

THE RIVER MILE METROPOLITAN DISTRICT NOS. 1 – 3

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Tel: (303) 592-4380

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

NOTICE OF A REGULAR MEETING AND AGENDA

Board of Directors:

Matt Mahoney

Keirstin Beck

Mark Donahue

Vacant

Vacant

Office:

President

Secretary

Term/Expiration:

2027/May 2027

2027/May 2027

2029/May 2029

2027/May 2029

2027/May 2029

DATE: May 28, 2025

TIME: 10:00 A.M.

LOCATION: ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/87169828621?pwd=TQl57CBwXjonqwS1iiXLH36LJFs9Eh.1>

Meeting ID: 871 6982 8621

Passcode: 102189

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest.
- B. Approve Agenda, confirm location of the meeting and posting of meeting notice.
- C. Discuss results of May 6, 2025 Regular Election (enclosure).
- D. Discuss vacancies on the Board.
- E. Consider the appointment of Mark Donahue as Treasurer of the Board.
- F. 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.
- G. Review and consider approval of the minutes of the November 7, 2024 special meeting, November 18, 2024 continued meeting and February 26, 2025 regular meeting (enclosures).

II. FINANCIAL MATTERS

- A. **District No. 3** – Ratify approval of the 2024 Application for Exemption from Audit (enclosure).

- B. **District Nos. 1 and 2** – Review and consider approval of 2024 Audit and authorize execution of the Representations Letter (enclosures).
- C. Review and discuss unaudited financial statements and schedule of cash position through the period ending March 31, 2025 (to be distributed).
- D. **District No. 1** - Review and ratify / approve the payment of claims (enclosure).

III. LEGAL MATERS

- A. **District Nos. 1 and 2** - Discuss status of contingencies in Loan Agreement between The River Mile Metropolitan District No. 1 and PNC Bank, N.A., as successor to 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.
- B. **District No. 1** - Discuss timing of potential debt issuance and potential refinancing of the loan between The River Mile Metropolitan District No. 1 and PNC Bank, N.A. (as successor to Compass Mortgage Corporation) (the “Lender”). Discuss related action items.
- C. Discuss the engagement of District Underwriter / Placement Agent.

IV. CONSTRUCTION MATTERS

- A. South Platte River Restoration Project
 - 1. **District No. 1** - Discuss status and timing of Project, construction and permitting.
 - 2. **District No. 1** – Discuss status of matters related to utility infrastructure relocation / Franchise Agreement.
 - 3. **District No. 1** – Discuss status 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.
 - 4. **District No. 1** - Authorize any necessary actions in conjunction with the South Platte River Restoration Project.
- B. On-Site Construction Project
 - 1. **District No. 1** - Discuss status of On-Site Construction Project.
- 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.

IV. OTHER BUSINESS

A.

ADJOURNMENT

The next regular scheduled meeting is August 27, 2025 at 10:00 a.m. via Zoom.