

# FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3

8390 E CRESCENT PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
<https://www.fitzsimonsvillagemd1-3.org>

## **NOTICE OF SPECIAL MEETING AND AGENDA**

<b>DATE:</b>	Friday, November 12, 2021
<b>TIME:</b>	10:00 a.m.
<b>LOCATION:</b>	<b><u>DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.</u></b>
<b>ACCESS:</b>	<p>You can attend the meetings in any of the following ways:</p> <ol style="list-style-type: none"> <li>1. To attend via Microsoft Teams Videoconference, e-mail Kathy Suazo: <a href="mailto:Kathy.suazo@clacconnect.com">Kathy.suazo@clacconnect.com</a> to obtain a link to the videoconference.</li> <li>2. To attend via telephone, dial 720- 547-5281 and enter the following additional information:  Passcode: 386 045 34#</li> </ol>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Karen McShea	President	May, 2023
Alan Rodzen	Secretary	May, 2023*
Brittanny Havard	Treasurer	May, 2023*
Jamie Curcio	Assistant Secretary	May, 2022
Brian Ratner	Assistant Secretary	May, 2023*

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices, designate 24-hour posting location and approve agenda.
- C. Public Comment.

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

- D. Other

## **II. CONSENT AGENDA**

- Review and Consider Approval of minutes from the November 6, 2020 Special Board meeting. (enclosure).
- Ratify approval of 2020 Audit (to be distributed).
- Discuss and confirm renewal of 2022 Property and Liability Policies and Special District Association Membership.
- Review and ratify approval of claims totaling \$124,290.24 (enclosure).

## **III. FINANCIAL MATTERS**

- A. Review and accept September 30, 2021 Unaudited Financial Statements (to be distributed).
- B. Conduct Public Hearing to Consider 2021 Budget Amendment and Consider Adoption of Resolution Amending the 2021 Budget, if necessary.
- C. Conduct Public Hearing to Consider Adoption of the 2022 Budget, Appropriation of Funds for Expenditures and Certification of Mill Levies (to be distributed).
  - 1. Consider Adoption of Resolution to Adopt 2022 Budget and Appropriate Sums of Money, and Resolution to Set Mill Levies (enclosure).
- D. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.
- E. Consider appointment of District Accountant to prepare 2023 Budget.
- F. Consider approval of Engagement Letter from Wipfli LLP for 2021 audit services in the amount of \$3,250.00 (enclosure).
- G. Other (enclosure).

## **IV. MANAGEMENT MATTERS**

- A. Consider approval of CliftonLarsonAllen LLP Master Service Agreement and related statement(s) of work (enclosure).
- B. Other

## **V. LEGAL MATTERS**

- A. Review and consider approval of 2022 Annual Administrative Resolution and confirm meeting dates, time and location (enclosure).

- B. Consider adoption of Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (to be distributed). Discuss need for ballot issues and/or questions.
- C. Discuss Section 32-1-809, C.R.S., reporting requirements (Transparency Notice) and mode of eligible elector notification (post on SDA website).
- D. Review and consider approval of the Project Funding Agreement (Fitzsimons Village Parking Garage, Promenade Park and Other Improvements) between Fitzsimons Village Metropolitan District No. 1 and Fitzsimons Village Metropolitan District No. 3 (enclosure).
- E. Review and consider approval of Second Amendment to Facilities Funding, Construction and Operations Agreement between Fitzsimons Village Metropolitan District No. 1, Fitzsimons Village Metropolitan District No. 2 and Fitzsimons Village Metropolitan District No. 3 (enclosure).
- F. Consider approval of Reimbursement Agreement (Operations) with Corporex Colorado LLC (enclosure).
- G. Other

## **VI. PROPERTY MANAGER MATTERS**

- A. Other

## **VII. DIRECTOR MATTERS**

- A. Discuss 2021 development/construction outlook.
- B. Other

## **VIII. OTHER BUSINESS**

## **IX. ADJOURNMENT**

**The next regular meeting will be determined - at  
The Hyatt – 13200 East 14<sup>th</sup> Place, Aurora, Colorado 80011 (location may change to  
virtual).**