

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
November 15, 2017 6:30 pm
DRAFT MEETING MINUTES

A. CALL TO ORDER

Meeting called to order at 6:34 pm

B. ROLL CALL

Present: Claudia Schauffler, Susan Schneider, Katrina Harms, Amanda Kneer, Peter Marshall
Absent: Brent Tregaskis and Alan Apt had an excused absence

C. PUBLIC COMMENT

Gary Pekarek 83 East 4th Street, Nederland. Gary said he is in favor of an entertainment district. He said this will provide more parking and make all of the businesses more successful, as the entertainment district Ron Mitchell is suggesting would provide 100 new parking spaces. He said currently, there is not enough parking in front of his shop, and the spaces are always occupied. Also, an entertainment district would lure in tourists and business. Gary added that he is in favor of Ron's plan of adding affordable housing, since his employees are having a hard time finding an affordable place to live in Nederland.

Ron Mitchell, owner of several properties in Nederland. Ron would like the entertainment district and the riverwalk proposals to be on the agenda for the next DDA meeting. Ron said the Board of Trustees will not put the entertainment district on their agenda until it is endorsed by the DDA.

Raven DeBlack, owner of Renaissance Woman in Nederland. Is in favor of an entertainment district. She saw her hometown of Tombstone, Arizona grow and prosper from a small town to a thriving town and would like to see Nederland do the same. She said Nederland is dying and she can see it reflected in her books and her business. She added that there needs to be improvements and changes to the downtown so it will improve the vitality of the business and tourism in Nederland.

Mark Stringfellow 60 Barker road. Mark would like to see the river walk, as well as fireworks for next year on the agenda for next month.

Steve Watts, Executive Director of the Boulder Mountain Bike Alliance. Steve would like to bring economic vitality to Nederland through the development of the West Magnolia trail project. They have received a construction grant for \$425,000 and plan to develop a section of trail defined as Zone 1. They are looking at partnering with the community, and feel like this is a project that will improve the vitality of the community. He would like a letter of support from the DDA. Susan Schneider said she would like more information from him and will be in communication.

David Walter, owner of Roasted Toad BBQ in Nederland. David is in favor of the West Magnolia Boulder bike trail and also monitoring of that area. He would also like to see tourism addressed by the DDA and how it is important to the local economy.

Kathleen Chippi owner of Magnolia Star Roots in Nederland. Kathleen is against hiring an executive director. She would to the see the entertainment district on the agenda as well as the riverwalk. She thinks that any project the DDA does should have a project manager.

D. CONSENT AGENDA

1. Approval of the July 12, 2017 meeting minutes-Katrina Harms

Motion to approve the July 12, 2017 meeting minutes made by Katrina Harms seconded by Amanda Kneer. Motion approved unanimously.

2. Approval of the August 16, 2017 meeting minutes-Katrina Harms

Motion to approve the August 16, 2017 meeting minutes made by Amanda Kneer, seconded by Peter Marshall. Motion was unanimously approved.

3. Approval of the September 20, 2017 meeting minutes-Cindy Downing

Motion to approve the September 20, 2017 meeting minutes made by Katrina Harms, seconded by Peter Marshall. Motion was unanimously approved with the exception of Amanda Kneer who abstained since she did not attend the meeting.

4. Approval of the October 18, 2017 meeting minutes-Cindy Downing

Approval of the October 18, 2017 meeting minutes made by Claudia Schaufler, seconded by Katrina Harms. Motion was unanimously approved with the exception of Amanda Kneer who abstained since she did not attend the meeting.

5. Approval of warrants

Motion to approve the warrants made by Katrina Harms, seconded by Claudia Schaufler. A roll call was taken and motion was unanimously approved.

E. INFORMATIONAL ITEMS

1. Financial Reports

Amanda Kneer reported the October financial indicate there is \$151,000 in the TIF fund and \$162,000 in the operating account. The operating account was supposed to be \$22,000 so she is still researching, but feels there is money in the account that wasn't needed for projects, thus the surplus. If so, then they will have to do a reverse loan on the money and re-borrow it for a project. The Town treasurer was on vacation so she couldn't get final numbers, but once she gets the final numbers for 2016, she will have some answers.

F. ACTION ITEMS

1. Approval of changes to the NDDA bank account.

Amanda Kneer reported that the DDA currently only has one account, which is a money market account. The money market account only allows for 6 transactions a month, so this is not convenient the banking. Amanda proposed opening a money market account for TIF funds, and a separate checking account for operating funds. Also, since they currently have several checks left from the

current money market account, she would like to change that account type to a checking account for the operating funds, and open up a new money market account for the TIF funds. She also requested permission to get an operating account debit card for the DDA Treasurer, and also a debit card for an executive director, so it is available if the DDA decides to hire one in the future. Amanda also requested that they change the current signers on the account to Susan Schneider, Claudia Schaufler, and Peter Marshall.

Motion to make the proposed changes to the bank accounts, bank accounts signers, and approve the ordering of debit cards for the treasurer and the potential hired executive director made by Amanda Kneer, seconded by Claudia Schaufler.

A roll call was taken and motion was unanimously approved with the exception of Susan Schneider who recused herself since she is the manager of the bank the DDA holds accounts with.

2. Approval of the 2018 budget.

Motion to approve the 2018 budget and forward to the Board of Trustees with changes discussed made by Katrina Harms, seconded by Claudia Schaufler. A roll call was taken and motion was unanimously approved.

3. Approval of the 2017 supplemental budget

Motion to approve the proposed 2017 supplemental budget, pending the confirmation of the loan from the Town made by Amanda Kneer seconded by Katrina Harms. A roll call taken and motion was unanimously approved.

4. Approval of canceling the December meeting

It was decided by the Board to have a planning session on Monday, December 11th at 5:30 rather than a regular board meeting. Motion to cancel the regular scheduled board meeting on December 20 and have a planning session on December 11 made by Katrina Harms seconded by Amanda Kneer. Motion was unanimously approved.

G. DISCUSSION ITEMS

1. Discussion of an Executive Director Position

This was tabled and moved to the planning session on December 11

2. Discussion and planning and next steps

This discussion was tabled and moved to the planning session on December 11 but Susan Schneider informed attendees of the main projects at the top of the list:

- Wayfinding and signage
- Beautification
- Possibility of taking over the Nederland Visitors Center
- An entertainment district and the possibility and feasibility of that
- A river walk
- Parking improvements
- Traffic on Big Springs and Lakeview
- Code review and ordinances in the NDDA district
- Reviewing bylaws, mission, code of conduct, and rules of procedure of the DDA

H. OTHER BUSINESS

Susan Schneider said there is an opening coming up for a position on the NDDA Board in January and it needs to be posted and advertised.

I. ADJOURNMENT

Motion to adjourn made by Amanda Kneer, seconded by Susan Schneider. Motion was unanimously approved and meeting adjourned at 8:04pm.

NEXT REGULAR MEETING:

There will be a planning session on December 11, 2017 @ 5:30 pm. Location to be determined.

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 meeting packets and agendas are prepared by the Tuesday 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.