

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

**Date:** 9/19/24

**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](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 [1/10/24 board meeting minutes](#).

District Manager Report (Informational Item)

- 4) Provide a brief 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 and potentially accept the August 2024 written resignation of Director Kylee Marshall from the board of directors.
- 6) Discuss and potentially accept the September 2024 written resignation of Director Chris Dutton from the board of directors.
- 7) Discuss the potential recruitment and/or appointment of eligible and qualified individuals to fill one or more vacancies on the board of directors.
- 8) 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.
- 9) Discuss *pro bono* District Manager duties and potentially appoint a District Manager to serve until such time as Board may choose to appoint a new District Manager.

Administrative Items

- 10) Discuss and potentially approve a threshold of \$25,000.00 for triggering an annual inventory of District-owned property as required by C.R.S. § 29-1-506: "(1) The governing body of each local government shall make or cause to be made an annual inventory of property, both real and personal, belonging to such political subdivision; *except that an inventory shall be required only with respect to items of property having an original cost that equals or exceeds an amount established by the governing body of each local government*, unless such items having a value of less than the amount established by such governing body are required to be inventoried by directive of the state auditor. In no event shall the amount established by the governing body of any local government pursuant to this subsection (1) exceed the amount specified in rules

promulgated by the state controller pursuant to section 24-30-202, C.R.S., regarding inventory accounts for items of state property.”

Budget and Finance Items

11) None scheduled.

Other Business

12) None scheduled.

Adjourn