

**LOWRY REDEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING (E-CONFERENCE)  
MINUTES FOR JUNE 23, 2020**

**ROLL CALL:** Members present were Roy Alexander, Mark Betchey, Derek Camunez, Lindy Eichenbaum Lent, Steve Hutt, Gayle Jetchick, Rachel Neumann, Brad Pierce, and Ann Torgerson. Monty Force attended as the Executive Director and Cathy Gale attended as General Counsel.

**EXECUTIVE SESSION TO APPROVE THE MINUTES FROM THE JUNE 23, 2020 EXECUTIVE SESSION.**

An Executive Session was called pursuant to and is authorized by the following specific provisions of the Colorado Open Meeting Law, C.R.S. §24-6-402, et seq, to discuss only the following matters as permitted thereby:

**Review and Approval of the May 26, 2020 Executive Session Minutes**

Executive Session e-conference convened at 8:30 a.m.

**PUBLIC SESSION:** The meeting convened in e-conference public session at 8:48 a.m. and was called to order by Roy Alexander, Chair.

**PUBLIC COMMENT:** There was no one in attendance from the public.

**CONSENT AGENDA:**

- Minutes (May 26, 2020)
- Financials (April 2020)

Alison Cote' reported that April was a slow month with one exception of a \$4M transfer of roadways and the Kelly Road Dam to CCD. Equity share closings for the Metropolitan condominiums will start to show up in the May financials.

**A motion by Gayle Jetchick and seconded by Derek Camunez was passed to approve the Consent Agenda consisting of the Minutes from the May26, 2020 meeting and the Financial Reports for April 2020 as presented.**

**ACTION ITEM**

- Annual Audit Report for Year Ending December 31, 2019 – Resolution 2020-3

Alison introduced Lisa Meacham and Jim Donnell with Plante Moran. The 2019 audit was the first to be done entirely remotely. The Finance Committee met to review the draft audit resulting in just a few updates.

Lisa supplied an overview and explained that the audit is left in Final Draft form pending any changes resulting from this review by the entire Board. Any required updates will be made after which the Final version will be released for distribution.

The 2019 financials were compared to 2018 with an Unmodified or highest rating. The audit is also done under governmental standards with an explanation included at the end. No weaknesses or discrepancies of operating procedures were noted so are considered clean.

Lisa then highlighted key elements of the various sections of the report.

The Management's Discussion and Analysis: provides context over two to three years and explains the year to year changes.

Roy asked if a new table could be inserted on the last page of the Management's Discussion that is more reflective of what has been accomplished and the progress made by showing "Completed" units rather than "Sold" units. That would also reflect more accurately in tax revenue of \$20M rather than \$13-14M. Alison and Lisa will update that chart for the Final version of the Audit Report.

Statement of Net Position: 2019 shows \$46.7M as compared to \$49.8M in 2018. There are fewer assets due to some property transfers. The Liabilities are consistent from 2018 to 2019. The Statement of Revenue, Expenses, and Changes in Net Position gives more detail to Net Position. A decrease in the equity sharing revenue can be seen.

Statement of Cash Flow: provides a comparison of 2019 to the previous year showing a lower Net Cash and cash equivalents of \$2.4M. There has been nothing unexpected during the wind down phase of the Authority.

Notes to Financial Statements: This section has been updated from the Finance Committee review and verification of the data. The coronavirus pandemic and associated impacts to business has not been as much of a concern for the LRA as might be expected for a larger organization.

The date of the Report will be June 19, 2020 due to new information on transfers supplied by Alison. Lisa wanted to clarify that the request for a modification to the residential chart can only reflect status up to the date of the Audit Report.

Lisa thanked Alison for putting in the time at the office to ease the process and keep the audit moving in a timely manner. Roy added thanks on behalf of the Board to Lisa and her team and Alison for an efficiently run audit in unprecedented circumstances. He said the Finance Committee was pleased with the quality of the Plante Moran work.

**A motion by Steve Hutt and a second by Mark Betchey was passed for acceptance of the 2019 Audit Report with the modification to the table for residential unit status.**

#### **EXECUTIVE DIRECTOR REPORT**

- Closed on the sale of the former Lucky's property to CK on June 16. CK is moving forward with design review for a replacement anchor.
- Closings on pre-sales at The Met condominiums have been very steady during May and June. Steve commented that the landscaping on the north side of the north building is very attractive.

#### **COMMITTEE REPORTS**

- Boulevard One Design Review Committee – (6/4)

#### **ADJOURNMENT**

The meeting adjourned at 9:15 a.m.