

DUS METROPOLITAN DISTRICT NOS. 1, 2 AND 3

450 E. 17th Avenue, Suite 400

Denver, CO 80203

Phone: 303-592-4380

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

NOTICE OF A SPECIAL MEETING AND AGENDA

Board of Directors:

Mark Falcone

Amy Cara

Matt Schartz

Frank Cannon

Jay Lambiotte

Office:

President

Treasurer

Secretary

Assistant Secretary

Assistant Secretary

Term/Expiration:

2029/May 2029

2027/May 2027

2027/May 2029

2027/May 2027

2027/May 2027

DATE: July 16, 2025

TIME: 8:00 A.M.

LOCATION: ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/81538215584?pwd=F6Lv9G36TJK7V2MBDSofeppC5N97O.1>

Meeting ID: 815 3821 5584

Passcode: 173423

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 regular meeting minutes of June 18, 2025.

II. FINANCIAL MATTERS

- A. **District No. 1** – Review, discuss and accept unaudited financial statements and schedule of cash position, if any.
- B. **District No. 1** – Review and ratify / approve the payment of claims, if any.
- C. **District No. 1** – Review and consider approval of the 2024 Audit and authorize execution of the Representations Letter.

III. CAPITAL IMPROVEMENTS

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

1. Report from Committee regarding status of Bike Station Grant (Directors Cara and Schartz).
2. **District No. 1** – Discuss status of and ratify approval of Memorandum of Understanding among DUS Metropolitan District No. 1 (“District No. 1”), Denver Civic Ventures, Inc., and The Bike Hub, Inc. regarding the Plaza redesign.
3. **District No. 1** – Discuss status of and ratify approval of Facilities Acquisition Agreement (Plaza Redesign) between District No. 1 and Continuum Property Management Company, LLC.
4. **District No. 1** – Discuss status of and ratify approval of Project Management Agreement (Plaza Redesign) between District No. 1 and Continuum Property Management Company, LLC.

IV. 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 (Directors Falcone and Cara).
 - a. Discuss activations in the Plaza.

V. OTHER BUSINESS

- A. Confirm quorum for August 20, 2025 special meeting, at 8:00 a.m. via Zoom.

VI. ADJOURNMENT - **The next regular meeting is scheduled for November 19, 2025 at 8:00 a.m. via Zoom.**