

**CHERRY CREEK CORPORATE CENTER
METROPOLITAN DISTRICT**

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NOTICE OF REGULAR MEETING AND AGENDA

DATE:	Tuesday, December 5, 2023
TIME:	1:30 p.m.
LOCATION & ACCESS	<p>This meeting will be held virtually, via Zoom video/telephone conference:</p> <p>1. To attend via Zoom videoconference, use the following link, or e-mail csorensen@specialdistrictlaw.com to have the link e-mailed to you: https://us02web.zoom.us/j/81157330653?pwd=emk0WmdRbndQTHNIbmZSRzBQczJEZz09</p> <p>2. To attend via telephone, dial 1-719-359-4580 or 1-253-215-8782 and enter the following additional information:</p> <p style="padding-left: 40px;">(a) Meeting ID: 811 5733 0653</p> <p style="padding-left: 40px;">(b) Passcode: 607449</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Marc Bradac	President	May 2027
George Turtle	Treasurer	May 2025
Heather Kunckel	Secretary	May 2027
VACANT		May 2027
VACANT		May 2025

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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B. Confirm quorum, location of meeting, and posting of meeting notices. Designate location for posting of 24-hour notices. Approve agenda.

C. Discuss results of cancelled May 2, 2023 Regular Directors' Election (enclosure – Notice of Cancellation of Election).

D. Consider appointment of officers:

President: _____

Secretary: _____

Treasurer: _____

E. Review and approve the minutes of the December 6, 2022 Regular Meeting (enclosure).

F. Discuss business to be conducted in 2024 and location (**virtual and/or physical**). Schedule regular meeting dates and consider adoption of Resolution No. 2023-12-_____, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

G. **Insurance Discussion:**

1. Discuss Cyber Security and increased Crime Coverage.

2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

3. Authorize renewal of the District's insurance and Special District Association ("SDA") membership for 2024.

II. PUBLIC COMMENT

III. FINANCIAL MATTERS

A. Review and ratify approval of payment of claims for the period of December 7, 2022 through December 5, 2023 in the amount of \$35,858.89, represented by check nos. 2054-2082 (enclosure).

B. Review and accept unaudited financial statements for the period ending September 30, 2023 (enclosure).

C. Review and consider ratifying approval of 2022 Audit and authorization to execute Management Representations Letter (enclosure – final audit).

D. Discuss and consider engagement of Schilling & Company, Inc. to prepare the 2023 Audit, for an amount not to exceed \$5,800 (no increase over last year) (engagement agreement to be provided).

E. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution No. 2023-12-____, Resolution of Cherry Creek Corporate Center Metropolitan District to Amend the 2023 Budget.

F. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution No. 2023-12-____ to Adopt the 2024 Budget and Appropriate Sums of Money (enclosures: preliminary assessed valuation, draft budget and budget resolution).

G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”). Direct District Counsel to file the Certification with the Board of County Commissioners and other interested parties (zero mill levy).

- H. Consider appointment of District Accountant to prepare 2025 Budget, and direct that the 2025 Budget be identical to the 2024 Budget, unless otherwise directed by a Board Member.
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IV. LEGAL MATTERS

- A. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2024 (District Transparency Notice).
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- B. Discuss and consider adoption of Resolution No. 2023-12-____ Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).
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- C. Discuss and consider rescinding approval of Third Amended and Restated Operation Funding Agreement by and among the District, ROC-SCCP Cherry Creek II, LP, G&I IX MJW Cherry Creek LLC, and Core Cherry Limited Partnership.
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- D. Discuss and consider approval of Third Amended and Restated Operation Funding Agreement by and among the District, ROC-SCCP Cherry Creek II, LP, and G&I IX MJW Cherry Creek LLC (enclosure).
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V. OTHER BUSINESS

VI. ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.