CITADEL ON COLFAX BUSINESS IMPROVEMENT DISTRICT AND COLFAX SABLE METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
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JOINT SPECIAL NOTICE OF MEETING AND AGENDA

DATE: Wednesday, November 4, 2026

TIME: 3:00 p.m.

LOCATION: Via Microsoft Teams

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

https://teams.microsoft.com/meet/254337534203601?p=DERNVJlOixSUovTKBo

To attend via telephone, dial 720-547-5281 and enter Conference ID: 377 654 114#

COLFAX SABLE METROPOLITAN DISTRICT:

Board of Directors	Office	Term Expires
Patrick McGlinchey	President	May, 2027
Vacant	_____	May, 2027
Vacant	_____	May, 2027
Vacant	_____	May, 2025
Vacant	_____	May, 2025

CITADEL ON COLFAX BUSINESS IMPROVEMENT DISTRICT:

Board of Directors	Office	Term Expires
Patrick McGlinchey	President	May, 2027
Vacant	_____	May, 2027
Vacant	_____	May, 2027
Vacant	_____	May, 2025
Vacant	_____	May, 2025

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, designate 24-hour posting location.

D. Public Comment.

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

E. **MD:** Discuss vacancies on the Board of Directors of the Colfax Sable Metropolitan District and consider the appointment of District eligible electors to the Board of Directors of the Colfax Sable Metropolitan District. Administer Oaths of Office (enclosure).

F. **MD:** Consider appointment of officers.

President:
Secretary:
Treasurer:
Assistant Secretary:
Assistant Secretary:

G. **BID & MD:** Review and consider approval of minutes from the October 30, 2025, special board meeting (enclosure).

H. **BID:** Consider Adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

I. **MD:** Consider Adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

J. **MD:** Schedule 2027 Annual Meeting.

II. FINANCIAL MATTERS

A. Review and ratify approval of previous claims (enclosure).

B. **BID:** Review and consider acceptance of June 30, 2026 Unaudited Financial Statements (enclosure).

C. **MD:** Review and consider acceptance of June 30, 2026 Unaudited Financial Statements (enclosure).

D. **BID & MD:** Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

E. **BID:** Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).

F. **BID:** Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

G. **BID:** Review and consider approval of the engagement letter with Wipfli, LLC to prepare the 2026 Audit (enclosure).

H. **MD:** Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

I. **MD:** Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).

J. **MD:** Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

K. **MD:** Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2026.

L. **BID & MD:** Acknowledge CLA Cash Access Policy (enclosure).

III. LEGAL MATTERS

A. **BID & MD:** Review 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. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).

B. Legislative Update.

IV. MANAGER / OPERATIONS MATTERS

A. **BID:** Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

B. **BID:** Review and consider approval of workers' compensation coverage for 2027 (enclosure).

C. **MD:** Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

D. **MD:** Review and consider approval of workers' compensation coverage for 2027 (enclosure).

E. **BID & MD:** Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2027 for Public Management Services, Accounting & Advisory Services, and Public Improvement Fee (enclosures).

F. **BID:** Review and consider ratification of Agreement of Service between the District and Integrity Enterprises, Inc. for bio-hazard remediation related to homeless encampment debris (enclosure).

G. **BID**: Review and consider ratification of Agreement for Service between the District and Sustainable Roots Landscape Company, LLC for pond cleanup services (enclosure).

V. OTHER BUSINESS

VI. ADJOURNMENT