

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 7 HELD JANUARY 24, 2022

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the Colorado International Center Metropolitan District No. 7 (referred to hereafter as the "District") was convened on Monday, the 24th day of January, 2022, at 4:00 p.m. The District Board meeting was held and properly noticed to be held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Timothy D' Angelo
Todd Witty
Theodore Laudick

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher, Esq. and Erica Montague, Esq.; McGeady Becher P.C.

Zachary Leavitt; CliftonLarsonAllen LLP

Paul Hyde; Hyde Development

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Attorney Becher requested that the Directors review the Agenda for the meeting and advise the Board of any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Location of Meeting and Posting of Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that this meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that the District had not received any objections

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to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Agenda: Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director D'Angelo, seconded by Director Laudick and, upon vote, unanimously carried, the Agenda was approved, as presented.

PUBLIC COMMENT

There was no public comment.

LEGAL MATTERS

Owner Facilities Acquisition Agreement between the District, Highpoint North Acquisition, LLC and DG Strategic VII, LLC: The Board discussed and reviewed the Owner Facilities Acquisition Agreement between the District, Highpoint North Acquisition, LLC and DG Strategic VII, LLC.

Following review and discussion, upon motion duly made by Director D'Angelo and seconded by Director Witty and upon vote, unanimously carried, the Board approved the Owner Facilities Acquisition Agreement between the District, Highpoint North Acquisition, LLC and DG Strategic VII, LLC, subject to final review by the parties and General Counsel.

Construction Management Agreement between the District and Silverbluff Companies, Inc.: The Board reviewed and considered the approval of the Construction Management Agreement between the District and Silverbluff Companies, Inc.

Following review and discussion, upon motion duly made by Director D'Angelo, seconded by Director Witty and, upon vote, unanimously carried with Directors D'Angelo and Witty voting "Yes" and Director Laudick abstaining, the Board approved the Construction Management Agreement between the District and Silverbluff Companies, Inc.

Service Agreement for Cost Verification Services between the District and Ranger Engineering, LLC: The Board discussed the Service Agreement for Cost Verification Services between the District and Ranger Engineering, LLC.


Following review and discussion, upon motion duly made by Director D'Angelo, seconded by Director Witty and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Cost Verification Services between the District and Ranger Engineering, LLC.

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OTHER BUSINESS There was no public comment.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Laudick, seconded by Director D'Angelo and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: 

Secretary for the Meeting