



National Western Center  
 Authority Board Meeting Minutes

<b>Date of Meeting:</b>	February 17, 2022	<b>Time:</b>	9:03 am – 10:48 am
<b>Minutes Prepared By:</b>	Liz Adams	<b>Location:</b>	Hybrid Meeting via ZOOM and In Person
<b>Meeting Description</b>			
<b>National Western Center Authority Board Meeting</b>			
<b>Authority Board Member Attendance at Meeting</b>			
<b>Name</b>	<b>Present</b>	<b>Absent</b>	<b>Notes</b>
<b>John Ikard</b>	X In Person		
<b>Lucia Guzman</b>	X In Person		
<b>Steven McCarthy</b>	X In Person		
<b>Robb Brown</b>	X Zoom		Joined late
<b>Kelly Leid</b>	X Zoom		
<b>Sandra Ruiz*</b>	X Zoom		
<b>Brendan Hanlon*</b>	X Zoom		
<b>Tony Frank</b>	X In Person		
<b>Bill Mosher</b>	X Zoom		
<b>Doug Jones</b>	X In Person		
<b>Paul Andrews</b>	X In Person		
<b>Ernest House</b>		X	
<b>*Non-Voting Members</b>			
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</b> Meeting was called to order by Chairman Ikard. Quorum present. <b>Asked for a moment of silence for Joe Blake</b>	John Ikard	9:04 a.m.
<b>2. Board Business/Action Items</b>		
<b>Approval of Minutes for December 16</b> A motion to approve the December 16 minutes was made by Director Frank and seconded by Director Jones. Motion carried. Ikard noted he is appointing Sandra to Community Benefits Committee.	John Ikard	9:05 a.m.
<b>3. Chairman Update</b>		
Chairman Ikard provided comments: John is stepping off the board. We hope to have him next month to honor him and give him his buckle.  Sandra is moving into the voting member position. He commented on her great participation.  Appointed Ernest to be chairman of the Community Benefits Committee. Thanked Lucia for her participation.	John Ikard	9:06 a.m.
<b>4. CEO Update</b>		
Brad provided the Authority update <ul style="list-style-type: none"> <li>Introduced Jenna Garcia as a new member to the team. Comes from NWCO and is versed in the project.</li> <li>Have posted and are now interviewing for the events operations position. This person will be the liaison between booking and event</li> </ul>	Brad Buchanan	9:09 a.m.

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<ul style="list-style-type: none"><li>• Booking the bowl arena space. Lots of interest in the spaces and look forward to the revenues.</li><li>• Tim Taylor will be joining us a contract booker.</li><li>• Questions: John asked if it is hard to find events and operations people. Paul responded it is harder to find booking folks than operations people.</li><li>• We have had some great conversations with the community.</li><li>• Jurassic is moving in. We'd like to thank Stock Show for their help in getting out of the building so we could begin load in.</li><li>• Board members will be getting an invite from the Jurassic team for some VIP events.</li><li>• Lucia – are they handling their own ticket sales?<ul style="list-style-type: none"><li>○ Yes</li></ul></li><li>• We have a rental, food and beverage and parking revenues. This is a great starting point for us.</li><li>• Jones: Is SSA doing concessions as a sole source contract?<ul style="list-style-type: none"><li>○ Yes</li></ul></li><li>• McCarthy – when is the closing date? It is a rolling position.<ul style="list-style-type: none"><li>○ Show goes through the first weekend in September.</li></ul></li></ul>		
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**5. Partner Reports**

**City and County of Denver:**

**Stock Show look-back**

Excited with how stock show went – want to share what we saw.

- Stock Show in 2020 vs Stock Show 2022 – great to see progress.
- Showed week 1 of the Stock Show – pointed out all the amenities.
- Testament to the efforts over the last few years.
- Auction arena almost at capacity.
- Show arena photos – concert and facility in action during show.
- In the yards – showing multi-functional space. Transitioned to stock dogs.
- East side view of bison pens – designed by team as there is no standard for them. They performed well.
- Shots from the yards, pens and wash racks – tempered water.
- Bettie Cram Drive for connectivity.

**Construction Update**

- Riverfront, NW drive paving and striping are going on.
- We are at a turning point – this is no longer solely a construction site. We have events opening and buildings open full time. We are coordinating to properly manage the construction and events/campus activity.
- Bringing together all teams to focus on coordination so it is a place safe for visitors.
- SYEC from drone – stock show loading out and Jurassic is moving in. NWCO is working on warranty issues.
- River front – final lift of asphalt on NW Drive and work on 51<sup>st</sup> Avenue bridge and riverfront.
- Pictures of girders on bridge – each weighs 96,000 pounds.
- Showed completed bridge base.
- Striping of NW Drive will be completed next week.

Mike  
Bouchard

9:19 a.m.



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<p>Questions:</p> <p>Jones: The front entry to the SYEC – doors are not wearing well.        Noted and being addressed.</p> <p>Leid: It is so important that there is a good relationship with the construction teams. We need a schedule for maintenance etc.</p> <p>Brad B – Paul and Stock Show will be meeting for a post-show meeting to compare notes, frustrations, what worked and what didn't.</p> <p>Lucia: Riverfront – what group is working with construction group to plan for the saving of the environment – birds, plants, etc.</p> <p>Bouchard – the way the space is designed, there is a sandbar that acts as a environmental zone. We are not touching the river but providing access.</p> <p>Tykus: City has applied for grants for with Army Corps to protect the river.</p>		
<p><b><u>CSU:</u></b></p> <ul style="list-style-type: none"> <li>• Noted that CSU has been hosting a bio blitz on the river over the past years. That has been a CSU-specific event but will grow that to a community event.           <ul style="list-style-type: none"> <li>○ Lucia: This is a good way to engage the community.</li> <li>○ Jocelyn noted they did see a beaver in the river,</li> </ul> </li> <li>• Snapshot of opening           <ul style="list-style-type: none"> <li>○ We did a sneak peak for the community – snowy day but it went well – local food and entertainment. Partners, Ernest was there to help with tribal recognition.</li> </ul> </li> <li>• Showed scenes from events during stock show: horse treadmill, VR, Temple Grandin services.</li> <li>• 9000 people through the doors.</li> <li>• Transitioning to 9-5 Monday – Saturday.</li> <li>• Dumb Friends hospital is up and running. Accessible veterinary care for qualified GES and Denver metro families.</li> <li>• Temple Grandin Exceptional Rodeo photos.</li> <li>• Terra and Hydro are in process – showed views from the buildings across campus. Terra will open in early June.</li> <li>• Hydro is late October/early November will open Stock Show 2023</li> </ul>	<p>Jocelyn Hittle</p>	<p>9:40 am</p>

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<ul style="list-style-type: none"> <li>• Welcome John Langston, Building Engineer and two education facilitators.</li> <li>• We will be posting an events person.</li> <li>• Community events are ongoing.</li> <li>• Lots of Communications.</li> </ul> <p>Quesitons:</p> <p>John – is there a good way to walk between Jurassic?</p> <p>Jocelyn: yes</p> <p>Mosher: Where are we with Denver Water?</p> <p>Jocelyn: We are working with them on K-12 programming and we are working through the details of the collaboration.</p> <p>Brad B: We have done 6 City Council tours – Vida was such a hit. People were so excited to see the campus activated.</p>		
<p><b><u>WSSA:</u></b></p> <ul style="list-style-type: none"> <li>• Thanks for all the comments on the stock show. Tykus and staff were incredibly helpful with setting up for stock show. Appreciate NWCO and Authority.</li> <li>• Attendance was around 586,000. This was incredible given that Omicron was at 30%. We were not 18% down in revenues. We had good concession and ticket sales numbers. Rodeo was strong. Our grounds admission was low.</li> <li>• Coors Art set a record, Grand champion sold for \$160,000 Jr. Livestock auctions netted an all-time record for animals.</li> <li>• AE drove into the neighborhoods to bring neighbors into the event – she brought 1200 people into the show. She flyered everywhere.</li> <li>• Health of workers was good.</li> <li>• The yards were celebrated - exhibitors were excited.</li> <li>• We got 4 new sales coming next year due to word-of-mouth</li> <li>• Lots of successes.</li> <li>• Round up <ul style="list-style-type: none"> <li>○ Explained that there was difficulty in getting Round up.</li> </ul> </li> </ul>	Paul Andrews	9:52 am

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<ul style="list-style-type: none"><li>○ KM was incentivizing employees to do Round up – they tried, but they had a difficult time training staff. They had 200 people one day and 100 the next.</li><li>○ We spot checked the Round UP</li><li>○ \$1,146 from KM and \$786 round up for box office.</li><li>○ Aramark did \$0. Arts and Venues tried.</li><li>● I am glad we tried this before we were contractually responsible. I am happy to share the 2 page memo from KM. We will keep trying.</li></ul> <p>Questions:</p> <p><b>John:</b> I understand about the short staffing for Round Up. This was a good explanation for a difficult year.</p> <p><b>Brendan:</b> a suggestion when evaluating for next year. I know some organizations that build in a round -up with the ability to opt out. You might consider that.</p> <p><b>Lucia:</b> We need to work more closely with the CIF group. We need the report for them. I think this goes back to something the community members said from the beginning. They have emphasized that this is not the best source of revenue. There need to be other sources. We are going to work hard with Jurassic to have better numbers. CIF is asking for a percentage – we are going to collect data so we know where the best sources are.</p> <p><b>John:</b> we need to make the point that this is not the only source.</p> <p><b>Robb:</b> I think the numbers you got were good – we can demonstrate within our control. I have a problem with the zero. I agree that the community should not expect it to be the end all be all. Doesn't sit well with me.</p> <p><b>Jones:</b> commented on the boot shine business. We are not seeing the usual Denver customers.</p> <p><b>McCarthy:</b> I am guessing you are being aggressive about bringing the breeds back.</p> <p><b>Paul:</b> We are working hard to bring them back – are building bridges. Exhibitors want to come back. Angus and Hereford carry the weight and the other breeds follow.</p>		
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6. Committee Reports		
<p><b><u>Finance Committee</u></b></p> <p><b><u>Financials</u></b></p> <ul style="list-style-type: none"> <li>• We reviewed monthly financials and acknowledged we are on track for year end 2021 and beginning of 2022. We discussed the draft policy for merit and cost-of-living increases. We looked at the budget amendment.               <ul style="list-style-type: none"> <li>○ Brad talked about the amended budget – will bring staff salaries to pre-pandemic level.</li> <li>○ Showing increase in contingency line item.</li> <li>○ Started with a high cash balance – two items include \$400,000 TA dollars and \$100,000 in rent. Also a credit support for district energy.</li> <li>○ We will be adjusting again</li> </ul> </li>   <li>• <b>ACTION ITEM:</b> Frank moved and Guzman seconded a motion to approve the amended budget. Passed without objections.</li> </ul>	<p>Brendan Hanlon/            Meghan Sivakoff</p>	<p>10:18 am</p>
<p><b><u>Campus Services Committee</u></b></p> <p>Bringing back the community solar initiative for review and approval if comfortable.</p> <p>We have a number of sustainability initiatives:</p> <p style="padding-left: 40px;">Leed, District heating and cooler, solar and pursuing community resiliency initiative.</p> <p>Model:</p> <p>Developed by City and County of Denver. Places solar gardens across municipal sites and combines it into portfolio. Part of the program is to provide assistance to families in need.</p> <p>Portfolio has 9 sites with a number of subscribers. 30 percent will go to families in need – 180 DHA households and 90 households in DPS assistance program.</p> <p>Reviewed milestones – board voted to provide letter of support and then we were selected to participated.</p>	<p>Robb Brown/            Meghan Sivakoff</p>	<p>10:25 am</p>





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<p>Today asking for agreements to be approved. Finance and Campus and Services have reviewed.</p> <p><b>Site license agreement</b></p> <p>SYEC and M&amp;O facility. \$10 per year – we get subscription benefits on our bills.</p> <p>We are allowed to do roof repairs, have proper access rights – have moved all infrastructure external to the SYEC. There is a termination penalty that starts at 160,000 on MO and 150,000 on SYEC.</p> <p><b>Subscription Agreement</b></p> <p>We subscribe to whole pool and we get a discount on our bill. Our partner is McKinstry – they are partners with the city.</p> <p>Authority will purchase 11 percent of the portfolio. And then have a credit on our Xcel bill. It does not amount to a lot in a year, but it helps us to move forward on our energy sustainability and participate in the social impact,</p> <p>Items to discuss with partners.</p> <p>Greater liability by city and operator for damagers to NWC.      Review termination penalty, remedy.</p> <p>Need to address how the program acknowledged in the community.</p> <p>Mark: Meghan did a good job. He recapped items negotiated.</p> <p>John: Agreeing to put panels on our building and we are asking to be protected?</p> <p>Mark: Yes and we are approving completion of the deal.</p> <p>Steve: Who carries GL for the site.</p> <p><b>ACTION ITEM:</b> Approve the Renewable Denver Community Solar agreement Motiong by Guzman second Leid. Passed without objections.</p>		
<p><b><u>Community Benefits Committee</u></b></p> <ul style="list-style-type: none"> <li>• Ernest is now the chair.</li> <li>• Lucia talked about the CIF and how we will move forward</li> <li>• Review what we did in CIF, Community meetings, etc.</li> </ul>	Liz A	9:44 am

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7. Public Comment		
No public comment.		10:47 am
9. Comments and Adjourn		
Motion to adjourn Frank and Jones. Dr. Frank dissents.		10:48 am

12. Next Meeting:					
<b>Date</b>	March 17, 2022	<b>Time:</b>	9:00 a.m.	<b>Location:</b>	Hybrid

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