

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT

Held: Thursday, October 21, 2021, at 3:00 P.M. via Video Conference.

Attendance

The special meeting of the Board of Directors of the Mile High Business Center Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

Thomas Stahl
Mark Tekavec
Robert Miller

Absent was Matthew Chaiken, whose absence was excused

Also present was: Dianne Miller, Sonja Steele and Rhonda Bilek of Miller & Associates Law Offices, LLC; Janece Soendker of CliftonLarsonAllen, LLP

Call to Order

Ms. Miller noted that a quorum of the Board was present and the Directors confirmed their qualification to serve.

Disclosure Matters

Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Stahl disclosed his interest in a contract to acquire an interest in a parcel of land within the District. These disclosures are associated with approval of items on the agenda that may affect Director Stahl's interests.

RECORD OF PROCEEDINGS

Director Tekavec disclosed his interest in a contract to acquire an interest in a parcel of land within the District. Director Tekavec further disclosed the fact that he is an employee and Vice President of property management for Colliers International who has a management agreement to provide services to the District including snow removal, landscaping, detention pond maintenance/compliance and other services. He further disclosed the fact that he directly managed the 5 Mile High industrial buildings and Mile High Owner's Association for Clarion Partners within the park. His employer Collins International earns management fees for these services though nor he or Collins International has any ownership interest.

Director Miller disclosed his interest as an owner of property within the boundaries of the District. He is a shareholder of Colliers Bennett & Kanhnweiler, which manage properties in the District.

Written disclosures of the interests of all of the directors were filed with the Secretary of State prior to the meeting.

Approval of Minutes – July 10, 2020

The minutes for the August 23, 2021 meeting was reviewed by the Board. Upon motion by Director Tekavec and second by Director Stahl, the Board unanimously approved the minutes as presented.

Public Hearings to Consider 2021 Amended Budget and 2022 Proposed Budget

Ms. Miller noted that notice of the public hearing for the amended and proposed budgets were posted in within the boundaries of the District and otherwise published in accordance with Colorado law. Upon motion of Director Tekavec and second by Director Stahl, Director Tekavec opened the public hearing. No one providing any comments to the budget, upon motion by Director Tekavec and second by Director Stahl, Director Tekavec closed the hearing.

Ms. Soendker noted that the 2021 Budget Amendment is not required.

Ms. Soendker presented the 2022 proposed budget to the Board. Director Stahl requested more information on the accessed valuation and Ms. Soendker will update the budget with a separate line item of personal property. After further discussion the Board appointed a committee of Directors Stahl and Tekavec to approve the 2022 Budget and Mill Levy revisions based on final AV to be received from the county assessor. Upon the motion of Director Tekavec and second by Director Miller, the Board unanimously

RECORD OF PROCEEDINGS

approved the proposed budget for 2022.

Approval of 2022 Annual
Administrative Resolution

Ms. Miller presented to the Board with a resolution designating officers for the District and establishing director compensation, regular meeting dates, notice provisions and other administrative matters. Ms. Miller noted that the Daily Journal does not meet statutory requirements and suggested changing the publication to the Denver Post. Upon motion of Director Miller and second by Director Stahl, the Board unanimously approved the annual administrative resolution.

Approval of the Compliance
Resolution

Ms. Miller presented to the Board the compliance resolution and explained this resolution will stand until legislation is changed. Upon motion of Director Tekavec and second by Director Miller, the Board unanimously approved the compliance resolution.

Consider Resolution Waiving
Workers' Compensation
Insurance for 2022

Ms. Miller presented to the Board the Resolution Waiving Workers' Compensation Insurance for 2022. Upon motion by Director Tekavec and second by Director Stahl, the Board unanimously approved the resolution.

Approval of Resolution
Calling an Election for May 3,
2022

Ms. Miller presented to the Board the Election Resolution. Upon motion by Director Stahl and second by Director Miller, the board unanimously approved the resolution.

Update on Legislation

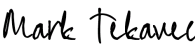
Ms. Miller reported in detail the new legislation and how it will affect special and metropolitan districts.

Other Business

Ms. Soendker will email CSAFE document to be signed. There was no other business at this time.

Adjournment

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting.

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Secretary for the District