

BELLEVUE STATION METROPOLITAN DISTRICT NO. 1

(f/k/a Madre Metropolitan District No. 1)
6950 East Belleview Avenue, Suite 200
Greenwood Village, CO 80111
Phone: (970) 6699-3611 Fax : (970) 669-3612

VIA E-FILING PORTAL

<https://apps.leg.co.gov/osa/lg>

Office of the State Auditor
Local Government Audit Division

VIA ELECTRONIC DELIVERY

George.delaney@denvergov.org

Mr. George Delaney
Manager of Public Works

michael.kerrigan@denvergov.org

Mr. Michael Kerrigan
Sr. Financial Analyst, Spec. Dist.

VIA E-FILING PORTAL

Division of Local Government
1313 Sherman St., Room 521
Denver, CO 80203

VIA ELECTRONIC

cityclerk@denvergov.org

Denver County Clerk & Recorder
201 W Colfax Ave
Denver, CO 80202

August 31, 2023

Re: 2022 Annual Report - Belleview Station Metropolitan District No. 1

Requirements under the Service Plan:

1. Annual District budget to both the Manager of Revenue, and Manager of Public Works.

Please see attached (*Exhibit A*) for the 2022 budget.

2. 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's one-year schedule attached (*Exhibit B*). The District does not have a six-year schedule.

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

Please see attached (*Exhibit C*) for the 2022 year-end audited financial statements.

- 4. Total debt authorized and total debt issued and future debt issuances to the Manager of Revenue.**
Please see the original Service Plan filed for total debt authorized for Madre Metropolitan District No. 1 (Previously Submitted). No Debt has been issued to date and no future debt issuances are contemplated at this time.
- 5. Names and terms of board members of Board of Directors and officers to both the Manager of Revenue and Manager of Public Works.**
Please see attached (*Exhibit D*) for a list of Directors and terms.
- 6. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters to the Manager of Public Works.**
The District's Rules and Regulations were provided previously with the 2019 Annual Report.
- 7. Current intergovernmental agreements, if amended, to both the Manager of Revenue and Manager of Public Works.**
No intergovernmental agreements were entered into in 2022.
- 8. All current contracts for services or construction to the Manager of Public Works.**
The District's current contracts for services or construction to the Manager of Public Works includes: Explore Communications for media planning services; Prall Marketing for consulting services; OnePRO Contracting LLC for fencing and landscape projects; Suter Media Relations for media relations and publicity services; Snow Management Services, LLC for snow removal services; CONSOR Engineers, LLC dba Apex Design for engineering services; CONSOR Engineers, LLC for engineering services; TBW Enterprises LLC dba Gum Pop Presents for consultant/vendor services; BvS Hospitality, LLC License Agreement Regarding Events at 4825 South Newport Street; Groundmasters Landscape Services, Inc. for landscaping services; Colorado Christmas Lights for holiday lighting; CliftonLarsonAllen LLP for management and accounting services; Fiscal Focus Partners, LLC for audit services; and Miller Law pllc for general counsel services.
- 9. Current documentation of credit enhancements to the Manager of Revenue.**
No credit enhancements were issued in 2022.
- 10. Official statements of current outstanding bonded indebtedness, if not already received by the City, to the Manager of Revenue.**
No debt has been issued and therefore, there is no official statement.
- 11. Current approved Service Plan, if amended, to both the Manager of Revenue and Manager of Public Works.**
No service plan amendments were filed in 2022.
- 12. District office contact information to both the Manager of Revenue and**

Manager of Public Works.

The District Office is located at Pinnacle Consulting Group, Inc, 6950 East Belleview Avenue, Suite 200, Greenwood Village, CO 80111, office phone number is 970-669-3611, and the District Manager is Kenny Parrish (kennyp@pcgi.com).

13. 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.

No negative impacts are projected at this time.

14. Pursuant to § 32-1-207(2)(b), the District notifies the City of a revision to the proposed schedule of debt issuance as set forth in the financial plan.

The District had no financing transactions in 2022.

Please let me know if additional information is required.

Sincerely,

Kenny Parrish
District Manager, Belleview Station MD No. 1
Pinnacle Consulting Group, Inc.

EXHIBIT A
2022 ADOPTED BUDGET

EXHIBIT B
1-YEAR SCHEDULE OF CONSTRUCTION AND IMPROVEMENTS

IMPROVEMENTS IN 2022	PROJECTED IMPROVEMENTS
Dog park structure was constructed.	The Vectra Bank Corporate Center right-of-way improvements are set to be completed in 2022.
Design work on the Vectra Bank Corporation Center Right-of-Way improvements was completed.	RTD station area improvements were started but put on hold in July 2022. Work may restart in 2023, but market conditions will warrant.
Design work for Newport Union intersection improvements and signalization was mostly completed, except for continuing conversations on minor items with the City.	Block G Transit Plaza improvements were started but put on hold in July 2022. Work may restart in 2023, but market conditions will warrant.
Design work for TCR Apartments and Kimpton Hotel right-of-way projects were completed, but still have the construction administration to do during the construction in 2023.	Block G right-of-way improvements were started but put on hold in July 2022. Work may restart in 2023, but market conditions will warrant.
	Right-of-Way design work for Niagara improvements has commenced, which will include updated traffic studies. Design work for Niagara will be ongoing in 2023.
	BvS MD and Goldsmith MD are working on a pilot program for scooter and bike rental. There may be some minor improvements necessary for scooter and bike corrals in 2023.
	The TCR Apartment and Kimpton Hotel right-of-way improvements will be constructed in mid to late 2023.
	The intersection improvements at Newport and Union will be constructed in 2023.

EXHIBIT C
2022 AUDIT

EXHIBIT D
DIRECTOR INFORMATION AND TERMS

President:	Robert E. Warren Jr. (Bob)	Term Expires: May 2027
	Madre Investment Co., LLC 57 Charlou Circle Englewood, Co 80111 Email: bwarren@madrellc.com Office: 303 320 6778	
Vice President:	Louis P. Bansbach III (Dutch)	Term Expires: May 2025
	Columbine Realty, Inc. 650 S. Cherry Street, Suite 1005 Glendale, Co 80246 Email: dutch@columbiner.com Office: 303 320 6778	
Secretary /Treasurer:	Brooke Bansbach Maloy	Term Expires: May 2027
	Columbine Realty, Inc. 650 S. Cherry Street, Suite 1005 Glendale, CO 80246 Email: bmaloy@frl-d.com Office: 303 320 6778	
Assistant Secretary /Treasurer:	Robert E. Warren III, (Trey)	Term Expires: May 2027
	DDC West Inc. 6200 Charrington Drive Cherry Hills Village, Co 80111 Email: twarren@frl-d.com Cell: 970 376 1107	
Assistant Secretary /Treasurer:	Louis P. Bansbach IV (Bart)	Term Expires: May 2025
	Columbine Realty, Inc. 650 S. Cherry Street, Suite 1005 Glendale, Co 80246 Email: lpb4@columbiner.com Office: 303 320 6778	