

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

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

November 28, 2012 at 6:30pm

Meeting Minutes

A. CALL TO ORDER

Meeting was called to order by Vice-Chairman Pat Everson at 6:30pm.

B. ROLL CALL

Members Present: Pat Everson, Katrina Harms, Donna Sue Kirkpatrick,
Mary Ann Rodak-Friedman, and Annette Croughwell

Absent: Ron Mitchell, Will Guercio

Also present: Paul Turnburke - Executive Director, Eva Forberger - Treasurer

C. PUBLIC COMMENT – there were 3 members of the community present:

Pam North of Gilpin County, attending for the press. David Sites of Nederland, attending the meeting as a matter of general interest and Randy Lee who was attending to answer any questions or concerns regarding the PROSAB Master Plan Draft.

There was no public comment.

D. CONSENT AGENDA

1. Approval of October 17, 2012, and November 7, 2012 minutes

Motion to approve the 10/17/12 minutes was made by Mary Ann Rodak-Friedman and seconded by Annette Croughwell and approved by a unanimous vote.

Motion to approve the 11/7/12 minutes was made by Donna Sue Kirkpatrick and seconded by Mary Ann Rodak-Friedman and also approved by a unanimous vote.

2. Approval of Warrants

Mary Ann Rodak-Friedman motioned for approval of the warrants, seconded by Annette Croughwell, and approved by all in a unanimous vote.

E. INFORMATIONAL ITEMS

1. Treasurer Report

Eva Forberger reminded everyone that the Treasurer's Report was current as of the October 31st, and the DDA loan was approved on 12/6/12. Conor Merrigan's questions were answered regarding TIF funding.

2. Executive Director Report

Paul Turnburke referenced his report and reminded DDA Board members that the ambassador packets sent out by Alisha Reis, as part of the Comp Plan update, needed to be sent in very soon.

3. Introduction of Brian McLaren, Huitt –Zollars, Inc.

Pat Everson introduced Brian to the Board and he indicated that he could be referred to as Design Manager of the NedPed project to sort out the confusion that came with the Project Manager title. He stated that he was excited to be a part of the NedPeds project and getting to know Nederland was interesting and enjoyed being a part of it.

4. Introduction of Conor Merrigan, C2

Pat Everson also introduced Conor Merrigan to the NDDA Board. He stated that as a former resident, it felt good to return, and even if contentious at times, it was great to see overall genuine interest in the NedPeds project. Conor said he was also looking forward to the most sustainable solution to the project.

5. DAT- NedPeds Project Report

Pat Everson referenced her report inquiring if everyone present read and took the opportunity to look over the information in the packet provided for the meeting. Given the opportunity to ask questions – the Board had none.

F. DISCUSSION ITEMS

1. Mining Museum Artifacts

Donna Sue Kirkpatrick provided an update on the Mining Museum artifacts sitting on the lot west of the museum. She will be collecting input and reporting options on finding places for the artifacts / mining equipment as well as a viable solution to moving them.

2. PROSAB Master Plan Questionnaire

Pat introduced the PROSAB Master Plan Draft and read her comments to the Board. Randy Lee was on hand to answer questions and concerns regarding the PROSAB Master Plan Draft. As a document 2 years in the making, with input by Paul Turnburke and Annette Croughwell as DDA members of the steering committee, a public survey, various focus groups and a public survey, the importance of the goals and the unique perspective of the DDA was stated by Randy Lee. The responses given to Michele Martin are as follows:

1. Does the plan compliment the DDA plan of development? Conflict with it?
1.a – Relating to Master Plan: Even though endorsement of the PROSAB plan is difficult, we understand and recognize that we want to work with PROSAB but we are not mature enough as a board to answer specifically. We cannot determine at the moment if it would compliment the DDA’s plans.
1.b – Relating to Gateway Park: Yes, Brian and Conor – our design team - will be directly responsible for the Gateway Park Project and how it relates to the DDA.

2. Does the plan support the improvement of the downtown area?
2.a – Relating to Master Plan: Yes, but existing sidewalks should be included as an asset on the list for the town. Again, as a young board, we are unable to answer this specifically and determine at this time if it would compliment the DDA’s plans.
2.b – Relating to Gateway Park: Yes, it provides for infrastructure improvements (ie, restrooms, parking, is self-contained) and takes the existing “neighborhood commercial” zoning direction, thus supporting commercial growth.

3. Is there anything else that the plan could include that would better support the goals of the DDA?
3.a – Relating to Master Plan: Yes, with the Master Plan as a major contribution – we would like to see it tied into the NedPeds plan. Integrating PROSAB with DDA meetings would help.
3.b – Relating to Gateway Park: Yes, by starting to tie in with the NedPeds project, working with the Design Team, and integrating the NPP process with what is already on the drawing board. Paying attention to infrastructure might be a good start.

G. OTHER BUSINESS (NEW)

None mentioned.

H. ADJOURNMENT

At 7:33 pm a motion to adjourn upstairs to attend the Planning Commission Meeting was made by Annette Croughwell, seconded by Mary Ann Rodak-Friedman and approved unanimously. The meeting was adjourned.