CANAL AVENUE METROPOLITAN DISTRICT

450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380
https://canalavenuemetro.specialdistrict.org/

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, November 19, 2026

TIME: 1:00 p.m.

LOCATION: Video/teleconference

ACCESS: To attend via Zoom videoconference, use the below link:

https://us02web.zoom.us/j/89863851670?pwd=TrfibdJodvWGBAO9nsc4k6ARCNiQbe.1

To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 898 6385 1670
Passcode: 624075

Board of Directors	Office	Term Expires
Rob Andrews	President	May 2029 / 2029
Megan Kranichfeld	Treasurer	May 2029 / 2029
Vacant		May 2027 / 2029
Vacant		May 2027 / 2027
Vacant		May 2027 / 2027
Catherine Will		Non-Elected

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notices and designate 24-hour posting location. Approve agenda.

C. 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.

D. Acknowledge the resignation of Catherine Will as Secretary (Non-Elected).

E. Discuss vacancies on the Board of Directors and consider the appointment of eligible elector, Douglas Smith, to the Board of Directors of the District (Notice of Vacancy published September 17, 2026). Administer Oath of Office.

F. Consider appointment of officers.

President:

Treasurer:

Secretary:

Assistant Secretary:

Assistant Secretary:

G. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Posting Location for 24-Hour Notices (enclosure).

H. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

I. Acknowledgement of acquisition of Streamline by Civic Plus.

J. Review and consider approval of Minutes from the November 20, 2025 Regular Meeting (enclosure).

K. Ratify cancellation of the June 18, 2026 Regular Meeting.

L. Insurance Discussion.

a. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027.

II. FINANCIAL MATTERS

A. Review and ratify and/or approve claims.

B. Review and accept unaudited financial statements.

C. Ratify engagement of Scott C. Wright, CPA, for preparation of the 2025 Audit.

D. Ratify approval of the request for extension of time to file the 2025 Audit.

E. Review and ratify approval of the 2025 Audit (enclosure) and authorization of execution of Representations Letter.

F. Discuss statutory requirements for an audit. Authorize District Accountant to obtain proposals to perform the 2026 Audit.

G. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

H. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary assessed valuation, 2027 draft Budget and Resolutions).

I. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification") and direct District Counsel to file the Certification with the Board of County Commissioners and other interested parties.

J. Consider appointment of District Accountant to prepare 2028 Budget.

III. LEGAL MATTERS

A. Discuss and ratify approval of Replacement Burlington Easement (Relocated Canal Site) Easement Agreement granted by 104 Commerce Park 2, LLC, BPVIF VI Holdings 6, LLC, BPVIF VI Holdings 30, LLC, and the District to The Burlington Ditch Reservoir and Land Company.

B. Discuss and ratify approval of Seepage Easement Agreement granted by 104 Commerce Park 2, LLC and the District to The Burlington Ditch Reservoir and Land Company.

C. Discuss and ratify approval of First Amendment to the Easements, Covenants and Restrictions Agreement by and among BPVIF VI Holdings 5, LLC, BPVIF VI Holdings 6, LLC, BPVIF VI Holdings 30, LLC, 104 Commerce Park 2, LLC, the District, and The Burlington Ditch Reservoir and Land Company (amending the Easements, Covenants and Restrictions Agreement dated effective as of and recorded on October 25, 2024 under Reception No. 2024000059329 by and among 104 Commerce Park 1, LLC, 104 Commerce Park 2, LLC, and the District).

D. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 26, 2027 (enclosure). Discuss the need for ballot issues and/or questions.

E. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2027 (District Transparency Notice).

F. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update.

G. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

H. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

I. Discuss District services for 2027 and consider approval of necessary service agreements for related services.

IV. CONSTRUCTION MATTERS

A. Discuss 2027 development / construction outlook.

V. OTHER BUSINESS

A. Acknowledge the resignation of Rob Andrews from the Board of Directors, effective November 19, 2026.

VI. ADJOURNMENT

There are no more regular meetings scheduled for 2026.