DENVER GATEWAY CENTER METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 18, 2026

TIME: 1:00 p.m.

LOCATION: via Microsoft Teams

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

https://teams.microsoft.com/meet/295057259707984?p=FyJpQrbBhVwsWsZyJm

To attend via telephone, dial 720-547-5281 and enter Conference ID: 520 163 330#

Board of Directors	Office	Term Expires
Jordan Swisher	President	May, 2027
John Fair	Vice President	May, 2029
Charles Foster	Assistant Secretary/Treasurer	May, 2027
Vacant	Director	May, 2029
Vacant	Director	May, 2027

I. ADMINISTRATIVE MATTERS

A. Call to order and agenda.

B. Present disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notices.

D. Public Comment.
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

E. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

i. Confirm 2027 meeting dates and times.

II. CONSENT AGENDA

A. Review and consider approval of Minutes from the March 18, 2026 Regular Meeting (enclosure).

B. Review and consider ratification of Construction Services Agreement with Groundworks Development, LLC (enclosure).

III. STATUS OF PUBLIC IMPROVEMENTS

A. Review and consider approval of Reimbursement Agreement (Public Improvements) (enclosure).

IV. FINANCIAL MATTERS

A. Review and ratify approval of previous claims in the amount of $107,113.14 (enclosure).

B. Review and accept the September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position and Schedule of Property Tax (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosures).

E. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form ("MLC") for certification to the Board of County Commissioners and other interested parties.

F. Discuss statutory requirements for an audit. Review and consider approval of engagement letter with Fiscal Focus Partners to prepare the 2026 Audit (enclosure).

G. Review and consider ratification of the 2025 Audit (enclosure).

H. Review and acknowledge CLA Cash Access Policy (enclosure).

V. MANAGER MATTERS

A. Discussion regarding warranty release walk-though (enclosure).

B. Review and consider approval of agreement from Environmental Designs, LLC for detention pond cleanup in the amount of $11,336.91 (enclosure).

C. Review and consider approval of proposal from Environmental Designs, LLC for the renewal of 2027 landscape maintenance services in the amount of $22,442.20 (enclosure).

D. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).

E. Discuss obtaining or excluding Worker's Compensation Coverage for 2027.

F. Review and consider approval of CLA Statements of Work for 2027 Management and Accounting Services (enclosures).

VI. ATTORNEY MATTERS

A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions (enclosure).

VII. DIRECTOR MATTERS

A. Discuss easement for box culvert (enclosure).

B. Ratify approval of the Executed Public Service Company of Colorado Easements for Denver Gateway Center Filings Nos. 5 and 7 (enclosures).

C. Discuss Block 1 Tract F Owners' Association Request.

D. Consider approval of the Access and Maintenance Easement Agreement with 64th and Tower LLC (enclosure).

E. Other business.

VIII. ADJOURNMENT

There are no more regular meetings scheduled for 2026.