

FOUNDRY METROPOLITAN DISTRICT NOS. 1-8

450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380
<https://foundrymetrodistricts.org/>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: December 9, 2025

TIME: 2:30 p.m.

LOCATION: Virtual via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/88466691469?pwd=xfKPdMqlybyU15vv9sRP9aNadlqDpd.1>

Meeting ID: 884 6669 1469

Passcode: 739048

Dial-In: 1-719-359-4580

<u>Board of Directors (District Nos. 1-8)</u>	<u>Office</u>	<u>Term Expires</u>
Cynthia Myers		May, 2029
Mark Hensley		May, 2029
Joseph Sutton		May, 2029
Leroy Van Dyke		May, 2027
Cameron Turner		May, 2027

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present Disclosures of Potential Conflicts of Interest.
- B. Approve agenda, confirm location of the meeting and posting of meeting notice.
- C. Consider the appointment of officers:

President: _____

Treasurer: _____

Secretary: _____

Assistant Secretary: _____

Assistant Secretary: _____

- 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. Acknowledge termination of WBA, Local Government Law as District Counsel.

- F. Consider engagement of McGeady Becher Cortese Williams P.C. as District Counsel.
- G. Discuss District Management/Community Management Services and authorize necessary actions therewith.
- 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.
- I. Discuss District website and authorize necessary actions regarding website maintenance.
- J. Discuss and authorize renewal of District insurance and Special District Association (SDA) membership for 2026.
- K. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2026 (District Transparency Notice).

II. FINANCIAL MATTERS

- A. Review, discuss, and accept unaudited financial statements and schedule of cash position.
- B. Review and ratify/approve the payment of claims.
- C. **District No. 1** - Discuss and consider approval of Operation Funding Agreement between Foundry Metropolitan District No. 1 and Century Land Holdings, LLC.
- D. **District No. 1** - Discuss and consider approval of Facilities Acquisition Agreement between Foundry Metropolitan District No. 1 and Century Land Holdings, LLC.
- E. Discuss anticipated timing of Bond issuance.
- F. Conduct Public Hearing on 2025 Budget Amendment and consider adoption of Resolution Amending 2025 Budget, if necessary.
- G. 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.
- H. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill levy in Accordance with the Service Plan, if necessary.

- I. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”) and file the Certification with the County Assessor and other interested parties.
 - J. Consider appointment of District Accountant to prepare 2027 Budget.
 - K. Consider the appointment of Simmons & Wheeler, P.C. to prepare and file the 2025 Application for Exemption from Audit and/or consider engagement of auditor to perform the 2025 Audit.
- III. LEGAL MATTERS
- A. Discuss HB25-1090 compliance related to professional services provider engagements.
 - B. Discuss updated boundary map for annual filing pursuant to Section 32-1-306, C.R.S.
 - C. Discuss formation of a community authority board pursuant to the powers set forth in Article XIV of the Colorado Constitution and in conformity with the provisions of Sections 29-1-203 and 203.5, C.R.S.
- IV. CONSTRUCTION MATTERS
- A. Discuss 2026 development/construction outlook.
- V. OTHER BUSINESS
- VI. ADJOURNMENT

There are no more regular meetings scheduled in 2025.