

AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT

2001 16th Street, Ste. 1700
Denver, CO 80202
Phone: 303-779-5710
<https://www.airwaysbcmnd.org>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Thursday, October 9, 2025

TIME: 2:30 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWZkZGE0NDMtMmZIMS00MDdiLWFiNTgtMTViYTZjOTg5YjYy%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 667 126 989#:

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jill Petrykowski	President	May, 2027
Vacancy		May, 2029
Vacancy		May, 2029
Vacancy		May, 2029
Vacancy		May, 2027
Stephanie Odewumi	Secretary (non-elected)	

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices and designate 24-hour posting location.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Discuss results of the May 6, 2025 election.

- F. Consider appointment of officers.
President:
Treasurer:
Secretary
Assistant Secretary:
Assistant Secretary:
- G. Review and consider approval of minutes from the October 30, 2024 special board meeting (enclosure).
- H. Discuss business to be conducted in 2026 and schedule regular Board meetings. Consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
- I. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2026 (District Transparency Notice).
- J. Discuss requirements of Section 32-1-306, C.R.S. and direct staff regarding compliance for 2025 (Annual Map Filing).
- K. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime and authorize membership in the Special District Association for 2026 (enclosure).
- L. Discuss and ratify approval of filing of 2024 Annual Report (enclosure).
- M. Discuss and ratify approval of Service Agreement for Landscape Maintenance Services with OnePro Services LLC (enclosure).
- N. Discuss and ratify approval of Service Agreement for Signage Manufacture and Installation Services with Davinci Sign Systems, Inc. (enclosure).
- O. Discuss and ratify approval of Service Agreement for Annual Inspection of Extended Detention Basin Services with Martin/Martin, Inc. (enclosure).

II. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2025 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections (enclosure).
- B. Review and ratify approval of interim claims totaling \$233,517.57 (enclosure).
- C. Ratify approval of 2024 Audit Exemption (enclosure).

- D. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
- E. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).
- F. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form for certification to the Board of County Commissioners and other interested parties.
- F. Consider appointment of District Accountant to prepare 2027 Budget.
- G. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2025.

III. MANAGER MATTERS

- A. Review and consider approval of CliftonLarsonAllen LLP Statement(s) of Work (to be distributed).
- B. Ratify Master Services Agreement for website services with Streamline Software, Inc. (enclosure).

IV. LEGAL MATTERS

- A. Legislative Updates.

V. DIRECTOR MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no remaining regular meetings scheduled for 2025.