

SLC METROPOLITAN DISTRICT NOS. 1 - 4

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://slcmetropolitan.specialdistrict.net>

JOINT NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	<i>Friday, October 20, 2023</i>
TIME:	<i>1:00 p.m.</i>
LOCATION:	VIA ZOOM
ACCESS:	You can attend the meetings in any of the following ways: 1. To attend via Zoom Videoconference, e-mail ljacoby@specialdistrictlaw.com to obtain a link to the videoconference. 2. To attend via telephone, dial 1-346-248-7799 and enter the following additional information: Meeting ID: 824 5459 3888 Passcode: 763671

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
P. Joe Knopinski	President	May 2027
George Turtle	Treasurer	May 2025
Patrick Rowe	Assistant Secretary	May 2025
Heidi Hansen	Assistant Secretary	May 2025
Vacant		May 2027
Lisa A. Jacoby, McGeady Becher P.C.	Secretary	-

I. ADMINISTRATIVE MATTERS

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

B. Confirm location of meeting, posting of meeting notices and designate 24-hour posting location. Approve Agenda.

C. Public Comment

D. Discuss development/construction outlook (Northpoint).

E. Review and consider approval of the November 11, 2022 Regular Meeting Minutes (enclosure).

F. Discuss status of May 2, 2023 Regular Director Election (enclosure).

i. Consider appointment of officers.

President:

Secretary:

Treasurer

Assistant Secretary:

Assistant Secretary:

G. 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 Friday, March 1, Friday, July 12, and Friday, November 8, 2024 at 9:00 a.m.].

- H. Discuss insurance requirements (public officials’ liability, general liability, workers’ compensation, comprehensive crime and cybersecurity) [District’s existing Position Schedule Bond is valid through November 5, 2025].
 - i. Discuss need for cyber security and increased crime coverage.
 - ii. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
 - iii. Authorize renewal of District’s insurance and Special District Association (“SDA”) membership for 2024.
-

II. FINANCIAL MATTERS

- A. **[District No. 4]** Ratify approval of Master Service Agreement between the District and CliftonLarsonAllen LLP, dated September 27, 2022 (enclosure).
-

- B. Consider approval of CliftonLarsonAllen LLP Master Service Agreement Statements of Work for accounting services for 2024 (to be distributed)
-

- C. Review and consider approval / ratification of claims (enclosures).
-

- D. Ratify approval and filing of the 2022 Audit Exemption Applications (enclosures).
-

- E. Conduct Public Hearings to consider Amendments to the 2023 Budgets (enclosures - Resolutions).
-

F. Conduct Public Hearings on the proposed 2024 Budgets and consider adoption of Resolutions to Adopt the 2024 Budget and to Appropriate Sums of Money and Resolutions to Set Mill Levies for the General Fund at _____ Mills for a total Mill Levy of _____ (enclosures – Preliminary AV, draft Budget and Resolutions).

G. Authorize District Accountant to prepare, sign and file the DLG-70 Certification of Tax Levies form (“Certification”) with the Board of County Commissioners and other interested parties.

H. Discuss and consider the appointment of District Accountant to prepare the 2025 budgets.

I. Discuss and consider the appointment of District Accountant to prepare and file the 2023 Audit Exemption Applications.

J. **[District No. 1]** Review and consider acceptance of Engineer’s Report and Verification of Costs No. 1 (“Report No. 1”) Associated with Public Improvements, prepared by Schedio Group LLC, in the amount of \$5,703,655.92 (enclosure).

i. Discuss and authorize reimbursement of the verified costs of public improvements detailed in Report No. 1 and pursuant to the Facilities Funding and Acquisition Agreement by and between District No. 1 and NP Stafford I, LLC.

K. Finance Committee Report:

1. Discuss the status of proposed 2023 Bond Issuance

III. LEGAL MATTERS

A. Discuss participation in the Aurora Regional Transportation Authority.

- i. Acknowledge and ratify approval of amendment(s) to the Aurora Regional Transportation Authority Establishment Agreement by and among HM Metropolitan District Nos. 1, 3, 4, 5, 6, 7, 8 and 9; **SLC Metropolitan District Nos. 1, 2, 3 and 4**; Fitzsimons Village Metropolitan District Nos. 1, 2 and 3; Harvest Crossing Metropolitan District Nos. 1, 2, 3, and 4; Sagebrush Farm Metropolitan District Nos. 1, 2, 3, 4, 5 and 6; Abilene Station Metropolitan District Nos. 1 and 2; Park70 Metropolitan District; EastPark70 Metropolitan District; ACC Metropolitan District; Waterstone Metropolitan District Nos. 1 and 2; Bristol Metropolitan District; Aurora High Point at DIA Metropolitan District; Colorado International Center Metropolitan District Nos. 3, 4 and 5; East Bend Metropolitan District; Sky Dance Metropolitan District Nos. 1 and 2; TBC Metropolitan District; Powhaton Road Metropolitan District Nos. 8, 9, 10 and 11; MJC Metropolitan District; and Tollgate Creek Commons Metropolitan District Nos. 1 and 2.
-

- B. **[District No. 2]** Conduct Public Hearing on the Petition for **Exclusion** of approximately 102 acres of real property owned by NP Stafford I, LLC; NP Stafford Building 1, LLC; NP Stafford IV Building 2, LLC; and NP Stafford IV Building 3, LLC out of the boundaries of the SLC Metropolitan District No. 2 and consider adoption of Resolution for the Exclusion of Real Property (enclosures – Petition and Resolution).
-

- C. **[District No. 4]** Conduct Public Hearing on the Petition for **Exclusion** of approximately 70 acres of real property owned by NP Stafford III, LLC out of the boundaries of the SLC Metropolitan District No. 4 and consider adoption of Resolution for the Exclusion of Real Property (enclosures – Petition and Resolution).
-

D. **[District No. 3]** Conduct Public Hearing on the Petition for **Inclusion** of approximately 172 acres of real property owned by NP Stafford I, LLC; NP Stafford I Building 1, LLC; NP Stafford IV Building 2, LLC; NP Stafford IV Building 3, LLC; and NP Stafford III, LLC into the boundaries of the SLC Metropolitan District No. 3 and consider adoption of Resolution for the Inclusion of Real Property (enclosures – Petition and Resolution).

E. Discuss and acknowledge Waiver and Release of Reimbursement Rights Agreements by and between NP Stafford I, LLC and (i) NP Northland Park Industrial LLC; (ii) NP Stafford I Building 1, LLC; (iii) NP Stafford II, LLC; (iv) NP Stafford III, LLC; (v) NP Stafford IV Building 2, LLC; and (vi) NP Stafford IV Building 3, LLC.

F. Discuss and consider adoption of Resolution No. 2023-10-__ Amending Policy on Colorado Open Records Act Requests (enclosure).

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

H. Discuss District Services for 2024 and consider approval of necessary service agreements for related services.

IV. OTHER BUSINESS

A.

V. ADJOURNMENT – **There are no further scheduled Board Meetings for 2023**