

AIRWAYS BUSINESS CENTER METROPOLITAN DISTRICT

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, October 8, 2026

TIME: 2:30 p.m.

LOCATION: Via Microsoft Teams

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

<https://teams.microsoft.com/meet/246226293135770?p=AABfAKnEhAjz3kKR2r>

Meeting ID: 246 226 293 135 770

Passcode: UZ97nN7Y

To attend via telephone, dial 720-547-5281 and enter Conference ID: 861 349 993#:

Board of Directors

Jill Petrykowski

Vacancy

Vacancy

Vacancy

Vacancy

Stephanie Odewumi

Office

President

Secretary (non-elected)

Term Expires

May, 2027

May, 2029

May, 2029

May, 2029

May, 2027

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 vacancy on the Board and consider the appointment of eligible elector, Eugene Dechant, to the Board of Directors of the District. (Notice of Vacancy published September 10, 2026). Administer Oaths of Office.
- F. Consider appointment of officers.

President:

Treasurer:

Secretary:

Assistant Secretary:
- G. Review and consider approval of minutes from the October 9, 2025 special board meeting (enclosure).
- H. Discuss business to be conducted in 2027 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. Acknowledge acquisition of Streamline Software by CivicPlus.
- J. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2027 (District Transparency Notice).
- K. Discuss requirements of Section 32-1-306, C.R.S. and direct staff regarding compliance for 2026 (Annual Map Filing).
- L. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime and authorize membership in the Special District Association for 2027 (enclosure).
- M. Ratify approval of filing of 2025 Annual Report (enclosure).
- N. Discuss and ratify approval of Change Order No. 1 to Service Agreement for Landscape Maintenance Services with OnePRO Contracting LLC (d/b/a OnePRO Services) in the amount of \$41,667.00 (enclosure).
- O. Discuss and consider approval of Change Order No. 2 to Service Agreement for Landscape Maintenance Services with OnePRO Contracting LLC (d/b/a OnePRO Services) for 2027 services (enclosure).

II. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections (enclosure).
- B. Review and ratify approval of interim claims totaling \$218,723.91(enclosure).

- C. Ratify approval and filing of 2025 Audit Exemption (enclosure).
- D. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.
- E. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).
- F. Authorize District Accountant to prepare and sign 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.
- G. Consider appointment of District Accountant to prepare 2028 Budget.
- H. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2026.
- I. Review and acknowledge Cash Access and Internal Controls Memorandum from CLA (enclosure).

III. MANAGER MATTERS

- A. Review and consider approval of CliftonLarsonAllen LLP Statement(s) of Work (enclosure).

IV. LEGAL MATTERS

- A. Legislative Updates.
- B. Discuss May 4, 2027 Regular Directors' Election and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions (enclosure).
- C. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).
- D. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials.
- E. Acknowledge McGeady Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

V. DIRECTOR MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no remaining regular meetings scheduled for 2026.