



Regular Meeting: Lowell Village Metropolitan District Board of Directors

Date: 3/20/25

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, Director Nelson has disclosed to the Colorado Secretary of State and the District Board 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.
 - b. REgeneration is the developer of Lowell Village Townhomes (ground-up residential construction) and Lowell School (historic preservation and adaptive reuse) projects.
 - c. REgeneration may be party to and/or a financial beneficiary of contractual agreements between: a) the District and REgeneration (e.g. a public improvements acquisition and reimbursement agreement) and/or b) the District and 3rd parties (e.g. a debt financing instrument for infrastructure construction).
 - d. For all District board agenda items where the REgeneration is a party to and/or a financial beneficiary of a contractual agreement being considered for potential execution by the District, Jeremy Nelson has and will: 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.

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



phone (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 [11/21/24 regular meeting minutes](#) and the [12/30/24 special \(annual\) meeting minutes](#).

District Manager Report (Informational Item)

- 4) Provide a brief, as-needed update to the board on: a) activities by or within the District since the last board meeting or b) upcoming activities planned prior to the next board meeting.
 - DOLA accepted the District's 2024 boundary map letter, 2025 budget, and 2025 Note to Electors (transparency notice).
 - Subsequent to the board's adoption of the 2025 budget, the District received an amended certification of valuation (DLG Form 57) from the Mesa County Assessor. The fiscal impact of the amended certification was a reduction in the District's total 2025 property tax revenues of approximately \$1,000 (or approximately 2% of the District's total 2025 revenues). It was determined that the amended certification represented an "immaterial modification" to the board-adopted 2025 budget and did not require board consideration of an amended 2025 budget.
 - OSA DLG approved the District's 2022 and 2023 audit exemption requests. Both approval letters included comments, some of which will need to be incorporated into future audit exemption requests. District may require 3rd party contractor with relevant technical expertise for 2024 audit exemption request (due 3/31/25) and/or future year requests.
 - District website is now in substantial compliance with new online accessibility regulations for public agencies. District has requested a 3rd party vendor to convert a handful of documents on District's website in advance of the 7/1/25 deadline for full compliance. District may require 3rd party contractor with relevant technical expertise to ensure full and ongoing compliance with the new regulations.
 - The Lowell Village Commons is emerging as a popular downtown event venue per the vision contemplated in the Open Space LOI between the District and REgeneration. The Commons is now hosting several smaller/recurring events including: First Friday/Grand Valley Food Truck Friday, Third Saturday Community Jam, and Summer Shakespeare Series. Increasingly, the Commons is hosting larger/annual events, including: United Way Taste of the Valley (5/2),



Lowell School Motorcycle Show (5/17), Recycle Colorado Annual Awards (6/4), and Downtown GJ Porchella (10/4).

- District contracted with a local graphic designer to produce its first logo for *de minimus* cost.

Governance Items

- 5) Consider for adoption [Resolution 2025-01](#) 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 2025 designated locations for posting meeting notices are proposed to remain unchanged from prior years.
- 6) Consider for adoption [Resolution 2025-02](#) Appointing a Designated Election Official (DEO) and Authorizing DEO to Cancel the 2025 Election and to Deem the Nominated Candidates, Elected By Acclimation. The nominated candidates were Gregg Donaldson, Jeremy Nelson, and Athena Tucker.
- 7) Discuss for future potential board action the placement of a potential non-TABOR ballot measure on the ballot of a future District election which would lengthen or or eliminate the term limits for District board of directors as allowed under Article XVIII, Sec. 11 of the Colorado Constitution. (Informational Item)

Administrative Items

- 8) Discuss status of State Historical Fund Grant 22-MC-006 for Lowell School interpretive signage. The District is the grant recipient as required by Colorado state law but has made no financial contribution to the costs of the interpretive signage project. (Informational Item)

Budget and Finance Items

- 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 2025 re-assessment of total assessed value of all property located within the District. (Informational Item)

Other Business

- 10) None scheduled.

Adjourn