

# CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032  
<https://citycenterwestcommercialmd.colorado.gov>

## **NOTICE OF SPECIAL MEETING AND AGENDA**

<b><u>Board of Directors:</u></b>	<b><u>Office:</u></b>	<b><u>Term/Expiration:</u></b>
Mike Sandene		2029/May 2029
Andrew R. Klein	Treasurer	2027/May 2027
Michael J. Schroeder	Asst. Secretary	2027/May 2027
Paige Langley		2029/May 2029
VACANT		2027/May 2027
David Solin	Secretary (non-elected position)	

DATE: Tuesday, June 24, 2025

TIME: 12:30 P.M.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:  
*\* 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.*

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

**Meeting ID:** 546 911 9353

**Passcode:** 912873

**Dial In:** 1 (719) 359-4580

### I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

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B. Confirm quorum, location of the meeting, posting of meeting notice, and designate 24-hour posting location. Approve Agenda.

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C. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

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D. Review and consider approval of the Minutes of the November 4, 2024 Regular Meeting and Minutes of the November 4, 2024 Annual Meeting subject to final legal review (enclosures).

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- E. Discuss results of May 6, 2025 Regular Election. Confirm filing of Oaths.

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- F. Consider appointment of Officers:

President: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

- G. Discuss vacancy on the Board of Directors.

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## II. FINANCIAL MATTERS

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

Fund	Period Ending November 2024	Period Ending December 2024	Period Ending January 2025	Period Ending February 2025
General	\$ 16,061.57	\$ 11,343.60	\$ 1,928.76	\$ 6,124.58
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Payroll	\$ -0-	\$ 144.70	\$ -0-	\$ -0-
Total	\$ 16,061.57	\$ 11,488.30	\$ 1,928.76	\$ 6,124.58

Fund	Period Ending March 2025	Period Ending April 2025	Period Ending May 2025	Period Ending June 2025
General	\$ 17,343.70	\$ 8,099.05	\$ 16,467.29	\$ -0-
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Payroll	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 17,343.70	\$ 8,099.05	\$ 16,467.29	\$ -0-

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- B. Review and accept unaudited financial statements (enclosure).

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- C. Review and consider approval of Fifth Amendment to Amended and Restated Operation Funding Agreement between the District and City Center West, LP (enclosure).

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- D. Discuss status the of 2024 Audit.

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### III. LEGAL MATTERS

- A. Review and consider approval of conveyance via Special Warranty Deed of the following property from City Center West, LP:
1. Outlots A, B and C, H-P Greeley Minor Subdivision – Seventh Replat, Being a Replat of Lot 1, H-P Greeley Subdivision, Fifth Replat, and being a part of the Southwest Quarter of Section 4, Township 5 North, Range 66 West of the 6<sup>th</sup> P.M., City of Greeley, County of Weld, State of Colorado, recorded at Reception No. 4875646 on January 5, 2023 in the real property records of the Weld County Clerk and Recorder.
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- B. Review and consider approval of Access and Maintenance Easement Agreement (for Outlots B and C Drainage Improvements) by and between the District, as grantor, and City Center West Residential Metropolitan District No. 2, as grantee.
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- C. Discuss status of Payment in Lieu of Taxes:
1. Declaration of Covenants Imposing and Implementing Payment in Lieu of Taxes (8 Acres)
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- a. Discuss requirements of the Inclusion Covenant (8 Acres) and coordination of Payment in Lieu of Taxes.
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2. Declaration of Covenants Imposing and Implementing Payment in Lieu of Taxes (36 Acres)
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- b. Discuss outstanding Payment in Lieu of Taxes from WRA Building Corporation and authorize necessary actions in connection therewith (enclosure).
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- D. Discuss requirements and status of Exclusion / Inclusion Agreement for 20-Acre Parcel – Lot 3, H-P Greeley Subdivision, Fifth Replat.
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- E. Discuss matters related to potential Intergovernmental Agreement between the District and City Center West Residential Metropolitan District.
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IV. CAPITAL MATTERS

- A. Discuss status of construction.
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V. OPERATION MATTERS

- A. Discuss and consider ratification of approval of Service Agreement between the District and Diversified Underground, Inc. for Utility Locate Services (enclosure).
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VI. OTHER BUSINESS

- A. 

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VII. ADJOURNMENT     **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 3, 2025.**