

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 7 HELD FEBRUARY 18, 2022

A Regular 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 Friday, the 18th day of February, 2022, at 10:00 a.m. This 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
Theodore Laudick

Following discussion, upon motion duly made by Director D'Angelo, seconded by Director Laudick and, upon vote, unanimously carried, the absence of Director Todd Witty was excused.

Also In Attendance Were:

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

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

Jason Carroll and 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

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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 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 Regular 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.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director D'Angelo, seconded by Director Laudick, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting along E-470 and north of 64th Avenue, Aurora, Colorado.

PUBLIC COMMENT

Mr. Hyde provided the Board with an update concerning development within the District.

FINANCIAL MATTERS

Proposals for Preparation of the 2021 Audit: Mr. Leavitt noted for the Board that he has requested proposals from auditors for preparation of the 2021 audit. The proposals should be available at the next regular meeting.

Payment to the City of Aurora: The Board discussed the payment to the City of Aurora for review fees, in the amount of \$5,337.00.

Following review and discussion, upon motion duly made by Director Laudick and seconded by Director D'Angelo and upon vote, unanimously carried, the Board approved the payment to the City of Aurora for review fees, in the amount of \$5,337.00. In addition, the Board authorized payments in an amount not to exceed \$100,000 per month for payment of City fees and other administrative expenses for public infrastructure projects in-between Board meetings, subject to the authorization of Mr. Leavitt and Director Laudick. The exact amounts of such payments are to be provided to the Board for ratification at the next meeting.

LEGAL MATTERS

Owner Facilities Acquisition Agreement by and between Colorado International Center Metropolitan District No. 7, Colorado International Center Metropolitan District No. 11, Highpoint North Acquisition, LLC, Highpoint North Bulwip Acquisition, LLC, and DG Strategic VII, LLC: The Board discussed and reviewed

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the Owner Facilities Acquisition Agreement by and between Colorado International Center Metropolitan District No. 7, Colorado International Center Metropolitan District No. 11, Highpoint North Acquisition, LLC, Highpoint North Bulwip Acquisition, LLC, and DG Strategic VII, LLC.

Following review and discussion, upon motion duly made by Director D'Angelo and seconded by Director Laudick and upon vote, unanimously carried, the Board approved the Owner Facilities Acquisition Agreement by and between Colorado International Center Metropolitan District No. 7, Colorado International Center Metropolitan District No. 11, Highpoint North Acquisition, LLC, Highpoint North Bulwip Acquisition, LLC, and DG Strategic VII, LLC, subject to final review by General Counsel.

CAPITAL MATTERS

Design Work for Dandelion Draw, No Name Pond and the 68th Avenue/Loop Road west of Gun Club Road: Director Laudick reported the design plans have been submitted to the City of Aurora for approval. He also noted he is working with the City and County of Denver concerning outfall and design plans for Dandelion Draw which are schedule to be submitted the 1st week in March.

Bidding of 66th/68th and Denali Project: Director Laudick reported to the Board that the Bid opening is scheduled for March 15, 2022, construction is expected to begin in mid-April depending on the weather, and he is working with Metro Sewer on the installation of a sewer line.

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