

## SMITH METROPOLITAN DISTRICT NOS. 1-4

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://smithmetropolitandistrict1.specialdistrict.net/>

### NOTICE OF REGULAR / SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Charles D. Foster	President	May 2027/2027
Vacant		May 2027/2025
Vacant		May 2027/2025
Vacant		May 2029/2027
Vacant		May 2029/2027
Jennifer S. Henry	Secretary	

DATE: June 4, 2025

TIME: 11:00 A.M.

LOCATION: McGeady Becher Cortese Williams P.C.  
450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, CO 80203

And via Zoom

Zoom information:

<https://us02web.zoom.us/j/86909533769?pwd=OD8fZC7Tnu5sqh0KFdY0VVn1JaJhDa.1>

Meeting ID: 869 0953 3769

Passcode: 851251

Dial In: 1-719-359-4580

#### I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest.
- B. **District Nos. 2 and 4** – Review and consider adoption of Resolution of Intent to Return to Active Status and authorize all necessary actions associated therewith (enclosure).
- C. Approve agenda; confirm location of meeting and posting of meeting notice.
- D. Discuss results of May 6, 2025 Election (enclosures).
- E. Discuss vacancies on the Board of Directors and consider the appointment of District eligible elector to the Board. (*Notice of Vacancy published April 30, 2025*). Administer Oaths of Office.
- F. Consider the appointment of officers:

President: \_\_\_\_\_  
Secretary: \_\_\_\_\_  
Treasurer: \_\_\_\_\_

- G. 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.
- H. **District Nos. 1 and 3** - Review and consider approval of minutes of the March 5, 2025 meeting (enclosure).
- I. **District Nos. 2 and 4** - Review and consider approval of minutes from December 4, 2013 regular meeting (enclosure).
- J. **District Nos. 2 and 4** - Discuss and consider approval of the establishment of a District website and approval of an agreement with Streamline Software, Inc. for website services and accessibility matters.
- K. **District Nos. 2 and 4** - Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime.) Consider adoption of Resolution to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and authorize membership in the Special District Association and authorize necessary actions associated therewith.
- L. **District Nos. 2 and 4** - Discuss business to be conducted in 2025 and location (virtual and/or physical) of meeting. 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 the first Wednesday every quarter at 11:00 a.m.]
- M. Review proposals from Public Alliance, LLC, CliftonLarsonAllen LLP and Special District Management Services, Inc. for District Management Services and consider the approval and execution of a District Management Services Agreement and authorize necessary actions associated therewith (enclosures).

## II. FINANCIAL MATTERS

- A. **District No. 1** – Ratify approval of the 2024 audit Exemption Application (enclosure).
- B. **District Nos. 2 and 4** - Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money (enclosure).
- C. **District Nos. 2 and 4** - Ratify approval of the 2013 Audit Exemption Application.

- D. Review proposals from Marchetti & Weaver and CliftonLarsonAllen LLC for District Accounting Services and consider approval and execution of District Accounting Services Agreement and authorize necessary actions associated therewith (enclosures).
  - 1. Discuss and consider establishment of operating account and authorize signers on the account (with all checks requiring two signatures) and/or authorize invoice reviewers.

### III. LEGAL MATTERS

- A. **District No. 1** – Discuss and consider approval of the Operation Funding Agreement between Smith Metropolitan District No. 1 and IMKD 8, LLC (enclosure).
- B. **District No. 1** – Discuss and consider approval of the Facilities Funding and Acquisition Agreement between Smith Metropolitan District No. 1 and IMKD 8, LLC (enclosure).
- C. **District Nos. 2 and 4** – Ratify approval of Resolutions Calling Regular Elections (May 2014, 2016, 2018, 2020, 2022, 2023, 2025).
- D. Discuss and consider adoption of a Resolution Approving the Incurrence of Debt in the form of a general obligation indebtedness incurred pursuant to Capital Pledge Agreements between Smith Metropolitan District No. 1 (“Smith No. 1”) and Smith Metropolitan District No. 3 (“Smith No. 3”): i) for the purpose of providing payment for a reimbursement obligation incurred by Smith No. 1 pursuant to a Project Improvements Reimbursement Agreement by and among Smith No. 1, the City and County of Denver on behalf of its Department of Aviation (the “City”) and the Aviation Station North Metropolitan District No. 1 (“Aviation No. 1”) in the principal amount of \$17,000,000 (the “Reimbursement Obligation”), and the execution by Smith No. 3 of a Joinder Agreement to Custodial Agreement, which Custodial Agreement was entered into by and among Smith No. 1, the City, Aviation No. 1, and Aviation Station North Metropolitan District No. 2 and UMB Bank, n.a., and related documents which provide for the repayment of the Reimbursement Obligation, incurred to finance certain public improvements for a mixed use development known as Peña Station; and approving the execution of certain documents; making determinations and findings as to other matters related to such transactions; authorizing incidental actions; repealing prior inconsistent actions; and any other matters to come before the Board.
- E. **District No. 3** – Discuss Administrative / Operations and Maintenance Fees and consider adoption of Resolution Imposing Administrative / Operations and Maintenance Fees.

F. Discuss potential inclusions of property and timing of same.

IV. CAPITAL IMPROVEMENTS

A. Report on status of Development.

V. OTHER BUSINESS

**ADJOURNMENT – The next regular meeting is scheduled for September 3, 2025 at 11:00 a.m. via Zoom.**