

**PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN
DISTRICT (F/K/A SBC METROPOLITAN DISTRICT)**

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<https://prologiscentralparkbusinesscentermd.colorado.gov/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Katie Kier	President	2029/May 2029
<i>VACANT</i>		2029/May 2029
<i>VACANT</i>		2029/May 2029
<i>VACANT</i>		2027/May 2027
<i>VACANT</i>		2027/May 2027
David Solin	Secretary	non-elected position

DATE: Tuesday, November 11, 2025

TIME: 1:00 p.m.

PLACE: via Zoom

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Join Zoom Meeting:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Dial In: 1-719-359-4580

Meeting ID: 546 911 9353

Passcode: 912873

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting, and posting of meeting notices and 24-hour posting location. Approve Agenda.

C. Review and approve the Minutes from the July 24, 2025 Special Meeting (enclosure).

D. Discuss vacancies on the Board and consider the appointment of eligible electors, Tressa Shiplett and Relina Dajani, to the Board of Directors of the District. Administer Oaths of Office.

E. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. Secretaries _____

F. Discuss business to be conducted in 2026 and location (virtual and/or physical) of meetings. Schedule regular meeting dates (suggested dates are June 9th and November 10th at 1:00 p.m.) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Location for Posting of 24-Hour Notices (enclosure).

G. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).

H. Insurance Discussion.

1. Cyber Security and Increased Crime Coverage.
 2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
 3. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2026.
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II. PUBLIC COMMENTS

A. 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.

III. FINANCIAL MATTERS

A. Review and ratify the approval of the payment of claims as follows (enclosures):

Fund	Period Ending July 31, 2025	Period Ending Aug. 31, 2024	Period Ending Sept. 30, 2025	Period Ending Oct. 31, 2025
General	\$ 23,021.72	\$ 60,045.74	\$ 33,003.57	\$ 33,531.07
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 23,021.72	\$ 60,045.74	\$ 33,003.57	\$ 33,531.07

- B. Review and accept unaudited financial statements and cash position statement (to be distributed).

- C. Discuss statutory requirements for an audit. Consider engagement of BiggsKofford P.C. to prepare the 2025 Audit (enclosure).

- D. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.

- F. 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 - preliminary assessed valuations, 2026 draft Budget and Resolutions).

- G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

- H. Consider appointment of District Accountant to prepare the 2027 Budget and set date for public hearing to adopt the 2027 Budget.

IV. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.

- B. Discuss District services for 2026 and consider approval of necessary service agreements for related services.

V. CAPITAL IMPROVEMENTS

- A. Discuss capital improvement projects.

VI. OPERATIONS AND MAINTENANCE

- A. Discuss security matters within the District.
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VII. OTHER BUSINESS

- A.

VIII. ADJOURNMENT: **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.