

# THIRD CREEK METROPOLITAN DISTRICT NOS. 1 & 3

2001 16<sup>th</sup> Street, Suite 1700  
Denver, CO 80202  
Phone: 303-779-5710  
[www.thirdcreekmetro.org](http://www.thirdcreekmetro.org)

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** October 29, 2026

**TIME:** 10:00 a.m.

**LOCATION:** Starbucks  
10339 Tower Road  
Commerce City, CO

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

<https://teams.microsoft.com/meet/269867510404377?p=ZWHyEikkBHgmBkmSPo>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 101 432 485#

### **Board of Directors**

Hannah Abad  
Conan Blakemore  
Vacant  
Vacant  
Vacant

### **Office**

President  
Secretary/Treasurer  
Director  
Director  
Director

### **Term Expires**

May, 2027  
May, 2029  
May, 2027  
May, 2027  
May 2029

## **I. ADMINISTRATIVE MATTERS**

- A. Confirm a quorum.
- B. Call to order and confirmation of location of meeting and posting of meeting notices.
- C. Present disclosures of potential conflicts of interest.
- D. Consider approval of Agenda.
- E. 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.

## **II. CONSENT AGENDA**

- A. **[District Nos. 1&3]** Review and consider approval of the July 30, 2026 Regular Meeting Minutes and July 30, 2026 Annual Meeting Minutes (enclosures).
- B. **[District Nos. 1&3]** Consider approval of 2027 Meeting Resolution (enclosure).
  - i. Confirm 2027 meeting dates and times: Last Thursday of the first month of each quarter at 10:00 a.m., held in person at Starbuck, 10339 Tower Road, Commerce City, CO and virtually via Microsoft Teams.
  - ii. Confirm 2027 annual meeting date and time: July 29, 2027 at 10:30 a.m.
- C. **[District No. 1]** Consider approval of 2027 Election Resolution (enclosure).
- D. **[District No. 3]** Consider approval of 2027 Election Resolution (enclosure).
- E. **[District Nos. 1&3]** Ratify the acceptance and filing of the 2025 Annual Report (enclosure).

## **III. FINANCIAL MATTERS**

- A. **[District No. 1]** Review and consider approval of the September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- B. **[District No. 1]** Approve and/or ratify approval of payment of claims in the amount of \$12,366.36 (enclosure).
- C. **[District No. 1]** Public Hearing on the proposed 2027 Budget and consider approval of Resolution to Adopt the 2027 Budget, Certification of Mill Levies and Appropriate Sums of Money (enclosures).
- D. **[District No. 3]** Public Hearing on the proposed 2027 Budget and consider approval of Resolution to Adopt the 2027 Budget, Certification of Mill Levies and Appropriate Sums of Money (enclosures).
- E. **[District No. 1]** Consider approval of the engagement letter with Biggs Kofford to prepare the 2026 Audit (to be distributed).

## **IV. LEGAL MATTERS**

- A. **[District Nos. 1&3]** Discuss requirements for public participation at public meetings and consider adoption of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings (enclosure).
- B. **[District No. 1]** Consideration and Approval of Third Amendment to Amended & Restated Improvement Acquisition Advance & Reimbursement Agreement between District No. 1 and Crowley Management, LLC and, in connection therewith, the refunding of a subordinate note and issuance of a new subordinate note to Crowley Management, LLC to secure reimbursement of capital advances (enclosure).

**V. MANAGER MATTERS**

- A. **[District Nos. 1&3]** Consider approval of CliftonLarsonAllen LLP Statements of Work for 2027. Review and acknowledge CLA Cash Access Policy (enclosures).
- B. **[District Nos. 1&3]** Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosures).
- C. **[District Nos. 1&3]** Review and consider approval of worker's compensation for 2027 (enclosures).
- D. **[District Nos. 1&3]** Consider renewal of SDA membership.
- E. **[District Nos. 1&3]** Discuss documents to be posted on website due to Commerce City Municipal Code.

**VI. DIRECTORS' MATTERS**

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

**There are no more regular meetings scheduled for 2026.**