

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT SUBDISTRICT

7555 E. Hampden Ave., Suite 501

Denver, Colorado 80231

District Managers' Emails:

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NOTICE OF ORGANIZATIONAL MEETING AND AGENDA

Board of Directors:

Lawrence Jacobson

Jeffrey Jacob Schroeder

Blake Amen

Megan Waldschmidt

Paige Langley

Office:

President

Vice President

Treasurer/Secretary

Assistant Secretary

Assistant Secretary

Expiration:

May 2029

May 2029

May 2029

May 2027

May 2027

DATE: November 14, 2025

TIME: 9:00 a.m.

PLACE: VIA TELECONFERENCE AT:

<https://zoom.us/j/5657009011>

Meeting ID: 565 700 9011

Participant Code: press #

Dial In: (719) 359-4580

One tap mobile: +17193594580,,5657009011#

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

- A. Adoption of Resolution Providing for the Defense and Indemnification of Directors and Employees of the District (enclosure)
- B. Adoption of Resolution Adopting the Colorado Special District Records Retention Schedule (enclosure)
- C. Adoption of Resolution Adopting of Public Records Request Policy (enclosure)
- D. Adoption of Resolution Designating the District's 24-hour Posting Location (enclosure)
- E. Adoption of Resolution Approving the Procurement Policy (enclosure)
- F. Adoption of Resolution Adopting a Digital Accessibility Policy (enclosure)
- G. Acknowledge Recording of Special District Public Disclosure Document as

- required by § 32- 1-104.8, C.R.S. (to be distributed)
- H. Approval of SDA Memberships (to be distributed)
 - I. Approval of Engagement Letter with WBA, PC for General Counsel Legal Services (enclosure)
 - J. Approval of Independent Contractor Agreement with Public Alliance, LLC for Management Services (to be distributed)
 - K. Approval of Engagement Letter with Simons & Wheeler for Accounting Services (to be distributed)
 - L. Approval of Engagement Letter with Piper Sandler & Co. for Underwriting Services (enclosure)
 - M. Approval of Engagement Letter with Taft Stettinius & Hollister LLP for Bond and Disclosure Counsel Services (enclosure)
 - N. Approval of Engagement Letter with King & Associates, Inc. for Professional Planning and Economics Services (enclosure)
 - O. Approval of WBA, PC Special Bond Fee Disclosure Letter (enclosure)
 - P. Approval of Funding and Reimbursement Agreement with Compark South, LLC (enclosure)
 - Q. Approval of Public Improvement Acquisition and Reimbursement Agreement with Compark South, LLC (enclosure)
 - R. Approval of Execution of (1) Form SS-4 Application for Federal Employer Identification Number; (2) Application for Colorado Sales Tax Exemption Number; and (3) Application for Assignment of PDPA Numbers
 - S. Consider Adoption of the 2026 Annual Administrative Resolution (enclosure)
 - 1. Consider Regular Meeting dates for 2026 (Third Wednesday of January, April, July and October, at 10:45 a.m. via Zoom Meeting). Annual Meeting Scheduled for July 15, 2026

III. FINANCIAL MATTERS

- A. Conduct Public Hearing on the Proposed 2025 Budget and Consider Adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money (enclosure)
- B. Conduct Public Hearing on the Proposed 2026 Budget and Consider Adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and to Set Mill Levies (enclosure)
- C. Discuss and Consider Establishment of Bank Accounts and Authorize Signers on the Accounts (with all checks requiring two signatures)
- D. Discuss and Consider Approval of Bill.com Account and Process for Reviewing and Approving Invoices
- E. Discuss 2025 Bond Issuance
- F. Other Financial Matters

IV. LEGAL MATTERS

- A. Discuss Status of November 4, 2025 Election

V. MANAGER MATTERS

- A. Approval of Proposed General Liability Schedule and Limits and Authorization to Bind Coverage (to be distributed)

VI. OTHER BUSINESS

VII. ADJOURNMENT – There are no more regular scheduled meetings for 2025.