



**TOWN OF NEDERLAND
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS AGENDA
NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466
October 9, 2019, 6:00 p.m.**

A. CALL TO ORDER

B. ROLL CALL

Present: Steve Karowe, Chairman; Amanda Kneer, Treasurer; Hope Jordan, Executive Director;
Board Members: Brent Tregaskis, Claudia Schaufler, Rea Orthner

Also Present: Town Accountant Jennifer Hagey, Town Administrator Karen Gerrity

Absent: Vice Chair Mark Stringfellow, Board of Trustee Liaison Trustee Masters

C. CONSENT AGENDA

- Approval of Warrants
[10.9.19 Warrants](#)
- Approval of September 11, 2019 Meeting Minutes
[10.9.19 DDA 9.11.19 Meeting Minutes](#)
- 2020 Budget
[10.9.19 DDA 2020 Budget](#)

Motion to Add 2020 Budget to Consent Agenda. First: Chair Karowe. Second: Brent Tregaskis. Unanimously Approved.

Brent Tregaskis requests that a discussion of CDOT's Canyon Project be added to the meeting Agenda.

Motion to Amend the Agenda and Add CDOT Construction to Information Items. First: Rea Orthner. Second: Chair Karowe. Unanimously Approved

Motion to Approve the Consent Agenda. First: Brent Tregaskis. Second: Rea Orthner. Unanimously Approved.

D. PUBLIC COMMENT

Carole Rowe is on the board of the Carousel of Happiness. She recently attended a public meeting held by CDOT to update residents on canyon construction. Ms. Rowe is interested in learning about DDA's that initiatives that are relevant to assisting business owners during canyon construction. The blasting schedule has extended from 5-months to 15-months. Businesses in Nederland are looking at 2-years of disruption in sales. Ms. Rowe feels the voices of businesses are muted by other issues the community has regarding the construction. After the flood, the Nederland community received hardship funds; there are no

such funds for financial losses incurred during construction. She asks the NDDA to advocate for area businesses and to help area businesses through their possible knowledge of funding or other means.

E. INFORMATIONAL ITEMS

- **CDOT Canyon Construction - Board Member Tregaskis**

Board Member Brent Tregaskis explains to the NDDA board that there are massive changes to the canyon construction schedule. The schedule is anti business and will have devastating effects on our community. The construction is going on for a lot longer than it was originally intended. Board Member Tregaskis explains that one of the alternatives offered during the public meeting is to close the canyon from Friday to Sunday. He shares that business owners have contacted him about the issue, assuring him that they will not survive if the canyon is closed on weekends. There are a lot of people in the community who are not business owners who prefer the canyon is closed on the weekends. From a business perspective we should draft a pro-business letter to CDOT.

Board Member Tregaskis agrees to advocate for businesses by writing a letter to CDOT regarding canyon construction on behalf of Nederland Businesses and the Nederland Downtown Development Authority. He believes the construction schedule could potentially devastate the community.

Board Member Schaufler reminds the board that marketing for area businesses is important. Ms. Rowe suggests that the letter invites a dialog between CDOT and the NDDA.

A Nod of Four Approves Brent Tregaskis Writing a Letter to CDOT Advocating for Nederland Area Businesses during considerations of scheduling canyon construction.

- **Town of Nederland Administrator Report**
[10.9.19 DDA Town Administrator Report](#)
- **Chair Report**
Chair Karowe shares that he has been working on the budget and understanding the use of TIF funds.
- **Treasurer Report**
[10.9.19 Balance Sheet](#)
[10.9.19 Income Statement Fund 80](#)
[10.9.19 Income Statement Fund 70](#)
- **Executive Director Report**
[10.9.19 DDA Executive Director Report](#)

PUBLIC COMMENT

F. ACTION ITEMS

- **Lakeview, Congor, Big Spring Parking - Chair Karowe**
[10.9.19 DDA AIM Parking](#)
[10.9.19 JVA Engineering Agreement](#)
[10.9.19 DDA Parking Image](#)

DDA board members met with Town Staff and JVA to discuss the parking project. Chair Karowe was impressed by JVA's knowledge on the Town. JVA sent a parking agreement to the board for approval. There is an additional \$1000.00 in the agreement for JVA representatives to present the project to the Board of Trustees.

- **2020 Beautification Request for Proposals - Executive Director**
[10.09.19 AIM for Beautification Request for Proposals](#)
[10.09.19 DDA Beautification Request for Proposals](#)
[10.09.19 DDA 2020 Beautification Contract](#)
[10.9.19 DDA 2019 Beautification Cost Spreadsheet](#)

G. DISCUSSION ITEMS

- **Nederland Downtown Development Board Preparation - Chair Karowe**
[10.9.19 DDA AIM Meeting Preparation](#)

Chair Karowe requests that NDDA board members prepare for meetings by reading packet information ahead of time. By coming to the meeting prepared, items can be discussed efficiently.

- **Public Art Update - Board Member Claudia Schaufler**
[10.9.19 DDA Art Update](#)
- **Election - Chair Karowe**
[10.9.19 DDA AIM Election Preparedness Discussion Points](#)
[10.9.19 DDA Summary of Comments for Ballot Issue](#)
[10.9.19 DDA Designation of Elector by Owner of Real Property Form](#)
[10.9.19 DDA Designation of Elector by Holder of Leasehold Interest Form](#)

Chair Karowe discusses the NDDA election. He suggests that board members review discussion points before meeting with business owners and landowners. The NDDA board strategizes each member's role in campaigning.

H. OTHER BUSINESS

I. ADJOURNMENT

NEXT REGULAR MEETING: November 13, 2019 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 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. Copies of the agendas and meeting packet are available at no cost via email from josiah@nederlanddowntown.org. 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.