THE RIVER MILE METROPOLITAN DISTRICT NOS. 1 – 3

450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Tel: (303) 592-4380
https://rivermilemetropolitandistricts.specialdistrict.org/

NOTICE OF REGULAR MEETING AND AGENDA

Note: For ease and presentation, The River Mile Metropolitan District No. 1 ("District No. 1"), The River Mile Metropolitan District No. 2 ("District No. 2"), and The River Mile Metropolitan District No. 3 ("District No. 3", together with District No. 1, and District No. 2, the "Districts") will be meeting at the same time and considering the agenda below. However, each Board of Directors of the Districts ("Board") will consider agenda items separately and take separate actions. If an agenda item is to be considered by a single District, it will be so noted on the agenda.

DATE: Wednesday, November 25, 2026

TIME: 10:00 A.M.

ACCESS: via Zoom

Join Zoom Meeting
https://us02web.zoom.us/j/83850910289?pwd=gu32cA1d6asjgMjfTetaNgB1n2Ty9S.1
Meeting ID: 838 5091 0289
Passcode: 096022
Dial In: 1- 719-359-4580

Board of Directors	Office	Term / Expiration
Michael Neary	President	May 2029 / May 2027
Ashley Stolz	Secretary	May 2029 / May 2027
Andrew Roraff	Treasurer	May 2029 / May 2027
Matt Mahoney	Assistant Secretary	May 2027 / May 2027
Vacant		May 2027 / May 2027

I. ADMINISTRATIVE MATTERS

A. Confirm quorum and present disclosures of potential conflicts of interest.

B. Confirm location of the meeting and posting of meeting notice. Approve Agenda.

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 minutes of the May 13, 2026 special meeting and May 18, 2026 continued special meeting (enclosures).

E. Acknowledge the resignation of Keirstin Beck from the Board of Directors.

F. Discuss vacancy on Board of Directors.

G. Discuss results of November 3, 2026 special election (enclosures).

H. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

I. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).

J. Discuss and authorize renewal of the District's insurance and Special District Association (SDA) membership for 2027 (enclosures).

K. Acknowledgement of acquisition of Streamline by Civic Plus.

II. FINANCIAL MATTERS

A. Review and consider acceptance of unaudited financial statements and schedule of cash position through the period ending September 30, 2026 (to be distributed).

B. **[District No. 1]** Review and consider ratification of payment of claims (to be distributed).

C. **[District No. 1]** Discuss and consider approval of the Eighth Amendment to Facilities Funding and Acquisition Agreement by and between District No. 1 and KSE Elitch Gardens, LLLP, formerly known as KSE Elitch Gardens / Revesco / Second City, LLLP (enclosure).

D. Discuss Acceptance of and Reimbursement for Verified District eligible costs:

1. Discuss status of Engineer's Report and Certification 10 prepared by Ranger Engineering, LLC.

2. **[District Nos. 1 and 2]** Discuss status of reimbursement to KSE Elitch Gardens, LLLP, formerly known as KSE Elitch Gardens / Revesco / Second City, LLLP, in accordance with the Facilities Funding and Acquisition Agreement, as amended, in amount of costs verified by Ranger Engineering, LLC.

E. Conduct Public Hearing to consider amendment of the 2026 Budget and consider adoption of Resolution to Amend the 2026 Budget, if necessary (enclosure – District No. 1 draft Resolution to Amend 2026 Budget).

F. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary AV, draft budget and resolutions).

G. **[District Nos. 2 and 3]** Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosures).

H. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

I. **[District Nos. 1 and 2]** Consider the engagement of Wipfli LLP to perform the 2026 Audit.

J. **[District No. 3]** Consider the appointment of District Accountant to prepare and file the 2026 Application for Exemption from Audit.

K. Discuss and consider approval of Statement of Work between the District and CliftonLarsonAllen LLP ("CLA") for 2027-2029 Accounting Services and consider the appointment of CLA to prepare 2028 Budget (to be distributed).

L. Review and acknowledge Cash Access and Internal Controls Memorandum from CLA (to be distributed).

III. LEGAL MATTERS

A. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions (enclosures).

B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice – post on SDA and District websites).

C. **[District No. 2]** Review and consider adoption of Resolution Regarding Continuing Disclosure Policies and Procedures (enclosure).

IV. CONSTRUCTION MATTERS

A. **[District No. 1]** South Platte River Restoration Project

1. Discuss status and timing of Project, construction and permitting.

2. Discuss work under Service Agreement for Engineering Services with Calibre Engineering, Inc.

3. Discuss City and County of Denver Access License Agreement by and between the City and County of Denver and The River Mile Metropolitan District No. 1 and related matters.

4. Discuss proposal from the City and County of Denver related to potential funding for the South Platte River Restoration Project.

5. Discuss status of matters related to utility infrastructure relocation / Franchise Agreement.

6. Authorize any necessary actions in conjunction with the South Platte River Restoration Project.

B. On-Site Construction Project

1. Discuss status of On-Site Construction Project.

C. Discuss status of Service Agreement for Project Management Services between The River Mile Metropolitan District No. 1 and The River Mile Development Company, LLC.

V. OTHER BUSINESS

A. Acknowledge resignation of McGeady Becher Cortese Williams P.C. as District Counsel.

B. Discuss and consider engagement of WBA Local Government Law as District Counsel.

VI. ADJOURNMENT

There are no more regular meetings scheduled in 2026.