Regular / Budget Meeting: Lowell Village Metropolitan District Board of Directors
Date: 11/19/26
Time: 9:00 a.m. – 10:00 a.m. Mountain Time
Location: Virtual meeting.

- Via phone (audio only): 415-594-5500, 854-558-718#
- Via internet-connected device (audio and video): https://tinyurl.com/yx36tsdz
- **Note:** The audio and video of this meeting may be recorded by the District to ensure proper meeting documentation and full regulatory compliance. Participation in this District meeting constitutes participant's explicit knowledge of and affirmative consent to: a) potentially having their voice and/or likeness recorded during the meeting and b) having any such recordings preserved as part of the public record of the meeting for a period of time determined by applicable law and the District's practices related to the preservation of public records.

AGENDA

Call to Order

C.R.S. Disclosure(s)

1) Per C.R.S requirements, the following Directors have disclosed to the District Board, District Legal Counsel, and if required, the Colorado Secretary of State the following:

    a. Jeremy Nelson is the manager and sole member of Downtown Grand Junction REgeneration LLC ("REgeneration") registered in good standing with the Colorado Secretary of State that owns at least 20% of the undeveloped land in the District boundaries.

        (i) REgeneration is the developer of Lowell Village Townhomes (ground-up residential construction) and Lowell School (historic preservation and adaptive reuse) projects.

        (ii) Jeremy Nelson and/or REgeneration may be party to and/or a financial beneficiary of contractual agreements with: a) the District directly (e.g. a public improvements acquisition and reimbursement agreement, a promissory note for developer advances, and similar) and/or b) third parties acting on behalf of or within the District (e.g. a debt financing instrument for infrastructure construction and similar).

        (iii) For all District board agenda items where Jeremy Nelson and/or REgeneration is a party to and/or a financial beneficiary of a contractual agreement being considered for potential execution by the District, Jeremy Nelson may: a) refrain from participating in board discussions in a manner that may influence the decision on the item and b) recuse himself from voting on the item.

b. Athena Tucker is an Authorized Representative of Coldwell Banker Commercial Prime Properties of Grand Junction LLC ("Coldwell Banker") registered in good standing with the Colorado Secretary of State.

(i) Athena Tucker and/or Coldwell Banker may be party to and/or a financial beneficiary of contractual agreements with: a) the District directly (e.g. property management agreements and similar) and/or b) third parties acting on behalf of or within the District (e.g. property management agreements, leasing agreements, and similar).

(ii) For all District board agenda items where Athena Tucker and/or Coldwell Banker is a party to and/or a financial beneficiary of a contractual agreement being considered for potential execution by the District, Athena Tucker may: a) refrain from participating in board discussions in a manner that may influence the decision on the item and b) recuse herself from voting on the item.

Public Comment

2) An opportunity for any member of the public to *comment* to the board regarding items on the meeting agenda and/or items not on the meeting agenda. The allotted time for public comment will be 3 minutes per individual commenter, unless otherwise shortened or lengthened by a majority vote of the board. The public comment period is *not* intended to be used for Q & A or back-and-forth dialogue with the board. Members of the public may also communicate with the board via email (info@lowellmetro.net) or via phone call/text (970-422-1548). Any public comments or questions received via email or phone subsequent to the last board meeting will be reviewed and discussed by the board members during this agenda item for potential follow-up action(s) as the board may deem appropriate.

Approve Minutes from Previous Board Meeting(s)

3) Consider for approval the 9/15/25 regular / budget meeting minutes.

4) Consider for approval the 12/30/25 special / annual meeting minutes.

District Manager Report (Informational Item)

5) Provide a brief, as-needed update to the board on: a) activities by or within the District since the last board meeting and b) upcoming activities planned prior to the next board meeting.

Governance Items

6) Discuss and consider for adoption Resolution 2026-01 Establishing Regular Meeting Dates, Time, and Location and Designating the Locations for Posting 24-Hour Meeting Notices for Calendar Year 2025. The 2025 meeting days, times, and locations as well as the 2026 designated locations for posting meeting notices are proposed to remain unchanged from prior years.

Administrative Items

7) Discuss and consider for adoption Resolution 2026-02, identical to Resolution 2020-02 previously adopted by the District board, in order to add Director Tucker as an authorized representative / signatory onto the District's operating fund bank account with Alpine Bank ("Alpine"), in addition to the sole current authorized representative / signatory Director Nelson, for purposes of creating greater efficiency and redundancy in performing the District's business functions, and using Alpine's standard form required for this purpose as shown in Resolution 2020-02.

Budget and Finance Items

8) Review the 2027 Proposed Budget for the 2027 calendar and consider for adoption Resolution 2026-03 to:
    a. Set the mill levy for the 2027 calendar year.
    b. Authorize mill levy certification to Mesa County Board of Commissioners for the 2027 calendar year.
    c. Approve the 2027 Proposed Budget for the 2027 calendar year including appropriation of certain sums of money.

9) Discuss for future potential board action potential revenue measures as may be necessary to fund beneficial services to District constituents, as allowed by Colorado state law and contingent on the 2027 re-assessment of total assessed value of all property located within the District. (Informational Item)

Other Business

10) None scheduled.

Adjourn