



National Western Center  
 Authority Board Meeting Minutes

<b>Date of Meeting:</b>	December 17, 2020	<b>Time:</b>	9:05 a.m. – 11:06 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	X	Partial meeting attendance
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:



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Topic	Owner	Time
<b>1. Call to Order</b>		
<b>Quorum Present</b>	John Ikard	9:05 am
<b>2. Board Business/Action Items</b>		
<b>Approval of Minutes for November 19</b> A motion to approve the minutes of November 19 was made by Director Jones and seconded by Director Brown. Motion carried.  <b>Acceptance of Letters of Reappointment</b> Chairman confirmed receipt of letters to reappoint Doug Jones and Bill Mosher to 5-year terms beginning January 1, 2021 from WSSA and CSU respectively.	John Ikard	9:06a.m.
<b>3. Chairman Update</b>		
<ul style="list-style-type: none"> <li>Continues to be a difficult time and we will be happy to have 2020 in the rearview mirror.</li> <li>Looking forward to hearing from staff today.</li> </ul>	John Ikard	9:10 a.m.
<b>4. CEO Update</b>		
<ul style="list-style-type: none"> <li>Noted that Brad Buchanan sends his greetings. He is recovering from shoulder surgery.</li> <li>As expected, we closed on the Livestock Exchange Building without incident and will move forward with the ownership group on planning for 2021.</li> <li>Everyone should have received Andrea's emails regarding the great press the NWC received on the LEB and riverfront.</li> <li>Today you will hear an update about the respond and rebuild fun from Matt and our whole staff has been working hard on our Operations Plan for 2021 – this is a document required by the Framework Agreement and the whole staff will be presenting later in the agenda.</li> </ul>	Liz Adams	9:11 a.m.
<b>5. Partner Reports</b>		
<u><b>City and County of Denver:</b></u>  <b>Construction Update</b> Jenna Espinoza Garcia is presenting today as Brad Dodson and Tykus Holloway are at the State Economic Development Commission meeting. <ul style="list-style-type: none"> <li>Jenna reviewed map of the site.</li> </ul>	Jenna Espinoza Garcia	9:13 a.m.

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<ul style="list-style-type: none"> <li>• 51<sup>st</sup> Ave. bridge contract will be awarded soon. Hoping to do a virtual ground-breaking.</li> <li>• LEB Parcel is now under new owner’s control.</li> <li>• Rail cutover happened on December 3. DRIR was able to put trains on the track.             <ul style="list-style-type: none"> <li>○ Director Leid commented on the importance of completion of the railroad and how that meets an important commitment to the community.</li> </ul> </li> <li>• Stockyards continuing in design and construction.</li> <li>• Interior of SYEC is in process. Show arena and other spaces taking shape.</li> <li>• NW Drive and Bettie Cram have water work on-going.</li> <li>• Ikard asked if there are any unexpected challenges?             <ul style="list-style-type: none"> <li>○ No direct impacts – 100 people on site everyday.</li> </ul> </li> <li>• Covid outbreaks?             <ul style="list-style-type: none"> <li>○ No – we have had individual cases but nothing big.</li> </ul> </li> </ul> <p><b>Budget Update</b></p> <ul style="list-style-type: none"> <li>• Denver’s numbers are moderating in terms of Covid. At the state and local level, we are monitoring the financial situation.</li> <li>• A lot of debt payments have been deferred and if further action is not taken at the federal level, we may see difficulties.</li> <li>• Incentives to not lay off workers expire tomorrow.</li> <li>• 11.4M renter households have an average of \$6000 in rent debt. Other financial burden is being held at bay, but we are not sure how that will play out.</li> <li>• We anticipate another aid package but will not be as big as the last one.</li> <li>• Reviewed snapshot of retail and food and beverage sales. Online retailers are outperforming national trends. Food and Beverage is at -13%</li> <li>• Reviewed unemployment statistics. Concerned about new claims.</li> </ul>	<p>Brendan Hanlon</p>	<p>9:20 a.m.</p>
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<ul style="list-style-type: none"> <li>• K-shaped recovery. Folks holding low-income jobs are being hit disproportionately harder compared to other mid- and high-income workers.</li> <li>• Tracking hotel market and there is a significant impact on room nights. Estimate that we will not get to early 2020 numbers until late 2022 or 2023.</li> <li>• Permit volume is flat and slightly down. Not seen as critical as the city was at an all-time high.</li> <li>• Year-end we are on track for revenues although not certain as November and December will make or break the forecast.</li> <li>• Able to affirm AAA bond rating.</li> <li>• Director Brown: Asked about small business. <ul style="list-style-type: none"> <li>○ Hanlon said there is a great impact and a good question with a lot of unknowns.</li> </ul> </li> <li>• Director Guzman: did you look at automobile sales and how is that trending? <ul style="list-style-type: none"> <li>○ Hanlon: there has been some noise in the numbers because we paused registration fees and associated with that is some tax. There is a concern about a decline in car purchases.</li> </ul> </li> <li>• Ikard commented on future effects of Covid on behaviors and the effect on office, retail, restaurants etc.</li> </ul>		
<p><b><u>CSU:</u></b></p> <ul style="list-style-type: none"> <li>• Reviewed the development timeline.</li> <li>• Showed photos of buildings, including some beautiful international buildings.</li> <li>• Updated on projects – Terra, Vida and Hydro</li> <li>• International Agriculture update – <ul style="list-style-type: none"> <li>○ GFRAS is an NGO that is supported by USAID and World Bank. They are taking the Cooperative Extension Service model to international agricultural development.</li> <li>○ Hubs were set up globally, but not in US/North America. We participated but didn't create a hub.</li> </ul> </li> </ul>	Tony Frank	9:37 a.m.



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<ul style="list-style-type: none"> <li>○ A year ago, we recognized we had an opportunity to stand up the North American Agricultural Advisory Network (NAAAN).</li> <li>○ CSU will host NAAAN – Secretary of Agriculture, Mexican rep. and Canadian rep. will participate.</li> <li>○ Hope to host 2023 or 2024 GFRAS convening.</li> <li>○ 3 areas of focus.</li> <li>● Kelly asked about Tom Vilsak being appointed as US Secretary of Agriculture.             <ul style="list-style-type: none"> <li>○ Tony noted they are excited because he has a great approach.</li> <li>○ CSU will replace his position most likely in concert with other open positions in the system.</li> </ul> </li> <li>● Spur updates</li> </ul>		
<p><b><u>WSSA:</u></b></p> <ul style="list-style-type: none"> <li>● Reviewed 2021 events including virtual happy hours with musical performers.</li> <li>● Coors Art will be online starting tomorrow.</li> <li>● Retail site is live with great Christmas gifts.</li> <li>● No bookings for January.</li> <li>● Working on 16 days of service, but it is challenging with Covid.</li> <li>● Legacy campaign is now close to \$80M mark and we will make announcements in January.</li> <li>● Doug commented that no donors have dropped out.</li> </ul>	Paul Andrews	9:50 a.m.
<b>6. Committee Reports</b>		
<p><b><u>Finance Committee</u></b></p> <ul style="list-style-type: none"> <li>● Finance committee met on Monday. We are on track to save \$1M for next year.</li> <li>● Meghan commented on the budget and mentioned we may come forward with a revised budget for 2021.</li> <li>● Brendan commented on the policies for gifts etc.</li> </ul>	Brendan Hanlon	9: 55 am

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<p><b>Real Estate</b> Steve highlighted accomplishments including: optimizing campus assets for year around use; planning to operate and maintain new campus assets; LEB partnership; and supporting campus services.</p> <p>Looking to 2021 he will: coordinate phases 1&amp;2 construction; look to tie mission-oriented programs to spaces; manage facilities the Authority will be taking over; work to lease LEB; coordinate site; and look to co-developemnt opportunities.</p> <p><b>Operations</b> <i>Campus</i> Meghan discussed 2020 campus operations including the major accomplishment of closing the 40-year energy deal; executing interim O&amp;M agreements with partners; work on the Food Ethos; and preparing for events in new NWC facilities.</p> <p>Goals for 2021 include managing the energy agreement; supporting authority facilities management; advancing campus wide services; finalizing RFP criteria for food ethos; planning for first events; and executing interim O&amp;M agreements with WSSA and CSU.</p> <p><i>Internal</i> Meghan highlighted the 2020 accomplishments for internal operations including: fiscal management; focus on community benefits; board development and orientation; Triangle RFP advocacy.</p> <p>Objectives for 2021 include: prudently managing funds; solidifying the authority business model; advocating for mission critical components in Triangle; building relationships between board and community; planning for 1909 food market; exploring whether to pursue 503c3 status; delivering ongoing financial, HR and operations requirements in the Framework agreement.</p> <p>Liz closed the presentation by discussion some of the risks in the upcoming year including fundraising, lack of in-person meetings and convenings, the impact of Covid on real estate and funding for the Authority budget.</p>	Steve Nalley	Meghan Sivakoff
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<p>She also highlighted the NWC Team Commitments including:</p> <ul style="list-style-type: none"> <li>• We care for one another and ourselves.</li> <li>• We break trail.</li> <li>• We cheer(s) our achievements.</li> <li>• We say what’s so.</li> <li>• We are a place where everyone feels welcome.</li> <li>• We’ve got your back.</li> <li>• We use laughter like ketchup.</li> <li>• We are of Service.</li> </ul> <p>Director Jones commented: wants to remind the board that the public voted for 2C because of NWSS. We need to remind people of the importance of the event. We are the anchor tenant and are the reason we have the NWC. He asked that Andrea please make this a priority in her marketing efforts.</p> <p>Director Guzman commented: this was a fantastic presentation. It helped me to understand our role moving forward.</p>		
<b>9. Public Comment</b>		
<b>No Public Comment</b>		11:05 pm
<b>10. Adjournment</b>		
<p>Motion to adjourn by Jones. Second by Andrews. Motion carried.          Meeting Adjourned.</p>		11:06 a.m.

<b>11. Next Meeting:</b>					
<b>Date</b>	January 21, 2021	<b>Time:</b>	9:00 a.m.	<b>Location:</b>	Zoom Webinar

  
 Robb Brown (Feb 15, 2021 19:45 MST)

# 12172020 Minutes NWCA Board APPROVED

Final Audit Report

2021-02-16

Created:	2021-02-16
By:	Elizabeth Adams (lizadams64@msn.com)
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