

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

**Date:** 9/21/23

**Time:** 9:00 a.m. – 10:00a.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.

### **General Public Comment**

- 2) An opportunity for any member of the public to comment on matters not appearing on the agenda for this board meeting. 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 received via email or phone subsequent to the previous 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 [3/16/23 board meeting minutes](#).

### **District Manager Report (Informational Item)**

- 4) Provide a brief update to the board on activities by or within the District since the last board meeting or upcoming activities planned prior to the next board meeting.

- a. Lowell Village Townhomes: Update on District services/maintenance and/or developer capital improvements.
- b. Lowell School:
  - a. Update on District services/maintenance and/or developer capital improvements.
  - b. Update on current District-administered SHF historic preservation grant(s) for Lowell School.
- c. Lowell Village Commons (privately-owned public open space within the District): Update on services/maintenance, capital improvements, and/or programming.
- d. Metro District:
  - a. Update on District's 2022 Budget Audit Exemption application submittal.
  - b. Update on District's 8/1 City Annual Report and 10/1 State Annual Report submittals.
  - c. Update on District Manager attendance at Special District's Association (SDA) 2023 Annual Conference (at no cost to the District).

Governance Items

- 5) Discuss and potentially accept the written resignation of Director Brady Kappius from the board of directors.
- 6) Discuss the potential appointment to fill a vacancy on the board of directors, with the appointment to become effective upon the execution of all noticing requirements per C.R.S. section 32-1-808(2)(a)(l).
- 7) Discuss board officer duties and potentially elect board officers to serve until the next regular election in May 2025. Board officers are as follows:
  - a. Chair of the Board / President of the Special District.
  - b. Treasurer of the Board.
  - c. Secretary of the Board.

Administrative Items

- 8) Discuss and potentially approve [Resolution 2023-03](#) expressing the board of directors' opposition to State Proposition HH as placed on the November 2023 ballot by the Colorado legislature.

Budget and Finance Items

- 9) Discuss and potentially approve a payment to the City of Grand Junction in the amount of \$2,400 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.

- 10) Discuss District's fiscal outlook for Q4 2023 and 2024, including recent state legislation affecting the short-term and long-term fiscal outlook and potential strategies to reduce costs and/or increase revenues.
- 11) Preview key dates in the upcoming 2024 budgeting process. More info on this process can be found on the Division of Local Government (DLG) website [here](#).

Other Business

- 12) None scheduled.

Adjourn