

**TOWER CENTER METROPOLITAN DISTRICT
NOTICE OF SPECIAL MEETING AND AGENDA**

**SUBDISTRICT NO. 1 OF THE TOWER CENTER METROPOLITAN DISTRICT
NOTICE OF SPECIAL MEETING AND AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Chad Becker	President	May 2027
David Dragoo	Treasurer	May 2027
Spencer Helwig	Secretary	May 2027
Vacant		May 2029
Vacant		May 2029

DATE: Wednesday, November 4, 2026
TIME: 9:15 a.m.
PLACE: MS Teams

By Video Conference:

Join: <https://teams.microsoft.com/meet/255291010484978?p=VzZjoVQKwTBxXCG0TV>
Meeting ID: 255 291 010 484 978
Passcode: si9BL7xf

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order by District and Subdistrict.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment.

**CONVENE AS THE BOARD OF TOWER CENTER METROPOLITAN DISTRICT
("DISTRICT")**

II. ADMINISTRATIVE ITEMS (CONTINUED)

- A. Approval of Regular Meeting Minutes from September 14, 2026.
- B. Consideration and Approval of 2027 Meeting Resolution.
- C. Consideration and Approval of 2027 Election Resolution.

III. FINANCIAL MATTERS

- A. Review and Approve Financial Statements.
- B. Review and Approve Accounts Payable Listing.
- C. Public Hearing for Consideration of the 2027 Budget, Setting the Mill Levy and Appropriating Funds.
- D. Consider Resolution Adopting 2027 Budget, Setting Mill Levies and Appropriating Sums of Money.
- E. Authorize Marchetti & Weaver to prepare 2026 Application for Exemption from Audit.

IV. LEGAL MATTERS

- A. Consideration and Approval of First Amendment to 2026 Meeting Resolution.
- B. Consideration and Approval of Public Comment Resolution.
- C. Consideration and Approval of Improvement Acquisition, Advance and Reimbursement Agreement between Tower Center Metropolitan District and Hillpointe LLC, and in connection therewith, authorizing the issuance of a subordinate note to Hillpointe LLC to secure reimbursement of capital advances.

- D. Consideration and Approval of First Amendment to Amended and Restated 2021 Funding and Reimbursement Agreement between the District and Eagle County Land Company, and in connection therewith, the refunding of a subordinate note and issuance of a new subordinate note to Eagle County Land Company to secure reimbursement of operating advances.
- E. Consideration and Approval of Second Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between the District and Eagle County Land regarding capital advances.

ADJOURN AS THE BOARD OF THE DISTRICT AND CONVENE AS THE BOARD OF SUBDISTRICT NO. 1 OF THE TOWER CENTER METROPOLITAN DISTRICT ("SUBDISTRICT")

I. SUBDISTRICT ADMINISTRATIVE ITEMS

- A. Approval of Regular Meeting Minutes from September 14, 2026.
- B. Consideration and Approval of 2027 Meeting Resolution.

II. FINANCIAL MATTERS

- A. Consider Approval / Ratification of Payment of Claims.
- B. Public Hearing regarding the 2027 Budget, Setting the Mill Levy and Appropriating Funds.
- C. Consider Resolution Adopting 2027 Budget, Setting Mill Levies and Appropriating Sums of Money.
- D. Authorize Marchetti & Weaver to prepare 2026 Application for Exemption from Audit.

III. LEGAL MATTERS

- A. Consideration and Approval of First Amendment to 2026 Meeting Resolution.
- B. Consideration and Approval of Public Comment Resolution.
- C. Consideration and Approval of First Amendment to Funding and Reimbursement Agreement between the Subdistrict and Eagle County Land Company, and in connection therewith, the refunding of a subordinate note and issuance of a new subordinate note to Eagle County Land Company to secure reimbursement of operating advances.
- D. Consideration and Approval of Improvement Acquisition, Advance and Reimbursement Agreement between the Subdistrict and Eagle County Land for funding capital costs.

V. ADJOURN AS THE BOARD OF THE SUBDISTRICT

The next regular meeting is scheduled for December 14, 2026.