

**Riverview Technology Corporation  
Annual Board of Directors Meeting  
February 2, 2011**

*Location: 2591 B ¾ Road, Grand Junction, CO 81503*

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**Members Present:** Daryl Becker, Susan Corle, Jim Fleming, Jerome Gonzales, Chris Launer, John Marshall, Pat Tucker, Dennis Wagner

**Others Present:** Dave Detwiler, Dean DiDario, Nancy McKenna, Chris Reddin, Ken Short, Greg Stephen

**Call to Order & Minutes:** Chris Launer opened the meeting at 9 am asking for comments to the Minutes from the November 3, 2010 meeting. Susan Corle made the motion to approve the Minutes as written, Jerome Gonzales seconded, and the motion carried unanimously.

**Presentation:** Chris Reddin introduced Dave Detwiler of ICS. As an overview, during a routine meeting last Fall to increase communication between RTC and DOE staff, DOE presented RTC with a list of issues they would like addressed. It was stated that in order to renew the lease, they would like the property management issues they presented addresses. The renewal conversation also included a discussion about their preference for a LEED gold facility, particularly for the Federal employees. The GSA has been working towards consolidating all federal agencies in town into one LEED facility. DOE can participate in the GSA facility, but so far has declined. Occupying a LEED gold facility is a mandate handed down from the Obama administration. The DOE only gets "credit" if occupy their own LEED building; GSA would get the credit if DOE moves with them. It has been indentified that if RTC builds LEED (or at least new/green) facilities on site for the Federal workers at LM, that this in combination with the existing low cost offices for contract workers might be attractive to DOE. Laura Kilpatrick, the DOE Realty office, has asked RTC to research the feasibility of building new facilities on site. Is it feasible for RTC to build - should DOE issue an RFP asking contractors for LEED gold space? RTC will present their finding to Laura on February 3.

Dave Detwiler has been hired by RTC to do this assessment. His presentation to the board is a draft of the data he will discuss with DOE concerning the possibilities and costs for renovation and new construction. Dave and Chris Reddin have already met with the County Planning and Fire Depts. and received assurance that as long as RTC demolishes as much as it builds, a plan can go forward. Because of access issues, new, usable square footage cannot be added to the campus. It is proposed to demolish Bldg 2 (shipping/ receiving, the entire site's communication demark point), Bldg. 12A (IT computer lab) and Bldg. 12 (records storage). These buildings pose the most concern from a property management standpoint as they are the oldest and most expensive to maintain.

Proposed new construction would total 16K square feet: 8K sq ft first floor would be shipping/receiving, IT and records, plus 3 to 5 contractor offices; 8K sq ft second floor would be 15 to 20 DOE offices and conference space. Chris Reddin stated the building should be as small as possible to serve DOE's needs, but consider costs because RTC will have to borrow the money to build (how much site collateral will be considered to service the debt). LEED gold will be expensive space. Discussion followed on LEED gold levels and what is actually required by the specific mandate. John Marshall feels

that LEED gold is not really suited for Grand Junction, it's more urban oriented. There is quite a difference between LEED gold standard and certified. Four possible locations for the new building were discussed identifying the pros and cons. Visibility, open land/parking lot space, an Army land swap, the difficulties of moving DOE into a temporary space are all issues to be considered in the new building placement. A meeting with DOE should center on what the costs might be. A LEED gold building could be \$25-35 per sf for a 20 year lease or \$35-45 for a 10 year lease. It was generally agreed that there's a great deal of risk money-wise and long-term to build LEED gold and RTC will need DOE to sign a 20 year lease to make it worthwhile. Chris Reddin stated that even if we back away from the LEED gold, we still need to renovate Bldgs. 2, 12 and 12a. Daryl Becker felt there should have a 20-year total site plan evaluation. John Marshall feels that if we urge DOE to issue an RFP, then we are committing to respond to the RFP and that does not put RTC in a position of strength. Pat Tucker feels we should just present the cost evaluations and not floor layouts/ -building placement possibilities. Dave questioned if RTC is willing to go forward if DOE says yes to \$45/square foot. In a Landlord Tenant relationship, it is commonplace for a tenant to request improvements and the landlord responds with "I can do that for this much money" or "I can't do that." Chris Launer favors getting cash up front from DOE if they want to go forward. Pat wonders if personnel we are currently dealing with have the authority to make decisions. If they agree, then ask them to take the proposals to DOE personnel that can OBLIGATE those decisions. Susan Corle suggested presenting comparable cost figures on renovating Bldgs. 2, 12, 12a with costs for a new LEED gold building. Chris Reddin requested Board Member involvement. Chris Launer said he could attend the monthly meetings with Bill Teer as needed.

**Financials:** Due to time constraints, a review of the financials did not take place.

**Committee Reports:** *Executive Committee* – Chris Reddin announced B ¾ Road will officially become Legacy Way on 2/14/11. The post office will deliver to both addresses for a year (this reduces costs of stationery changes).

*Property Management* - A "Morning Patrol Process" handout was distributed. Chris Reddin explained that Property Management Staff will perform walk-throughs every morning to check on overall conditions of the DOE property to ensure there are no safety and janitorial issues needing attention. Chris Launer noted this is a process that their property management company follows and it is a good idea. A "Snow Removal Plan" was also distributed. The documentation of expectations and tasks helps everyone to be on the same page.

Chris Reddin reported that Mary Orn is working with her regarding the property management lease for Bldg. 2. RTC will make a proposal to DOE detailing property management costs and proposed rent.

*DOE Relations* – The DOE is still transitioning as to who will take over Ray Plienness' position and be in charge of the site. No activity warranted until more is known.

*Bylaws* – No activity has taken place on Bylaws revisions. Apparently minor changes to the Bylaws can be reported on Form 990. By definition, a major change would be alter-

ing the 501(c)(3)'s mission. It was discussed that just reducing the number of Board members would not trigger an IRS audit.

In terms of Board membership, Pat Tucker made a motion to approve Dennis Hill, Jim Fleming and Jerome Gonzales for another three year term if they are willing to serve, Susan Corle seconded the motion and all members voted AYE. Jerome and Jim both agreed to serve another term. Chris Launer will call Dennis Hill for his decision. Discussion followed on Dennis Wagner's position as he is term limited. Dennis will remain until a replacement is nominated and ratified.

There being no further business, the meeting was adjourned at 10:20 a.m.