

# VERVE METROPOLITAN DISTRICT NO. 1 (“DISTRICT”)

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, Colorado

<https://vervemetropolitandistrict1.specialdistrict.net/>

## **NOTICE OF A REGULAR MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Garrett Baum	President	2025/May 2025
William Branyan	Secretary / Treasurer	2025/May 2025
Bonner Gilmore	Assistant Secretary	2025/May 2025
Michelle McDonald	Assistant Secretary	2027/May 2027
Zachary Knight	Assistant Secretary	2027/May 2027

**DATE:**        **February 29, 2024**

**TIME:**        **9:00 A.M.**

**LOCATION:** **You can attend the meeting in any of the following ways:**

- 1. To attend via Zoom Videoconference, use the link below:**

<https://us02web.zoom.us/j/89746020280?pwd=aUthZHJvck1OeUovUEUyVCtBUTJz09>

- 2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:**

**Meeting ID: 897 4602 0280**

**Passcode: 389710**

### **I. ADMINISTRATIVE MATTERS**

- A. Present Disclosures of Potential Conflicts of Interest.
- 

- B. Confirm quorum, location of meeting and posting of meeting notices and designate 24-hour posting location. Approve agenda.
- 

- C. Public Comment. Matters not specifically included on the Agenda may be addressed. As a courtesy to others, comments shall be limited to three minutes per person.
- 

- D. Review and approve Minutes of the October 26, 2023 regular meeting (enclosure).
- 
-

**II. FINANCIAL MATTERS**

- A. Review and accept the December 31, 2023 unaudited financial statements (enclosure).

---

---

- B. Ratify approval of payment of claims through the period ending December 31, 2023 in the amount of \$6,247,177.30 (enclosure).

---

---

- C. Consider engagement of Simmons & Wheeler P.C. for performance of the 2023 Audit (enclosure).

---

---

- D. Discuss matters related to proposed 2024 Bond Issuance and authorize any necessary actions in connection therewith.

---

**III. LEGAL MATTERS**

- A. Review and consider acceptance of Eligible Costs for Public Improvements Distribution Request Nos. 87-89 from RG and Associates, LLC and authorize reimbursement to Urban Frontier RMMA, LLC pursuant to the Facilities Funding and Acquisition Agreement by and between the District and Urban Frontier RMMA, LLC, as amended (enclosures).

---

---

- B. Ratify approval of Service Agreement for Property Management Services by and between the District and MSI, LLC.

---

---

- C. Ratify approval of Task Order Nos. 4, 5 and 6 to Master Service Agreement for Landscaping Maintenance and Snow Removal Services by and between the District and Vargas Property Services, Inc.

---

---

- D. Discuss and consider approval of Change Order No. 4 to Service Agreement for Accounting Services by and between the District and Comprehensive Accounting Services, Inc. (enclosure).

---

---

- E. Discuss status of Facilities Reimbursement Agreement by and among LPC Acquisition Company, LLC, Urban Frontier RMMA, LLC and the District.

---

---

- F. Discuss ownership and maintenance of improvements.

---

---

**IV. CONSTRUCTION MATTERS**

- A. Discuss matters relative to District construction process and authorize necessary actions in connection therewith.

---

---

**V. OTHER BUSINESS**

- A. None.

---

---

**VI. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 30, 2024.**