

**RIVERVIEW TECHNOLOGY CORPORATION**  
**Quarterly Board of Directors Meeting**  
**Minutes**  
**August 5, 2015**

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**Members Present:** Will Hays, Tim Hatten, Steve Hovland, Pat Tucker (via phone), Derek Wagner, Katie Worrall, Jon Maraschin, Ken Short; Ex-Officios: Bennett Boeschstein,

**Members Absent:** Susan Corle, Craig Little, Rose Pugliese, Phyllis Norris

**Others Present:** Michael Burke, Terri Benson, Dean DiDario, Ken Short, Greg Stephen

**Call to Order and Approval of Minutes:** Will Hays called the meeting to order at 9:15 a.m.

Derek Wagner made a motion to approve the May 6, 2015 minutes as written. Katie Worrall seconded. A vote was taken and all members were in favor of approval.

**Corporate:**

*Board Member Status:* Jon Maraschin announced that Susan Corle has resigned from the RTC Board. The Executive Board has nominated attorney Michael Burke as her replacement. Pat Tucker made a motion to approve Michael Burke as a replacement board member. Steve Hovland seconded the motion. A vote was taken and all were in favor of submitting Michael Burke's name to the City of Grand Junction and Mesa County and requesting ratification for this new board member.

Jon requested board members submit names of potential board members who have project management/construction experience, but they cannot be vendors who would be involved in working on RTC projects.

*Historic Designation and Visitor Center:* Jon recapped the status of the historic designation and Cabin Visitor Center projects. The RTC Board will need to vote on whether to approve an historic district for the entire campus, or for the Cabin/part of Building 12 only. There was discussion regarding: the Army Reserve building; the potential for more government oversight and increased costs of development/building on the site; whether or not the designation will impact the Cabin being made into a Visitor Center; if the RTC would have the power to pull out of the historic designation if they chose/what impact that might have with DOE relations; that the RTC/campus already meets all the criteria due to receiving federal funds; DOE has already agreed to pay the costs of designation (potentially \$100,000+/-); historic designations can be for architecture or for events and our campus would fall under the events (except for potentially the Cabin); existing historic areas in the city/county and special overlays which were imposed to help upgrade property values; increased publicity regarding the Manhattan Project; the National Park Service's bill to make sites part of a program and that our campus is not on that list; the potential for additional tours and highlighting of the campus if we go forward with historic designation; concerns that getting either

historic designation or the visitor center do not mandate those designation/uses are perpetual – RTC could change the use of the cabin or pull the designation if they chose; the situation has been discussed with local historical society; that it be very clear to the DOE that the RTC Board has the ability to pull out of the Historical Designation at any time and that the RTC Board will serve as the board that oversees management of the designation; the City of Grand Junction and Mesa County would both have to ratify the decision to go with the historic designation.

Pat Tucker made a motion to approve application for historic designation for the Cabin/part of Building 12, with the understanding that the board may need to reconsider a full site designation if the DOE requests it. Michael Burke seconded the motion. A vote was taken and all members voted in favor of the motion.

**Executive/Finance Committee:** *Financial Statements:* Dean DiDario reviewed the financial reports, noting that benefits to mechanical systems and the mild winter have resulted in reduced expenses. Jon advised that at least some of the \$40,000 in the reserve/repair account will need to be used for hydrant repair based on recent tests. If something needs to be done with the water mains, it will probably be very costly. Any needed work could be done in phases. Bennett suggested the City should partner with RTC on the repairs 50/50 and he will discuss with the Public Works department. Greg Stephen noted that cash has increased since last quarter.

Michael Burke made a motion to approve the financials as presented. Derek Wagner seconded the motion. A vote was taken and all were in favor of approval.

### **Property Management:**

The hydrant repairs will go out for RFP. A few years ago the cost for hydrant replacement was \$4,500 each, and Dean/Ken will contact Bennett regarding potential partnering on costs.

Per the Fire Marshall, RTC won't need a bridge in order to develop the campus. This could significantly impact our options for development on the site.

Katie has agreed to help with lease negotiations as needed.

Bennett noted that the Cabin is not ADA accessible, but that waivers are available for historic buildings. Derek wondered if the entire concept of using the cabin might be better served by using a different, more accessible and logistically feasible location on campus for in interpretive center. The DOE has the funds to do whatever design they decide on and a lot of that would hinge on disposition of the Army Reserve building on 7 acres and approximately 50,000 square feet with offices on one side and bays on the other. It's in very good condition and has a rail spur which could potentially be reactivated. This site has the potential for a Foreign Trade Zone, Jump Start, moving the Incubator into it, leasing it to the DOE, etc. It was agreed that it is an interesting idea. There was discussion regarding the difficulty of working with the Army Reserve Real Estate Office and how DOD property can be disposed of. Pat will discuss further

with Representative Tipton. It was determined that a committee would be formed to work on this project as staff does not have the time. Katie, Derek, and Pat volunteered for the committee. Bennett would be available as well and Kristi Pollard might be willing to help. Funds may need to be made available for a consultant. Terri Benson will contact the committee volunteers and get meetings coordinated.

The road that passes through private property was discussed. There is a significant safety issue now that the property owner has placed barriers against the pavement and put debris next to the road. The city has surveyed the road, which is supposed to have a 30' wide easement. Something must be done quickly due to DOE staff now using the unmarked railroad crossing, and the greatly increased safety risk when winter arrives. City Attorney Shaver indicated he would see if the property could be purchased. The DOE can't purchase the property due to statutory limits on fixed assets. There was discussion regarding clean-up of the site if it were purchased, \$75,000 value of the land vs. price the owner wants and whether RTC wants to expend more than the \$100,000 they've previously offered or if they want to consider a loan; owner has not wanted to trade in the past; the issue is beyond code compliance and is now a serious issue if someone were hurt and decided to sue. Jon will find out what the City Attorney has discovered and then re-discuss.

**Other Business:**

None

**Adjournment:** There being no further business, the meeting was adjourned at 10:13 a.m.

**Next Meeting – November 5, 2015**