

**PUBLIC NOTICE OF SPECIAL MEETINGS OF THE  
BOARDS OF DIRECTORS OF THE  
BROADWAY PARK NORTH METROPOLITAN DISTRICT NOS. 1 AND 2**

PUBLIC NOTICE IS HEREBY GIVEN that special meetings of the Boards of Directors of the Broadway Park North Metropolitan District Nos. 1 and 2 (the “Districts”) of the City and County of Denver, Colorado, will be held on Monday, November 2, 2020, at 1:00 p.m. via telephone at: **1-888-875-1833, passcode 619715.**

**DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THESE BOARD MEETINGS WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.**

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

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

BROADWAY PARK NORTH  
METROPOLITAN DISTRICT NOS. 1 AND

By: /s/ Chris Waggett  
Secretary of the Districts

# BROADWAY PARK NORTH METROPOLITAN DISTRICT NOS. 1 AND 2

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 2, 2020

TIME: 1:00 p.m.

LOCATION: **DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL BE HELD BY TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.**

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

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

### **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 and posting of meeting notices.

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C. Public comment.

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D. Review and consider approval of July 24, 2020 and September 18, 2020 special meeting minutes (enclosures).

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- E. Review and discuss insurance renewal, including workers' compensation coverage and renewal of Special District Association ("SDA") membership.
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- F. Discuss business to be conducted in 2021, schedule regular meeting dates and consider adoption of Resolution No. 2020-11-01 Regarding Establishing Regular Meeting Dates, Time, and Location, and Designating Posting Location for 24-Hour Notices (enclosures). [suggested dates are July 28, 2020 and October 20, 2021]
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**II. FINANCIAL MATTERS**

- A. Review and consider approval and/or ratify approval of the payment of claims (to be distributed).
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- B. Review unaudited financial statements and cash position (to be distributed).
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- C. Discuss and consider services needed for fiscal year 2021 (landscape maintenance, snow removal, etc.).
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- D. Conduct Public Hearings to consider Amendments to 2020 Budgets and consider adoption of Resolutions Amending the 2020 Budgets, if necessary.
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- E. Conduct Public Hearings on the proposed 2021 Budgets and consider adoption of Resolutions to Adopt the 2021 Budgets and Appropriate Sums of Money and Resolutions Setting Mill Levies (enclosures – AVs and draft budgets).
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- F. Consider authorizing the District Accountant to prepare and sign the DLG 70 Mill Levy Certification forms for certification to the Board of County Commissioners and other interested parties.
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G. Consider the engagement of Schilling & Company, Inc. to perform the 2020 Audits (enclosures).

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H. Consider appointment of District Accountant to prepare the 2022 budgets.

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**III. CAPITAL IMPROVEMENTS**

A. Discuss Alameda Transit Plaza Art Installation. (**District No. 1**)

i. Ratify approval of Artwork Installation Agreement between District No. 1 and Peyton Wright.

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ii. Ratify approval of Artwork Reproduction Rights License Agreement between District No. 1 and the Estate of Herbert Bayer.

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iii. Ratify approval of License Agreement between District No. 1 and the Regional Transportation District (RTD) for Artwork Installation.

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iv. Ratify approval of Escrow Agreement by and among Fidelity National Title Insurance Company, RTD, District No. 1 and D4 Urban LLC.

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B. Discuss status of Public Improvements to support Price and AMLI developments.

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**IV. LEGAL MATTERS**

A. Ratify approval of Covenant Affecting Real Property (Building Code Access) between District No. 1 and PPF AMLI Broadway Park, LLC (enclosure). (**District No. 1**)

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- B. Discuss and consider approval of First Amendment to Service Agreement for Alameda Station Transit Plaza Maintenance between District No. 1 and CFPM, LLC.
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- C. Discuss and consider approval of Fourth Amendment to 2017 Operation Funding Agreement between Broadway Park North Metropolitan District No. 1 and D4 Urban LLC (enclosure). **(District No. 1)**
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- C. Direct posting of Transparency Notices and mode of eligible elector notification for 2021 on SDA website.
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**V. OTHER BUSINESS**

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**VI. ADJOURNMENT**

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**There are no more regular meetings scheduled for 2020.**