

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT

Held: Wednesday, November 02, 2022, at 10:00 A.M. via Video Conference.

<https://us02web.zoom.us/j/83491206530pwd=cHhZcWFjRFpNNjZlZVRmpMb284Zz09&from=addon>

Meeting ID: 834 9120 6530 Passcode: 682653 Telephone: 1 719 359 4580

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

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.

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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.

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 Colliers International earns management fees for these services though nor he or Colliers 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 – May 16, 2022

The minutes for the May 16, 2022 meeting was reviewed by the Board. The Board noted two typos. Upon motion by Director Stahl and second by Director Tekavec, the Board unanimously approved the minutes with noted corrections.

Public Hearing to Consider 2023 Proposed Budget

Ms. Miller noted that notice of the public hearing for the proposed budget were posted in within the boundaries of the District and otherwise published in accordance with Colorado law. The public hearing was opened, there being no public attending, public hearing was closed.

Ms. Soendker presented the 2023 proposed budget to the Board. Discussion and questions from the Board on the mill levy and general fund. Upon motion by Director Tekavec and second by Director Miller the Board approved the 2023 budget with requested revisions.

Director Tekavec was appointed to a committee, if necessary to approved 2023 budget and mill levy revisions based on final AV to be received from the County Assessor.

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Financial Statements and
Cash Report

Ms. Soendker reviewed the June 30, 2022, financials and cash report with the Board.

Ratify Claim Listing

Ms. Soendker reviewed the claim listing with the Board. Upon motion by Director Tekavec and second by Director Stahl, the Board unanimously approved the claim listing.

CliftonLarsonAllen Master
Service Agreement and the
Statement of Work

Ms. Soendker and Ms. Miller provided information to the Board concerning the agreements. Ms. Miller noted her concerns about the agreement and the legal implications to the District. Ms. Soendker noted that the agreements were compiled by the legal department within CliftonLarsonAllen. After discussion Ms. Miller and Ms. Soendker will contact CliftonLarsonAllen on the concerns for the District.

2023 Annual Administrative
Resolution

Ms. Miller presented to the Board the 2023 Annual Administrative Resolution and updated the Board on the district website. Upon motion of Director Tekavec and second by Director Stahl, the Board unanimously approved the Annual administrative resolution.

Resolution Calling an
Election for May 2, 2023

Ms. Miller presented to the Board the Election Resolution. Ms. Miller indicated that although the draft resolution in the meeting packet showed no vacancies, there were, in fact, two vacancies and the board agreed to adopt the resolution with that change. Upon motion by Director Tekavec and second by Director Stahl, the board unanimously approved the resolution.

Other Business

There was none.

Adjournment

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting at 10:55 AM.

DocuSigned by:

Mark Tekavec

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Secretary for the District