

**ELORA METROPOLITAN DISTRICT
ELORA COMMERCIAL METROPOLITAN DISTRICT**

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NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	Thursday, November 7, 2024
TIME:	10:00 a.m.
LOCATION & ACCESS	<p>This meeting will be held virtually, via Zoom video/telephone conference:</p> <p>1. To attend via Zoom videoconference, use the following link, or e-mail csorensen@specialdistrictlaw.com to have the link e-mailed to you: https://us02web.zoom.us/j/86529105017?pwd=oyIQEbC4cM9Ju9FjA2fWSS7bnjx25g.1</p> <p>2. To attend via telephone, dial 1-719-359-4580 or 1-253-215-8782 and enter the following additional information:</p> <p style="padding-left: 40px;">(a) Meeting ID: 865 2910 5017</p> <p style="padding-left: 40px;">(b) Passcode: 182416</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Daniel R. Sheldon	President	May 2025
David J. Goldberg	Treasurer	May 2025
Steven A. Shoflick	Assistant Secretary	May 2025
VACANCY	N/A	May 2027
VACANCY	N/A	May 2027
Craig Sorensen	Secretary	N/A

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting, and posting of meeting notices. Approve agenda.

C. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of regular meetings. Schedule regular meeting dates and consider adoption of Resolution No. 2024-11-____, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure – Elora MD).

D. Review and consider approval of minutes of February 28, 2024 Special Meeting (enclosures).

E. Discuss engagement of District Manager. Consider establishment of District Management Committee to review proposals and authorize engagement of District Manager.

F. **Insurance Discussion:**

1. Discuss Cyber Security and increased Crime Coverage.

2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

3. Authorize renewal of the District’s insurance and Special District Association membership for 2025 (reduced inactive status rate for Elora Commercial MD).

G. **Website Accessibility Discussion:**

1. Discuss and consider proposals from Generation Web, Inc., Streamline Software, Inc., and A360 Enterprises, LLC (d/b/a Allyant) related to website accessibility matters (enclosure).

2. Establish Website Accessibility Committee to make final determinations regarding engagement or termination of service providers, if necessary.
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II. FINANCIAL MATTERS

- A. **[Elora MD only]** Review and consider ratification of paid claims in the amount of \$27,722.57, and approval of payment of unpaid claims in the amount of \$6,922.28 (enclosure).
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- B. **[Elora MD only]** Review and consider acceptance of unaudited financial statements for the period ending September 30, 2024 (enclosure).
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- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution No. 2024-11-____, Resolution of Elora Metropolitan District/Elora Commercial Metropolitan District to Amend the 2024 Budget (enclosure – Elora MD).
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- D. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution No. 2024-11-____, Resolution to Adopt the 2024 Budget and Appropriate Sums of Money, and Resolution No. 2024-11-____, Resolution to Set Mill Levies (enclosures: preliminary assessed valuation, draft budget and resolutions).
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1. **[Elora MD only]** Discuss and consider adoption of Resolution No. 2024-11-____, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (to be distributed).
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- E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information Form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
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F. Consider appointment of District Accountant to prepare 2026 Budget.

G. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2024.

III. LEGAL MATTERS

A. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2025 (District Transparency Notice).

B. Discuss May 6, 2025 Regular Directors' Election and consider adoption of Resolution No. 2024-11-____, Resolution Calling a Regular Election for Directors on May 6, 2025, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (enclosures). Discuss the need for ballot issues and/or questions.

C. **[Elora MD only]** Conduct Public Hearing to consider **inclusion** of approximately 188.254 acres of property owned by MU Elora LLC. Consider adoption of Resolution No. 2024-11-____, Resolution for Inclusion of Real Property (enclosures – Petition and Resolution).

D. **[Elora MD only]** Conduct Public Hearing to consider **exclusion** of approximately 167.677 acres of property owned by MU Elora LLC. Consider adoption of Resolution No. 2024-11-____, Resolution for Exclusion of Real Property (enclosures – Petition and Resolution).

E. **[Elora Commercial MD only]** Conduct Public Hearing to consider **inclusion** of approximately 4.814 acres of property owned by MU Elora LLC. Consider adoption of Resolution No. 2024-11-____, Resolution for Inclusion of Real Property (enclosures – Petition and Resolution).

F. **[Elora Commercial MD only]** Conduct Public Hearing to consider **exclusion** of approximately 25.952 acres of property owned by MU Elora LLC. Consider adoption of Resolution No. 2024-11-____, Resolution for Exclusion of Real Property (enclosures – Petition and Resolution).

G. Discuss and consider approval of Memorandum of Understanding between Elora Metropolitan District and Elora Commercial Metropolitan District (to be distributed).

H. Discuss and consider imposition of capital fees, and authorize any necessary actions in connection therewith.

I. **[Elora MD only] Issuance of the District’s General Obligation Bonds and Subordinate Limited Tax General Obligation Bonds (the “Bonds”):**

1. Discuss status and timing of issuance of the Bonds.

2. Ratify approval of Underwriter/Placement Agent Engagement Letter between the District and Piper Sandler & Co. (enclosure).

3. Ratify approval of Proposal/Agreement for Market Study and Competitive Market Area Analysis between the District and Zonda Advisory (enclosure).

4. Review and consider approval of Bond Counsel Engagement Agreement between the District and Kutak Rock LLP (enclosure).

5. Review and consider approval of Engagement Agreement for Preparation of Financial Forecast between the District and Marchetti & Weaver, LLC (enclosure).

6. Authorize any necessary actions in connection with the issuance of the Bonds.
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- J. **[Elora Commercial MD only]** Discuss requirements for statutory inactive status. Consider adoption of Resolution No. 2024-11-____, Resolution of the Board of Directors of Elora Commercial Metropolitan District Declaring Elora Commercial Metropolitan District Inactive (enclosure).
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IV. OTHER BUSINESS

V. ADJOURNMENT