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Commercial Property Lessee within  
Nederland Downtown Development Authority

**Re: November 7, 2017 Special Mail Ballot Election for  
Nederland Downtown Development Authority**

Dear Lessee:

We understand that you may be the holder of a leasehold interest of commercial property within the boundaries of the Nederland Downtown Development Authority (“NDDA”). This is to advise you that the Town of Nederland will be conducting an independent mail ballot election on November 7, 2017, to request approval from the qualified electors of the NDDA to increase its debt authorization for the purposes of financing certain development projects and revitalization of the area located within the NDDA.

A mail ballot packet will be mailed to each qualified elector within the NDDA between October 16<sup>th</sup> and October 23<sup>rd</sup>. A “qualified elector” is an owner of any undivided interest in commercial real property or any improvement permanently affixed thereto, or a holder of a leasehold interest in commercial real property within the boundaries of the NDDA. Any landowner or lessee which is not a natural person may vote only if it designates a natural person to cast a ballot on its behalf. A qualified elector who does not receive a ballot or needs a replacement ballot may obtain one from the offices of the Nederland Town Clerk, 45 West First Street, Nederland, Colorado 80466, after the initial mailing of the ballots set forth above.

Therefore, if the lessee is not a natural person and you determine to participate in this election, enclosed is a form Designation of Natural Person to Vote for your use. Each qualified elector shall only be allowed to cast **one vote**. The designation of such natural person must be filed with me, the Designated Election Official, before that designated person is allowed to vote. If the lessee is a natural person, please complete and file the enclosed Affidavit of Qualified Elector form.

If you have any questions regarding the election process, please contact me at 303-218-7206 or [mmills@cccfirm.com](mailto:mmills@cccfirm.com). If you have any questions regarding the ballot issue or the NDDA, please contact Katrina Harms, NDDA Board Chair, at [katrina@katrinaharms.com](mailto:katrina@katrinaharms.com) or 303-578-8033 or go to [nederlanddowntown.org](http://nederlanddowntown.org).

Sincerely,



Micki L. Mills  
Designated Election Official for the  
Nederland Downtown Development Authority

Enclosures

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