

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF FOUNDRY LOVELAND METROPOLITAN DISTRICT

HELD  
February 27, 2025

The Regular Meeting of the Board of Directors of Foundry Loveland Metropolitan District was held via MS Teams and Teleconference on Thursday, February 27, 2025, at 3:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Brandy Natalzia, President & Chairperson  
Ryan Eisenbraun, Director  
Vanessa Laureles, Secretary  
Cary Wicker, Treasurer

#### Directors Absent, but Excused:

Sebrina Osilka, Director

#### Also in Attendance:

Deborah Early; Icenogle Seaver Pogue, P.C.  
Shannon Randazzo, Jennifer Ondracek, John Callahan, and Stanley Holder; Pinnacle Consulting Group, Inc.  
Abby Powell, Loveland Downtown Development Authority

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Ms. Randazzo noted that a quorum was present, with four out of five Directors in attendance. The Regular Meeting of the Board of Directors of the Foundry Loveland Metropolitan District was called to order by Ms. Randazzo at 3:03 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Board. Ms. Early noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's office and with the District's Board. Ms. Early advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director

## RECORD OF PROCEEDINGS

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Natalzia, seconded by Director Eisenbraun, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

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### CONSENT AGENDA

Ms. Randazzo reviewed the items on the consent agenda with the Board. Ms. Randazzo advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Natalzia, Seconded by Director Eisenbraun, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – November 14, 2024, Regular Meeting and November 14, 2024 Annual Meeting.
  - B. Payment of Claims.
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### DISTRICT MANAGER ITEMS

District Manager's Report: Ms. Randazzo presented the District Manager's Report to the Board and answered questions.

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### FINANCIAL ITEMS

Financial Statements: Ms. Onderack reviewed the unaudited Financial Statements for the period ending December 31, 2024, with the Board and answered questions.

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### LEGAL ITEMS

Agreement with Brinkman Construction, Inc., For Construction of the Permanent Stage: Ms. Randazzo presented the Agreement with Brinkman Construction, Inc. for construction of the permanent stage to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Natalzia, seconded by Director Eisenbraun, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Agreement with Brinkman Construction, Inc. for construction of the permanent stage, as presented.

Intergovernmental Agreement with the Loveland Downtown Development Authority: Ms. Randazzo presented the Intergovernmental Agreement Regarding Construction of a Stage and Funding Therefor with Loveland Downtown Development Authority in the amount of \$165,863 to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Natalzia, seconded by Director Eisenbraun, and upon vote, unanimously carried, it was

## RECORD OF PROCEEDINGS

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**RESOLVED** to approve the Intergovernmental Agreement Regarding Construction of a Stage and Funding Therefor in the amount of \$165,863, as presented.

DIRECTOR  
COMMENT

There were no Director Comments received.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Natalzia, seconded by Director Eisenbraun, the meeting was adjourned at 3:17 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

  
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John Callahan III, Recording Secretary for the Meeting