

**THE RIVER MILE METROPOLITAN DISTRICT NOS. 1 – 3**

450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203-1214  
Phone: 303-592-4380

<https://rivermiletropolitandistricts.specialdistrict.net/>

**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** November 29, 2022

**TIME:** 1:00 p.m.

**ACCESS:** VIA ZOOM

You can attend the meeting in any of the following ways:

1. To attend via Videoconference, use the following link:

<https://us02web.zoom.us/j/89330132179?pwd=TVJvcVBzdnF2RVFPV0hPdmZ6NEEwUT09>

2. To attend via telephone, dial 1-253-215-8782 and enter the following additional information:

**Meeting ID: 893 3013 2179**

**Passcode: 951415**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Matt Mahoney	President	May 2023
Keirstin Beck	Secretary	May 2023
Mark Donahue	Treasurer	May 2025
Marc Perusse	Assistant Secretary	May 2025
Bruce Glazer	Assistant Secretary	May 2025

**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 27, 2022 Regular Meeting Minutes (enclosures).

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- E. Discuss business to be conducted in 2023 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 Location for Posting of 24-Hour Notices (enclosure). [Suggested dates are the fourth Wednesday every month at 10:00 a.m. via Zoom]
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## II. FINANCIAL MATTERS

- A. Review Unaudited Financial Statements and Schedules of Cash Position (enclosures).
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- B. **District No. 1** - Review and ratify / approve the payment of claims (enclosure).
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- C. **District No. 1** - Discuss potential debt issuance.
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- D. Discuss insurance renewals, insurance schedules, and renewal of Special District Association memberships (“SDA”).
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- E. Conduct Public Hearings on the 2022 Budget Amendments and consider adoption of Resolutions Amending the 2022 Budgets of The River Mile Metropolitan District Nos. 1, 2 and 3 (enclosure – District No. 1 Resolution).
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- F. Conduct Public Hearings on the proposed 2023 Budgets for The River Mile Metropolitan District Nos. 1, 2 and 3 and consider adoption of Resolutions to Adopt Budgets and to Appropriate Sums of Money and Resolutions to Set Mill Levies (enclosures – Preliminary Avs, draft budgets and Resolutions).
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- G. **District Nos. 2 and 3** - Discuss and consider adoption of Resolutions Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.
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- H. Authorize District Accountant to prepare, and appoint Board Member to sign, the DLG-70 Certification of Tax Levies forms (“Certifications”). Direct District Accountant to file the Certifications with the Denver Assessor and other interested parties.
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- I. Review and consider approval of Statements of Work (“SOW”) between the Districts and CliftonLarsonAllen LLP (“CLA”) for 2023 accounting services (enclosures) and appoint CLA to prepare the 2024 Budgets.
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- J. Discuss audit requirements. Consider the engagement of WIPLI LLP to perform the 2022 Audits and/or consider appointment of CLA to prepare and file 2022 Audit Exemption Applications, as necessary.
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### III. LEGAL MATTERS

- A. **District Nos. 1 and 2** - Discuss status of contingencies in Loan Agreement between The River Mile Metropolitan District No. 1 and Compass Mortgage Corporation and requirements relative to the Order for Inclusion of approximately 45 acres of property into the boundaries of The River Mile Metropolitan District No. 2.
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- B. Discuss engagement of a District Manager.
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- C. **District No. 1** - Discuss and consider approval of the Fifth Amendment to Facilities Funding and Acquisition Agreement by and between The River Mile Metropolitan District No. 1 and KSE Elitch Gardens / Revesco / Second City, LLLP (enclosure).
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- D. Review and consider adoption of Resolution Calling May 2, 2023 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 24, 2023 (enclosures). Discuss the need for ballot issues and/or questions.
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- E. Discuss requirements of Section 32-1-809, C.R.S. (Transparency Notice) and direct staff regarding compliance for 2023 (SDA and District websites).
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#### IV. CONSTRUCTION MATTERS

##### A. South Platte River Restoration Project

1. **District No. 1** - Discuss status of Project.
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- i. **District No. 1** – Discuss and consider approval of Agreement between Owner and Contractor for South Platte River Restoration at River Mile and Addendum and Rider to Construction Contract between The River Mile Metropolitan District No. 1 and Turner Construction Company, together with the Standard General Conditions of the Construction Contract and related documents [**Adjourn to executive session pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., to receive legal advice regarding a construction contract (if necessary)**].
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2. **District No. 1** – Review and consider approval of City and County of Denver Access License Agreement by and between the City and County of Denver and The River Mile Metropolitan District No. 1 (to be distributed).
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3. **District No. 1** - Authorize any necessary actions in conjunction with the South Platte River Restoration Project.
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**B. On-Site Construction Project**

1. **District No. 1** - Discuss status of On-Site Construction Project.
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- C. **District No. 1** – Discuss status of Service Agreement for Project Management Services between The River Mile Metropolitan District No. 1 and The River Mile Development Company, LLC (to be distributed).
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**IV. OTHER BUSINESS**

- A. Discuss cancelling December 28, 2022 meeting.
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**V. ADJOURNMENT**

**The next regular meeting is scheduled for December 28, 2022  
at 10:00 a.m. via Zoom.**