

25 COMMERCE PARK METROPOLITAN DISTRICT

<https://25commerceparkmetrodistrict.org/>

Dave Klebba, President	Term to May 2027
Matt Bruns, Treasurer/Secretary	Term to May 2027
Kerry Joannides, Assistant Secretary	Term to May 2027
Vacant	Term to May 2029
Vacant	Term to May 2029

NOTICE OF MEETING

Friday, October 9, 2026, at 3:00 P.M.

Via Teleconference

<https://us06web.zoom.us/j/84557190181?pwd=2eXX93rR6nvn0rqLGCQD6Hxu0vrDwP.1>

Meeting ID: 845 5719 0181; Passcode: 998916; 720-707-2699

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosure
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of Regular Meeting Minutes from October 16, 2025 (enclosure)
 - b. Adoption of 2027 Annual Administrative Resolution (enclosure)
 - c. Ratification of Acceptance of 2025 Audit (enclosure)
 - d. Ratify First Amendment to Loan Agreement with Zion’s Bancorporation N.A, DBA Vectra Bank Colorado (enclosure)
6. Operation Matters
 - a. Discussion re Ongoing Site Maintenance
7. Insurance Matters
 - a. Approval of Proposed General Liability Schedule and Limits and Authorize Approval to Bind Coverage (enclosures)
 - b. Consider Approval of 2026 Agency Fee Invoice from Highstreet TCW Risk Management to Act as Insurance Agent (enclosure)

8. Legal Matters

- a. Consider Adoption of Resolution Calling the May 4, 2027, Election (enclosure)
- b. Consider Approval of Resolution Regarding Acceptance of Acquisition of Public Improvements (enclosure)
- c. Consider Approval of Waiver, Release and Termination of Reimbursement Agreements with RG Commerce Park, LLC (enclosure)
- d. Consider Approval of ICA with Heatherly Creative, LLC, for 2027 Website Management and Accessibility (enclosure)
- e. Consider Approval of Engagement Letter with WBA, PC (enclosure)

9. Financial Matters

- a. Consider Approval of Payables/Financials (enclosure)
- b. Public Hearing on 2026 Budget Amendment and Consider Adoption of Resolution Amending the 2026 Budget (if needed)
- c. Public Hearing on 2027 Budget and Consider Adoption of Resolution Adopting Budget, Certifying Mill Levy and Appropriating Funds Therefor (enclosure)
- d. Consider Approval of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP (to be distributed)
- e. Discuss Cash Access Memo (enclosure)
- f. Consider Authorization of Board President to Approve 2026 Audit Proposal

10. Other Business

- a. Discuss Board Vacancies and Consider Appointments
- b. Next Regular Meeting – October 21, 2027, at 2:00 p.m.

11. Adjournment