

Nederland Downtown Development Authority Minutes for January 8, 2008

Board members present: Teresa Warren, Ken Adler, Ron Mitchell, Bunny Spangler, Steve Culver and Will Guercio, (arrived late).

Absent: Kris Larsen and Director Paul Turnburke

1. Meeting called to order at 8:15A.M.
2. Teresa Warren reported on the Safe Routes to Schools Grant. She said we need to work on a maintenance plan for the sidewalks to the High School and will not apply for the grant until Dec. 14, 2008.

3. Teresa Warren said the DDA would like to annex the Mexican Grill property into the DDA. Eldora Mountain Resort owns the property and will be unable to work with us on the annexation until late spring or summer.

Ken Adler made a motion.

Permission to contact our lawyer about annexing the Mexican Grill property into the DDA and what we would need to do to acquire permission to use the County right of way from the Mexican Grill property to the Nederland Middle/Senior High School.

Ron Mitchell 2nd. Motion passed unanimously.

4. Teresa reported on our TIP application. She said that after meeting with representatives of DRCOG we were awarded more points on our application. She was then told we would probably be approved for \$221,000.00 of grant monies for our sidewalk project. The full DRCOG Board will meet again on Jan. 15th to approve the grants. An announcement will then be made in late March or April on the award winners. If we are approved we could start our design process in July and get public comment. By the following July, in 2009, we would hope to ready for construction.

Teresa said we need to work on acquiring permission to use right-of-ways before the formal announcement is made in April. This will save us time in dealing with Federal guidelines.

Ron Mitchell said the right-of-ways through town should not be a problem, but from the Black Forest Restaurant to the Eldora turnoff will be where we need to concentrate our efforts.

Ken Adler asked whether our matching funds for the grant need to be in cash or in-kind contributions. Teresa said any monies or projects

committed before the formal announcement cannot be used as matching funds.

Ken thinks we need to contact CDOT first to see where their right-of-way ends and if this is enough room to place the sidewalks. Contacting CDOT will not cost us anything for that information.

Teresa said once your town gets a grant it becomes a lot easier to get more grants in the future. Teresa said that Nederland Mayor Laura Farris was responsible and should be credited with the final awarding of the grant to us by her being a part of the DRCOG Board and attending the bi-monthly meetings in Denver. Thank you Mayor Farris!

Our first step will be to contact CDOT about the right-of-way issues. Teresa said she will get in touch with CDOT.

5. Bunny Spangler said there was nothing new to report on the Scenic Byway Grant. She said there will be another meeting on Thursday morning, Jan. 10th, at the Community Center. Bunny mentioned that she would like to find the original artwork for the old town brochure to look into reprinting the brochure in time for the 2008 Democratic Convention in Denver.

6. Ken Adler reported on the status of the TIF funds due to the DDA from Boulder County. He said the County has agreed that 2005 will be our base year. The County has said there was a \$247,850.00 valuation increase in the DDA for the two year period of 2006-07. Ken said in 2008 we should collect \$21,703.00 from our mil levy and \$23,055.00 from TIF.

Ken said we need to make sure there is a procedure in place for Nederland to notify Boulder County on new building permits within the DDA when they are finally approved. Ken is also looking into the TIF funds from personnel property taxes within the DDA.

7. Under old business we talked again about whether the DDA should retain their own treasurer or continue to use the town treasurer. Joyce Westbrook has said the Nederland Town Attorney has suggested that the DDA should retain our own treasurer. Ken Adler said there is an advantage in having Joyce as our treasurer because of her contacts with Boulder County officials.

8. Teresa Warren said there will be a workshop tonight, Tuesday Jan. 8th, with the Town Board on parking issues. She said the Town would like the DDA to participate. She said most business and property owners and town officials are in agreement on the need to hire a parking consultant to look

into the parking situation in Nederland and whether we have a parking problem or not. It was agreed that \$1000.00 was not enough money per parking space to develop parking in town and that we don't want to turn Nederland into a town of parking lots scattered here and there. It was noted that for a parking structure/garage costs per space could be as high as \$30,000.00.

Discussion then centered on the Town Board approving the chapter 16 edits with the \$1000.00 fee for a parking fund included. Development in town is being held up by the amount of parking required or the amount to pay into a parking fund.

We all basically agreed that \$1000.00 was unrealistic and \$30,000.00 would eliminate any new development in town and that we all needed much more information before we could recommend a figure to the town. A parking study is needed and something needs to be done to keep current projects on schedule. It was also noted that the DDA should not bear all the financial responsibility for parking in the First Street/Downtown area and that the Town, the DDA and the businesses effected would have to work together to come up with a solution.

9. Meeting was adjourned at 10:25A.M.

Submitted by Stephen Culver, Secretary.