

**RIVERVIEW TECHNOLOGY CORPORATION**  
**Minutes of Regular Quarterly Meeting**  
**August 12, 2005**

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**Members in Attendance:** Dale Beede, Mike Bussey, Larry Hall, Bonnie Petersen, J. D. Snodgrass, Dennis Wagner, Ex Officio Gregg Palmer  
**Others in Attendance:** Thea Chase Gilman, Nancy McKenna

Thea Chase Gilman introduced Jerome Gonzalez at 12:15 to make an informal presentation regarding the "Small Business Alliance." This is a group of small businesses on the Western Slope interested in bidding on projects/contracts associated with the upcoming DOE/Moab project. There are 11.5 million tons of tailings to be moved by rail from Moab to Crescent Junction; it will take 8 to 10 years. The next 90 days are critical to get language in the legislation bills encouraging the DOE to hire local small businesses. A handout from the Small Business Alliance is attached to these Minutes. Jerome would like RTC's support in its efforts.

**Call to Order and Minutes:** The meeting was convened at 12:40 p.m. by Mike Bussey. Mike asked for a motion to approve the Minutes of May 6, 2005. Dale Beede made the motion and Larry Hall seconded, all Directors voted AYE to approve the Minutes as written.

**Property Management Committee:** J. D. Snodgrass summarized the *Financial Statements* for the period ending June 30, 2005. Year end is September 30<sup>th</sup> and DOE is under budget by \$42K. Roof repairs are estimated to cost \$29K. The Common Area costs are virtually on budget. The Utilities financials are still under budget because of water not being used in Bldgs. 20 and 46. Demolition of Bldg. 20 may occur as soon as money is allocated by the DOE; this may take place next year. Bldg. 46 will be maintained to be available for lease; it is hopeful that DOE will utilize this space for the Moab personnel/project. Discussion followed on the condition of the facilities and potential projects that will require attention and money. There has been a strategic approach planned to deal with upcoming issues. The \$4.65 expense allotment should cover all expenses involved with maintenance. Where are we in the budget preparation process? We also need to determine what insurance we need before the September 30<sup>th</sup> year end.

**Projects:** RTC can take any salvage from Bldg. 20; there is a huge boiler and fluorescent light fixtures. Ken Short will get word to the City, County, School District and non-profits to see if they can use the equipment/appliances. Unscheduled maintenance money will be used to replace tile at the main entrance of DOE. The old trailers have been sold for some time and Ken will try to get the buyer to move them off-site. Ongoing projects include replacing lead-based paint and carpet. DOE's lease ends in 2007 and with the Moab ramp-up, changes to Bldgs. 12A and 20, we could have an opportunity to look at the lease with DOE from a renegotiation standpoint.

**Long Range Planning Committee:** Bonnie Petersen reported on the *Master Plan*. Next Tuesday, August 16<sup>th</sup> the Executive Committee will meet with City and County representatives to discuss the Preferred Option as presented by the Design Team of Ciavonne, Winston and Chamberlin. We need to process the City and County's feedback into our Master Plan. How does the City and County want to develop the property? Bonnie led a discussion on the issue of property ownership. BIC had asked DOLA for grant money to replace the roof on the Manufacturing Bldg. Their response was that they couldn't make contributions to a 501(c)(3) organization like BIC and RTC. RTC is really run, and owned, by the City and County. Thea is looking to John Shaver, City Attorney, to render a legal opinion. There is still a question about the National Park Service owning the north end of the site. There is a critical time crunch on this issue and it will be a matter of interpretation by DOLA. The possibility of rebuilding Bldg. 12A was discussed to provide space for Stoller/Moab project as the slab underneath is contaminated.

A meeting open to the public will be held, possibly in September, to gather community support and comments. Discussion followed on what pieces of property could be available for development, traffic and water corridors, second access to the site, a gravel pit. The RTC might ask the Army to switch their space for property located more to the south.

*Energy Task Force.* The Task Force's objective is to educate the public about energy development on the Western slope, to embrace this economic development segment and help to grow sustainable jobs. Two events are in the works: Energy 101 in early November hosted by the Chamber of Commerce and an Energy EXPO on February 24, 2006 hosted by the RTC. The February event will last the entire day and be followed by COGA's annual banquet.

Bonnie informed the Board that seed money is needed for the February 24<sup>th</sup> Energy Expo. Club 20 and AGNC have agreed to sponsor, as well as the Chamber and College. Bonnie asked for a motion to approve seed funding to secure sales, sponsorships and logistics in the amount of \$20K with the expectation that it will be paid back. There is a possibility that if this first Expo is not well attended or budgeted, it may not be paid back. J. D. seconded this motion and all Board Members voted Aye.

**Executive Committee:** The *Financial Statements* are sound. The most significant variance is from the buildings coming off line.

*Audit.* We are in the process of soliciting a new auditor. Dennis Wagner called attention to verbiage regarding Audit #1 ownership paragraph be changed in light of obtaining future grants, i.e. DOLA.

*Real Property Notice of Valuation.* Mike Bussey reported that he had challenged the property taxes based on the original appraisal. The site was taxed at \$2.4M this year

but reduced to \$1.9M after Mike's challenge. He further protested this number based on the original appraisal and it has been reduced to \$1.1M.

*Moab Project.* Bonnie posed the question if we, as a Board, want to consider writing a letter of support for the Small Business Alliance or give them money for operations? Discussion followed on a possible conflict of interest with the DOE and RTC's purpose to support small business by creating/sustaining jobs. J. D. Snodgrass feels it's not in our charter to focus on anything other than this site; RTC's money is public money and it would be inappropriate to use it in this manner. The Small Business Alliance is looking for legislative support. It is important that we remind the DOE that RTC is here to help them maintain their presence here with sustainable jobs. Bonnie asked if the Board is willing to give the Executive Committee the power to issue a letter of support to DOE or our legislative representative only after visiting with the DOE to be sure we're not creating a problem or a conflict of interest with the DOE. Dale Beede made the motion to approve this letter of support contingent upon communication with DOE to ascertain their position, and Dennis Wagner seconded the motion. There was no further discussion and all Board Members voted Aye.

Dale Beede will chair a new *Construction Committee* with regard to rebuilding 12A. Discussion followed on type of building (2 stories), replacement costs, lease changes, ramifications with the City (annexation), etc. How do we go about this construction given who and what the RTC is? Does DOE have a demolition schedule?

Larry Hall was thanked as he had sponsored the lunch today from Bear Rock Café. There being no further business, the meeting adjourned at 2:00 p.m.