

DENARGO MARKET METROPOLITAN DISTRICT NOS. 1, 2 AND 3

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<https://denargo.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors

Laura H. Newman
Jeffrey D. Jones
Wade Davidson
Michael Kuyper
VACANT
David Solin

Office:

President
Treasurer
Asst. Secretary
Asst. Secretary

Secretary

Term/Expires

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

DATE: Tuesday, March 11, 2025

TIME: 4:30 p.m.

LOCATION: Zoom: The meeting can be joined through the directions below.

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Phone: 1-719-359-4580
Meeting ID: 546 911 9353
Password: 912873

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of specific need(s) before the meeting*

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.
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II. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
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- B. Confirm quorum, location of meetings and posting of meeting notice and designate 24-hour posting locations. Approve agenda.
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- C. Review and approve the Minutes of the October 30, 2024 Work Session, the November 12, 2024 Statutory Annual Meetings, the November 12, 2024 Regular Meetings, and the December 16, 2024 Special Meetings of Denargo Market Metropolitan District Nos. 1, 2 and 3 (“District No. 1”, “District No. 2”, “District No. 3”, and collectively the “Districts”) (enclosures).
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III. FINANCIAL MATTERS

- A. District No. 1 - Review and consider approval of the payment of claims through the periods ending as follows (enclosures):

Fund	Period Ending November 2024	Period Ending December 2024	Period Ending January 2025	Period Ending February 2025
General	\$ 139,631.95	\$ 165,722.53	\$ 133,917.86	\$ 138,779.98
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Payroll	\$ 369.40	\$ 364.10	\$ -0-	\$ -0-
Total	\$ 140,001.35	\$ 166,091.93	\$ 133,917.86	\$ 138,779.98

- B. District Nos. 1- 3 - Review and accept the unaudited financial statements and Schedule of Cash Position (to be distributed).
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- C. District Nos. 1-3 – Ratify approval of Requisition No. 12 CV under District No. 3’s General Obligation Limited Tax General Obligation Refunding and Improvement Notes, Series 2023A-1 and 2023A-2, and reimbursement to JV LoDo Denargo LLC pursuant to Project Management Service Agreement by and between District No. 1 and JV LoDo Denargo LLC (enclosure).
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- D. District No. 1 - Review and consider acceptance of Engineer’s Report and Verification of Costs No. 6, prepared by Schedio Group LLC, dated _____ (if available).
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IV. LEGAL MATTERS

- A. District No. 1 - Discuss status of Maintenance Agreement by and among District No. 1, Golub Real Estate Corp., and the City and County of Denver.
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- B. District No. 1 – Ratify approval of the following documents regarding the conveyance of Tracts B and F, Denargo Market Subdivision Filing No. 3 from JV Denargo LLC to District No. 1:
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1. Conditions to Acceptance of Special Warranty Deed and Bill of Sale between District No. 1 and JV Denargo LLC, dated February 6, 2025 (enclosure).

2. Assignment of Warranties between JV Denargo LLC and District No. 1, entered into on February 6, 2025 (enclosure).

3. Special Warranty Deed between JV Denargo LLC and District No. 1, dated and recorded on February 6, 2025 (enclosure).

4. Bill of Sale from JV Denargo LLC to District No. 1, dated February 6, 2025 (enclosure).

5. License Agreement between District No. 1 and JV Denargo LLC, dated February 6, 2025 (enclosure).

- C. Discuss matters related to Alcohol Consumption within Districts' Boundaries.

V. OPERATION AND MAINTENANCE

- A. District No. 1- Ratify approval of the Service Agreement between District No. 1 and Diversified Underground Inc. for Utility Locate Services (enclosure).

- B. District No. 1- Review and consider approval of Change Order No. 3 to the Service Agreement for Site Inspection Services/Construction Oversight between District No. 1 and Triunity Engineering & Management, Inc. for Extension/Continuance of Inspections Services and Design Review Services (enclosure).

- C. Update on security patrols.

- D. Discuss Future Maintenance needs in relation to report from ETM Associates, L.L.C., dated February 2023 (enclosure).

VI. OTHER MATTERS

- A.

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 17, 2025.**