

**Regular Meeting:** Lowell Village Metropolitan District Board of Directors

**Date:** 11/16/23

**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>

## **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](mailto: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 [10/18/23 board meeting minutes](#).

District Manager Report (Informational Item)

- 4) None scheduled.

Governance Items

- 5) None scheduled.

Administrative Items

- 6) None scheduled.

Budget and Finance Items

- 7) Discuss and potentially approve a payment to the City of Grand Junction in the amount of \$2,400 as District revenues allow as reimbursement for an [invoice](#) sent to the City by the City contractor's Alpine Tree Service to remove a City-owned tree in the City-owned right of way as the City's contractor was directed to do by the City Forester. Grand Junction Municipal Code allows for the City to charge tree removal costs to any party whose activity caused the City Forester to determine – at his sole and absolute discretion – that a City-owned tree in a City-owned right of way should be removed. Payment shall be made from District's 2021 municipal bond proceeds as this cost was incurred during construction of the District's bond-funded Lowell Village Townhomes Phase 2 horizontal infrastructure project. *This item was continued from the 10/18/23 board meeting.*
- 8) Review the [2024 Proposed Budget](#) and consider for adoption [Resolution 2023-04](#) to:
  - a. Set the mill levy for the 2024 calendar year.
  - b. Authorize mill levy certification to Mesa County Board of Commissioners for the 2024 calendar year.
  - c. Approve the proposed annual budget for the 2024 calendar year including appropriation of certain sums of money.*This item was continued from the 10/18/23 board meeting.*
- 9) Consider for approval a [Promissory Note](#) with Downtown Grand Junction REgeneration LLC in the not-to-exceed amount of \$12,000 as contemplated in the 2024 Proposed Budget. *This item was continued from the 10/18/23 board meeting.*

Other Business

- 10) None scheduled.

Adjourn