

NOTICE OF ORGANIZATIONAL MEETING

NOTICE IS HEREBY GIVEN that the Boards of Directors of **Ledge Rock Center Commercial Metropolitan District**, Town of Johnstown, Weld County, Colorado, will hold an organizational meeting at 9:00 a.m. or as soon thereafter as possible, on December 14, 2021 at <https://spencerfane.webex.com/spencerfane/j.php?MTID=mdae7af076df3b890631ea628f0be218b>, for the purpose of addressing those matters in the agenda set out below and conducting such other business as may properly come before the Board. The meeting is open to the public.

**BY ORDER OF THE BOARDS OF DIRECTORS:
LEDGE ROCK CENTER
COMMERCIAL METROPOLITAN DISTRICT**

By: /s/ David S. O'Leary, General Counsel to the District

AGENDA

1. Call to Order
2. Attendance/Declaration of Quorum/Affidavits of Qualification/Oaths of Office and Bonds
3. Disclosure of Potential Conflicts of Interest
4. Consider Approval of Agenda
5. Discussion of Amendment to Service Plan, District Organization, District Powers, Election Results
6. Election of Officers/Duties of Board, President, Secretary, Treasurer
7. Adoption of Seal
8. Ratification of Past Actions
9. Consider Engagement of Manager, Accountant, Engineer, Attorney, and Other Consultants
10. Adopt Annual Administrative Matters Resolution:
 - a. Regular/Special Meetings
 - b. Official Designated Posting Place
 - c. Office Location and Contact Person
 - d. Meeting Location(s)
11. Meeting Location Resolution
12. Discuss Creation of District Website and Consider Approval of Resolution re: Online Notice
13. Consider Resolution Calling Regular 2022 Election
14. Consider Approval of Payment of Organizational Costs
15. Special District Map Disclosure pursuant to C.R.S. § 32-1-104.8
16. Special District Disclosure re: Common Questions
17. Workers Compensation for Board Members
18. Governmental Immunity and Indemnification Resolution
19. Adoption of Colorado Open Records Act Resolution
20. Insurance: Ratification of Public Official Position Schedule Bonds and Discuss Membership in CSD Pool
21. Membership in Special District Association
22. Selection of Bank, Designation of Official Custodian, PDPA Application
23. Federal Employer Identification Number, Sales Tax Exemption Number
24. Notification to Assessor of New District and Intent to Levy Taxes
25. Adoption of 2021 budgets (as necessary)
 - a. Discuss hearing on the proposed budgets for the fiscal year 2021
 - b. Discuss the proposed 2021 budgets and appropriation of funds
26. Adoption of 2022 budgets
 - a. Discuss hearing on the proposed budgets for the fiscal year 2022
 - b. Discuss the proposed 2022 budgets and appropriation of funds
27. Consider Approval of Consumer Data Policy Resolution
28. Consider Approval of Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs
29. Consider Approval of Developer Advance and Reimbursement Agreement for Capital Costs
30. Consider Approval of Improvement Acquisition Agreement
31. Consider Approval of Reimbursement Resolution
32. Consider Approval of Intergovernmental Agreement(s): Town IGA and other Agreements
33. Consider Approval of District Bylaws
34. Other Business
 - a. Discussion of Development and Consider Authorization to Engage in Public Bidding for Improvements
 - b. Consider Issues and Authorizations regarding proposed bond issuance and engagement of consultants
 - c. Consider Approval and Authorizations to enter into Development and Reimbursement Agreement and Escrow Agreement with Town, Developer and Ledge Rock Center Commercial Metro District
35. Adjournment