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Denver CO 80202
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September 1, 2024

Denver County Clerk & Recorder
E-mail: clerkandrecorder@denvergov.org
201 W. Colfax, Dept. 101
Denver, CO 80202

Division of Local Government
Department of Local Affairs
Online: <https://dola.colorado.gov>
1313 Sherman Street, Room 521
Denver, CO 80203

Office of the State Auditor
Online: <https://apps.leg.co.gov>
Local Government Audit Division
1525 Sherman Street, 7th Floor
Denver, CO 80203

Managers of Revenue & Public Works
City and County of Denver
E-mail: nicholas.williams@denvergov.org
201 West Colfax Avenue, Dept. 509
Denver, CO 80202

City Council Denver City Council
E-mail: dencec@denvergov.org
1437 Bannock St., Rm. 451
Denver, CO 80202

RE: 2023 Annual Reports

To Whom It May Concern:

Enclosed for your records is the annual report for 2023 for the captioned district below.
Please contact me with any questions or concerns. Thank you.

Mile High Business Center Metropolitan District

MILLER LAW PLLC

Sonja Steele

Sonja Steele
Paralegal

Enclosures

**MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT
COUNTY OF DENVER, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2023

Pursuant to the Service Plan for the Mile High Business Center Metropolitan District (the “District”), the District is required to provide an annual report to the City and County of Denver with regard to the following matters:

- a. Annual District budget to both the Manager of Revenue, and Manager of Public Works;
- b. Annual construction schedules and work and capital improvement programs for one (1) year and six (6) years to the Manager of Public Works;
- c. Annual audited financial statements of the District including percent of budget for operation and maintenance, to the Manager of Revenue;
- d. Total Debt authorized and total debt issued and future debt issuances to the Manager of Revenue;
- e. Rules and regulations of the District regarding bidding, conflict of interest, contacting, and other governance matters to the Manager of Public Works;
- f. Current intergovernmental agreements, if amended, to both the Manager of Revenue and Manager of Public Works;
- g. All current contracts for services or construction to the Manager of Public Works;
- h. Current documentation of credit enhancements to the Manager of Revenue;
- i. Official statements of current outstanding bonded indebtedness, if not already received by the City, to the Manager or Revenue;
- j. Current approved Service Plan, if amended, to both the Manager of Revenue and Manager of Public Works;
- k. District office contact information to both the Manager of Revenue and Manager of Public Works;
- l. Any change in proposed development assumptions that negatively and materially impacts the financial projections to both the Manager of Revenue and Manager of Public Works; and

- m. Names and terms of board members of Board of Directors and officers to both the Manager of Revenue and Manager of Public Works.

For the year ending December 31, 2023, the District makes the following report:

- a. Annual District budget to both the Manager of Revenue, and Manager of Public Works;

The budget resolution is attached hereto as Exhibit A.

- b. Annual construction schedules and work and capital improvement programs for one (1) year and six (6) years to the Manager of Public Works;

The District is fully built-out and does not have any construction schedules or work and capital improvement programs.

- c. Annual audited financial statements of the District including percent of budget for operation and maintenance, to the Manager of Revenue;

The audited financial statements for the report year are attached at Exhibit B.

- d. Total Debt authorized and total debt issued and future debt issuances to the Manager of Revenue;

The total authorized debt for the District is \$13,000,000. The District previously issued its General Obligation Bonds, Series 2007 in the aggregate principal amount of \$5,000,000, and its General Obligation Bonds, Series 2010 in the aggregate principal amount of \$2,985,000 (collectively, the "Prior Bonds"). In 2018 the District entered into a loan agreement with Guaranty Bank and Trust Company to obtain a loan in the amount of \$8,425,000 to refund, together with other available moneys of the District, the Prior Bonds and to fund the costs of the District's improvement project. The District has no future debt issuances planned at this time.

- e. Rules and regulations of the District regarding bidding, conflict of interest, contacting, and other governance matters to the Manager of Public Works;

There are no rules and regulations.

- f. Current intergovernmental agreements, if amended, to both the Manager of Revenue and Manager of Public Works;

The District did not enter into or amend any intergovernmental agreements during the report year.

- g. All current contracts for services or construction to the Manager of Public Works

attached hereto as **Exhibit C**;

- Engagement Letter with CliftonLarsonAllen LLP for the report year Accounting Services
- Engagement Letter with Fiscal Focus Partners, LLC for the report year Audit Services
- Consulting Agreement with Colliers, Bennette and Kahnweiler, Inc.
- Property Management Agreement with Colliers International

- h. Current documentation of credit enhancements to the Manager of Revenue;

No credit enhancements were issued in the report year.

- i. Official statements of current outstanding bonded indebtedness, if not already received by the City, to the Manager of Revenue;

Official statements of current outstanding bonded indebtedness have previously been provided to the City.

- j. Current approved Service Plan, if amended, to both the Manager of Revenue and Manager of Public Works;

No Service Plan Amendments were filed in the reported year.

- k. District office contact information to both the Manager of Revenue and Manager of Public Works;

The District's office contact is:

Mile High Business Center Metropolitan District
c/o Miller Law pllc
1555 California Street No. 505
Denver, CO 80202

- l. Any change in proposed development assumptions that negatively and materially impacts the financial projections to both the Manager of Revenue and Manager of Public Works

At this time there are no changes in the development assumptions that result in a negative or material impact to the District's financial projections.

- m. Names and terms of board members of Board of Directors and officers to both the Manager of Revenue and Manager of Public Works;

President	Thomas Stahl	Term Expires May 2025
Secretary/Treasurer	Vacant	Term Expires May 2025
Assistant Secretary	Robert Miller	Term Expires May 2025

Assistant Secretary
Assistant Secretary

James Sheehan
Vacant

Term Expires May 2025
Term Expires May 2025