

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

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.dibcmd.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: December 3, 2025

TIME: 2:00 p.m.

LOCATION: Microsoft Teams Videoconference

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MmZhYzk2ZjUtMmE3YS00YTYwLWEwMTYtY2I3ZmU4OTUzNzBj%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

Meeting ID: 295 423 952 854 4
Passcode: q4qS7gg6

To attend via telephone, dial 720-547-5281 and enter Conference ID: 739 256 729#

Board of Directors

Ferdinand L. Belz, III
Gregg Johnson
Mark T. Throckmorton
Henry (Rick) Wells
Vacant

Office

President
Treasurer
Secretary
Assistant Secretary

Term Expires

May, 2029
May, 2027
May, 2027
May, 2029
May, 2027

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notice. 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 of the September 3, 2025 Regular Board Meeting (enclosure).

- E. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (proposed dates/time: first Wednesday of March, June, September and December, 2026 at 2:00 p.m.) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
- F. Discuss Section 32-1-809, C.R.S., reporting requirements (Transparency Notice) and mode of eligible elector notification for 2026 (post on SDA website).

II. FINANCIAL MATTERS

- A. Review and approve and/or ratify approval of payment of claims in the amount of \$72,776.12 (enclosure).
- B. Review and consider acceptance of the October 31, 2025 Unaudited Financial Statements (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
- D. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary assessed valuation, draft budget and resolutions).
- E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certifications”). Direct District Accountant to file the Certifications with the Assessor and other interested parties.
- F. Consider appointment of District Accountant to prepare 2027 Budget.
- G. Review and consider approval of Engagement Letter by and between the District and Wipfli LLP for preparation of 2025 Audit (to be distributed).
- H. Review and consider acceptance of District **Filing 10** - Engineer’s Report and Certification #46, dated November 17, 2025, prepared by Ranger Engineering, LLC in the amount of \$1,082.90 (enclosure).
- I. Review and consider acceptance of District **Yampa & 71st Street Improvements** - Engineer’s Report and Certification #27, dated November 17, 2025, prepared by Ranger Engineering, LLC, in the amount of \$15,800.14 (enclosure).
- J. Review and consider acceptance of District **IMP** - Engineer’s Report and Certification #1, dated November 17, 2025, prepared by Ranger Engineering, LLC in the amount of \$34,925.00 (enclosure).

III. LEGAL MATTERS

- A. Discuss HB-1090 compliance related to professional services provider engagements.

IV. MANAGER MATTERS

- A. Ratify approval of Change Order No. 01 to Service Agreement to Design a Regional Multi-Use Path from Tower to Yampa between the District and JR Engineering, LLC for shop drawing review and contractor submittals, in the amount of \$2,000.00.
- B. Ratify approval of Change Order No. 02 to Service Agreement for DIBC Filing 10 Infrastructure Improvements Full Scope between the District and Martinez Associates, Inc for regional multi-use trail construction material and testing work, in the amount of \$15,052.00.
- C. Ratify approval of Work Order No. 12 to Standard Agreement and General Conditions between Owner and Construction Manager (Where the CM is At-Risk) for DIBC Filing No. 10 Infrastructure Improvements between the District and M.A. Mortenson Company for true-up trade partners and final project costs (add electrical work required by the City and County of Denver, repair/install of FlightSafety irrigation mainline, final seeding credit due to tenant farmer planting, additional erosion control blankets at the request of the City and County of Denver, 69th and Yampa additional tie-in work directed by the City and County Denver, material testing credits due to Xcel repairs and punch list work and credit for striping at Yampa), in the amount of \$375,745.00.
- D. Review and consider approval of Service Agreement for 2026 Landscape Maintenance by and between the District and BrightView Landscape Services, Inc. (enclosure).
- E. Discuss District services for 2026 and consider approval and/or authorization for preparation of necessary agreements for related services.
- F. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2026. Discuss changes needed to property schedule (if any) (enclosures).
- G. Review and consider approval of Special Districts Preparation Statement(s) of Work between the District and CliftonLarsonAllen LLP for 2026 Management and Accounting Services (enclosures).
 - 1. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

V. CAPITAL IMPROVEMENTS

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no regular meetings scheduled for the remainder of 2025.