

**PUBLIC NOTICE OF SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
BROADWAY PARK SOUTH METROPOLITAN DISTRICT NO. 1**

PUBLIC NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Broadway Park South Metropolitan District No. 1 (the “District”) of the City and County of Denver, Colorado, will be held on Thursday, November 4, 2021, at 10:00 a.m. at the office of D4 Urban LLC, 595 S. Broadway, Suite 200, Denver, Colorado 80209 and via telephone at: 1-888-875-1833, passcode 619715.

At such meeting, the Board shall conduct the regular business of the District and any other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS THEREOF, this notice is given and duly posted pursuant to statute.

BROADWAY PARK SOUTH
METROPOLITAN DISTRICT NO. 1

By: /s/ Daniel Cohen
President of the District

BROADWAY PARK SOUTH METROPOLITAN DISTRICT NO. 1

450 E. 17th Avenue, Suite 400

Denver, CO 80203

Phone: 303-592-4380

<https://www.broadwayparkmd.com>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 4, 2021
TIME: 10:00 a.m.
LOCATION: D4 Urban LLC
595 S. Broadway, Suite 200
Denver, CO 80209

PHONE ACCESS: 1-888-875-1833 – Guest Code 619715

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Daniel Cohen	President	May, 2022
Chris Waggett	Secretary	May, 2023
Donna Chan	Treasurer	May, 2023
Vacant		May, 2022
Vacant		May, 2022

I. ADMINISTRATIVE MATTERS

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

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

C. Public comment.

D. Review and consider approval of November 2, 2020 special meeting minutes (enclosures).

- E. Discuss business to be conducted in 2022 and location (**virtual and/or physical**) of meeting. 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 date is November 3, 2022]
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- F. Discuss insurance renewal, including workers' compensation coverage and renewal of Special District Association ("SDA") membership.
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II. FINANCIAL MATTERS

- A. Review and consider approval and/or ratify approval of the payment of claims (enclosure).
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- B. Ratify approval of the 2020 Audit Exemption Application.
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- C. Discuss potential debt issuance.
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- D. Conduct Public Hearing to consider Amendment to 2021 Budget and consider adoption of Resolution Amending the 2021 Budget, if necessary.
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- E. Discuss and consider approval of Third Amendment to Operation Funding Agreement between Broadway Park South Metropolitan District No. 1 and D4 Urban LLC (to be distributed).
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- F. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolution to Adopt the 2022 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary AV and Resolutions).
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G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties

H. Consider appointment of District Accountant to prepare and file the 2021 Audit Exemption Application.

I. Consider appointment of District Accountant to prepare the 2023 budgets.

III. LEGAL MATTERS

A. Discuss May 3, 2022 Regular Director Election regarding new legislative requirements and related expenses for same.

i. Review and consider adoption of Resolution Calling May 3, 2022 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of mail ballot election. Self-Nomination Forms are due by February 25, 2022 (enclosure). Discuss the need for ballot issues and/or questions.

B. Discuss potential inclusion of property into the District.

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

D. Discuss requirements of Section 32-1-809, C.R.S., (District Transparency Notice) and direct staff regarding compliance for 2022 (post on District website).

IV. CONSTRUCTION MATTERS

A. Discuss development / construction outlook.

V. **OTHER BUSINESS**

A.

VI. **ADJOURNMENT**

There are no more regular meetings scheduled for 2021.