

SLC METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4
450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380
<https://slcmetropolitan.specialdistrict.org/>

NOTICE OF JOINT SPECIAL MEETINGS AND AGENDA

DATE: *Friday, October 30, 2026*

TIME: 9:00 A.M.

LOCATION: VIA ZOOM

ACCESS: Join Zoom Meeting
<https://us02web.zoom.us/j/86029971068?pwd=dNyRbfUPkybaLAiu7iazy3uXMteUMX.1>

Meeting ID: 860 2997 1068
Passcode: 937117

To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 860 2997 1068
Passcode: 937117

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Patrick Rowe	President	May, 2029
Leigh Lutz	Treasurer	May, 2029
Bruce O'Donnell	Assistant Secretary	May, 2029
VACANT		May, 2027
VACANT		May, 2027
Lisa A. Jacoby	Secretary	Non-elected

I. ADMINISTRATIVE MATTERS

- A. Confirm a quorum and present disclosures of potential conflicts of interest.
- B. Confirm location of meeting and posting of meeting notices. Approve Agenda.
- C. Discuss development/construction outlook (Northpoint).
- D. Public Comment.

- E. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolutions Establishing Regular Meeting Dates, Time, and Location and Designating Posting Location for 24-Hour Notices (enclosure) [**suggested dates are Friday, July 9, and Friday, November 5, 2027 at 9:00 a.m.**].
- F. Discuss remediation and posting of meeting Minutes on Districts' website and authorize actions associated therewith.
- G. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime) and authorize 2027 renewal of insurance coverage through the Colorado Special Districts Property and Liability Pool and membership renewal in the Special District Association.
 - 1. Confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.

II. FINANCIAL MATTERS

- A. Discuss and consider approval of Statements of Work for 2027-2029 Accounting Services between District No. 1 and CliftonLarsonAllen LLP.
- B. Review Engineer's Report and Verification of Costs Report No. 3 associated with public improvements, prepared by Schedio Group LLC, dated October 26, 2026. Consider acceptance of verified costs in the amount of \$3,628,277.53 (enclosure)
- C. [**District No. 1**] Discuss and consider approval of payment to NP Stafford I, LLC in the amount of approximately \$400,000 for reimbursement due under the First Amendment to Facilities Funding and Acquisition Agreement.
- D. [**District No. 2**] Discuss and consider approval of remittance to District No. 1 of approximately \$15,760 for payment of costs incurred by District No. 1 under First Amended Memorandum of Understanding.
- E. [**District No. 3**] Discuss and consider approval of remittance to District No. 1 of approximately \$555,948 for payment of costs incurred by District No. 1 under First Amended Memorandum of Understanding.
- F. [**District No. 1**] Review and consider ratification of **paid claims** for the period of July 1, 2026 through October 23, 2026 in the amount of \$41,751.03 (enclosure).
- G. [**District Nos. 1 and 3**] Review and consider acceptance of Unaudited Financial Statements dated June 30, 2026 and Schedule of Cash Position, updated as of July 13, 2026 (enclosure).
- H. Conduct Public Hearings to consider amendment of the 2026 Budgets. If necessary, consider adoption of Resolutions to Amend the 2026 Budgets.

- I. Conduct Public Hearings on the proposed 2027 Budgets and consider adoption of Resolutions to Adopt the 2026 Budgets and Appropriate Sums of Money and Resolutions to Set Mill Levies (enclosures – draft Budgets and Resolutions).

III. LEGAL MATTERS

- A. **[District No. 1]** Review and acknowledge Special Warranty Deed from **NP Stafford I, LLC**, as Grantor, to District No. 1, as Grantee (Tract B, Stafford Logistics Center Filing No. 2; Tract A, Stafford Logistics Center Subdivision Filing No. 7; Tract A, Stafford Logistics Center Subdivision Filing No. 8) (enclosure).
- B. **[District No. 1]** Review and acknowledge Special Warranty Deed from **NP Stafford III, LLC**, as Grantor, to District No. 1, as Grantee (Tracts A and B, Block 1, Stafford Logistic Center Subdivision Filing No. 9) (enclosure).
- C. **[District No. 1]** Review and consider approval of Temporary Construction License Agreement, between District No. 1 and NPCM Services, LLC (enclosure).
- D. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).
- E. Review and consider adoption of Resolutions Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).
- F. Review and consider adoption of Resolutions Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

IV. CONSENT AGENDA

These routine items will be authorized, approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approval of the Minutes of the July 10, 2026 Regular Meetings of SLC Metropolitan District Nos. 1, 2, 3 and 4 (enclosures).
- B. Confirm requirements of Section 32-1-809, C.R.S., and posting of the District Transparency Notice to the District and Special District Association websites for 2027
- C. Acknowledge acquisition of Streamline by Civic Plus.
- D. Acknowledge CliftonLarsonAllen LLP Cash Access and Internal Controls Memo (enclosure).

SLC Metropolitan District No. 1-4
October 30, 2026 – Special Meeting Agenda

- E. Authorize District Accountant to prepare, sign and file the DLG-70 Certification of Tax Levies forms and Mill Levy Public Information forms (“Certifications”), and direct District Accountant to file the Certifications with the Board of County Commissioners and other interested parties.
- F. Adoption of Resolution(s) Authorizing Adjustment of the District(s) Mill Levy in Accordance with the Service Plan, if necessary.
- G. Appointment of District Accountant to prepare the 2028 Budgets.
- H. **[District Nos. 1 and 3]** Engagement of Wipfli LLP for preparation of 2026 Audits.
- I. **[District Nos. 2 and 4]** Appointment of District Accountant to prepare and file 2026 Applications for Exemption from Audits.
- J. Adoption of Resolutions Calling May 4, 2027 Elections for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot elections (enclosure). Self-Nomination Forms are due by February 26, 2027.

V. OTHER BUSINESS

A.

VI. ADJOURNMENT

THERE ARE NO ADDITIONAL REGULAR MEETINGS SCHEDULED FOR 2026.