

**TOWN OF NEDERLAND  
NEDERLAND DOWNTOWN DEVELOPMENT  
AUTHORITY**

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466

Multi-Purpose Room

May 20, 2015 @ 6:30pm

**APPROVED MEETING MINUTES**

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**A. CALL TO ORDER**

Meeting called to order at 6:33 pm

**B. ROLL CALL**

Present: Jeffrey Green, Katrina Harms, Susan Schneider, Peter Marshall, Amanda Kneer

Absent: Karina Luscher

Kevin Mueller arrived at 6:39pm

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

No public comments

**D. CONSENT AGENDA**

1. Approval of warrants-Eva Forberger-Treasurer

2. Approval of the meeting minutes from the April 15, 2015 meeting-Cindy Downing-Secretary

Motion to approve the consent agenda made by Amanda Kneer seconded by Susan Schneider. Motion approved unanimously.

**E. INFORMATIONAL ITEMS**

1. Treasurers Report-Eva Forberger-Treasurer

A report was included in the package. Forberger said a payment was made to Downtown Colorado Inc. and in the budget for 2015, \$15,000 was set aside for DCI. The DDA was also awarded an additional \$7,000 from DOLA. After phase 1 and phase 2, there is still a Master Plan Update to finish so the DDA needs to know how to spend the \$7,000. Forberger said even though Alexander Armani-Munn is working on the Master Plan Update, we may need some additional

resources like drawings or ecology reports that Armani-Munn can not provide.

Alisha Reis suggested the DDA consider getting an ecological survey for the river extension area to help in planning, and a technical basis will be good for the Master Plan. If the DDA has any hope of doing anything along the creek, we will want to know the ecological health and limitations of that area. Reis said the Master Plan Update has to be updated before getting debt authorization.

## 2. NedPeds Report-Alisha Reis-Town Administrator

Eva Forberger said the bid came in higher than the budget. The owners representative from FD International is working with the contractors to reduce costs. In order to negotiate with the vendor, we need approval from CDOT. Forberger said she is in the process to get a waiver in the public interest and it should take about two weeks. Forberger said she is looking for additional funds, for example the box culverts which were identified in the flood recovery efforts and would be considered an improvement to the round 2 Community Development Block Program Grant. Forberger said she can identify it as part of an improvement and she can pull from that to cover the cost of the box culverts.

## F. ACTION ITEMS

No action items

## G. DISCUSSION ITEMS

### 1. Follow up to DCI Downtown Assessment

A screen was set up and the slides from the DCI presentation were presented.

Alisha Reis suggested DCI contact her before their final report to get better data.

The Board discussed many points from the DCI recommendations.

The following were some points and suggestions made:

Alisha Reis said there is a lack of capitalization in Nederland but public/private partnership in the housing and commercial area is increasing and more investment will be coming to Nederland. Reis said Nederland took a while to recover from the last recession. Reis also pointed out that it is hard to build on lots in town because the roads in Nederland were not built to commercial standards so it is difficult for commercial vehicles to use them.

Alisha Reis said the University Technical Assistance program was reintroduced and wayfinding is one of the things they do as well as architectural drawing. Reis suggested applying to this program and DOLA funds it with administrative grants. Alexander Armani-Munn said he has this information and is planning on looking into it.

The Board discussed meeting with different commissions to communicate and keep abreast of issues in Nederland.

Katrina Harms pointed out that TIF money does not come from residential properties in Nederland, thus suggested doing some mixed use housing.

It was also suggested that Ned needs a health care facility.

It was suggested to get local artists to paint on trash cans and also put some information about recycling goals on it

Alexander Armani-Munn suggested neighborhood branding.

It was also suggested to pay a local band to go out and play for a couple of hours on the weekends to create an atmosphere.

Alexander Armani-Munn would like the board to consider a decision making process and how is the money going to be spent. The Master Plan Update has to be written by the end of the year and he will need to spend four months to promote it. Armani-Munn would like to be done by the end of August since his internship ends December 31.

## H. OTHER BUSINESS

## I. ADJOURNMENT

Motion to adjourn made by Jeffrey green seconded by Susan Schneider. Meeting adjourned 9:18 pm

**NEXT REGULAR MEETING: June 17, 2015 @ 6:30 pm 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. 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](http://www.nederlanddowntown.org). Copies of the agendas and meeting packet are available at no cost via email from [cindydowning0@gmail.com](mailto: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.