

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NOS. 1, 2 & 3

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NOTICE OF COMBINED SPECIAL MEETING/BUDGET HEARINGS AND AGENDA

DATE: November 26, 2024

TIME: 8:30 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWVINmEwNzctOTY4NS00MWNILTkzNTktZjUyZmJlZWlWmWQw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d

Meeting ID: 296 112 450 463
Passcode: U5vkSK

To attend via telephone, dial 720-547-5281 and enter Conference ID: 516 890 811#

<u>Board of Directors: District 1 & 3</u>	<u>Office</u>	<u>Term Expires</u>
V. Michael Komppa	President	May, 2025
Steve VanNurden	Vice-Pres./Asst. Sec.	May, 2025
Lyle R. Artz	Secretary/Treasurer	May, 2027
Terri Velasquez	Asst. Secretary	May, 2027
Terri Carrothers	Asst. Secretary	May, 2025

<u>Board of Directors: District 2</u>	<u>Office</u>	<u>Term Expires</u>
V. Michael Komppa	President	May, 2025
Steve VanNurden	Vice-Pres./Asst. Sec.	May, 2025
Ken Diamond	Secretary/Treasurer	May, 2027
Terri Velasquez	Asst. Secretary	May, 2027
Terri Carrothers	Asst. Secretary	May, 2025

I. ADMINISTRATIVE MATTERS

- A. **District Nos. 1, 2, and 3:** Call to order and approval of agenda.
- B. **District Nos. 1, 2, and 3:** Present disclosures of potential conflicts of interest.
- C. **District Nos. 1, 2, and 3:** Confirm quorum, location of meeting and posting of meeting notices.

- D. **District Nos. 1, 2, and 3:** Public Comment.
Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA *(Note: All items listed under Consent Agenda are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of these items unless requested by a Board member.)*

- A. **District Nos. 1, 2, and 3:** Review and consider approval of minutes of the September 24, 2024 Combined Regular Meeting and October 24, 2024 Combined Special Meeting (enclosure).
- B. **District No. 1:** Approve engagement with Schilling & Company, Inc. to perform the 2024 audit (enclosure).
- C. **District Nos. 1, 2 and 3:** Review and consider approval of CliftonLarsonAllen LLP Statement(s) of Work for 2025 (enclosures).

III. LEGAL MATTERS

- A. **District Nos. 1, 2 and 3:** Review and consider adoption of Resolution Calling a Regular Election for Directors on May 6, 2025 and appointing the Designated Election Official (“DEO”) (enclosures).
 - 1. Discuss need for ballot issues and/or questions.
- B. **District No. 2:** Consider Approval of Engagement of Community Resource Services of Colorado, LLC as DEO (enclosure).
- C. **District No. 1, 2, and 3:** Review and consider adoption of the Annual Administrative Matters Resolution for 2025 (enclosure).
 - 1. Election of Officers
 - 2. Regular Meeting Date/Location (enclosure)
- D. **District Nos. 1, 2, and 3:** Update re AIR Communities Inclusion Proposal.
- E. **District No. 1:** Update re TIF 2 Public Finance and Redevelopment Agreement Status.

IV. FINANCIAL MATTERS

- A. **District No. 1:** Review and consider ratification and/or approval of claims (enclosure).
- B. **District Nos. 1, 2 and 3:** Review and consider acceptance of the October 31, 2024 Unaudited Financial Statements (enclosures).
- C. **District No. 1:** Public Hearing on Proposed 2024 Budget Amendment
 - 1. Public Comment Period

2. Consider Approval of Resolution Approving Proposed 2024 Amended Budget (enclosure).

D. **District Nos. 1 and 3:** Public Hearing on Proposed 2025 Budgets (enclosures)

1. Public Comment Period
2. Consider Approval of Resolutions Approving Proposed 2025 Budgets, Certification of Mill Levy, and Appropriate Sums of Money (enclosure).

E. **District No. 2:** Public Hearing on Proposed 2025 Budget (enclosure)

1. Public Comment Period
2. Consider Approval of Resolution Approving Proposed 2025 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosure).

V. **MANAGER MATTERS**

A. **District Nos. 1, 2 and 3:** Review and Consider Approval of Agency Services Agreement with Highstreet TCW Risk Management and direct District Manager to submit Broker of Record letter to the Special District Liability Pool (enclosure).

B. **District Nos. 1, 2 and 3:** Review and consider approval of Property and Liability Coverage renewal for 2025. Discuss changes needed to property schedule (if any) (enclosure).

C. **District Nos. 1, 2 and 3:** Authorize renewal of Special District Association (SDA) membership for 2025.

D. **District Nos. 1, 2 and 3:** Consider approval of proposal for website document remediation services (enclosure).

E. **District No. 1, 2 and 3:** Authorize Board member to work with district staff to transition website to ADA compliant hosting platform (enclosure).

VI. **DIRECTOR MATTERS**

A. **District No. 1:** Board Summary of Executed Contracts Under \$10,000.00.

1. Work Order Contract with David Owen Tryba Architects for mapping and infrastructure cost estimates in an amount not to exceed \$9,000.00 (enclosure).

B. **District Nos. 1, 2, and 3:** FRA Projects Update/District Coordination/Scranton Design.

VII. **EXECUTIVE SESSION**

A. **District Nos. 1, 2, and 3:** Executive session, pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice on specific

legal questions and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators in connection with (1) City of Aurora RAISE Grant funding negotiation; and (2) TIF 2 Public Finance and Redevelopment Agreement negotiation.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

There are no regular meetings scheduled for the remainder of 2024