

**BROADWAY PARK SOUTH METROPOLITAN DISTRICT NO. 1**

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, CO 80203

Phone: 303-592-4380

<https://www.broadwayparkmd.com>

**NOTICE OF REGULAR MEETING AND AGENDA**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Daniel Cohen	President	May, 2025
Chris Waggett	Secretary	May, 2027
Donna Chan	Treasurer	May, 2027
Vacant		May, 2025
Vacant		May, 2025

**DATE:**           **November 2, 2023**

**TIME:**           **10:00 a.m.**

**LOCATION:**       **601 S. Broadway, Suite N**  
**Denver, CO 80209**  
**and VIA ZOOM**

**1. To attend via Zoom Videoconference, use the following link:**

<https://us02web.zoom.us/j/87068823952?pwd=OFNteUQvb1FkMnpVVjRXZDIHR3pRQT09>

**2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:**

- a. Meeting ID: 870 6882 3952**
- b. Passcode: 459601**

**I. ADMINISTRATIVE MATTERS**

A.     Confirm quorum and present disclosures of potential conflicts of interest.

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B.     Approve agenda; confirm location of meeting, posting of meeting notice and designate 24-hour posting location.

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C.     Public Comment.

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- D. Discuss results of May 2, 2023 Regular Election (enclosure) and consider the appointment of officers.

President: \_\_\_\_\_  
Secretary: \_\_\_\_\_  
Treasurer: \_\_\_\_\_  
Assistant Secretaries: \_\_\_\_\_

- E. Consider approval of November 3, 2022 regular meeting minutes (enclosure).
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- F. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Posting Location for 24-Hour Notices (enclosure). [suggested dates are July 24, 2024 and November 13, 2024 at 10:00 a.m.]
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- G. Insurance discussion (enclosure):

1. Cyber Security and Increased Crime Coverage.
  2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
  3. Authorize renewal of District insurance and SDA membership for 2024.
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## II. LEGAL MATTERS

- A. Discuss the Broadway Park Community Authority Establishment Agreement by and among Broadway Park North Metropolitan District Nos. 1-3 and Broadway Park South Metropolitan District Nos. 1-4 and organizing the Broadway Park Community Authority pursuant to Section 23-1-203.5, C.R.S.
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- B. Discuss and consider approval of the Fifth Amendment to Operation Funding Agreement between District and D4 Urban, LLC (enclosure).
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C. Discuss potential inclusion of property into the District.

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D. Discuss the engagement of special counsel (for PILOT).

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E. Discuss requirements of Section 32-1-809, C.R.S., (District Transparency Notice) and direct staff regarding compliance for 2024 (post on SDA and District websites).

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F. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).

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### III. FINANCIAL MATTERS

A. Review and accept unaudited financial statements (to be distributed).

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B. Ratify approval of 2022 Audit Exemption Application (enclosure).

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C. Ratify authorization to open FirstBank operating account, authorize Directors Cohen and Chan as signers on the account (with all checks requiring two signatures) and authorize necessary actions associated therewith.

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D. Discuss and authorize use of Bill.com and appoint Directors D. Cohen and Chan as reviewers of invoices.

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E. Ratify appointment of CliftonLarsonAllen LLP to prepare the 2024 Budgets.

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- F. Consider the appointment of CliftonLarsonAllen LLP to prepare and file the 2023 Audit Exemption Application.

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- G. Discuss 2024 Budget (enclosures – preliminary AV and draft budget).

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**IV. OTHER BUSINESS**

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**V. ADJOURNMENT**

**A special meeting is scheduled for November 15, 2023 at 1:00 p.m. via Zoom.**