

RECORD OF PROCEEDINGS

**TOWN OF DILLON
DILLON URBAN RENEWAL AUTHORITY
REGULAR MEETING**

Tuesday, February 10, 2021
1:00 p.m.

Virtual Meeting via Microsoft Teams

CALL TO ORDER & ROLL CALL

A special meeting of the Dillon Urban Renewal Authority was held on Tuesday, February 10, 2021 virtually via Microsoft Teams. Chairman Skowyra called the meeting to order at 1:01 p.m. and the following Commissioners answered roll call: Brad Bailey, Jen Barchers, Kyle Hendricks, Renee Imamura and Karen Kaminski. Commissioner Steve Milroy was absent (excused). Staff members present were: Nathan Johnson, Town Manager; Carri McDonnell, Finance Director; Kerstin Anderson, Marketing & Communications Director; Scott O'Brien, Public Works Director; Craig Simson, Marina Director; Dan Burroughs, Town Engineer; Ned West, Town Planner; and Adrienne Stuckey, Town Clerk.

APPROVAL OF AGENDA

There being no changes to the agenda, it will stand approved as presented.

APPROVAL OF CONSENT AGENDA

Commissioner Kaminski moved to approve the following consent agenda:

- a. Minutes of Regular DURA Meeting of February 2, 2021

Commissioner Imamura seconded the motion which passed unanimously upon roll call vote.

CITIZEN COMMENTS

There were no citizen comments

UPTOWN 240 & BOND PLACEMENT PRESENTATION

Danilo Ottoborgo presented the Uptown 240 project and the financial model incorporating the bond placement/sale. He reviewed February and March 2021's re-mobilization timeline. He explained the bond's critical role for Uptown 240's funding.

He listed the three lending sources for the project:

1. Construction Loan - \$33.9 million, allocated exclusively to Hard Costs
2. Mezzanine Loan - \$7 million, to provide additional coverage for remaining construction costs and repaying previous senior lender
3. Bond Placement - \$6 million, to make up the difference between the mezzanine and construction loan, utilized for construction hard and soft costs, such as project insurances, contingency and material costs

Mr. Ottoborgo then reviewed the total loans sources and remaining project costs and the bond process from approval to closing.

Jim Borgel, Senior Partner at Holland & Hart LLP, explained they are moving forward with P.F.A, Public Finance Authority, a third-party company who will create the bond. A few changes need to

be made prior to the issuance:

- Instead of the revenues going to Uptown 240, they will go to P.F.A., the company that issues the bonds
- Uptown 240 needs to negotiate final language with the Town and its TIF agreement
- DURA must look at the Tax Increment Financing coming specifically from Uptown 240's lot.

DURA was concerned with a possible risk that the overall area would not generate enough TIF and DURA would be financially responsible.

EXECUTIVE SESSION

Chairman Skowrya moved to go into Executive Session at 2:43 p.m. pursuant to Section 3-4(a)(1) of the Town of Dillon Home Rule Charter, and C.R.S. Section 24-6-402(4)(e), for the purposes of determining positions, developing strategy and instructing negotiators relative to matters that may be subject to negotiation, specifically pertaining to potential amendments to the Property Tax Increment Rebate Agreements for the Uptown 240. Council Member Hendricks left the Executive Session at 2:55 p.m. Council Member Kaminski left the Executive Session at 3:10 p.m. No action was taken during the Executive Session. At 3:16 p.m. Council concluded the Executive Session.

OTHER BUSINESS

DURA Board gave staff direction to continue negotiations with Uptown 240 on the TIF Agreement to clarify the language regarding the proration of TIF distributions in the event that DURA does not have the annual revenues to cover the payments. DURA board reiterated that they are not trying to recapture any TIF revenues.

ADJOURNMENT

There being no further business, Chairman Skowrya declared the meeting adjourned at 3:21 p.m.

Respectfully submitted by:

Adrienne Stuckey, Town Clerk