

DUS METROPOLITAN DISTRICT NOS. 1-3

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

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors

Office

Term Expires

Frank Cannon

President

May 2027

Asher Werthan

Secretary

May 2025

Amy Cara

Treasurer

May 2027

Mark Falcone

Assistant Secretary

May 2025

Jay Lambiotte

Assistant Secretary

May 2027/2025

DATE: June 19, 2024

TIME: 8:00 a.m.

PLACE: Via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/84578079424?pwd=RCtTS2ZLUWZIMWN5VUxDYlArWmdUUT09>

Meeting ID: 845 7807 9424

Passcode: 866994

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest and confirm quorum.

B. Approve agenda; confirm location of meeting, posting of meeting notice and designate 24-hour posting location.

C. Public Comment. Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.

D. Review and consider approval of the November 21, 2023 statutory annual meeting minutes and special meeting minutes (enclosures).

- E. Discuss District website accessibility matters and authorize necessary actions in connection therewith.
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II. LEGAL MATTERS

- A. Discuss security matters. Adjourn to executive session pursuant to Section 24-6-402(4)(b), C.R.S., if necessary.
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- B. **District No. 1** - Discuss status of Service Agreement for Security Services between DUS Metropolitan District No. 1 and Advantage Security, Inc.
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- C. Discuss First Amendment to DUS Project Mill Levy Pledge Agreement by and among the City and County of Denver, DUS Metropolitan District No. 1, No. 2, No. 3, PNC Bank, National Association, as successor to Compass Bank and Compass Mortgage Corporation, and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, and authorize necessary actions associated therewith.
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- D. Discuss potential amendment to Amended and Restated DDA/DUS District Nos. 1-5 Cooperation and Pledge Agreement dated February 3, 2017, by and among the Denver Downtown Development Authority, DUS Metropolitan District No. 1, No. 2, No. 3, DUS Metropolitan District No. 4 and No. 5 (now known as Market Station Metropolitan District No. 1 and No. 2) and authorize necessary actions associated therewith.
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III. FINANCIAL MATTERS

- A. **District No. 1** - Review Unaudited Financial Statements for the period ending May 31, 2024 and Schedule of Cash Position dated May 31, 2024 (enclosure).
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- B. **District No. 1** - Review and ratify / approve the payment of claims (enclosure).
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- C. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.
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- D. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
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- E. **District Nos. 2 and 3** – Ratify approval of the 2023 Audit Exemption Application (enclosures).
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- F. **District No. 1** – Discuss and consider approval of the 2023 Audit and authorize execution of Representations Letter (enclosure).
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IV. CAPITAL IMPROVEMENTS

- A. Discuss capital enhancements to property within District boundaries.

1. Report from Committee regarding status of Bike Station Grant (Directors Falcone and Cara and Matt Schartz).
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2. **District No. 1** – Discuss urban redesign of The Plaza of the Americas and consider approval of Memorandum of Understanding among District No. 1, Downtown Denver Partnership, Inc., and The Bike Hub, Inc. regarding funding and authorize necessary actions in connection therewith.
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- i. Discuss engagement of an urban designer.
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V. OPERATIONS AND MAINTENANCE MATTERS (**District No. 1 only**)

- A. The Plaza of the Americas (f/k/a Tail Tracks Plaza) (the “Plaza”):
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1. Discuss status of dog relief area and Dog Relief Area Facilities Acquisition Agreement between Wynkoop Owner, LLC and District No. 1. Authorize necessary actions regarding the same.
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2. Update regarding encroachment permit.
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3. Report from Art Installation Committee (Matt Schartz and Directors Falcone and Cara).
 - i. Discuss activations in the Plaza.
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4. Update on vending policy.
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5. Discuss status of O&M Map.
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VI. OTHER BUSINESS

- A. Discuss and schedule 2024 Annual Statutory Town Hall Meeting.
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- B. Other.
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VII. ADJOURNMENT

The next regular meeting is scheduled for November 20, 2024 at 8:00 a.m. via Zoom.