

Call to Order: 1:05 PM

- **Roll Call:**
 - Members Present: Bryan Woods, Lachie Thomas, Scott Schlosser, Greg Schroeder (Teams)
 - Members Absent: Jake Roach, Collin Huggins, Marci Leith
 - Town Staff: Peyton Heitzman, Nikki Davis, Melissa Daruna (Teams)
 - Guests: Troy Bernberg (Northland Securities)
- **Disclosure of Conflicts of Interest:** Greg disclosed his firm's involvement as the traffic engineer for the 446 Broadway project. He stated that he could participate in the discussion since it was informational and not a voting matter.
- **Public Comment:** No public comment.
- **Approval of Meeting Minutes:**
 - **Minutes dated April 15, 2025**
 - Motion to approve by Lachie, seconded by Bryan. Motion carried.
 - **Minutes dated May 27, 2025**
 - Motion to approve by Lachie, seconded by Scott. Motion carried.
- **Board Member Term:** Nikki informed the board that Scott's term was ending in June 2025. Lachie nominated Scott to continuing serving on the board. With receipt of written acknowledgement from Scott confirming the term renewal, Nikki will prepare a memo for the Town Council's review and approval.
- **DDA Financials and TIF Analysis:** Troy provided an update on the financials and TIF analysis for the 446 Broadway project.
 - **Increment Estimate:** Troy estimated a total increment of \$1.8 million over 25 years. He calculated the present value to be \$559,000, using a 5% discount rate.
 - **Conservative Approach:** Troy emphasized the importance of conservative estimates, noting a 30% adjustment based on recent assessor appraisals. This resulted in a more conservative present value of \$335,000.
 - **Revenue Stream:** Troy explained the revenue stream calculation, using total square footage and dollar per square foot. He projected the revenue over the DDA's 30-year life cycle, highlighting the importance of statutory authority to extend the cycle.
 - **Developer Requirements:** Troy stressed the need for developers to demonstrate financial gaps before receiving funds. He mentioned that developers must prove the necessity of the requested amount, ensuring responsible use of DDA funds.

- **Reimbursement Agreements:**
 - **Agreement Structure:** Troy explained that reimbursement agreements require developers to meet specific milestones, such as obtaining a Certificate of Occupancy (CO), before receiving funds. This ensures that developers fulfill their commitments.
 - **Financial Stability:** Troy recommended keeping 60-80% of funds from initial deals in-house to ensure financial stability. This approach helps the DDA build a fund for future obligations while maintaining operational sustainability.
 - **Performance Measures:** Troy highlighted the importance of including performance measures in reimbursement agreements. These measures can specify construction progress percentages and timelines, ensuring developers meet their obligations.
 - **Cash Flow Management:** Troy advised managing cash flow by reimbursing developers over time, rather than upfront. This approach protects the DDA's financial health and ensures developers act as their own bank initially.
- **Fire Department:** Greg and Troy addressed concerns from the Fire Department about the DDA taking funds away from their district. Troy clarified that the DDA currently collects only a small percentage of the total assessed value (around 6%), and the impact on the Fire Department district is minimal.
- **Everything Store (301 Broadway) Demolition:** The board discussed the demolition of the Everything Store and its potential impact on the DDA's financials. They noted that the demolition could lead to a temporary decrease in increment value and emphasized the importance of minimizing the time the property remains undeveloped. Greg suggested engaging with developers early to address concerns and expedite the redevelopment process, ensuring minimal financial impact.
 - **Development Application Notifications:** Melissa suggested that the DDA be included as a referral agency for development applications within the district. This would allow the DDA to engage with developers early in the process and address potential concerns. Staff discussed creating a notification mechanism to alert the DDA about development applications, allowing proactive engagement with developers.
 - **Preservation of Iconic Structures:** Melissa raised the idea of preserving the iconic sign and clock from the Everything Store. The team discussed the possibility of relocating or refurbishing the structure as part of the DDA's efforts to maintain the district's character.
- **Letter of Support – ARTSPaCE T-Mobile Grant Application**
 - Motion to approve the letter made by Greg, seconded by Scott. Motion carried.
- **Review Legal Services Proposal**
 - The board reviewed a proposal from JVAM Law and will take formal action at a future meeting regarding a Professional Services Agreement.

- **Future Agenda Items:**

- July Meeting:

- Invite JVAM Law for a quick introduction
 - 2026 DDA budget planning with an emphasis on cost of Professional Services (Financial, Legal, Executive Director)

Adjourn: 2:20 PM