



**BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NOS. 1, 2 AND 3**

450 E. 17<sup>th</sup> 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: 9:00 a.m.

LOCATION: D4 Urban LLC  
595 S. Broadway, Suite 200  
Denver, CO 80209

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

<b><u>Board of Directors District Nos. 1 and 2</u></b>	<b><u>Office</u></b>	<b><u>Board of Directors District No. 3</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Daniel Cohen	President	Daniel Cohen	President	May, 2023
Chris Waggett	Secretary	Chris Waggett	Secretary	May, 2023
Donna Chan	Treasurer	Donna Chan	Treasurer	May, 2022
James Frank	Assistant Secretary	James Frank	Assistant Secretary	May, 2022
Warren Cohen	Assistant Secretary	Vacancy		May, 2022

**I. ADMINISTRATIVE MATTERS**

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

\_\_\_\_\_

\_\_\_\_\_

B. Approve agenda; confirm location of meeting and posting of meeting notices.

\_\_\_\_\_

\_\_\_\_\_

C. Public comment.

\_\_\_\_\_

\_\_\_\_\_

D. Review and consider approval of September 20, 2021 special meeting minutes (enclosures).

\_\_\_\_\_

\_\_\_\_\_

- E. Discuss business to be conducted in 2022 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolutions Establishing Regular Meeting Dates, Time, and Location, and Designating Posting Location for 24-Hour Notices (enclosure). [suggested dates are July 25, 2022 and November 3, 2022]
- 
- 

- F. Discuss insurance renewal, including workers' compensation coverage and renewal of Special District Association memberships.
- 
- 

**II. FINANCIAL MATTERS**

- A. **District No. 1** - Review and consider approval and/or ratify approval of the payment of claims (enclosure).
- 
- 

- B. **District Nos. 1 and 2** - Review Engineer's Report and Verification of Costs Associated with PPF AMLI Broadway Park, LLC Horizontal Work prepared by Schedio Group, LLC, consider acceptance of verified costs under report, and authorize reimbursement pursuant to Facilities Funding and Acquisition Agreement (to be distributed).
- 
- 

- C. **District No. 2** - Authorize and approve requisitions of funds pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2020 and authorize necessary actions in conjunction therewith.
- 
- 

- D. Conduct Public Hearings to consider Amendments to 2021 Budgets and consider adoption of Resolutions Amending the 2021 Budgets, if necessary.
- 
- 

- E. Conduct Public Hearings on the proposed 2022 Budgets and consider adoption of Resolutions to Adopt the 2022 Budget and Appropriate Sums of Money and Resolutions to Set Mill Levies (enclosures – preliminary AV and Resolutions).
- 
-

- F. **District No. 3** – Discuss and consider adoption of Resolution Authorizing Adjustment of The District Mill Levy in Accordance with the Service Plan (to be distributed).
- 
- 

- 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 the engagement of Schilling & Company, Inc. to perform the 2021 Audits (to be distributed).
- 
- 

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

**III. CAPITAL IMPROVEMENTS / OPERATIONS & MAINTENANCE**

- A. **District No. 1** - Discuss status of Public Improvements to support Price and AMLI developments.
- 
- 

- B. **District No. 1** - Discuss Rules and Regulations for Mercado Plaza.
- 
- 

- C. **District No. 1** - Discuss Transit Plaza Maintenance, streetscape and access road maintenance. Consider approval of Change Order No. 2 to Service Agreement for Transit Plaza Maintenance with CFPM, LLC to increase scope of work (to be distributed)
- 
- 

**IV. LEGAL MATTERS**

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

- i. Review and consider adoption of Resolutions 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 elections. Self-Nomination Forms are due by February 25, 2022 (enclosure). Discuss the need for ballot issues and/or questions.
- 
- 

- ii. Discuss DEO services and authorize Districts’ President to obtain proposals and select provider.
- 
- 

B. **District No. 1** - Discuss and consider approval of Fifth Amendment to 2017 Operation Funding Agreement between Broadway Park North Metropolitan District No. 1 and D4 Urban LLC (to be distributed).

---

---

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

---

---

V. **OTHER BUSINESS**

A.

---

VI. **ADJOURNMENT**

**There are no more regular meetings scheduled for 2021.**