

Regular / Budget Meeting: Lowell Village Metropolitan District Board of Directors

Date: 11/21/24

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 [9/19/24 board 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.

Governance Items

- 5) Discuss the potential recruitment and/or appointment of eligible and qualified individuals to fill current vacancies on the board.

Administrative Items

- 6) Discuss District's website accessibility program and potentially approve [Website Accessibility Policy](#) for the District.

Budget and Finance Items

- 7) Review the [2025 Proposed Budget](#) for the 2025 calendar and consider for adoption [Resolution 2024-03](#) to:
 - a. Set the mill levy for the 2025 calendar year.
 - b. Authorize [mill levy certification to Mesa County Board of Commissioners](#) for the 2025 calendar year.
 - c. Approve the [2025 Proposed Budget](#) for the 2025 calendar year including appropriation of certain sums of money.
- 8) Consider for approval a [Promissory Note](#) with Downtown Grand Junction REgeneration LLC in the not-to-exceed amount of \$8,000 as contemplated in the 2025 Proposed Budget.

Other Business

- 9) None scheduled.

Adjourn