



# National Western Center Authority Board Meeting Minutes

<b>Date of Meeting:</b>	November 19, 2020	<b>Time:</b>	9:00 a.m. – 11:12 a.m.
<b>Minutes Prepared By:</b>	Liz Adams	<b>Location:</b>	Virtual Meeting via ZOOM
<b>Meeting Description</b>			
National Western Center Authority Board Meeting			
<b>Authority Board Member Attendance at Meeting</b>			
<b>Name</b>	<b>Present</b>	<b>Absent</b>	<b>Notes</b>
John Ikard	X		
Lucia Guzman	X		
Steven McCarthy	X		
John Zapien	X		
Robb Brown	X		
Kelly Leid	X		
Gabriela Acevedo*	X		
Brendan Hanlon*	X		
Tony Frank	X		
Bill Mosher	X		
Doug Jones	X		
Paul Andrews	X		
Ernest House	X		
*Non-Voting Members			
Other attendees including members of the public are as recorded registration for the meeting.			

Submitted by: Liz Adams

Approved by:

Date:



National Western Center  
 Authority Board Meeting Minutes

Topic	Owner	Time
<b>1. Call to Order</b>		
<b>Quorum Present</b>	John Ikard	9:10 am
<b>2. Board Business/Action Items</b>		
<b>Approval of Minutes for October 15</b> A motion to approve the minutes of October 15 made by Director Jones and seconded by Director Frank . Motion carried.	John Ikard	9:11 a.m.
<b>3. Chairman Update</b>		
<ul style="list-style-type: none"> <li>• Welcomed Bill Mosher as a new board member replacing Amy Parsons, one of the CSU representatives on the board               <ul style="list-style-type: none"> <li>○ Bill provided his background and expressed his excitement about joining the board.</li> </ul> </li> <li>• There is still a lot going on with the NWC project. Construction is ongoing. We need to look forward to what is next.</li> <li>• The Authority has the short-term duties of overseeing construction and long term to oversee programming.</li> </ul>	John Ikard	9:12 a.m.
<b>4. CEO Update</b>		
<ul style="list-style-type: none"> <li>• Noted there is a big agenda today including the capital planning report.</li> <li>• Bringing Operations Plan to our next meeting</li> <li>• The Respond and Rebuild Fund will be able to distribute \$1.5M to farms around the state.</li> <li>• We sent you a link to our pod cast and we now have a YouTube channel. We will be posting our podcasts and video there.</li> <li>• Welcomed Bill Mosher</li> <li>• Announced that Clara Hanover was born on November 11. Both are healthy.</li> </ul>	Brad Buchanan	9:15 a.m.
<b>5. Partner Reports</b>		
<u><b>City and County of Denver:</b></u> Tykus reviewed photos of the site:	Tykus Holloway	9:18 a.m.

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National Western Center  
 Authority Board Meeting Minutes

<p>Busiest time in terms of activity on the site.</p> <ul style="list-style-type: none"> <li>• Railroad is progressing – detours are in place for new rail across Race Ct.</li> <li>• The 51<sup>st</sup> Ave. bridge will be kicking off the project in early January – working with surrounding city projects to get this done.</li> <li>• SYEC is in progress and water tower is in place.</li> <li>• M&amp;O is complete.</li> <li>• Other sitework is progressing – a lot of dirt (fill) will be used for NW Drive and riverfront.</li> <li>• Railroad “cut-over” will be happening in the next few weeks and testing or “burn-in” will occur.</li> <li>• Site where Saunders building was is now clear. The Central Utility Plant (CUP) will be placed near this site.</li> <li>• John Zapien asked about the 51<sup>st</sup> St. bridge       <ul style="list-style-type: none"> <li>○ Tykus responded the project is out for bid</li> </ul> </li> <li>• Doug asked about Watertower logo position.</li> <li>• Zapien – Armour is out of business but is there a foundation that we could tap for money? Brad said he has tried to reach them and would like to learn more from him.</li> </ul> <p><b><u>CSU Report:</u></b></p> <ul style="list-style-type: none"> <li>• Timeline for buildings. Everything is on schedule.</li> <li>• Renderings of 3 buildings –       <ul style="list-style-type: none"> <li>○ Terra building is under construction.</li> <li>○ Hydro building is started and McConnell is being renovated inside.</li> <li>○ Vida is underway.</li> </ul> </li> <li>• Thanked all the partners for the effort to turn over the pad-ready sites.</li> <li>• Spur update – we had virtual groundbreakings and video is available.</li> <li>• Water in the West is ongoing.</li> <li>• Jocelyn is now Associate Vice Chancellor of the Spur Campus.</li> <li>• John asked if there will be sponsorship rights for the buildings – Frank responded they have not but it is not out of the question.</li> </ul>	<p>Tony Frank</p>	<p>9:32 a.m.</p>
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<p><b><u>WSSA:</u></b></p> <ul style="list-style-type: none"> <li>• We are now at COVID level red - no events, no meetings. Ops staff are onsite working in teams of 2.</li> <li>• We have variance for horseshows but believe that may change with new level.</li> <li>• A self- administered test could be a big help to venues. WSSA is working with Broncos, Rockies, AEG, etc. to develop a method to allow people to self-test and present with ticket and negative test.</li> <li>• NWSS Catch-a-Calf is still a go in January. Coors Art will be virtual.</li> <li>• Currently at \$76M in the fundraising campaign and Legacy Building is still in design.</li> </ul> <p>Comments: John asked about self-administered COVID test. Paul responded that it is a long process.</p>	<p>Paul Andrews</p>	<p>9:36 am</p>
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**6. Committee Reports**

<p><b><u>Finance Committee</u></b></p> <ul style="list-style-type: none"> <li>• Overview of finance committee from Monday. Four subjects and one action.             <ul style="list-style-type: none"> <li>○ Monthly financials are in good shape – hoping to roll \$1M into next year.</li> <li>○ We have some good standards for capital planning.</li> <li>○ Committee is working on some financial policies for restricted funds</li> <li>○ Entered into executive session to discuss LEB</li> <li>○ Back in public session recommended that the board authorize Brad to enter into the operating agreement and close on the building.</li> <li>○ Brad commented on the capital planning policy</li> <li>○ Brad commented that board will review Livestock Exchange Building deal.</li> <li>○ Reviewed the components of the deal.</li> <li>○ John Zapien commented the LEB is important and we need to keep our fingers in the pie.</li> </ul> </li> </ul>	<p>Brendan Hanlon</p>	<p>9:42 am</p>
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<p><b><u>Community Benefits Committee</u></b></p> <ul style="list-style-type: none"> <li>• Group getting closer to creating a GES community group. Our next step is to meet with CW CdeBaca and Ortega where she will ask them to help create a guiding group for CIF and triangle.</li> <li>• John, Brad, Josh Laipley and Liz met to talk about coordination between Triangle and NWCA. First step is to create the group.</li> <li>• John Ikard asked how community members can get involved. Lucia said people can call her at 720-833-8990 if they want to get involved.</li> <li>• Paul suggested the committee work with Maria Garcia Berry to incorporate the Citizens Advisory Committee</li> </ul> <p><b><u>Campus Services and Partnerships Committee</u></b></p> <ul style="list-style-type: none"> <li>• Met earlier this morning regarding Denver renewable solar. We will have a presentation later.</li> </ul>	<p>Lucia Guzman</p> <p>Robb Brown</p>	<p>9:51 am</p> <p>9:56 am</p>
<b>7. Capital Planning Overview</b>		
<ul style="list-style-type: none"> <li>• This is the first year we are working on the Capital planning process and taking on the role of planning.</li> <li>• Reviewed the Capital Improvement process including costs of design and construction.</li> <li>• Meghan reviewed the capital planning process including sources of funding and roles of the partners.</li> </ul>	<p>Brad Buchanan and Meghan Sivakoff</p>	<p>9:58 am</p>
<b>8. Community Solar</b>		
<p>Brad provided an introduction to the community solar project that NWC hopes to participate in.</p> <p>The team provided a power point presentation about the citywide project to use city owned spaces to provide solar gardens to benefit city facilities and create a cash assistance fund to serve community members.</p> <p>Committee members discussed the pros of the program and highlighted the importance of directly benefitting GES.</p>	<p>Brad Buchanan</p> <p>Meghan Sivakoff</p> <p>Barb Frommel</p> <p>Jonny Rogers</p>	<p>10:22 am</p>



National Western Center  
 Authority Board Meeting Minutes

<p>Director Guzman made a motion to approve a letter of support for the Community Solar program. Second by Zapien. The motion passed unanimously.</p>		
<p><b>9. Livestock Exchange Building Resolution 2020-02</b></p>		
<p>Brad Buchanan discussed the NWC Authority’s participation in the RFP to purchase the Livestock Exchange Building.</p> <ul style="list-style-type: none"> <li>• NWC selected a team to move forward on the RFP to purchase the building</li> <li>• The team including NWC (LEB Alliance) bid on the building and were selected to purchase the building. The NWC Authority is 5% partner in the Alliance.</li> <li>• Two documents need to be signed by the Authority.</li> <li>• Mark Williams, counsel, confirmed that the NWC Authority due diligence was sound and negotiations were thorough. Is confident recommending the Authority move forward.</li> <li>• Building will close on November 30.</li> <li>• Questions:             <ul style="list-style-type: none"> <li>○ Guzman – how much is 5% interestq                 <ul style="list-style-type: none"> <li>▪ Brad responded it is valued at \$430,000.</li> </ul> </li> <li>○ Mosher asked about uses in the building                 <ul style="list-style-type: none"> <li>▪ Three wings of the building. First wing will be offices including Authority on 4<sup>th</sup> floor, JE Dunn on 1<sup>st</sup> floor and others;</li> <li>▪ Middle wing is not functional due to fire – the structural capacity is better than we thought and can be adaptively reused as office, hospitality, etc.</li> <li>▪ West wing is currently the Stockyard Saloon.</li> <li>▪ We have a lot of interest in the office space including Authority, ag-related organizations and Cattlemen (part owner in the building)</li> </ul> </li> <li>○ Does Authority have liability on debt?                 <ul style="list-style-type: none"> <li>▪ No liability by our share could be diluted due to investment in middle wing.</li> </ul> </li> </ul> </li> </ul>	<p>Brad Buchanan</p>	<p>10:56 a.m.</p>



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Director Frank made a motion to approve Resolution 2020-02. The motion was seconded by Director Guzman and passed unanimously.		
<b>10. Public Comment</b>		
<b>No Public Comment</b>		11:10 pm
<b>11. Adjournment</b>		
Board Chair Ikard adjourned the meeting.		11:12a.m.

<b>11. Next Meeting:</b>					
<b>Date</b>	December 17, 2020	<b>Time:</b>	9:00 a.m.	<b>Location:</b>	Zoom Webinar

APPROVED

Submitted by: Liz Adams

Approved by:

Date: