

**CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT
MINUTES OF THE REGULAR MEETING**

June 3, 2020

Call to Order

The Board of Directors of the City of Grand Junction Dos Rios General Improvement District convened into regular session on the 3rd day of June 2020 at 8:20 p.m. Those present were Board members Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Rick Taggart and Board Chair Duke Wortmann.

Also present were City Manager Greg Caton, City Attorney John Shaver, District Secretary Wanda Winkelmann and Deputy City Clerk Janet Harrell.

Board Chair Wortmann called the meeting to order.

Citizen Comments

There were none.

Approval of Minutes

Board member Norris moved to approve the summary of the May 18, 2020 workshop and the minutes of the May 20, 2020 regular meeting. Board member Pe'a seconded the motion. Motion carried by unanimous voice vote.

A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2020 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City of Grand Junction Dos Rios General Improvement District

The purpose of this item is to designate the website as the City of Grand Junction Dos Rios General Improvement District's official posting location for agendas and to set the 2020 meeting schedule.

District Secretary Wanda Winkelmann presented this item.

Board member Norris moved to adopt Resolution No. 1-2020, a resolution designating the location for the posting of the Notice of Meetings, establishing the 2020 City of Grand Junction Dos Rios General Improvement District meeting schedule, and establishing the procedure for calling of special meetings for the District Board. Board member Pe'a seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance in Regard to the Issuance of up to \$12,300,000 in Special Revenue Bonds for the City of Grand Junction Dos Rios General Improvement District

The Dos Rios General Improvement District (GID) was authorized by the November 4, 2019 election to issue debt to fund infrastructure improvements such as curb, gutter, sidewalk, utilities, site work and landscaping in the Dos Rios development project. Although estimated at \$10.9 million, the proposed debt issuance is to provide up to \$12.3 million in project funds, establish the debt service reserve, pay bond issuance costs, and make the first two year's interest payments. The term is estimated at 30 years at 6.125% interest rate for an average debt service cost of \$1.11 million per year. It is expected that the GID mill levy will cover 8% of the debt service cost with the remaining 92% covered by pledged TIF, sales, and property tax revenues.

Director of General Services Jay Valentine and Kyle Thomas from D.A. Davidson & Co. presented this item.

Discussion included that the bonds would not be funded until the City sells their property in the area, the construction bids close on June 29th, City Council will need to approve the construction award and construction is slated to begin about August 1st, the capitalized interest, bond issuance cost and debt service reserves are "built in" to allow the project time to develop, the interest rate takes into account sale of the City's property, once the project is "built out" and revenue is generated (5 years) refunding of the project is anticipated, if refunded the maturity timeframe could vary, the proposed development schedule details (e.g. number of units built, square footage of units and/or assessed value) would be the most significant issue for the property sale not to go through, discussion with the developer included that this project is premised on the GID bond issuance and infrastructure being in place, the developer will sign a disclosure agreement after the sale is finalized and this project is similar to the Rimrock GID.

The public hearing opened at 8:40 p.m.

There were no public comments.

The public hearing closed at 8:40 p.m.

Board member Taggart moved to adopt Ordinance No. 01 on second reading, an ordinance of the City of Grand Junction Dos Rios General Improvement District authorizing the issuance and sale of the District's special revenue bonds, Series 2020 and ordered it published in pamphlet form. Board member Andrews seconded the motion. Motion carried by unanimous roll call vote.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:41 p.m.

Wanda Winkelmann
District Secretary