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 2, 2026

TIME: 2:00 p.m.

LOCATION: Microsoft Teams Videoconference

ACCESS: To attend via Microsoft Teams Videoconference, use the link below:
https://teams.microsoft.com/meet/2551691474858779?p=UqNpbY2GjZzr0QrbZK

Dial in by phone: 720-547-5281; Phone conference ID: 557 160 907#

Board of Directors	Office	Term Expires
Ferdinand L. Belz, III	President	May, 2029
Gregg Johnson	Treasurer	May, 2027
Mark T. Throckmorton	Secretary	May, 2027
Henry (Rick) Wells	Assistant Secretary	May, 2029
Vacant		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 2, 2026 Regular Board Meeting (enclosure).

E. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (proposed dates/time: first Wednesday of March, June, September and December, 2027 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 2027 (post on SDA website).

G. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

H. Acknowledgement of acquisition of Streamline by Civic Plus.

II. FINANCIAL MATTERS

A. Review and approve and/or ratify approval of payment of claims in the amount of $52,366.83 (enclosure).

B. Review and consider acceptance of the September 30, 2026 Unaudited Financial Statements (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosure).

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. Discuss and consider adoption of Resolution Authorizing Adjustment of District Mill Levy in Accordance with Service Plan (to be distributed).

G. Consider appointment of District Accountant to prepare 2028 Budget.

H. Review and consider approval of Engagement Letter by and between the District and Wipfli LLP for preparation of 2026 Audit (enclosure).

I. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

J. Review and consider acceptance of District Yampa & 71st Street Improvements - Engineer's Report and Certification #29, dated November 18, 2026, prepared by Ranger Engineering, LLC, in the amount of $422.33 (enclosure).

K. Review and consider acceptance of District IMP - Engineer's Report and Certification #03, dated November 18, 2026, prepared by Ranger Engineering, LLC in the amount of $3,865.20 (enclosure).

L. Review and consider acceptance of District LDR - Engineer's Report and Certification #23, dated November 18, 2026, prepared by Ranger Engineering, LLC in the amount of $1,068.75 (enclosure).

III. LEGAL MATTERS

A. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions (enclosure).

B. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

C. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

D. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

IV. MANAGER MATTERS

A. Ratify approval of 2026-2027 Snow Clearing Contract with CoCal Landscape Services, Inc. (enclosure).

B. Review bid tabulation and comparison, and review and consider approval of proposals for 2027 landscape maintenance services. Authorize preparation and execution of a service agreement with selected provider (to be distributed).

C. Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2027-2029 for management and accounting services (enclosure).

D. Discuss District services for 2027 and consider approval and/or authorization for preparation of necessary agreements for related services.

E. Insurance Discussion.

1. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

2. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027, confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same (enclosure).

V. CAPITAL IMPROVEMENTS

VI. OTHER BUSINESS

VII. ADJOURNMENT