

## DUS METROPOLITAN DISTRICT NOS. 1, 2 AND 3

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

Denver, CO 80203

Phone: 303-592-4380

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

### NOTICE OF A SPECIAL MEETING AND AGENDA

#### **Board of Directors:**

Frank Cannon  
Asher Werthan  
Amy Cara  
Mark Falcone  
Jay Lambiotte

#### **Office:**

President  
Secretary  
Treasurer  
Assistant Secretary  
Assistant Secretary

#### **Term/Expiration:**

2027/May 2027  
2025/May 2025  
2027/May 2027  
2025/May 2025  
2027/May 2025

DATE: April 24, 2025

TIME: 9:00 A.M.

LOCATION: ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/82891910667?pwd=O6QEQZ0XizyCb9kSToa4GnB7LwKZcP.1>

Meeting ID: 828 9191 0667

Passcode: 789371

Dial In: 1-719-359-4580

#### I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present Disclosures of Potential Conflicts of Interest.
- B. Approve Agenda, confirm location of the meeting and posting of meeting notice.
- C. 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.
- D. Review and consider approval of the November 20, 2024 statutory annual meeting and regular meeting minutes (enclosures).

#### II. FINANCIAL MATTERS

- A. Review and discuss unaudited financial statements and schedule of cash position through the period ending March 31, 2025.
- B. **District No. 1** – Review and ratify / approve the payment of claims.
- C. **District Nos. 2 and 3** – Discuss and ratify approval of 2024 Application for Exemption from Audit.

III. LEGAL MATERS

- A. Update regarding May 6, 2025 Regular Directors' Election.

IV. CAPITAL IMPROVEMENTS

- A. Discuss The Plaza of the Americas (the “Plaza”) urban redesign:

1. Report from Committee regarding status of Bike Station Grant (Directors Falcone and Cara and Matt Schartz).
2. **District No. 1** – Discuss and consider approval of Memorandum of Understanding among DUS Metropolitan District No. 1 (“District No. 1”), Downtown Denver Partnership, Inc., and The Bike Hub, Inc. regarding the Plaza redesign and bike station and authorize necessary actions in connection therewith.
3. **District No. 1** – Discuss and consider approval of Facilities Acquisition Agreement (Plaza Redesign) between DUS Metropolitan District No. 1 (“District No. 1”) and Continuum Property Management Company, LLC.
4. **District No. 1** – Discuss and consider approval of Project Management Agreement (Plaza Redesign) between District No. 1 and Continuum Property Management Company, LLC.
5. **District No. 1** – Discuss and consider approval of Service Agreement for Cost Verification Services.

V. OPERATIONS AND MAINTENANCE MATTERS (**District No. 1 only**)

- A. The Plaza:

1. Discuss status of dog relief area and Dog Relief Area Facilities Acquisition Agreement between Wynkoop Owner, LLC and DUS Metropolitan District No. 1. Authorize necessary actions regarding the same.
2. Update regarding encroachment permit.
3. Report from Art Installation Committee (Matt Schartz and Directors Falcone and Cara).
  - a. Discuss activations in the Plaza.

VI. OTHER BUSINESS

- A. Discuss scheduling special meetings in May, June, July and August.

VII. ADJOURNMENT - **The next regular meeting is scheduled for June 18, 2025 at 8:00 a.m. via Zoom.**