RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

MILE HIGH BUSINESS CENTER METROPOLITAN DISTRICT

HELD THRUSDAY, MAY 15, 2025, AT 3:00 PM

ADMINISTRATIVE ITEMS

The regular meeting of the Board of Directors of the Mile High Business Center Metropolitan District, Denver County, Colorado was called to order on the day shown above by Thomas Stahl in accordance with the laws of the State of Colorado. The following Directors were acting:

Thomas Stahl, President
James Sheehan, Secretary/Treasurer
Brad Calbert, Assistant Secretary

Also present was:
Dianne Miller, Rhonda Bilek and Sonja Steele, Miller Law pllc
Aly Roland, Cliffton Larson Allen
Don Stage and Mike Hicks, CBRE Property Management

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 3:02 p.m.

DECLARATION OF QUORUM

Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

Director Stahl disclosed his interest in a contract to acquire an interest in a parcel of land within the District. These disclosures are associated with approval of items on the agenda that may affect Director Stahl's interests.

Director Sheehan disclosed his interest in a contract to acquire an interest in a parcel of land within the District. These disclosures are associated with approval of items on the agenda that may affect Director Sheehan's interests.

Director Calbert disclosed his interest in a contract to acquire an interest in a parcel of land within the District. These disclosures are associated with approval of items on the agenda that may affect Director Calbert's interest.

MINUTES

Director Stahl moved to approve the minutes of the meeting held on October 17, 2024, as presented. Upon second by Director Sheehan, a vote was taken, and the motion carried unanimously.

FINANCIAL MATTERS

Review and Approve/Ratify Payment of Claims: Ms. Roland presented claims to be ratified. Director Stahl moved to ratify the claims as presented. Upon second by Director Sheehan, a vote was taken, and the motion carried unanimously.

Review Financial Statements: Ms. Roland reviewed the financials. Director Stahl moved to accept the unaudited financial statements as presented, upon second by Director Sheehan, a vote was taken, and the motion carried unanimously.

2024 Draft Audit: Ms. Roland reviewed the draft audit with the Board. Director Stahl moved to approve the 2024 audit subject to finalization and a clean opinion from auditor. Upon second by Director Sheehan, a vote was taken, and the motion carried unanimously.

The Board discussed the bond payment and pre-payment procedure. Ms. Miller confirmed that the Board can make a $250,000 payment with no penalty. Ms. Roland will notify the bank in October about a pre-payment. The Board requested to have this inquiry on the agenda for the fall meeting in October.

CONSIDER APPOINTMENTS

Ms. Miller informed the Board that a notice of vacancy was published in the Sentinel today, May 15, per statue all letters of interest are required to be returned to Miller Law by May 25, 2025. If no letters are received, effective May 26, Don Stage and Mike Hick can be appointed to the Board. Director Stahl moved to appoint Don Stage and Mike Hicks as of May 26, 2025, pending any receipt of letters of interest. Upon second by Director Sheehan, a vote was taken, and the motion carried unanimously.

ADJOURNMENT

Director Stahl moved to adjourn the meeting at 3:20 p.m. Upon a second by Director Sheehan, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

Signed by:

Todd Witty

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Secretary for the Meeting