

**MEETING OF THE BOARD OF DIRECTORS OF THE
SALIDA NATURAL RESOURCE CENTER DEVELOPMENT CORPORATION
A COLORADO NON-PROFIT CORPORATION**

City Council Chambers
448 East 1st Street
City of Salida, Colorado
Tuesday, July 7, 2015 11:00 a.m.

The NRCDC Board may take action on and of the following agenda items as presented or modified prior to or during the meeting, and items necessary or convenient to effectuate the agenda items.

- I.** MEETING CALLED TO ORDER
- II.** PUBLIC COMMENT
- III.** APPROVAL OF MINUTES – June 2, 2015
- IV.** TREASURER'S REPORT
- V.** SCHEDULED ITEMS
 - 1. School District request for cross-country meet
 - 2. Updates on potential property sales
 - a. Colorado Parks & Wildlife
 - b. Workforce Housing
 - c. Light Industrial
 - 3. Music Festival – General update
- VI.** UNSCHEDULED ITEMS
- VII.** EXECUTIVE SESSION: For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e). AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION: To discuss negotiations for the possible disposition of land and development opportunities related to Colorado Parks & Wildlife, affordable housing and light industrial uses.
- VIII.** REPORT/ACTION ON EXECUTIVE SESSION MATTERS
- IX.** ADJOURN

**MINUTES
OF THE BOARD OF DIRECTORS OF
SALIDA NATURAL RESOURCE CENTER DEVELOPMENT CORPORATION
A COLORADO NON-PROFIT CORPORATION**

A meeting of the Corporation was held June 2, 2015, at 448 E. 1st Street, Salida, Colorado 81021 beginning at 11:00 a.m. Directors present were Ray Kitson, Susan Hughes, Tim Glenn, Rusty Granzella, Bob Grether, and Ron Mazzeo. Walt Harder and Jim McConaghy were absent. Dara MacDonald and was also in attendance.

Public Comment: Vern Davis offered public comment. Lorri Lau responded to accusations that the property she leases has become a dump. Nancy Dominick, Vern Davis & Jeff Auxier offered additional comment.

Approval of Minutes: Minutes of May 19th were unanimously approved.

Treasurer's Report: Granzella presented the Balance Sheet and P&L through April 30th.

Scheduled Items:

1. Updates on potential property sales
 - a. Colorado Parks & Wildlife – MacDonald updated the Board CPW is taking steps in moving forward with the acquisition.
 - b. Workforce Housing – MacDonald updated that Housing Options has changed some of what we thought the intent was on upfront costs. Mazzeo expressed concerns about Housing Options and that they are a consultant, not a developer and that we should be prepared to move on to one of the other developers in the near future if things do not progress soon with Housing Options.
 - c. Light Industrial - Kitson updated the Board on some ongoing discussions with Fred Lowry about his interest in purchasing the property. MacDonald informed the Board about the possible school district interest in a site for their bus barn and the possibility of partnering with the City for combined facilities.
2. Music Festival Event Plan – MacDonald provided a brief discussion of the Event Plan for the Board. The Board discussed and provided feedback that they recommend having the downtown shuttle stop placed so that visitors must walk past more businesses to reach the music venue in Riverside Park.

Vern Davis offered public comment.

The Board approved a motion approving Resolution 2015-06 approving the Event Plan submitted by Madison House Presents for the Gentlemen of the Road Stopover subject to Madison House Presents using a shuttle route that is approved by the Salida Business Alliance.

3. Lau Request – Lorri Lau spoke with the Board about the need to accommodate an eventual connection to the municipal wastewater system for the existing Mountain Vista Village mobile home park which borders the SW portion of the Vandaveer land. The Board was receptive to her request that accommodations be contemplated with any future development.

Unscheduled Items: None

Executive Session: None

Adjourn:

The meeting was adjourned at 11:48 a.m.

The undersigned have executed these minutes effective this 16th day of June, 2015.

RAY KITSON, PRESIDENT

DARA MACDONALD, SECRETARY

NRCDC Monthly Status Activity Summary

Current Account Balances	11-Jun-15
Operations and Maintenance	\$ 4,973.96
Revenue and Payment	\$ 72,711.24
Surplus (Restricted)	<u>\$ 140,024.51</u>
Total	\$ 217,709.71

Outstanding Invoices	Amount	Invoice #	Bill Date
City of Salida - April expenses	\$ 2,553.23	201505263091	5/1/2015
Atmos Energy	\$ 312.46		
Xcel Energy	\$ 654.43		Paid
Waste Management	\$ 207.48		6/16/2015
Monthly management fee	\$ 1,010.00		
Salida utilities	\$ 156.90		
Michael Scott - legal services			
Stotler & Young - accounting			
Janitorial	\$ 162.00		
Impresco - janitorial supplies	\$ 49.96		

Receivables

Deposited

Monthly lease payment	\$ 33,294.60	received around the 25th
Monthly loan payment	\$ (27,959.60)	pd on the 4th
Current loan balance	\$ 4,554,999.47	
Original loan balance in August 2013	\$ 4,722,000.00	
Loan balance on January 1, 2015	\$ 4,605,594.51	
Principal paid in 2015	\$ 50,595.04	

NRCDC Monthly Status Activity Summary

Current Account Balances 2-Jul-15

Operations and Maintenance	\$	9,474.01
Revenue and Payment	\$	101,506.56
Surplus (Restricted)	\$	<u>140,025.70</u>
Total	\$	251,006.27

Outstanding Invoices

	Amount	Invoice #	Bill Date
City of Salida - May expenses	\$ 3,086.48	201507023348	7/2/2015
Atmos Energy	\$ 232.73		
Xcel Energy	\$ 564.90		Paid
Waste Management	\$ 207.20		7/7/2015
Monthly management fee	\$ 1,010.00		
Salida utilities	\$ 141.30		
Michael Scott - legal services	\$ 181.50		
Stotler & Young - accounting			
Janitorial	\$ 748.85		
Impresco - janitorial supplies			

Receivables

Deposited

Monthly lease payment	\$ 33,294.60	received around the 25th
Monthly loan payment	\$ (27,959.60)	pd on the 4th
Current loan balance	\$ 4,554,999.47	
Original loan balance in August 2013	\$ 4,722,000.00	
Loan balance on January 1, 2015	\$ 4,605,594.51	
Principal paid in 2015	\$ 50,595.04	

June 26, 2015

Natural Resource Center Board,

On behalf of the Salida Cross Country Team, I am writing to you to request the use of the Vandaveer property for our upcoming cross country meet. The 2015 edition of the annual Salida Cross Country Invitational is set to take place on Friday, October 2.

The Salida Invitational has been held on the Frantz Lake Trail system and adjoining fields for much of its existence. In recent years we have begun to outgrow the Frantz Lake space and have been exploring new venues to hold this meet. Our primary concern with regard to space has been in providing an adequate start and finish area. Additionally, the Frantz Lake trails narrow at various sections to the point that only a single runner could occupy that part of the trail at a time. An improved venue would allow us to better meet the recommended course specifications for cross country as prescribed by our governing bodies.

It has long been our goal to be able to host a high quality meet that offers a challenging course to the runners while simultaneously providing an ideal course for spectators. We want to create an event that our athletes, school and community can be proud and teams from across the state want to participate.

On Tuesday, June 16, Jim Coscarella (Salida High School Athletic Director), myself, and Dara MacDonald (city administrator) met to discuss the possibility of hosting the Salida Invitational on the Vandaveer Property. Dara pointed us in your direction.

We are particularly interested in hosting the Salida Invitational on the Vandaveer property that is west of CR 104. This section of land would give us an ideal location to create a 5k course for the high school athletes and a two mile course for the middle school athletes. The entire course could be viewed from almost any location on the property.

By the numbers, in 2013, 223 athletes participated in the Salida Invitational and 238 in 2014. Based on current interest in the 2015 Salida Invitational, these numbers are likely to grow. Obviously, many spectators attend the meet as well. The Vandaveer Property is ideal in its proximity to town and the schools. Additionally, it is large enough that we could handle increased participation in the event.

For any questions or to reply to this proposal, don't hesitate to call me at 719-221-0238 or Jim Coscarella at 719-221-8128.

Sincerely,



Kenny Wilcox

Head Salida High School Cross Country Coach