NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY (NDDA)
BOARD OF DIRECTORS AGENDA
VIRTUAL MEETING
NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466
April 17, 2020, 6:00 p.m

Meeting link: Meeting Access Information -

WebEx: Meeting link:
https://townclerk.my.webex.com/townclerk.my/j.php?MTID=mfa13a0d4498e46f3cba6a0b6dab5bb08

Meeting number: 298 560 694

Phone: +1-408-418-9388 United States Toll

A. CALL TO ORDER
6:12 pm

B. ROLL CALL
Present: Chair Steve Karowe, Vice Chair Mark Stringfellow, Claudia Schaufler, Rea Orthner, Brent Tregaskis, Barbara Hardt, Ron Mitchell
Late: Andrew Dewart
Also Present: Mayor Kris Larsen, Trustee Jonathan Baumhover, Town Administrator Karen Gerrity, Town Clerk Miranda Fisher, Community Members Doug Cox, Jill Dreves, Kay O'Neill.

D. PUBLIC COMMENT

- Doug Cox: has no public comment. He is joining the conversation to see what is going on.
- Kris Larsen: Thanks everyone for attending a meeting on Friday night. The meeting is really critical. He is appreciative of the DDA for stepping up. The DDA has resources to save small businesses in Nederland. The Mayor is looking for ways to help them get through this time. We need to act. Those above us, the federal government and other entities are running out of money. What are the possibilities for DDA to help get back to where we were?
- Johnathan Baumhover remarks that Nederland's Downtown Development Authority is the Town's development authority. The NDDA is there to support infrastructure as well as businesses. There are valid concerns about the funding.

- Kay ONeill wonders if there is any ability to get financial assistance? The Executive Director gives Ms. O'Neill her contact information. The Executive Director reminds her that Unemployment Insurance will open on Monday for self-employed, independent contractors and gig workers.

- Jill Dreves reminds the board that Wild Bear supplies education to school aged children. They are spending time with Boulder County Public Health looking into what type of programs they can open this summer. Summer Programs are their bread and butter for year round funding. She is interested in any grants supporting their programs. They are an important organization in the community and important for identity development. Any grant funding would be beneficial.

E. DISCUSSION ITEMS

- **Finalizing Recommendations for Stop Gap Funding**

Chair Steve Karowe thanks Jill Dreves for Wild Bear's community work. Chair Karowe explains that legally, the NDDA is allowed to do a lot with their funding. The purpose of the funding leads back to the Plan of Development which is broad. He has communicated with Paul Benndetti about loans and grants; both are allowable. The NDDA board can feel comfortable knowing that the board can legally do a lot of things. He also explains that the board needs to work together to see what is feasible and doable. He reiterates what Mayor Larsen said and states that these are times when we need to be creative.

Chair Karowe suggests that the board go around in the group to see what each board member believes to be a reasonable action. He wants to come up with a plan to propose at the next BOT meeting on Tuesday, 4.21.20.

Board Member Claudia Schaufler states her belief that the board needs to do something to help businesses. Making a commitment on how to distribute the funds is the issue.

Vice Chair Mark Stingfellow is interested in creating a bridge fund to assist businesses between now and the receipt of their federal funding. He would like the board to consider a 0% loan up to $10,0000. He wants to make sure that people pay the funding support back in the future. If people have a need perhaps they can find a cosigner so the money goes back into the coffers. There might be defaults but as long it is no more than 5% or 10% the board would be okay. He wants the Board of Trustees to create how to allocate the funds. He said the board may want a strong accountant to keep spreadsheets on funds allocations and repayments. Board Member Andrew Dewart wants to acknowledge that major events are happening so 90% of what is going on is an emotional adjustment for everyone. It's a whole new world. Taking a step back, he thinks that the purpose of the DDa is to develop downtown. He is perplexed about who gets the money and why do they get the money? Are we in the position? He has compassion for everyone. He does not want to support a failing business. How do we get money out? Why get it out? He thinks of the taxpayer. The biggest challenge with grants and loans is giving money directly to businesses. How do we approach that task? He sees a bigger picture. Board Member Dewart suggests that the Town of Nederland and the DDA get a good lawyer, a therapist, an accountant, a business consultant and web developer and get a team together regarding strategizing the future. He does not believe that in three weeks things will go back to normal. The best thing we can do is really figure out a litmus test for grants and loans. There are a lot of people who missed funding. He is not against bridge loans and grants he is not into propping up a failing business. He does not know the answer to that. We have no recourse. Creating a strong support system for businesses would be good. Help them transition.

Board Member Barbara Hardt agrees with Andrew Dewart. The NDDA is not a bank. She is worried about people not paying back the loan. If a loan is figured out, the longevity of the business should be part of the criteria. Unemployment opening to the self-employed on Monday will help out. We should let next week roll out. Make sure people are applying for all of the funding that is available.

Board Member Rea Orthner is in favor of loans not grants. She is in favor of keeping the application process simple. The form should be simple enough that we can internally review it. Can we all agree to move forward with a loan? What businesses do we fund? Ones with high sales tax revenues?

Board Member Brent Tregaskis describes the board as being in a unique situation. He has done a fair amount of research. The problems he sees is that the board will never make anyone happy. This is why the board does not normally provide direct funding to businesses. There are entities out there in that business. We can ask the board for funding and donate the funds to one or two agencies who can allocate them. He suggests Canyon Cares and EFFA as possible organizations who are knowledgeable in providing for needs.. The NDDA can go through a third party, like a non-profit. If we try to be the bank and value one business over the other we will look like fools and be an arrow in the community. Board Member Tregaskis is not opposed to grants. Everyone wants a grant. He would rather give to a third party and have them filter out who receives funds and who does not. The money set aside has to be significant. He would rather donate to a group like Canyon Cares and have funds earmarked for the Nederland business district.

Board Member Ron Mitchell said he is the person pushing the loan idea. He is now in favor of pursuing Board Member Tregaskis' idea. The board could donate to two different groups. Canyon Cares and the Emergency Family Assistance Association; this is too complex for us to do.

Chair Karowe agrees with what each board member has to say. He too feels that banks are a specialized business in loans. He is nervous about the NDDA providing loans on their own. He is worried about giving out money to Town. There will never be enough money. There will always be ways people say the process is unfair. We are risking unfavorable thoughts. He likes the idea of taking a dollar amount and giving it to an organization to earmark for Nederland. Chair Karowe suggests that the board needs to narrow the focus of what we are discussing.

Trustee Baumhover explains that the NDDA has a large pot of funds. What is the point of parking or infrastructure? There is a potential we could have rolling closures for the next two years. He likes the idea of the NDDA choosing a dollar amount and soliciting third party involvement in distribution.

Board Member Schaufler loves where the conversation is going. She agrees with Trustee Baumhover. She thinks $50,000 should be allocated for his idea.

Vice Chair Stringfellow ikes the idea of third party involvement in fund vetting because it takes the DDA out of issues. He suggests providing $50,000 for the first round of funding and another for a second round as needed. Vice Chair Stringfellow is interested in the funds being paid back to help the NDDA downstream.

Board Member Orthner and Board Member Dewart suggest $200,000.

Board Member Hardt agrees with the idea of a third party vetting the funds. She would like to see $50,000 as a cap. She also feels that the board needs to figure out the third party. We need to figure out who the third party would be and come back next week to revisit the issue.

Board Member Tregaskiss states that $50,000 equates to each business receiving $500.00. The NDDA could keep it simple and write each business a check for $500. This amount will not make a substantive difference. He suggests the board asks for $100,000.

Mayor Larsen supports $100,00 with a third party vetting process. Keep applications as simple as possible; this is what other cities are doing. Their applications are simple. He would like to see a proposal with $100,000 as a seed fund, a simple application and third party vetting.

Motion for the NDDA board to work collaboratively with Town Staff to find and vet a third party to disburse up to $100,000 in funding earmarked for the Nederland business district and allocated through a simple application. First: Claudia Schaufler; Second Mark Stringfellow. Unanimously Approved.

The NDDA board discussed their interest in working with the third party to provide input in the funding criteria. Working with a third party would enable the NDDA board to decide whether the funding would be a loan or grant.

Mayor Larsen suggests that a committee is formed. All board members, as well as a committee can decide what organization could act as a third party.

Board Member Claudia Schaufler and Executive Director Hope Jordan will work with the Town Administrator, Karen Gerrity and Trustee Member Jonathan Baumhover to find and vet third party entities that will disburse up to $100,000 to NDDA District businesses using as simple of an application as is feasible.

The rest of us on the DDA should try to find possible entities and forward the information to Claudia and Hope. This may increase the pool of possible entities they contact.

Motion to adjourn. First: Rea Orthner. Second: Mark Stingfellow. Unanimously Approved.

J. ADJOURNMENT

7:47 p.m.

NEXT REGULAR MEETING: May 13, 2020 6:00 pm at the Nederland Community Center Multi Purpose

The NDDA Board encourages citizen participation. Public Comment period allows an opportunity to address the Board. Discussion is limited to 3-minutes. 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.

Copies of the agendas and meeting packets are available at no cost via email from ndda.ed@gmail.com. The information is reviewed and studied by Board members to eliminate lengthy discussions and to gain a basic understanding of discussions on agenda items. A short discussion on an agenda item does not suggest a lack of thought or analysis.