

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
February 15, 2017 @ 6:30PM
Approved MEETING MINUTES

A. CALL TO ORDER

Meeting called to order at 6:35 pm

B. ROLL CALL

Present: Jeffrey Green, Katrina Harms, Peter Marshall, Charles Wood, Susan Schneider,
Brent Tregaskis

Absent: Amanda Kneer had an excused absence

C. PUBLIC COMMENT

There were no public comments

D. CONSENT AGENDA

1. Approval of Warrants

There were no warrants available for this meeting.

2. Approval of November 2016 minutes

Charles Wood provided written corrections to the item "Downtown Development Incentive Task Force" in the Informational section. Katrina Harms asked him to give the corrections to Secretary Cindy Downing.

Motion to approve the November 2016 minutes with corrections made by Charles Wood, seconded by Susan Schneider. Motion approved unanimously.

3. Approval of January 2017 minutes

Motion to approve January 2017 minutes made by Jeffrey Green Seconded by Brent Tregaskis. Motion approved unanimously.

E. INFORMATIONAL ITEMS

1. Ron Mitchell, from the Nederland Central Business Redevelopment, LLC, will present his ideas for redevelopment of his downtown properties

Ron suggested that this be a discussion rather than a presentation and wanted to consult the DDA in the hopes they can work together. He provided a copy of the consult plan for the Board members and said two copies of the plan are available at the Nederland Library. Ron said this plan would increase sales tax revenue and increase property values.

Some comments from the public:

There was a comment that the skyline would be affected by the tall buildings.

Ron was asked if rent would increase for the tenants he currently has who have to move their businesses into the newly constructed buildings. Ron replied that the rent would not be significantly increased unless they added additional space. If that was the case, then they would have to pay market price on the space.

Ron was asked what his timeline was on this project. Ron replied that this is a 3-5 year plan.

A comment was that the town would lose its charm with all of the new development, and also that there is not a concept to help the elderly in town.

A comment was that there is a need for businesses here but not a place for them to go. Also, that the people who work here do not have housing and can not afford to work and live here.

Another comment was that the businesses that are currently on First Street are dilapidated and it is a good thing for them to get torn down and replaced with more energy efficient buildings.

There was a concern that tall buildings on one side of the road would not match the other side of the road on First Street.

Ron said this will be a staged project, and will not happen abruptly.

2. Alisha Reis, final project(s) summary.

Alisha was not available for this meeting.

F. ACTION ITEMS

There were no action items

G. DISCUSSION ITEMS

1. Review Master Plan feedback and changes

Katrina Harms said that it is important that they finish the Master Plan so the BOT can vote on in and approve it, and then they can build the Debt Authorization from a handful of projects in the Master Plan. Katrina reviewed the Comprehensive Plan and asked if she should eliminate the project areas and rewrite it using issues. Rather than writing it from Second Street, etc, it would be written from traffic, infrastructure, and beautification. Katrina said some of the input was that the plan was confusing and should be addressed as a whole district. Katrina said the DCI people thought it was a good plan.

Jeffrey Green asked what the biggest push back was of not getting approved for the MPU.

Katrina said the biggest push back was that the sustainability part was to be put in at a high level. She said the new BOT does require the sustainability at such a high level. She said she has been advocating referencing the Town's one or two resolutions involving sustainability and green practices and incorporating that in to the introduction. She also said they need to be open to private and public partnerships.

Brent Tregaskis said it is better to address sustainability as a blanket statement rather than address it in every section. He added that the MPU should emphasize the environment but not get too specific until the projects are underway.

Susan Schneider said they should keep the project sections.

Jeffrey Green said traffic flow and parking should be one of the main priorities.

Katrina said the BOT requested to have a workshop with the DDA in March to find out what they need from them to get the Debt Authorization passed. It was decided to have a workshop, which will be held after the regular DDDA meeting on March 15 at 7:00 pm Katrina is going to send the updated draft of the MPU to the BOT next week in the hopes the BOT will review it and approve it. Then they will start working on the Debt Authorization priority list since have to declare the election in August.

H. OTHER BUSINESS

1. DCI conference attendance in May

Katrina informed the Board that the DCI Conference is May 2nd in Breckenridge and said to let her know in the next couple of days if they would like to attend. Katrina also told Charles Wood that the DDA would pay for a BOT member to attend as well.

I. ADJOURNMENT

Motion to adjourn made by Charles Wood, seconded by Susan Schneider. Motion approved unanimously and meeting adjourned at 8:43 pm.

NEXT REGULAR MEETING:

March 15, 2017 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. 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. 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.