

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466

Multi-Purpose Room

June 17, 2015 @ 6:30pm

AGENDA

A. CALL TO ORDER

B. ROLL CALL

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

D. CONSENT AGENDA

1. Approval of warrants-Eva Forberger-Treasurer
2. Approval of the meeting minutes from the May 20, 2015 meeting-Cindy Downing-Secretary

E. INFORMATIONAL ITEMS

1. Treasurers Report
2. Update on NedPeds
3. Update on Economic Development Task Force Survey

F. ACTION ITEMS

1. Approval of change of status for Katrina Harms from business owner to representative of the Carousel of Happiness
2. Request to Public Works for the addition of diagonal parking and public parking signage along Big Springs in front of Black Forest Restaurant.

G. DISCUSSION ITEMS

1. Master Plan Update - including but not limited to outreach schedule, budget and project identification process.

H. OTHER BUSINESS

I. ADJOURNMENT

NEXT REGULAR MEETING: July 15, 2015 6:30pm @ 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.

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. 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.

Town of Nederland
Council Approval Report
 (Council Approval Report)

Vendor		InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
Downtown Development Fund											
154	Kathmandu, 110, , ,										
79243		05/21/15	DDA DCI		05/21/15	\$57.75	\$57.75	70-75-5830	Meals	\$1,000.00	\$626.67
							\$57.75				
Total Downtown Development Fund							\$57.75				
Total Bills To Pay:							\$57.75				

Town of Nederland
Council Approval Report
 (Council Approval Report)

Vendor		Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
InvoiceNumber	Date								

Total Water Fund

Downtown Development Fund

57	Business Connection, PO BOX 3277, Nederland, CO, 80466								
93302	05/11/15 supplies	05/21/15	\$10.99	\$10.99	70-75-5410	Office Supplies	\$100.00	(\$116.92)	
93362	05/18/15 printing	05/28/15	\$1.00	\$1.00	70-75-5770	Printing/Copying	\$100.00	\$60.25	
93363	05/18/15 printing	05/28/15	\$0.45	\$0.45	70-75-5770	Printing/Copying	\$100.00	\$60.25	
				\$12.44					
177	Huitt-Zollars, Inc., 1717 McKinney Avenue, Lock Box 15, Dallas, TX, 75202								
1603210116	05/18/15 NedPeds	06/17/15	\$4,607.50	\$4,607.50	70-00-2100	Accrued Payables	\$0.00	(\$3,552.50)	
				\$4,607.50					
311	Downtown Colorado, Inc., 1420 Ogden Street, Denver, CO, 80218								
256cr	05/31/15 Completion of DDA Board Training / Report	05/31/15	\$3,000.00	\$3,000.00	70-75-5190	Other	\$15,000.00	\$6,000.00	
				\$3,000.00					
				\$7,619.94					

Total Downtown Development Fund

Total Bills To Pay:

\$42,700.31

TOWN OF NEDERLAND
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466

Multi-Purpose Room

May 20, 2015 @ 6:30pm

DRAFT MEETING MINUTES

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

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AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: June 17, 2015

INITIATED BY: Alexander Armani-Munn

INFORMATION: ACTION: OR DISCUSSION:

=====

AGENDA ITEM: Update on Economic Development Task Force Survey

SUMMARY: On Friday, June 19, the EDTF will issue the 2015 Nederland Area Economic Development Survey. The survey was first issued in 2004 with assistance from Progressive Urban Management Associates of Denver. The 2004 survey led to a comprehensive Nederland Market Analysis issued in the same year. Furthermore, feedback from the 2004 survey indicating the need to increase investment in Nederland's downtown and commercial areas was a major catalyst for the creation of the NDDA. The 2015 edition of the economic development survey will help to inform the NDDA, the Board of Trustees, Town staff, and local business owners on the economic development preferences of Nederland patrons. This information will be invaluable in planning and implementing policies and programs in the coming years, beginning with the NDDA's Master Plan Update.

RECOMMENDATIONS:

It is recommended that NDDA board members review the copy of the survey attached to this email in order to gain an understanding for the information it will yield. Board members should also discuss how they can contribute to the survey's promotion in the community and consider how they will integrate the data into their planning related to the MPU.

FINANCIAL CONSIDERATIONS:

None



2015 Nederland Area Economic Development Survey

Welcome to the 2015 Nederland Economic Development Survey

The Town of Nederland's Economic Development Task Force and the Nederland Downtown Development Authority are gathering input from Nederland area residents and visitors to determine preferences for improvements to Nederland's downtown and commercial areas. Your feedback is essential for guiding Nederland's economic future. Please take 15 minutes to complete the following survey. Questions may be answered in any order, and the survey may be saved and completed at a later time. For more information on economic development in Nederland, visit www.nederlandco.org/economicdevelopment.



2015 Nederland Area Economic Development Survey

1. Approximately how often do you shop, eat or do business in Nederland?

2. Which of the following activities/businesses do you regularly visit in Nederland: (please check// that apply)

- Grocery Shopping
- Other Shopping
- Restaurants and/or bars
- Entertainment (live music, movies, etc.)
- Library
- Nederland schools and/or Child Care
- Personal business (i.e. hairdresser, bank, gym)
- Special events (music festivals, Frozen Dead Guy Days, etc.)
- Post Office
- Hardware store
- Town Hall business
- Outdoor recreation (i.e. skiing, hiking, biking, etc.)
- Other (please specify)

3. If you seldom visit Nederland businesses, is it because of: (please check// that apply)

- Lack of products/services
- Perception of high prices
- Limited parking
- Difficult to get around/find stuff
- Poor customer service
- Lack of interesting things to do
- Commute to work and shop elsewhere
- Generally unappealing environment
- Other (please specify)

4. Which of the following business destinations do you visit *at least* once a month? (please check *all* that apply)

- Downtown Boulder (Pearl Street Mall)
- Boulder for groceries, household goods
- Costco, Walmart, Target, other "Big Box"
- 29th Street Mall or other Mall
- Denver area
- Online shopping
- Other (please specify)

5. Which improvements would encourage you to visit/patronize Nederland area businesses more often?

	No-Won't encourage me to visit more	May encourage me to visit more	Yes-will encourage me to visit more
More/different restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unique, one-of-a-kind shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More household staples	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More/better recreational activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enhanced physical environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Live entertainment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More welcoming atmosphere	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Better information on what exists	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

6. Tell us more about what improvements would encourage you to visit Nederland more often

What type of restaurants would encourage you to visit more?

What kind of shops would encourage you to visit more?

What type of products would encourage you to visit more?

How could Nederland enhance its physical environment?

What type of live entertainment would encourage you to visit more?

What type of special events would encourage you to visit more?

How could Nederland be more inviting?

7. If you could add or change ONE thing to improve Nederland's commercial districts, what would it be?

8. Which of the following best describes where you live?

9. What strengths do you see in the Nederland community that support, or could support, a healthy local economy? (list in order of importance)

1.

2.

3.

4.

5.

10. Conversely, what aspects of the community stand in the way of a thriving local economy? (Again, attempt to rank them in terms of importance)

- 1.
- 2.
- 3.
- 4.
- 5.

11. What opportunities do you support for growing the Nederland-area economy?

12. What do you see that could threaten the health of the local economy?

13. What is your gender?

- Female
- Male
- Other

14. How long have you lived in the Nederland area?

15. How old are you?



2015 Nederland Area Economic Development Survey

You have completed the survey!

Thank you for taking time to complete the 2015 Nederland Area Economic Development Survey. Your valued feedback will help to guide local decision making related to economic development now and into the future.

**AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE:**

INITIATED BY: Katrina

INFORMATION: ACTION: X OR DISCUSSION:

=====

AGENDA ITEM: Approval of change of status for Katrina Harms from business owner to representative of the Carousel of Happiness

SUMMARY: As of May 31 Dog House Inc ceased having a physical businesses in the NDDA making Ms. Harms ineligible to sit on the NDDA board in that capacity. The Carousel of Happiness board of directors has made her the representative of the Carousel. The Carousel owns their own building and is a business in the DDA district and as such she should be able to continue on the NDDA board.

The attached letter from the Carousel Board is required for a person to be named a representative of that organization and is filed with the Secretary of State.

RECOMMENDATIONS:

FINANCIAL CONSIDERATIONS: none



Carousel of Happiness
PO Box 1811
20 Lakeview Dr
Nederland, CO 80466
303-258-3457

June 15, 2015

To Whom it May Concern:

The Carousel of Happiness board of directors authorizes Katrina Harms, Executive Director, as the property owner/agent of the Carousel of Happiness property located at 20 Lakeview Drive, in Nederland.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Grace".

Cathy Grace
Carousel of Happiness
Board President

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE:

INITIATED BY: Katrina

INFORMATION: ACTION: X OR DISCUSSION:

=====

AGENDA ITEM: Request to Public Works for the addition of diagonal parking and public parking signage along Big Springs in front of Black Forest Restaurant.

SUMMARY: The ability to create parking spaces without creating another parking lot seems like something the DDA could support. Creating diagonal parking along the south side of big springs in front of the Black Forest could potentially add significant parking spaces to that area giving employees and the public a place to park on Big Springs.

Pros:

- Visitors would see the Public Parking Signs and know they could park there instead of pulling a u-turn. The signs would let them know they are close to shops.
- Employees could park there leaving space for customers in front of their stores
- It could serve as a traffic calming area slowing down what can sometimes be a race track without lines and other obstacles.

Cons

- line-of-site exiting Black Forest's east driveway

Further signage could show that after they back out (or pull forward), or if they don't see parking on their first pass, they can make a left down Conger, park at Chipeta or go up Lakeview to the highway. Because of the the development to the east of Black Forest and the new Grow on Conger and Big Springs, it will look like there is more town and people won't be as desperate to turn around and Conger makes sense as a left turn.

RECOMMENDATIONS:

FINANCIAL CONSIDERATIONS: Public Works time to examine the feasibility and materials if project can be done. (DDA should look at budget to reimburse for feasibility time)

Brewing

Coyote's Cavern

Whimsy Square

Backcountry Pizza

72

Big Springs Dr



Brewing C

Coyote's Cavern

Whimsy Square

Backcountry Pizza

72

Big Springs Dr



AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: June 17, 2015

INITIATED BY: Alexander Armani-Munn

INFORMATION: ACTION: OR **DISCUSSION:**

=====

AGENDA ITEM:

Discussion on MPU planning schedule for remainder of 2015 and group brainstorming session regarding potential projects in targeted commercial areas.

SUMMARY:

We will convene a discussion on scheduling planning meetings and events for the summer and fall in order to continue moving forward in the MPU process. We will also convene a discussion on potential projects in targeted commercial areas. This discussion is critical to taking the next step in planning. The result of this discussion should be a clear understanding for the focus and direction of the MPU. Board members should come to an agreement on where they would like to focus capital projects, thus providing a framework for future engagement with stakeholders.

RECOMMENDATIONS:

Board members should complete the attached independent brainstorming exercise and be prepared to present their idea to the rest of the Board at the June 17 meeting.

FINANCIAL CONSIDERATIONS:

None

Nederland Downtown Development Authority-Master Plan Update Prospective Project Worksheet

Instructions

The following page defines four distinct commercial areas in Nederland's downtown district. Through its Master Plan Update, the NDDA may choose to target projects in one or more of these specific commercial areas.

The point of this individual exercise is to assist NDDA board members in thinking about and visualizing prospective projects in a geographical context. For each commercial area there is a corresponding worksheet listing the five focus areas contained in the NDDA's Plan of Development (Beautification, Circulation, Town Square, Riverwalk, and Public-Private Partnership).

Board members are asked to consider prospective projects for each commercial area and to list them according to the focus area they apply to. Essentially, this is an independent brainstorm. Board members may complete each worksheet with bulleted lists of specific projects or simply by providing brief narratives on how they believe each focus area could be applied to the respective commercial area.

At the regular meeting on Wednesday, June 17, we will convene a group brainstorming discussion to identify potential projects in each commercial area. Ultimately, we will do a cross-analysis to determine which commercial area(s) can best accommodate projects from all five focus areas.

First Street

The First Street area includes all district properties along First Street from Whistler's to Snyder's Garage. This area also includes Middle Boulder Creek.

Notable Properties:

- VC parking lot
- Wolf Tongue Square
- Snyder's Garage
- Empty lots east of Wild Mountain

Hwy. 119 S.

The Hwy. 119 South area includes all district properties south of the bridge. This includes the Caribou Village Shopping Center and may also include Middle Boulder Creek.

Notable Properties:

- ACE & Cent. Bank
- Chipeta Park
- Black Forest
- Caribou Village
- Karowe building*
- Lakeview intersection

Jefferson St.

The Jefferson Street area includes all district properties on Jefferson St. as well as properties on Hwy. 72 from the Business Connection to the Calvary Chapel. This includes N. Beaver Creek.

Notable Properties:

- RTD Parking Lot
- Khatmandu Plaza
- Nederland Library
- Jackson St. parking lot
- Presbyterian Church parking lot.

Hwy. 119 N.

The Hwy. 119 North area includes all district properties on Second Street from Smoker Friendly to Salto. The area also extends north to Third Street.

Notable Properties:

- Mining Museum
- Kwik Mart
- Ubon Thai
- Salto/Tin Shed
- 2nd Street parking lot

Beautification

-
-
-

Circulation

-
-
-

Town Square

-
-
-

Riverwalk

-
-
-

Public-Private
Partnership

-
-
-

Beautification

-
-
-

Circulation

-
-
-

Town Square

-
-
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Riverwalk

-
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-

Public-Private
Partnership

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-
-

Beautification

-
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Circulation

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Town Square

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Riverwalk

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Public-Private
Partnership

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Beautification

-
-
-

Circulation

-
-
-

Town Square

-
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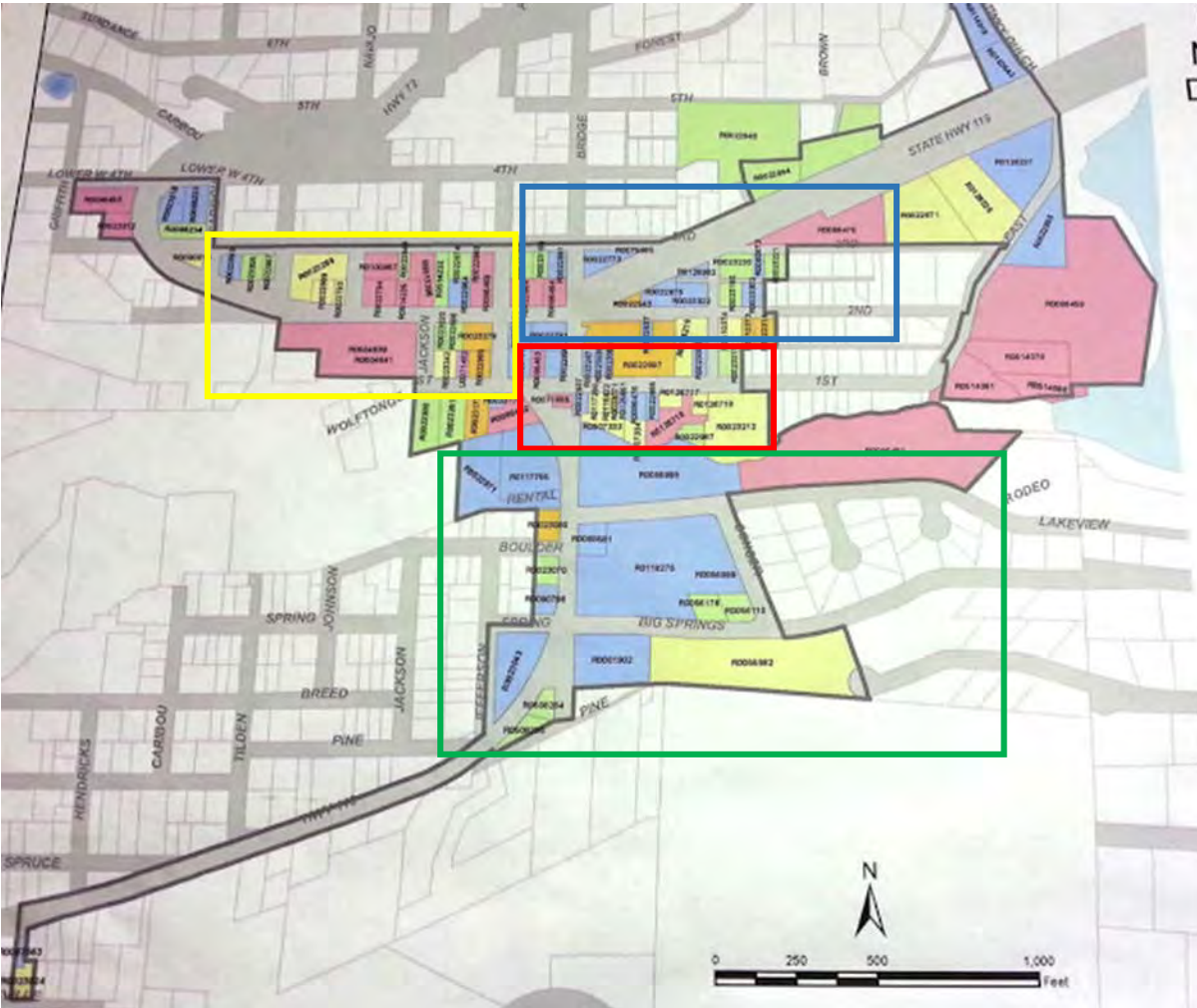
Riverwalk

-
-
-

Public-Private
Partnership

-
-
-

Properties within the Nederland Downtown Development Authority



Legend

- DDA boundary
- All Parcels within DD
- Property Type
 - COMMERCIAL
 - EXEMPT
 - MIXED USE
 - RESIDENTIAL
 - STATE ASSESSED
 - VACANT LAND



DISCLAIMER
This map is for illustrative purposes only for parcel-specific decision making. They are approximate. More site-specific studies are needed to draw accurate conclusions.

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Map creation: July

