

**DENVER INTERNATIONAL BUSINESS CENTER
METROPOLITAN DISTRICT NO. 1 (“DISTRICT”)**

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

www.dibcmd.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE:	September 7, 2022
TIME:	2:00 p.m.
LOCATION:	Microsoft Teams Videoconference
ACCESS:	<p>You can attend the meeting in any of the following ways:</p> <p>To attend via Microsoft Teams Videoconference: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzZiYzRiNjAtY2QyNy00MzdjLTk2MDktNzQ2MjcwMWIyNDZk%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d</p> <p>1. To attend via telephone: Dial 720-547-5281 and enter the following additional information: Meeting ID: 978 552 147#</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Ferdinand L. Belz, III	President	May, 2025
Marcia Lujan	Treasurer	May, 2023
Mark T. Throckmorton	Secretary	May, 2025
Henry (Rick) Wells	Assistant Secretary	May, 2023
Matthew Stewart	Assistant Secretary	May, 2025

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting, and posting of meeting notice and designate 24-hour posting location. Approve agenda.

- C. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- D. Review and consider approval of minutes from the June 1, 2022 Regular Board Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Approve and/or ratify approval of payment of claims in the amount of \$95,469.38 (enclosure).
- B. Review and ratify approval of the July 31, 2022 Unaudited Financial Statements (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2021 Budget. Consider adoption of Resolution to Amend the 2021 Budget (enclosure).
- D. Discuss acceptance of and reimbursement for verified District eligible costs:
 - 1. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #05 RI, dated June 28, 2021, prepared by Ranger Engineering, LLC in the amount of \$111,385.98 (enclosure).
 - 2. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #06 R1, dated July 15, 2021, prepared by Ranger Engineering, LLC in the amount of \$12,877.49 (enclosure).
 - 3. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #07, dated July 20, 2021, prepared by Ranger Engineering, LLC in the amount of \$15,106.66 (enclosure).
 - 4. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #08, dated August 25, 2021, prepared by Ranger Engineering, LLC in the amount of \$102,545.05 (enclosure).
 - 5. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #09, dated September 23, 2021, prepared by Ranger Engineering, LLC in the amount of \$6,003.46 (enclosure).
 - 6. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #10, dated October 28, 2021,

prepared by Ranger Engineering, LLC in the amount of \$8,660.27 (enclosure).

7. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #11, dated November 22, 2021, prepared by Ranger Engineering, LLC in the amount of \$31,281.55 (enclosure).
8. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #12, dated December 21, 2021, prepared by Ranger Engineering, LLC in the amount of \$24,839.11 (enclosure).
9. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #13, dated February 18, 2022, prepared by Ranger Engineering, LLC in the amount of \$124,857.98 (enclosure).
10. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #14, dated May 9, 2022, prepared by Ranger Engineering, LLC in the amount of \$3,220.33 (enclosure).
11. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #15 (Draft), dated June 28, 2022, prepared by Ranger Engineering, LLC in the amount of \$3,063,046.59 (enclosure).
12. Review and consider acceptance of Filing 10 - Engineer's Report and Certification #12, dated May 19, 2022, prepared by Ranger Engineering, LLC in the amount of \$16,446.90 (enclosure).
13. Review and consider acceptance of Filing 10 - Engineer's Report and Certification #13, dated June 20, 2022, prepared by Ranger Engineering, LLC in the amount of \$2,284.13(enclosure).
14. Review and consider acceptance of Filing 10 - Engineer's Report and Certification #14, dated July 21, 2022, prepared by Ranger Engineering, LLC in the amount of \$7,027.73 (enclosure).
15. Review and consider acceptance of Filing 10 - Engineer's Report and Certification #15, dated August 17, 2022, prepared by Ranger Engineering, LLC in the amount of \$9,030.17 (enclosure).
16. Review and consider acceptance of LDR - Engineer's Report and Certification #06, dated May 19, 2022, prepared by Ranger Engineering, LLC in the amount of \$2,358.87 (enclosure).

17. Review and consider acceptance of LDR - Engineer's Report and Certification #07, dated June 20, 2022, prepared by Ranger Engineering, LLC in the amount of \$8,526.81 (enclosure).
 18. Review and consider acceptance of LDR - Engineer's Report and Certification #08, dated July 21, 2022, prepared by Ranger Engineering, LLC in the amount of \$4,055.00 (enclosure).
 19. Review and consider acceptance of LDR - Engineer's Report and Certification #09, dated August 17, 2022, prepared by Ranger Engineering, LLC in the amount of \$13,710.71 (enclosure).
- E. Review and consider approval of the 2021 Audit (enclosure).

III. LEGAL MATTERS

- A. Review and acknowledge the Termination of Reimbursement Agreement between the District and Fully's Bonds, LLC (enclosure).
- B. Acknowledge Estoppel Certificate (Inclusion of the Property Located at 6670 Yampa Street in the District) from the District, at the request of W BY W YAMPA STREET I, LLC (enclosure).
- C. Discuss status of FlightSafety PILOT and potential land swap.

IV. MANAGER MATTERS

- A. Review and consider approval of the 2022 – 2024 Snow Removal Contract between the District and CoCal Landscape Services, Inc. (enclosure).
- B. Other.

V. CAPITAL IMPROVEMENTS

- A. Discuss 2022 development/construction outlook.

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular meeting is scheduled for December 7, 2022 at 2:00 p.m.