

**Riverview Technology Corporation**  
**Bi-Monthly Board of Directors Meeting**  
**Minutes - January 12, 2007**

---

Members Dale Beede, Walid Boumatar, Mike Bussey, Dennis King, Bonnie  
Present: Petersen, J. D. Snodgrass, Jim Widdows, Ex Officio Gregg Palmer  
Others  
Present: Thea Chase, Dean DiDario, Nancy McKenna, Mary Orn

**Call to Order:** Bonnie Petersen convened the meeting at 12:00 p.m. She asked if the Board had reviewed the Minutes from November 3, 2006. Dennis King made a motion to approve the Minutes as written and Walid Boumatar seconded the motion. All Directors voted unanimously to approve the Minutes of November 3, 2006.

**Property Management:** Dean DiDario reviewed the Property Management *Financial Statements* as of November 30, 2006. DOE's total expenses for the year are under budget by \$14,881 primarily because of unscheduled maintenance (\$8K) and electrical costs ( $\approx$  \$3K). There are various projects lined up but not yet accomplished. CAM is under budget as there were less utility (gas & electric) expenses than anticipated, however, snow removal was an item not budgeted. The preliminary numbers for December look under budget as well.

Dean reported that *Projects anticipated* include getting a third boiler installed in Bldg. #938. This is a very heavy item in a very tight spot; Peterson Plumbing will do this job. New parking lights installation will be completed today on the DOE side. The break room in Bldg. #938 will be refurbished. PMC is putting out to bid for painting of a few offices of Bldg. #810. Dean stated that PMC is also going out to bid for landscaping for the entire complex. The new janitorial contractor is doing a great job; there are very few complaints from DOE currently. He feels the job was just too big for one person and is pleased with the new company which has lots of employees. This is the game plan behind a new landscaper, a large company versus one individual. A new relationship has been established with a snow removal company. Discussion followed on ingress and egress of the site when it is snowy or icy. The Property Management crew (Ken and Cole) currently sands the hill to prevent slippery mishaps. Gregg Palmer offered to have the City crew maintain the hill during the snowy/icy months. The Board was very appreciative of his offer.

**Corporate:** As Dennis Wagner could not attend this meeting, Mary Orn led a review of the Corporate *Financial Statements*. We are under budget as well, primarily due to less Property Management costs, overall under budget by \$18K. The budget is over on professional services due to the work Chamberlin/Daniel Gartner is performing for us on DOE lease options. Dale Beede questioned whether RTC's Sweep Accounts were earning a good rate. He wondered if we could gain more income off the cash with Alpine, possibly mutual funds. Thea Chase

stated that historically RTC has invested in government backed securities, monies need to be guaranteed. If RTC decided to do something more aggressive, it would require a change to the investment policy. The Sweep Accounts are basically repurchase agreements which typically do better than CDs. Dale would like to see a breakdown of what we are earning on investments to be sure RTC is comfortable with its position. Dale questioned the line item of BIC's seed money of \$55K. Thea explained that BIC (Property Management) pays all the PM bills and there is lag time between paying and receiving the monies. RTC funded that \$55K seed money, it basically just sits there as an asset. As there were no more questions, Bonnie asked for approval of the Financial Statements. J. D. Snodgrass made the motion to approve both Corporate and Property Management Financial Statements. Dale Beede seconded his motion and all Members voted unanimously in favor.

*2007 Corporate Budget.* The proposed 2007 Corporate Budget had been emailed to all Members prior to the meeting; it had been reviewed and approved by the Executive Committee at their meeting on February 2<sup>nd</sup>. Bonnie asked for the Board's consideration of the 2007 Corporate Budget. The documentation consists of Operations, Project and Combined Budgets, plus a Basis of Estimate (BOE). The monthly financial statements are based on the Operations Budget. Thea asked if the DOE had been informed of the anticipated \$163K bill for next year. Mary indicated yes, and that during a meeting with Ray Plienness and Bill Montana, they would like to pay as they go versus all at once at the end of the year. Confirmation and implementation of this change has not been accomplished yet. Further discussion on various items followed and Mary directed the Members to review the BOE supporting the budget numbers. Dennis King made the motion to approve the 2007 Corporate Budget and Walid Boumatar seconded the motion. All Board Members voted in favor of the adoption.

**Administrative Issues:** *Officers and Members.* Member changes include Mike Bussey who is term limited as of February 2007; Larry Hall, Mike Anton and Dale Beede are all eligible to re-up for one more 3 year term. Bonnie has not been able to contact Larry thus far; Mike will relinquish his seat after one term and Dale will serve another term. It is proposed that Thea fill Mike Bussey's spot. Bonnie will talk to Dick Pryor to fill Mike Anton's seat. Janet Terry, whose term is up February 2008, resigned today as she has too many time commitments to fully participate. Bonnie asked the Board for their direction for new members. Projects/issues upcoming include lease negotiations, potential building remodeling, advancement and implementation of the master plan. It would be advantageous to have members with expertise in site management, legal, construction/economic development. Potential members suggested were Denny Granum, Bruce Milyard, Ed Linharts and Betty Bechtel. Further discussion was had on nominations and qualifications. Bonnie has been unable to find someone to fill the President position for the coming year and proposes to serve another year as such. Jim Widdows made a motion to accept Thea Chase to fill Mike Bussey's position, renew Dale Beede's term, approve Bonnie Petersen as President, authorize Bonnie to ask Dick Pryor to fill Mike Anton's position and authorize Dale to contact Denny Granum (and then Bruce Milyard) to fill Janet Terry's position. J.D. Snodgrass seconded Jim's motion and the Board voted in favor of taking these actions.

**DOE Lease Status:** Mary Orn – By way of comparison and explanation, Environmental Management (EM) is a small group, short-term project, looking for 3,000 sq ft of space. Legacy Management (LM) is a large group, long-term project looking for  $\approx$  60K of space.

We have sent our "Expression of Interest" to EM in response to their request. The DOE is still evaluating the expressions of interest at this time. Once they determine qualified expressions, they'll issue a Solicitation for Offer (SFO). We think we may have a lot of competition for this space.

LM advertised in the Daily Sentinel in December looking for "not more than" 59,500 sf of office space, with 136 work stations, 112 secure parking spaces and some unique spaces like lab, server and records storage management. LM is looking for competitive responses and asked that moving expenses be included in the lease rate. We don't think we have a lot of competition for this space. Mary is heading up a committee of Dennis King, Dale, Thea, Dean DiDario and Daniel Gartner to work on this Project. Currently, DOE is occupying 76K sf. To bring the lab, Bldg. #32 closer to the core, we propose to put them in Bldg. #46 and half of Bldg. #2. There are several scenarios being reviewed. The space left over that DOE does not take, should be ready to lease out to other tenants. 59,500 sf is what DOE wants to pay for but Walid suggested we give them more than this. The SFO should be out January 22 and we'll be allowed 30 days to create an offer and submit. The DOE will not disclose other qualifying bidders prior to choosing the successful one.

Option #1 is to basically leave DOE where they are and carve out the western side of #938 and lease that to another tenant, it is the cheapest option. Mary said the political risk is that DOE might come back and say, but we wanted a new atmosphere here - so we'll need to be sure and make those other smaller improvements like new carpet, paint the walls, replace the ceiling tiles, etc. Further discussion followed on taking down #938 altogether, the sample prep lab, building the connector, etc. Walid said it is better to upgrade the old building instead of starting over new, it is much cheaper. Building the new connector could take 12 to 18 months and would need financing. Gregg Palmer interjected that building and moving tenants around will trigger the annexation question. It is his feeling that we need to get this question answered. How does the City and County feel about this site remaining in the County or being annexed into the City? Gregg feels the most compelling annexation argument would have to do with sewer/Persigo, and since the site is already on City sewer and water, that is not an issue. The real issues arise from RTC/BIC not being able to take advantage of funding/grant opportunities if annexed to the City. He feels the Council is sympathetic to the needs of the RTC. Gregg suggested Board Members talk to the Council members and Commissioners individually (can't be more than two Council/Commissioners at a time) and get them to understand our position on the issue and to "vote" against annexing. Then the Persigo Board would need to meet and agree. These meetings should happen fairly quickly as an election is upcoming and RTC wouldn't want their funding opportunities impaired as it relates to upgrading for the DOE lease(s). It is time to get this question answered and off the table. Walid Boumatar made a motion to proceed with an effort to get this property designated as county property and set aside any threat of future annexation. Dennis King seconded the motion and all Board Members voted in favor of this action.

It was generally agreed to proceed with the phased approach, keep LM in their current space, upgrade basic items, then build the 10K sf connector; once they are moved, lease #938 out in its entirety. Mary will ask Daniel to price out Option 1, building 10K sf link and then move to option #3. The secondary approach is option 2, build an entire new space. RTC could charge for 59,500 sf only but let them use the rest of the space, build the link, then move them over. Bonnie thanked everyone for their efforts.

**Master Plan Fundraising.** Mary sent out a short spreadsheet of potential funders that have been identified for funding each phase of the Master Plan. She wanted to share this info with the Board Members and ask for any other potential sources they were aware of. Gregg stated that the City and County have the ability to do no interest bonds for construction and can fund upwards of \$10M. The City and County each get allocated funds that they can put together for a joint project, and since they own the site jointly, this could be a great opportunity to bond at no interest on this project. Thea suggested that Mary contact Sheryl Trent (City), Jim Kirtland (DOLA), John Zender (US Dept. of Commerce) and Mary Beth Buescher (Ken Salazar's Office) regarding available funding sources.

*Report Distribution and Follow-up.* Mary met with City development staff and Manager, County development staff and Administrator, Chamber, GJEP, Riverfront Commission, Representative Bernie Buescher, and Mary Beth Buescher in Salazar's office. Each was given a copy of the Master Plan Executive Summary and advised that we will be increasing our communication with City and County regarding the development and implementation of Phases. We hope to be on the City/County joint meeting once a quarter with a snapshot update. In the development of this site, our primary focus is on energy and environmental-related companies.

*Other.* Mary reported that the 5.3 acres at the north end of the site (Black Bridge Park) is owned by the National Park Service according to the Master Plan (and Mesa County). The NPS says they do not own this piece of land, it was given to DOE. More research is in the works to get this land recognized as being owned by the RTC. Mary will be attending the Riverfront Partners meeting next week regarding GOCO grant monies which might be used for the reconstruction of the Black Bridge, trail system, a park, etc.

Bonnie reported that the Energy Expo is coming up on February 23<sup>rd</sup>. All of Two Rivers has been leased out, the booths are sold out and many speakers lined up. Some of the exciting topics include nuclear power and uranium, hydro power, and energy conservation as a business strategy. She encouraged everyone to attend.

Bonnie addressed the Board about an RFP that Mary is wanting to pursue as a job for her company. By way of disclosure, Bonnie wanted to see if the Board felt this was a conflict of interest for Mary, as a consultant to RTC, writing grants for the Sheriff's Dept. J. D. Snodgrass made a motion that this Board specifically does not recognize this as being a conflict. Jim Widdows seconded this motion and all Board Members voted unanimously in favor.

Bonnie asked the Board if they wish to hold an Annual Reception. Thea feels it is very important to continue the year-end party. It keeps the dialogue open and continuity as guests include the City, County, DOE, past and present Board members. Pat Tucker said she would host the party again. We'll try to schedule it for March 2<sup>nd</sup>.

THERE IS NO REGULAR QUARTERLY BOARD MEETING IN FEBRUARY 2007.