commercial center for the Peak-to-Peak region, Nederland's downtown provides the ideal framework for a small, localized model of social, economic, and environmental sustainability. As such, the NDDA supports efforts to use the downtown as an educational tool for promoting sustainability to residents and visitors alike.
3. The NDDA recognizes that a self-sufficient local economy is critical to the resiliency and long-term vitality of the entire community. In pursuing a local economy that is self-sufficient, the NDDA supports projects and programs that provide quality jobs for local residents, essential good for consumers, and opportunities for local business owners to prosper.
4. The NDDA believes that a vibrant downtown must accommodate accessible transportation in multiple forms. As such, the NDDA supports projects and programs that promote alternatives to fossil fuel vehicles, enhance walkability, and provide easy transit regardless of age or physical condition.
5. The NDDA believes public safety is essential for preserving social, economic, and environmental sustainability and, therefore, promotes efforts to protect the community against natural and man-made threats.
6. The NDDA believes that the key to a beautiful downtown lies in preserving natural and historical assets. The NDDA supports projects and programs that incorporate unique natural features and historical artifacts in beautifying downtown.
7. The NDDA values the diversity of Nederland's residents and visitors, and therefore supports projects and programs that ensure downtown provides a welcoming atmosphere for all.

This vision is the foundation and guide to how the NDDA will approach projects, from large capital and infrastructure projects, to programming and economic development. It is combination of Envision 2020, the Town's 2013 Comprehensive Plan and #NedZero; all documents and programs developed with the idea that Nederland can xxx

Planning Process

Organizational Development

The Nederland Downtown Development Authority began a process of organizational development in 2014. It focused on creating a new identity for the organization and re-establishing it as an effective partner for economic and community development in Nederland. The process began with the development of new branding and a website. The NDDA board then created the vision statement that would guide future planning processes (See page x). In the Fall of 2014, the NDDA began a series of social events that brought district business and property owners together. This effort culminated in a technical assistance workshop with Downtown Colorado Inc. (DCI) which helped the transition from organizational development and networking, to an organization that could produce a formal plan.

1. NDDA Planning Workshop- May 14, 2014
2. NDDA Planning Workshop- June 11, 2014
3. The NDDA Business Exchange- November 11, 2014 at Very Nice Brewing Co.
4. NDDA After Hours- January 13, 2015 at Salto Coffee Works
5. NDDA After Hours- February 24, 2015-First Street Pub & Grill
6. NDDA After Hours- April 7, 2015-Kathmandu Restaurant



Formal Planning

With the assistance of lessons learned from the DCI technical assistance workshop in May, 2015, the formal planning process was begun. It incorporated regular meeting discussions, special workshops, and targeting planning events. The process has been aided by the administration of the 2015 Nederland Area Economic Development Survey, the results of which appear in the Appendices.

To assess impacts of development on the Middle Boulder Creek riparian corridor and to determine best practices for accessing and protecting this valuable natural asset, the NDDA commissioned an ecological assessment of the area in September 2015.

In November of the same year, the NDDA partnered with the Center for Community Development at the University of Colorado/Denver to develop conceptual designs for several of the Plan's proposed capital projects and infrastructure improvements. Representatives from the Center for Community Development also assisted in assessing current wayfinding conditions in the downtown district and surrounding area, and in identifying potential strategies for improvement.

- a. DCI Technical Assistance Workshop-May 18/19, 2015
- b. Capital Projects & Infrastructure Improvement Planning Meeting-August 12, 2015
- c. District Program Meeting-September 9, 2015
- d. Preliminary Master Plan Presentation-September 16, 2015
- e. Riparian Corridor Ecological Assessment-September 24, 2015
- f. UCD Technical Assistance-November 13, 2015
- g. Approval of 2016 Master Plan- January 2016

Plan Goals

To ensure the successful implementation of the 2016 Master Plan, the NDDA has set forth the following goals:

Alignment with Envision 2020 and existing Town plans

The NDDA supports the past planning efforts of the community, and seeks to be an engine for action on these plans, rather than continually seeking to supersede them with new plans. As a financial tool with resources to support implementation, the NDDA is an optimal partner for completing projects and programs previously identified as desired by the community. In support of the Town's 2013 Comprehensive Plan, the NDDA can offer incentives for mixed-use development and also engage property owners in a discussion regarding barriers to development and potential solutions. It will also seek opportunities to partner with the Town in planning and financing improvements proposed in the 2014 Master Infrastructure Plan. The NDDA will also use the 2013 Parks, Recreation, Open Space & Trails Master Plan to guide improvements in trails, public spaces and pedestrian pathways in the downtown district. In addition to supporting these plans, the NDDA is also committed to relevant items in the #NedZero Action Plan.

Effective partnership with business and property owners

Downtown business and property owners authorized the formation of the NDDA with a vote in 2005. To this day, the debt authorizations used by the NDDA to fund projects and programs must be approved by the same group. It is critical that the NDDA serves as a partner to and advocate for them. Therefore it seeks to identify projects and programs that serve the needs and interests of its constituent base, as well as the greater Nederland community. The NDDA is also committed to maintaining ongoing communication with business and property owners to ensure collaboration continues after the 2016 Master Plan is complete.

Sustainable long-term vision guides future planning

The NDDA will continue adding plan updates until the year 2035, at which point the statutory limitations will terminate the NDDA as an active tax district. The 2016 Master Plan will guide projects and programs for the next 5-7 years. The intention for the current Master Plan is to create a strong, actionable vision that will build continuity through these successive plan.

Increase transparency

The NDDA exists to fund needed improvements identified by the community. The Master Plan is important in communicating the NDDA's intentions for spending money acquired through voter-approved debt authorizations. Therefore, the NDDA recognizes that the best way to build support for its projects is by producing a Master Plan that is clear, and reflects the needs and interests of the community. The Plan is a pact between the NDDA and the community to use funds on mutually-supported projects and programs.

Actionable steps to ensure plan success

The NDDA recognizes that the key to a successful strategic plan lies in the implementation. The NDDA aims to build on past success by providing clear steps toward completion of each project and program proposed in the 2016 Master Plan. These steps will include recommendations for financing, partnerships, and board actions. Also, the 2016 Master Plan establishes tentative timelines and prioritization of projects and programs.



In 2014, the NDDA helped to fund the installation of Nederland's first electric vehicle charging station at the Visitors Center parking lot. The NDDA installed this EV charging station using funds awarded through the Regional Air Quality Council's Charge Ahead Colorado grant program. The grant funds totaled more \$6,200, and the NDDA provided \$1,000 in matching funds. This is an example of how the NDDA can leverage funding to attract additional investment in downtown. This project is also an example of how the NDDA can implement small

improvements in the interim periods between larger capital projects.

Current Conditions

Today, Nederland is experiencing a period of growth, after several years of stagnation caused by a nationwide recession. Denver and Boulder metropolitan areas are having a population explosion, and Nederland is, as a result, experiencing greater visitor traffic. Local sales tax receipts have increased more than 30 per cent between 2010 and 2014, most likely due to this increased tourism, and also due to new businesses in the area.

According to 2014 census survey data, the median household income in Nederland is \$62,125, well above state and national averages. Census data further shows that the total number of households in Nederland has increased by about 10 percent since 2010, from 598 households to 662.

However, despite a high degree of affluence and recent growth, there is still a struggle in Nederland for affordable housing. Boulder County housing data indicates that the average monthly housing cost in the county is \$1,650, up 32 percent since 2012. As a result, 55 percent of Boulder County residents are burdened by housing costs, spending 30 percent or more of their monthly income for housing.

Area wages do not tend to keep pace with housing costs. Only 35 percent of working adults in Nederland are actually employed in the town. The majority of residents either work from home for businesses not located in the town, or commute elsewhere to work. These commuters usually take their medical, grocery and other retail business with them to the area of their employment. This represents a consistent loss of revenue to local businesses. To address this loss, the NDDA can explore "shop locally" programs, and incentives.

Conversely, local businesses have a difficult time finding employees because of the high cost and low availability of affordable housing in the area. Opportunities to add affordable housing to the community need to be explored whenever possible.

Availability of retail space in Nederland, particularly in the downtown area, also remains a challenge. The 2008 recession brought most new development to a halt for several years. The town begins to rebound, and 10 new residential building permits were issued in 2015. Commercial development is slowly coming back as well, with a new mixed-use property being developed on Big Springs Drive, and a new commercial property being developed on First Street. However, with the Caribou Village Shopping Center at near capacity, new retail space is becoming increasingly difficult to find -- a sharp contrast to the recession years.

With increasing sales tax revenue and tentative steps toward development, Nederland appears to be experiencing a period of economic growth. Managed growth is, however, preferable at a time when the local infrastructure needs more than \$10 million worth of maintenance as identified in the town's 2014 Master Infrastructure Plan. Parking and traffic flow were cited as some of the biggest threats to a thriving local economy. Increased tourism and commercial activity will only further burden this problematic infrastructure.

The massive flood which took place in September of 2013, and practically isolated the area for many months, helped to establish and affirm Nederland's status as a very needed commercial hub of the Peak to Peak area. It became clear that a healthy business climate in the area was vital to supporting a population that had limited access to other retail and service operations for several months. One of the vital lessons learned during that period was how difficult it would have been for the area if it had not already had a grocery store, a hardware store and other support businesses to supply the needs of a practically isolated population.

Among the continued challenges to local businesses are the limited availability of commercial and retail space, and the fact that many existing businesses do not own their buildings -- a barrier to business improvement and requiring expensive maintenance on very old structures, as well as leaving the business vulnerable to unexpected rent increases. Nederland is now home to over 100 licensed businesses, approximately 80 percent of which are located in the NDDA district. Still, a lack of specific products and slightly higher prices due to transportation costs, as well as the nearby availability of Big Box store discounts, cause many residents to shop elsewhere. Another trend providing competition to Nederland businesses is that of e-commerce, or online shopping. 50 percent of people responding to the 2015 Economic Development Survey said that they shop online. However, while this could effect bricks-and-mortar businesses counter sales, it can also provide an opportunity for local businesses to create online shops and create e-businesses themselves.

Capital Projects

The Nederland Development District Authority has identified potential capital projects and infrastructure improvements that could substantially enhance the long term viability and sustainability of the downtown area. The following projects are organized by geographic area, are conceptual in nature and provide a foundation for future, in-depth planning.

Project Areas:

1. First Street Commercial Area
2. Highway 72 South Commercial Area
3. Jefferson Street Commercial Area
4. Second Street Corridor
5. Middle Boulder Creek/Second Bridge Crossing
6. Barker Meadow Park

Content Overview:

Each of the project areas identified here play a special role in relation to the downtown district. The First Street Commercial Area, along with Middle Boulder Creek, is the centerpiece of downtown, known for its visitor-focused retail, and with the pedestrian bridge: the more visual "Nederland" downtown area. The Highway 72 Commercial Area represents the commercial core of downtown, providing the greatest range of goods and services. Barker Meadow Park is the east gateway to Nederland's downtown, and the Jefferson Street Commercial Area along with the RTD Park and Ride is downtown's west gateway. The Second Street Corridor is a critical passage connecting downtown residential neighborhoods to commercial areas. With a mix of General Commercial and Neighborhood Commercial zoning, the Second Street Corridor also presents an opportune area for mixed-use development. The projects proposed for these areas are meant to support the special role that each one plays in the downtown core. Each area has the potential to contribute to a thriving downtown.



First Street Commercial Area



The First Street Commercial Area extends from the Visitors Center parking lot on the west end of First Street, to Snyder Street on the east end of First Street. Middle Boulder Creek flows adjacent to First Street to the south. The First Street Commercial Area contains a blend of unique businesses including bars, cafés, gift shops, and a food co-op. Nederland Town Hall and Visitors Center are also located in the First Street Commercial Area. Through planned improvements, the NDDA seeks to establish First Street as the "Main Street" of downtown, creating a walkable corridor between the RTD Park and Ride and First Street and Middle Boulder Creek.

Issues to be addressed

Based on the NDDA's community outreach and responses gathered in the 2015 The following issues have been identified for the First Street Commercial Area, based upon NDDA's community outreach and responses gathered in the 2015 Economic Development Survey:

1. **Limited parking**
2. **Poorly maintained buildings**
3. **Poor walkability**
4. **Lack of commercial/retail space**
5. **Inadequate loading zones for businesses in the area**

Proposed Improvements

The NDDA proposed the following capital projects and infrastructure improvements:

1. **Construction of a new business loading zone**
2. **Expansion of sidewalks and crosswalks**
3. **Development of new commercial and mixed-use properties**
4. **Bury utility lines**

Project Concepts



Guided by Nederland's Comprehensive Plan, these conceptual designs take advantage of infill on an undeveloped lot in the downtown core. These designs also create a more welcoming atmosphere by incorporating public spaces such as an outdoor dining area and amenities such as an information kiosk. The bottom illustration is an example of mixed-use development, with a commercial use on the ground level and residential uses on the second level. By supporting mixed-use development, the NDDA can attract workforce housing while also providing needed commercial space. To advance such development the NDDA may offer development incentives or purchase undeveloped land for publicly funded projects.



Current loading zones conditions

These images show the current area used for loading and unloading goods for surrounding businesses. Through its planning process the NDDA has received feedback indicating several issues with this space. When in use, the space impedes through traffic and interferes with public space and pedestrian walkways. Also, the space does not provide adequate access to all businesses. The NDDA should engage in collaborative planning with business and property owners in the immediate area to determine a more appropriate location for a loading and unloading zone. The NDDA not only offers property owners and businesses in the area a partner in planning but also has the ability to share costs in constructing a new loading and unloading zone and repurposing the presently used area.



Currently, sidewalks on First Street only extend about halfway down the street, ending at the points indicated by the red X's in the above image. Pedestrians walking down First Street are forced to walk in the street between parked cars and moving traffic.

The sidewalks on First Street are entirely inadequate, limiting access to businesses and pushing pedestrians to walk among parking and moving traffic in some areas. In order to improve walkability along the First Street corridor, and enhance connectivity between First Street and Barker Meadow Park, the NDDA can fund additional sidewalk installations. However, the primary challenge will be providing sidewalks at the expense of parking spaces. First Street is narrow, leaving little space for both travel patterns.



The Parking Study of 2009, and discussions held during the development of this plan, lead the NDDA to determine that under-utilized parking lots outside the downtown core could be used to compensate for limited parking in commercial areas. External lots will relieve traffic congestion in the downtown core while still providing visitors and residents easy access to businesses. The NDDA could also consider a pilot program for timed/metered parking along First Street to increase vehicle turnover and encourage parking in external areas.

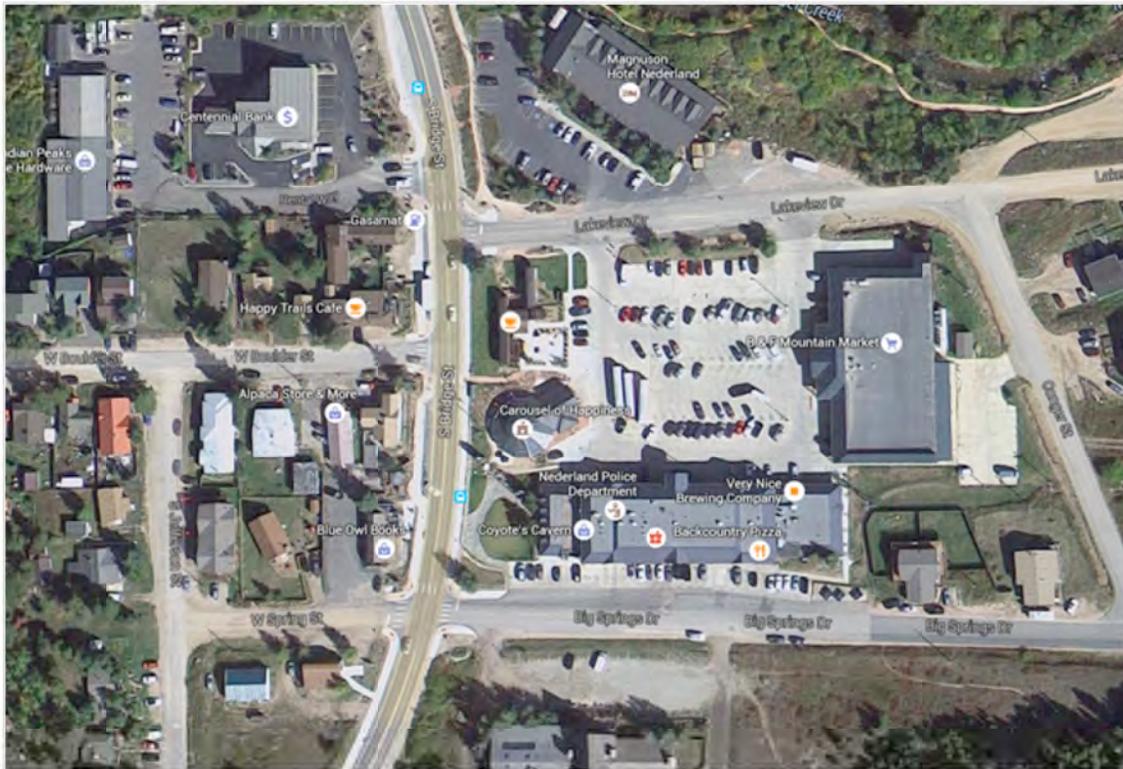
This conceptual rendering offers a glimpse of First Street with buried utility lines. With the substantial challenges that go with undergrounding, it may be more of a long-term goal.



However, if it is made a priority, then any planning for First Street improvements must take undergrounding into consideration. There are also funds through Xcel and other partners that can be brought into play for this project

Addressing the utility line issue as part of larger First Street issue that includes loading zones, parking, and sidewalks, the NDDA can create a plan for addressing everything and ensuring a more comprehensive solution.

Highway 72 South Commercial Area



The Highway 72 South commercial area comprises properties on the south side of Middle Boulder Creek, extending to Big Springs Drive. The centerpiece of the Highway 72 South Commercial area is the Caribou Village Shopping Center which includes an extensive mix of businesses, attractions, and services. While the First Street Commercial Area represents a more traditional downtown corridor, the Highway 72 South Commercial Area is, essentially, Nederland's commercial center. It is also worth noting that the Highway 72 South Commercial Area is currently served by two bus stops along the regional N route.

Issues to be addressed

Through its planning process, the NDDA has identified the following issues to be addressed in the Highway 72 South commercial area:

1. **Traffic congestion (specifically at Hwy. 72/Lakeview Dr. intersection)**
2. **Lack of developed parking**
3. **Connectivity with First Street Commercial Area**
4. **Connectivity with surrounding residential neighborhoods (Old Town, Big Springs, Lakeview)**

Proposed Improvements

The Highway 72 South Commercial Area is particularly prone to vehicular congestion and vehicle/pedestrian dangers. Therefore, the NDDA has prioritized improvements in traffic flow, better accommodation for pedestrians, and parking in this area. In order to improve the flow, ease navigation, and accommodate the needs for additional parking during events and peak tourism, the following improvements are proposed:

1. **Funding a traffic/parking assessment to guide future improvements**
2. **A reconstruction of the Highway 72/Lakeview Drive intersection**
3. **Improving on-street parking at Lakeview Drive and Big Springs Drive**
4. **Construction of new pedestrian pathways to create “downtown loop”**

One of the greatest challenges Nederland faces is the fact that there is only one, single thoroughfare through the center of town. This challenge is further complicated as the single passage is a state-owned highway with an estimated annual traffic count exceeding 1 million vehicles. The NDDA must assume a leadership role in collaborating with the Colorado Department of Transportation (CDOT) in order to spur needed improvements in traffic flow.

The traffic congestion at Lakeview Drive and the Highway through town effects the entire downtown district. By reconstructing this key intersection, the NDDA aims to not only improve traffic flow, but also to enhance wayfinding through improve signage, while simultaneously provide better passage for pedestrians. Commissioning a traffic/parking assessment will be a necessary first step in planning improvements to circulation in the area.

Presently, on-street parking occurs on both Lakeview Drive and Big Springs Drive. However, without clear demarcation, this parking remains largely informal and underutilized. Using the traffic/parking assessment as a guide, the NDDA can fund improvements, such as creating formal spaces to ensure that the parking in these areas maximizes available space. The NDDA will also consider expanding sidewalks or constructing multi-modal pathways in both areas. These pathways would provide a vital connection between Chipeta Park and the Highway 72 South Commercial Area, and access to RTD bus stops.

Project Concepts



The above conceptual rendering was prepared by a team from the Center for Community Development at the University of Colorado-Denver; it proposes the addition of right turn lanes at the intersection of Lakeview Drive and Highway 72. Currently, this intersection is a major source of traffic congestion, especially during weekends and peak tourist season. This design accounts for special limitations while preserving pedestrian walkways.

Jefferson Street Commercial Area



This commercial area encompasses properties between W. Third Street to the north and W. First Street to the south, extending from North Jefferson Street on the east, to the RTD Park and Ride on the west end. This is the least densely populated commercial area in the downtown district; however, it offers ample space for parking and infill development. In addition, the Jefferson Street Commercial Area serves as the western

gateway to downtown, specifically for traffic coming from the north on Highway 72 from Ward, Lyons and Estes Park, and also for visitors arriving in Nederland on the regional RTD "N" bus.

Issued to be addressed

The NDDA has identified the following issues to be addressed in this area:

- 1. Poor road conditions and drainage (stormwater management)**
- 2. Lack of developed parking**
- 3. "Gateway" improvements**

Proposed Improvements

- 1. Use plans for mitigation identified in the Master Infrastructure Plan (MIP) in NedPeds construction.**
- 2. Identify underutilized public and private lots, incentivize improvements**
- 3. Create a gateway area with signage and information**

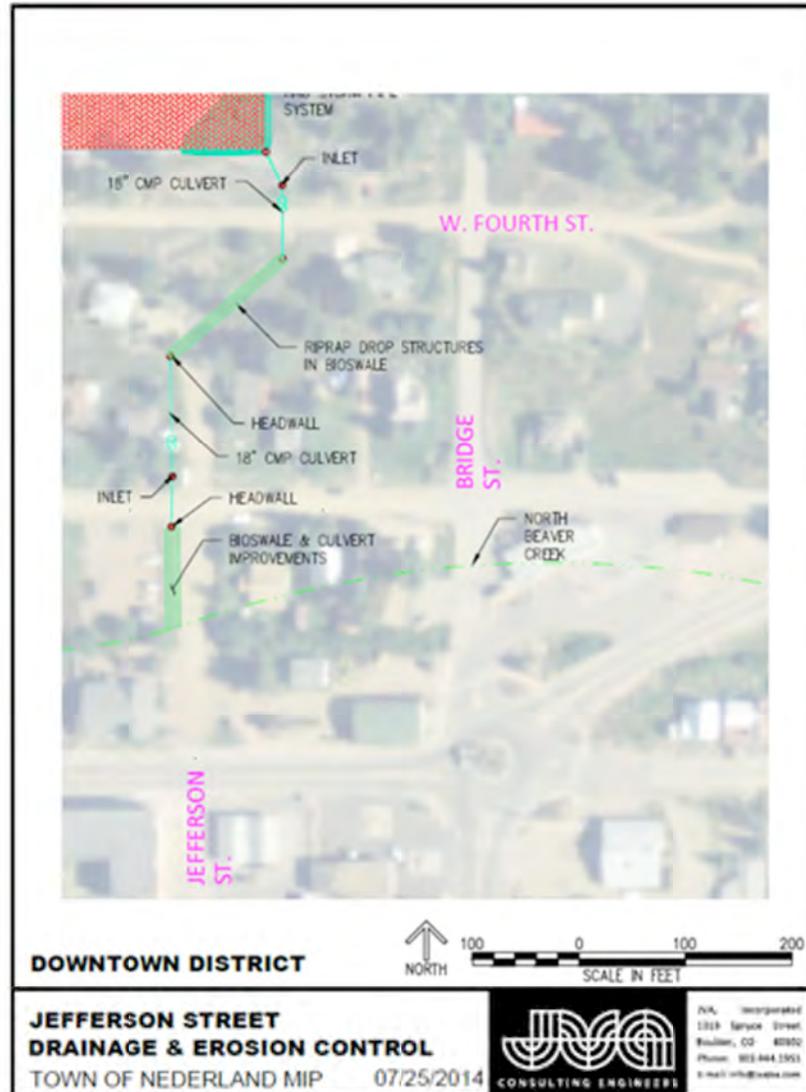
To address poor road conditions and drainage, the NDDA will need to partner with and help the Town of Nederland in implementing the Community Center Stormwater Management from the 2014 Master Infrastructure Plan.

These improvements will supplement drainage and road improvements completed at N. Jefferson and W. Third Street in 2015 as part of NedPeds improvements slated for 2016, creating a better system of storm water management that will mitigate erosion issues and contribute to the long-term health of the infrastructure throughout the downtown district.



These images show the current condition of Jefferson Street south of Highway 119, between The Business Connection and Kathmandu Plaza. Upon the completion of the planned drainage improvements at North Jefferson Street, the NDDA may consider leading planning and implementation of a repaving project at Jefferson Street, south of Highway 119.

This section from the Master Infrastructure Plan outlines existing plans for improvement of drainage in this corridor, and will contribute to better drainage and road conditions throughout downtown, by mitigating impacts of runoff at the source. The NDDA could support these improvements by contributing funds and involving businesses and property owners in the planning.



Pictured here are two parking lots in the Jefferson Street Commercial area that are currently underutilized. According to a 2009 parking study, both of the lots shown here contain 20 spaces. These lots offer the opportunity for the NDDA to partner with property owners toward improvements that will attract more vehicles to park in these areas, relieving vehicle congestion in the downtown core and encouraging visitors to explore Nederland on foot.

add photo

Privately owned parking lot at the corner of Jackson Street and W. First Street



Public parking lot located at the corner of N. Jefferson St. and W. Third Street

The NDDA could also consider incentivizing or funding parking lot resurfacing that utilizes permeable surfaces as a means to improve drainage throughout the downtown district. The use of permeable surfaces is a major component of the NedPeds Second Street Drainage Project as it allows water to permeate through the surface to the ground where sediment and oils are naturally filtered out of the water before it gets to Middle Boulder or North Beaver creeks. Otherwise the water rushes down the surface of the street or in traditional storm drains into the rivers.

Besides improving signage and visitor information to establish the Jefferson Street Commercial Area as a western gateway to downtown, the NDDA may consider partnering with the Nederland Area Historical Society to renovate the historic Bryant House and the lot upon which it is placed. This location could be developed into a pocket park with public benches, landscaping, and art installations similar to those pictured here. Any improvements to this area could focus on capturing visitors who arrive via the RTD bus, or who park in the RTD lot, directing these visitors to businesses and attractions in town.

To make this area more pedestrian-friendly, additional sidewalks and crosswalks will be added on Highway 119 between the Nederland Library and the Traffic Circle as part of the NedPeds project.



The historic Bryant House adjacent to the RTD Park and Ride at Jackson St. and W. First Street.

Examples of murals and map kiosks that could be used at the Bryant House location.



Second Street Corridor

Issues to be addressed:

The NDDA has identified the following issues to be addressed in this area:

1. **Poor road conditions and drainage (Stormwater Management)**
2. **Not very pedestrian-friendly**
3. **Lack of usable commercial space**

Proposed Improvements:

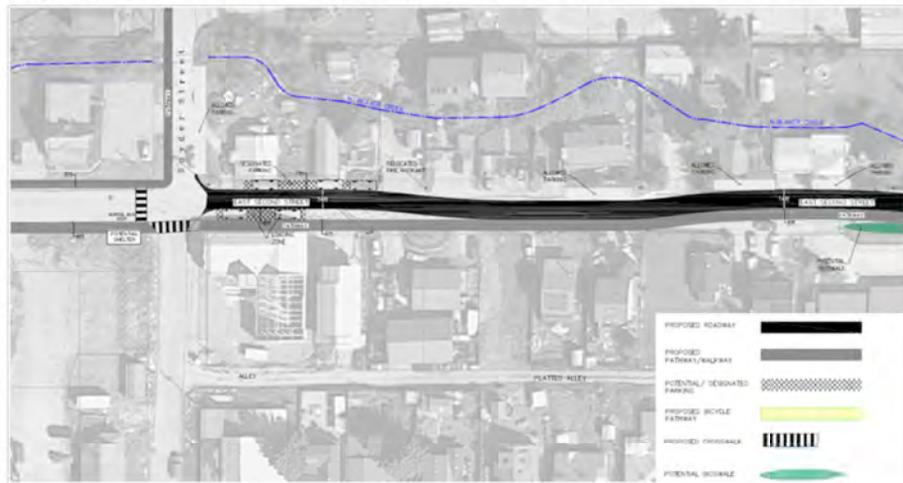
1. **Completion of the NedPeds project from round about to post office and bus stops.**
2. **Redevelopment of existing property where viable and new development in 'gaps'**

At this time, Second Street is one of the most unsightly corridors in the Downtown District. Although there are a few well-designed businesses, the street mostly consists of poorly maintained residences, storage sheds or former commercial buildings that are being used as residences. These buildings are side-by-side with empty lots. The NDDA can work with and encourage property owners in the area to replace or maintain the extant buildings and convert to commercial use, and begin in-fill development on empty lots.

The Second Street Corridor is about to undergo major street and stormwater management improvements through the NedPeds Streets Project.

Second Street resurfacing and stormwater management will begin at Snyder Street and extend to East Street. Significant drainage improvements using permeable asphalt will contribute to stormwater mitigation and enhance water quality in Middle Boulder Creek. Permeable asphalt captures stormwater rather than causing it to run off into vulnerable water sources. This method of street design mitigates erosion while improving water quality.

In addition to the resurfacing, a pedestrian pathway will go from the traffic circle to East Street and then north to the Post Office and bus stop on HWY 119. Another path will go north on Snyder Street to the bus stop on 3rd and Hwy 119. These pathways will help connect resident commuters and visitors to their homes and the First Street shopping area. The bus stop at East Street services Teens, Inc and the Nathan Lazarus Skate Park.





Resurfacing on Second Street will utilize permeable asphalt, similar to what is pictured above. Permeable asphalt captures stormwater rather than allowing it to runoff into vulnerable water sources. This method of street design mitigates erosion while improving water quality. The use of permeable asphalt should be considered in future street improvements when appropriate.

Middle Boulder Creek Riverwalk/Second Bridge Crossing



Issues to be addressed

The NDDA has identified the following issues to be addressed in this area:

- 1. Building and overuse has damaged areas along Middle Boulder Creek**
- 2. Lack of access to river for residents and visitors**
- 3. Second crossing for emergencies**

Proposed Improvements

1. Use assessment to heal damaged areas and create spaces to interact with the water.
2. Use Riparian Assessment and results of the Traffic Flow Study to determine best place for a second crossing.

The NDDA supports the development of a pedestrian pathway and public space on the north side of Boulder Creek east of HWY 119. Such development would provide dual access to the riparian corridor and to First Street businesses who could develop new spaces facing the river.



In conjunction with this development, the NDDA proposes a reclamation project of the wetlands on the south side of Middle Boulder Creek, where there is currently a pedestrian trail. Reclamation and possible re-development of a path will incorporate the findings of the Riparian Corridor Ecological Assessment to ensure best practices in reclamation and minimal impact on the environment. The NDDA could also partner with other entities lead reclamation in other areas as called for in the assessment.

During high traffic times and large events it could be dangerous or problematic for emergency vehicles to get over the one bridge and one way through town. A second crossing over Middle Boulder Creek that could be built for at least one-way of traffic allowing single-file vehicles to bypass the bridge and a significant amount of traffic. It could also be used as a pedestrian bridge to create a loop between shopping areas.

There are 3 possible second crossing areas and the NDDA would use a combination of Riparian Assessment and Traffic Flow studies to determine the best area and type of bridge that could be done with the most benefit to pedestrians and least impact on the river.



The most highly cited special project in responses to the 2015 Economic Development Survey was construction of a second bridge at Middle Boulder Creek. The orange outlines in the image shown above indicate potential locations for a second bridge. The red outline in the same image indicates an existing footbridge where Middle Boulder Creek runs into Barker Reservoir. The top left image is an example of a pre-constructed pedestrian bridge, and the bottom left image is an example of a pre-constructed vehicle grade bridge.

Barker Meadow Amphitheater



This conceptual rendering shows a potential design for a performance space at Barker Meadow Park. In supporting improvements to the Baker Meadow Park area, the NDDA seeks to establish an eastern gateway that contributes to the vibrancy and user experience of downtown. Completion of the NedPeds Project, anticipated in 2016, represents an important first step in developing this area, as it provides a vital connection between Barker Meadow Park and the downtown district. Future planning for a performance space should take into consideration the use of natural materials available in the immediate area.

Image prepared by the Center for Community Development (circa 2015)

Downtown Programs

The Nederland Downtown Development Authority has identified four focus areas for downtown programs. These items address specific, ongoing issues in downtown such as parking, traffic flow, wayfinding, downtown aesthetics, business promotion, and downtown culture. Downtown programs will help the NDDA establish its ongoing role in the community, and bridge large capital projects.

Program Focus Areas:

- 1. Beautification**
- 2. Circulation**
- 3. Events & Programming**
- 4. Business Services**

Beautification

Beautification of a populated area that is set in an outstanding natural setting should focus on preserving and promoting those distinguishing features. The 2015 Economic Survey shows that the community stakeholders prefer beautification that is non-generic, and embodies Nederland's unique character. The NDDA advocates decorative elements that enhance the functionality and the user experience of downtown, through well-maintained public spaces and pedestrian amenities, including benches, lighting fixtures, coordinated signage and strategically placed waste/recycling receptacles.

NDDA guiding principles for beautification programs:

1. Beautification should take advantage of the natural environment and reflect Nederland's rural, mountain setting
2. Beautification should enhance the functionality and user experience of the downtown district.
3. Beautification should incorporate local artists and craftsmanship and historical artifacts to represent Nederland's unique character to avoid a "generic" aesthetic.

Strategies for beautification:

- 1. Commissioning public art installations**
- 2. Painting/refurbishing existing amenities such as waste receptacles**
- 3. Sponsoring "pocket parks" and public space improvements**
- 4. Expanding native planting and landscaping**
- 5. Purchase and install pedestrian-scale lighting fixtures to improve public safety and walkability**
- 6. Funding dust mitigation in downtown**

Beautification Concepts

Existing fixtures in the downtown district capture the themes that the NDDA's beautification efforts should follow.

1. Old mining equipment repurposed for beautification at Wolf Tongue Square.
2. A sculpture designed and built by a Nederland-area artist
3. A street sign that embodies Nederland's unique character



The NDDA may consider commissioning local artists to repaint waste receptacles such as the one pictured here to create an aesthetically appealing amenity that also serves an important function by helping to maintain a clean downtown.

This artist rendition of a "trailhead nook" by the covered bridge is an example of how well-maintained public spaces can enhance beautification while also improving the user experience of the downtown district.





The NDDA's Downtown Planters were contracted out to a local botanist in 2015. In addition to seeking strategies for expanding the downtown planting, the NDDA should consider strategies for local landscaping that use native plants, contribute to the health of local ecosystems, help to mitigate storm water runoff, and provide buffers to sensitive natural areas.

Downtown Circulation

NDDA's community outreach and the 2015 Economic Development Survey overwhelmingly indicate that parking and traffic flow are the greatest barriers to a vibrant and welcoming downtown. According to CDOT estimates, more than 9,000 vehicles per day pass through Nederland via the Peak to Peak Scenic Byway. This high volume of pass-through traffic, combined with local vehicle traffic, has created congestion and limited parking. This hinders commerce, and deters local residents from visiting their own downtown. The congestion further complicates pedestrian safety. Poor signage has also been identified as a barrier to adequate downtown circulation.

Issues to be addressed

1. Traffic congestion
2. Poor wayfinding

Proposed Improvements

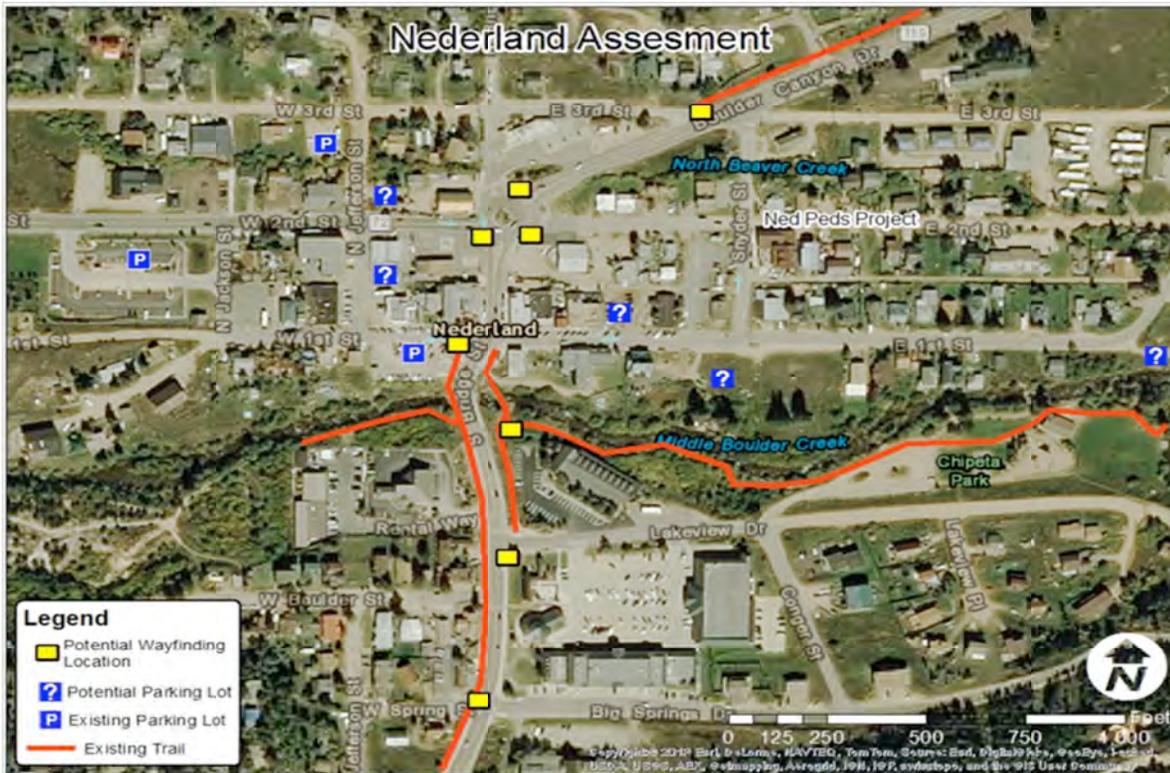
1. In 2016, the NDDA will use the wayfinding recommendations provided by the team from the Center for Community Development to design a program for installing strategically coordinated wayfinding signage around downtown.
2. Funding a comprehensive traffic study of the downtown area will need to be a top priority of the NDDA in 2016. This represents an important first step in addressing both vehicle congestion and parking throughout the district, as findings from a traffic study will help inform the most appropriate strategies for addressing these issues.



Signs would be placed

to direct visitors toward local businesses and attractions. It is recommended that such signs be thematic, meeting a consistent design standard to ease navigation and increase visibility. In addition to direction, the signs can also educate pedestrians on Nederland's history, culture, and environment.

The NDDA will consider a tiered system of both vehicle scale and pedestrian scale wayfinding signs. The first tier of vehicle signage should target motorists as they enter town, letting them know about amenities and services available. A second tier of signs would direct drivers to appropriate parking areas once they arrive in town. The third tier would then direct them, as pedestrians, to attractions and shops. This tiered system has the potential to capture vehicles that may otherwise pass through Nederland without stopping.



The above image is a wayfinding assessment administered by consultants from Downtown Colorado, Inc. (DCI). The assessment shows existing parking areas and potential parking areas in the downtown district that could be improved to accommodate additional parking. Several of the areas are located outside the downtown core and are currently underutilized; developing these areas may relieve vehicle congestion and encourage alternative transportation such as walking or biking.

The assessment also shows strategic locations for coordinated wayfinding signage. The red lines indicate existing pedestrian walkways and trails. By looking at the picture, it is clear that several gaps exist in pedestrian pathways, specifically on First Street, Second Street, Lakeview Drive, and Big Springs Drive. The sign shown here illustrates how wayfinding signage can encourage walkability, especially in Nederland where businesses and attractions are within walking distance.

Downtown Events & Programming

Infrastructure improvements and beautification go a long way toward improving the physical environment, but the NDDA recognizes the need to support programs that add vibrancy to downtown. Events and special programming not only create a more welcoming atmosphere, but they also provide an opportunity to engage and educate visitors on the area's environment and history. Another outcome of events and programming is to attract shoppers to businesses in the downtown district.

Community feedback has suggested that local events could be more inclusive and diverse. Many residents would like to see events that are family-friendly, occurring outside the late-night bar scene. They have also expressed interest in events that celebrate the environment, and encourage outdoor activities such as biking, hiking, and skiing. A significant number of responders to the 2015 Economic Development Survey urged the establishment of a local farmer's market-style event, offering local food and locally-produced goods. Respondents also expressed preferences for events such as a downtown music series, outdoor movies, performing arts events and more arts festivals.

In recent years, the NDDA supported "First Fridays", which featured art exhibits at businesses throughout town, and often included specials at participating businesses. By engaging local businesses, the NDDA can continue strategies that lead to a recurring, signature downtown event.

Support by the NDDA for existing and future events works to everyone's benefit. Although the NDDA has occasionally contributed funds to event organizations, there are support activities that would be far more helpful than the few dollars here and there from the limited operating funds. For example, should the NDDA purchase and store sandwich-board style signs, traffic cones, tents, or other high-ticket items that cost organizers a great deal to purchase or rent, and provide them to all town-based events, it would provide unique assistance to event organizers. There are also a number of services the NDDA could offer, including; traffic and parking assistance, security, and storage during events. Some of the events that take place in Nederland include the "Old-Fashioned Fourth of July" fireworks and fair, the High Peaks Art Festival, Nedfst (an annual music festival) and Frozen Dead Guy Days.

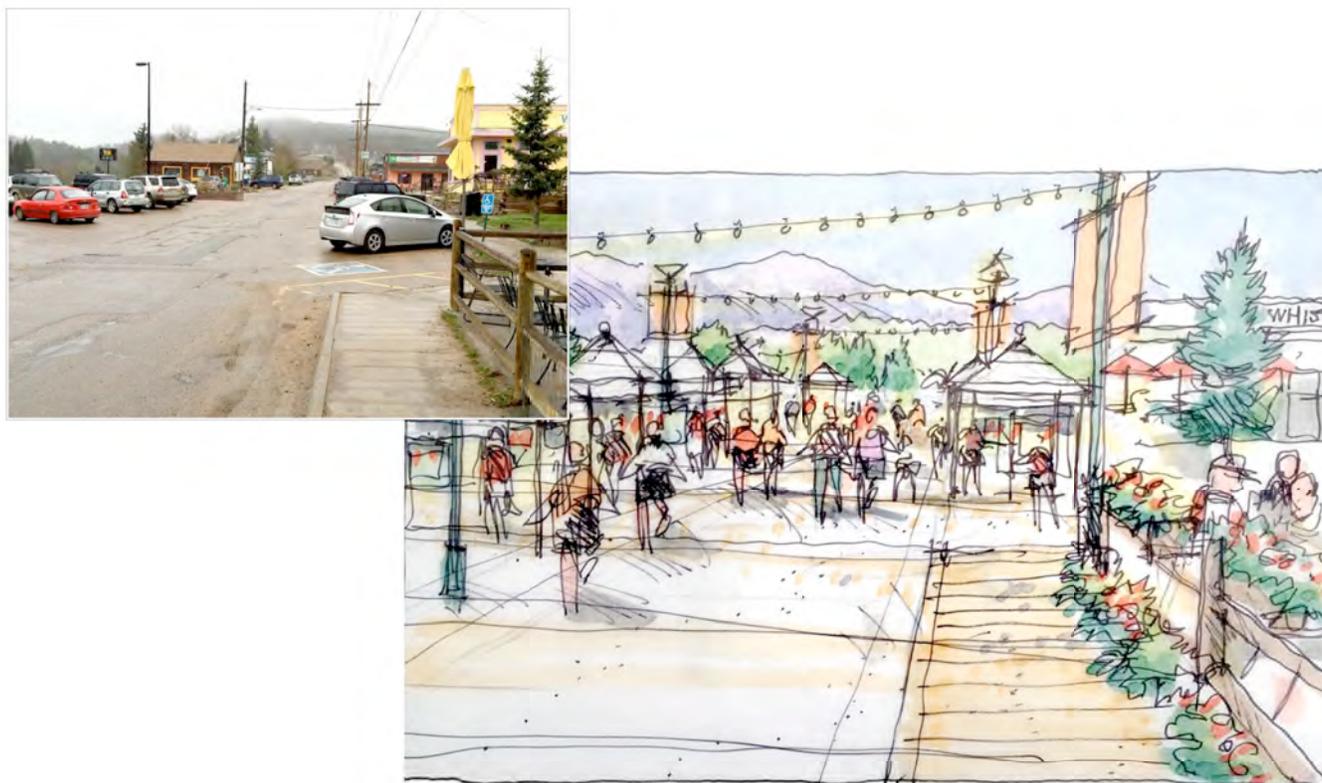


2011 NedFest crowd



2012 Nederland 4th of July Parade

The conceptual drawing below is an example of how the NDDA could support temporary uses for special events in the downtown district. Street markets, such as the one depicted here, contribute to the vibrancy of the district by attracting visitors while also providing a venue for local craftspeople, artisans, and food producers to sell their goods. By converting the Visitors Center parking area for temporary use, the NDDA can host events without permanently sacrificing parking spaces that may be needed at other times.



Prepared by Downtown Colorado, Inc.

Downtown Business Services

Upon publishing its new website in 2014, the NDDA launched a directory of downtown businesses. In the absence of a Chamber of Commerce, the NDDA can use funding to implement programs that focus on business services.

The ultimate goal of such programs is to work with prospective business owners who are developing new businesses, and improve existing businesses.

Some business services concepts that the NDDA may consider pursuing are:

1. Supporting a small-business incubator
2. Offering financial incentives for new business development and existing business improvement
3. Solicit feedback from local businesses on improving the Town's building and permitting processes
4. Developing "Shop Local" and "Nederland Downtown" marketing and advertising campaigns
5. Host networking and professional development events for local businesses

6. Issue a downtown businesses newsletter
7. Advocate policies that support the interests of downtown businesses and property owners
8. Host collaborative planning workshops for major capital projects and infrastructure improvements



Implementation Strategies & Next Steps

Strategic Partnerships

The NDDA acknowledges that implementing its proposed projects and programs will require collaboration with local partners as well as external partners. Forging local partnerships will ensure that NDDA projects and programs align with existing Town goals and support the valuable work of other groups in the community. The NDDA is committed to fostering a culture of collaboration both in the downtown district and in the broader community. In pursuing external partnerships, the NDDA can attract professional expertise and other support services that are currently unavailable without a full time administrative staff.

Nature of Partnership:

1. **Planning (P):** Partner is actively engaged in the planning process helping to determine desired outcomes and specific actions for achieving those outcomes.
2. **Implementation (I):** Partner's support is required to successfully implement a project whether it is through decision making or actual administration of the respective project.

3. **Cost sharing (CS):** Partner's interest in a specific project is significant enough that they may reasonably be considered a potential partner for sharing costs

Local Partners:

1. Nederland Board of Trustees
2. Nederland Town Staff
3. Nederland Planning Commission (PC)
4. Nederland Sustainability Advisory Board (SAB)
5. Nederland Parks, Recreation, and Open Space Advisory Board (PROSAB)
6. Eldora Mountain Resort
7. Wild Bear Mountain Ecology Center
8. Tebo Development Co. (Tebo)
9. Nederland Central Business District Redevelopment LLC (NCBDR)

External Partners:

1. Boulder County (BoCo)
2. Colorado Department of Transportation (CDOT)
3. Downtown Colorado Inc. (DCI)
4. Colorado Department of Local Affairs (DOLA)
5. University of Colorado Denver-Center for Community Development (CCD)
6. Colorado Office of Economic Development and International Trade (OEDIT)
7. Colorado Department of Public Health (CDPHE)
8. Xcel Energy (Xcel)

Funding Opportunities

1. Colorado Department of Transportation
 - Safe Routes to School
 - Rural Planning Assistance Program
 - Transit Grants Program
 - Transportation Safety Grants
 - Transportation Alternatives Program
2. Colorado Department of Local Affairs
 - Community Development Blok Grants (Housing and Community Development)

- Energy & Mineral Impact Assistance Fund
 - Conservation Trust Fund
 - Direct Distributions
 - Community Services Block Grant
3. Colorado Office of Economic Development and International Trade
- Commercial Historic Preservation Tax Credit
 - Regional Tourism Act Funding
 - Community Development Block Grant-Business Loan Funds
 - Community Development Block Grant-Disaster Recovery
 - Community Development Block Grant-Planning & Feasibility
4. Xcel Energy
- Underground Accrual Fund
5. Colorado Department of Public Health & Environment
- Brownfields Revolving Fund
 - Recycling Grants
 - Water Quality Grants

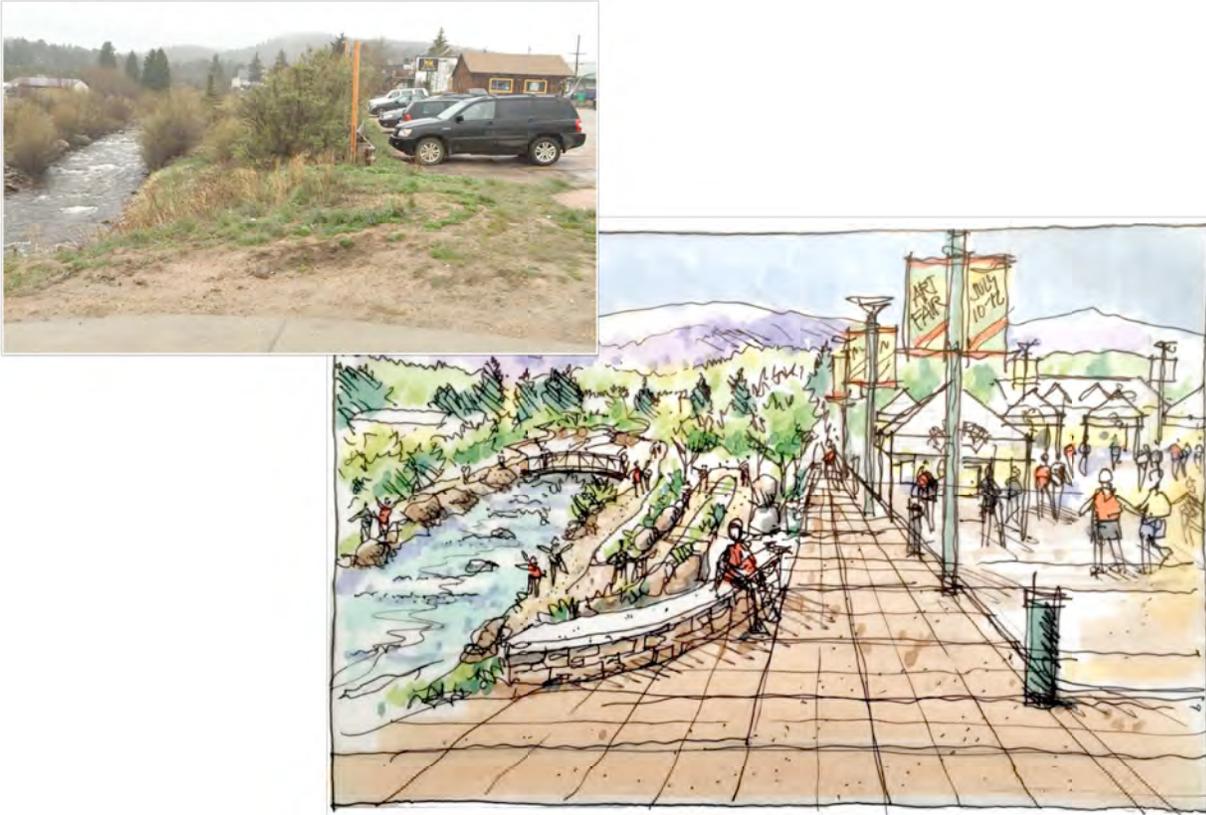
Action Matrix

NDDA Partnership Matrix		EXTERNAL PARTNERS							
		BoCo	CDOT	DCI	DOLA	CCD	OEDIT	CDPHE	XCEL
PROJECTS & PROGRAMS	Business Loading Zone	--	--	--	--	P	--	--	--
	1 st Street Sidewalks	--	P/I/CS	--	--	P	--	--	--
	Commercial Development	P/CS	--	P	P/CS	--	P/CS	--	--
	Burying Utility Lines	--	--	--	--	--	--	P/CS	P/I/CS
	Traffic Study	P/I/CS	P/I/CS	P/I	P/I	P	P/CS	--	--
	Lakeview//72 Intersection	--	--	--	--	P	--	--	--
	On-street parking (Lakeview & Big Springs)	--	P/I/CS	--	--	P	--	--	--
	Parking Lot Improvements (Jefferson St. Area)	--	--	--	--	--	--	--	--
	Second Bridge	--	P/I/CS	--	--	P	P/I/CS	--	--
	Riverwalk	--	--	--	--	P	P/I/CS	P	--
	Amphitheater	P/I/CS	--	--	--	P	--	--	--
	Beautification Programs	--	--	P	--	P	--	--	--
	Circulation Programs	--	P/I/CS	P/I	P	P	P/CS	--	--
	Event Programs	--	--	P/I	--	--	P/CS	--	--
Business Services	P/I/CS	--	P/I	P/I	--	P/I/CS	--	--	

Appendices

Long Term Considerations

Town Square



Development of a Town Square at the Visitors Center parking lot was originally proposed in the NDDA's 2007 Master Plan as a "functional gathering place for the community and visitors". While the NDDA remains open to including this project in future Master Plans, other issues such as infrastructure improvement, traffic and parking management, and a second crossing at Middle Boulder Creek have been prioritized in 2016. A major barrier to developing a Town Square at this location is the potential loss of valuable parking spaces. As the Town progress in its efforts to improve parking in the downtown core, a Town Square will likely become more feasible.

Visitors Center



This conceptual drawing was prepared for the NDDA by consultants from Downtown Colorado, Inc. (DCI) in May 2015. It proposes the idea of partnering with Boulder County to manage a combined Mining Museum and

Visitors Center. In future planning, the NDDA may convene a dialogue with Boulder County to discuss the potential of this collaborative project. In the more immediate future, the NDDA will partner with the Town of Nederland to identify and implement improvements at Nederland's existing Visitors Center.

Workforce Housing



This conceptual drawing was also prepared by DCI consultants in May 2015. It provides an example of a multi-family residential

development, which represents an unmet need in Nederland's current housing stock. The location of this development provides residents easy access to public transportation, shopping, and employment opportunities. Using the Town's 2014 Housing Needs assessment as a guide, the NDDA can explore opportunities for supporting high density workforce housing in the downtown core in 2016. An important first step in this effort will be taking an active role in the Planning Commission's efforts to revise local zoning codes in 2016.

Riparian Corridor Ecological Assessment

The NDDA commissioned an ecological assessment of the Middle Boulder Creek riparian corridor in September 2015. The assessment, conducted by Western Ecological Resources, captures the current condition of the riparian habitat, focusing specifically on hydrology, vegetation, and geomorphology. The assessment determined that the riparian corridor is in "proper functioning condition" with no immediate threats to functionality present. Proper functioning condition indicates that adequate vegetation, landform, or large woody debris is present to:

- Dissipate stream energy associated with high water flow, thereby reducing erosion & improving water quality;
- Capture sediment and aid floodplain development;
- Improve floodwater retention and ground-water recharge;
- Develop root masses that stabilize streambanks against erosion;
- Maintain channel characteristics.

Though the riparian corridor was found to be in proper functioning condition, the assessment does identify issues with high inundation on the creek's south side and two instances of fill material on the north side of the creek limiting riparian-wetland development. The assessment also recommends planting additional vegetation on the creek's south side.

The NDDA will use the findings and recommendations of the ecological assessment to guide planning of projects that are expected to impact the creek ecosystem. Relevant projects include the Riverwalk, the Second Bridge, and beautification programs.



View of Middle Boulder Creek looking west



View of Middle Boulder Creek looking east

Community Feedback

The Mayor's Economic Development Task Force administered the Nederland Area Economic Development Survey in the summer of 2015 to gauge consumer behaviors and local preferences for economic development objectives and strategies. A total of 285 respondents participated in the survey, with a vast majority residing in Nederland and the surrounding area. The results of the survey were compiled in a report, which will assist the Economic Development Task Force in determining recommendations to present to the Board of Trustees.

The survey was largely composed of open-ended questions, generating more than 3,000 unique comments. While the survey reflected diverse opinions, several notable trends did emerge. This appendix contains comments excerpted from the survey that embody the most prominent themes.

Community feedback regarding First Street improvements:

- "First street is pretty narrow when crowded and parking can be scarce."
- "...obtain more grant money for improvements more commercial development in the downtown area particularly First St.
- Make 1st street a destination, not just a few stores.
- "First street is quite narrow when there is a lot of traffic/delivery trucks/tourists."
- "First Street could be cleaned up a bit."
- "change the first street block, no more tuff sheds and motorcycle paking, that block is perfect for multi use buildings (underground paking, retail, office spaces, and lofts for living)."
- "make 1st Street for bikes and peds only. Car-free downtown core."
- "Make 1st street a walking mall with a clearer connection to shopping center."
- "More free parking for E 1st Street"
- "I would like Sidewalk down 1st street to the reservoir"
- "more continuous store front on first st"

Community feedback regarding the Second Bridge at Middle Boulder Creek

- "Second bridge across the creek to facilitate traffic flow, and aid in best traffic control, Bridge at Snider Street is best"
- "I would like to see another bridge -or a wider bridge for car traffic."
- "Build a second auto bridge connecting the shopping center and the First St. commercial district"
- "Bridge from Snyder Street to Conger Street making business loop"
- "2nd bridge connecting north and south side of Town."
- "Keep us simple-make another bridge across the creek"

Community feedback regarding a Riverwalk:

- "Development of a river walk with shops, park benches, bike paths, walking paths, a band shell for outdoor concerts in the park"
- "Creation of a river walk area along the creek."
- "Creek walkway with shops and restaurants"
- "More shopping and creek walking opportunities"
- "...river walk would be amazing."
- "Creek walkway with shops!"

Community feedback regarding Lakeview/Hwy. 72 intersection:

- "A stop light at the intersection in front of the bank."
- "The intersection where the Shopping Center exit and the Bank/ Hardware exit coincide across the highway."
- "Better/safer traffic control (4-way STOP signs on Hwy 119 and entrances to B & F and Bank /ACE Hardware)."
- "Fix the roads/entrance at the bank and the shopping center"
- "Getting out of the B&F parking lot or Ace is a NIGHTMARE"
- "Better flow of traffic between B&F Shopping Center and ACE"

Community feedback regarding the Barker Meadow Amphitheater:

- "Local performance space at Barker Res!"
- "Live local music at farmers market style events at the performance space at Barker Res"
- "Complete the performance space at the reservoir"
- "The town needs a performance space for events"
- "Amphitheater for the town for various events."

Community feedback regarding beautification and community aesthetics:

- "Clean it up...it looks really outdated and dirty."
- "Clean up. Fix potholes. Landscape and maintain public spaces"
- "Improved physical condition of the overall district, e.g. roadways, trails, cleanliness"
- "Make it pretty. It often looks like we don't care and don't want to care"
- "Look at the beauty of this place! Let's take down the power lines, sheds and propane tanks to make this town more beautiful and inviting"
- "Conservation of natural areas with nature trails"

- “We have beautiful surrounding scenery”
- “keep it rustic and unique”

Community feedback on parking and traffic flow:

- “Improve traffic flow across Peak to Peak between the two sides of town connected by the bridge—there’s now only the single thruway for travel across the creek, and traffic grinds to a halt along Peak to Peak around events or at peak flow times”
- “As long as cars, trucks and motorcycles dominate the space there will not be a true sense of community in the downtown area. Route through-traffic differently. Then tie the three different areas together with true pedestrian-friendly paths, roads, walkways.”
- “Parking meters to turn over traffic and eliminate employees from taking up all the parking.”
- “Better, more clearly marked, ample, obvious, free parking”
- “BETTER SIGNAGE (where the heck is the carousel? The Skatepark?)”
- “developing entire downtown with signage and easy walking throughout.”

Community feedback on events and programming:

- “family oriented, less marijuana based. Outdoor/athletically focused”
- “Outdoor activity festivals...cycling, hiking, skiing”
- “First Friday events town-wide, more art shows in the summer”
- “monthly music and arts event and make sure we know about it!”
- “Biking and running events, art festival, farmers market”
- “local farmer’s market style, with art, craftsmanship”
- “monthly event that was family friendly and free to attend”
- “Outdoor film series; better or more frequent movie times”
- “historical and interactive things for all ages”
- “Educational events free/cheap for residents, like a food growing expo”

Community feedback regarding new business development, existing business improvement and business district promotion:

- “1. Promote year-round tourism 2. Encourage businesses (non-retail, non-restaurant) that hire locals 3. Offer a properly funded/staffed Chamber/small business development and tourism bureau 4. Town budget for business/tourism promotion 5. Improved (centralized) communications systems in Town and to outsiders”
- “Town partnership, economic development tools/mentoring programs, identification and development of commercial areas/incubators”

- “I would like to see Nederland be more welcoming to small businesses without overwhelming paperwork and fees”
- “More local business opportunities. More real estate incentives to help people buy property and fix it up”
- “Attract and support start-ups, investors and incubators to help fuel new business ideas and innovation at 8,000 feet.”
- “Target specifically areas that Nederland lacks. For example, we don't have a home store. Do what it takes to make it attractive for one to located here -- tax breaks good location.”
- “Dollars for small business to renovate existing spaces?”
- “I would like to see the town offer promotion, encouragement, incentive, campaigning to buy local.”

Resources