

**Special / Budget Meeting:** Lowell Village Metropolitan District Board of Directors

**Date:** 1/10/24

**Time:** 10:30 a.m. – 11:00 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.

## **MINUTES**

### **Directors Present:**

- Rob Breeden (voting electronically)
- Chris Dutton
- Kylee Marshall (voting electronically)
- Jeremy Nelson
- Jamie Shapiro (voting electronically)

### **Directors Absent:**

- None

### **Also Present:**

- Shelly Dackonish (Legal Counsel to the District)

### **Call to Order**

Director Nelson called the meeting was called to order at approximately 10:36 a.m. Mountain Time. The Call to Order was intentionally done later than the meeting's scheduled start time in order to allow ample time for members of the public to join the meeting.

### **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.

**Discussion:** N/A as this was an informational item only.

**Action:** N/A as this was an informational item only.

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.

**Public Comment:** None.

**Discussion:** None.

**Action:** N/A as this was an informational item only.

Approve Minutes from Previous Board Meeting(s)

- 3) Consider for approval the 11/16/23 board meeting minutes and the 12/30/23 board meeting minutes.

**Discussion:** None.

**Action:** Directors approved the minutes of the 11/16/23 and 12/30/23 board meeting by a vote of 5-0.

**In Favor:** Breeden, Dutton, Marshall, Nelson, Shapiro

**Opposed:** None

**Abstained:** None

**Recused:** None

District Manager Report (Informational Item)

- 4) None scheduled.

Governance Items

- 5) Consider for adoption Resolution 2024-01 Establishing Regular Meeting Dates, Time, and Location and Designating the Locations for Posting 24-Hour Meeting Notices for calendar year 2024.

**Discussion:** None.

**Action:** Directors adopted Resolution 2024-01 by a vote of 5-0.

**In Favor:** Breeden, Dutton, Marshall, Nelson, Shapiro

**Opposed:** None

**Abstained:** None

**Recused:** None

Administrative Items

- 6) None scheduled.

Budget and Finance Items

- 7) Consider for adoption Resolution 2024-02 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 REVISED annual budget for the 2024 calendar year including appropriation of certain sums of money.

**Discussion:** None.

**Action:** Directors adopted Resolution 2024-02 by a vote of 4-0.

**In Favor:** Breeden, Dutton, Marshall, Shapiro

**Opposed:** None

**Abstained:** None

**Recused:** Nelson

Other Business

- 8) None scheduled.

Adjourn

Director Nelson adjourned the meeting at approximately 10:44 p.m. Mountain Time.