

**ANNUAL INFORMATION REPORT**  
**FOR THE YEAR 2024**  
**HM METROPOLITAN DISTRICT NO. 1**

As required by Section 32-1-207(3)(c), C.R.S. and pursuant to Section VIII of the Service Plan for HM Metropolitan District No. 1 (the “District”) approved by the City of Aurora, Colorado (the “City”) on August 5, 2019, the following report of the District’s activities from January 1, 2024 to December 31, 2024 is hereby submitted.

1. **Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year:**

No boundary changes were made or proposed during the reporting period.

2. **Intergovernmental Agreements with other governmental entities, either entered into, proposed, or terminated as of December 31 of the prior year:**

The District entered into the below Intergovernmental Agreements with other governmental entities during the reporting period:

Master License Agreement (M.L.A. 23-100) by and between the District and the City. On November 27, 2023 the District and the City entered into a Master License Agreement (M.L.A. 23-100), recorded in the real property records of Adams County at Reception No. 2023000069491 on December 18, 2023.

License Agreement - Second Creek and Gopher Gulch Concrete Box Culvert Installations at 68th Avenue between the City and County of Denver, Colorado and the District. On January 18, 2024 the District and the City and County of Denver entered into a License Agreement - Second Creek and Gopher Gulch Concrete Box Culvert Installations at 68th Avenue between the City and County of Denver, Colorado and the District.

First Amendment to Infrastructure Financing and Coordination Agreement Regarding Phase I Improvements by and among the District, HM Metropolitan District No. 2, HM Metropolitan District No. 3, DIBC 56th and E-470, LLC, DIBC Cargo, LLC, Microsoft Corporation and L.C. Fulenwider, Inc. On September 4, 2024 the District approved a First Amendment to the Infrastructure Financing and Coordination Agreement Regarding Phase I Improvements by and among the District, HM Metropolitan District No. 2, HM Metropolitan District No. 3, DIBC 56th and E-470, LLC, DIBC Cargo, LLC, Microsoft Corporation and L.C. Fulenwider, Inc. (“First Amendment to IFCA”). The First Amendment to IFCA sets forth the terms and conditions pursuant to which funds deposited by Microsoft Corporation may be used to fund certain HM Metropolitan District No. 3 Administrative Expenses.

68th Avenue Embankment and Handrail Maintenance Intergovernmental Agreement between the District and East Cherry Creek Valley Water and Sanitation District. On August 22, 2024, the District and East Cherry Creek Valley

Water and Sanitation District (ECCV) entered into a 68th Avenue Embankment and Hand Rail Maintenance Intergovernmental Agreement (68th Ave Maintenance IGA), pursuant to which, the District and ECCV agreed that the District, at its sole expense, will undertake the construction, operations, and maintenance of the Embankment and the Hand Rail (both as defined therein), and the City will own the real property on where the Embankment and Hand Rail are located.

*Second Amendment to Cost Sharing and Reimbursement Agreement.* On September 30, 2024, the District and Windler Public Improvement Authority entered into a Second Amendment to Cost Sharing and Reimbursement Agreement to set forth the terms and conditions pursuant to which the District and Windler Public Improvement Authority will share in the cost of the construction and installation of 56<sup>th</sup> Avenue from E-470 on the west to Harvest Road on the east.

*ECCV Overlap Area Consent Agreement Regarding 68th Ave (Denali St to Harvest Rd) and Harvest Rd (64th Ave to 68th Ave).* On July 25, 2024, the District and ECCV entered into the ECCV Overlap Area Consent Agreement Regarding 68th Ave (Denali St to Harvest Rd) and Harvest Rd (64th Ave to 68th Ave), recorded in the real property records of Adams County at Reception No. 2024000046715 on August 27, 2024.

3. **Copies of the District’s rules and regulations, if any as of December 31 of the prior year / Access information to obtain a copy of rules and regulation adopted:**

The District has not adopted any rules and regulations as of December 31, 2024. In the event the District adopts rules and regulations in the future, such documents may be accessed at the offices of the District Manager, CliftonLarsonAllen LLP, 2001 16<sup>TH</sup> Street, Suite 1700, Denver, CO 80202, 303-779-5710, or on the District’s website at <https://hmmetrodistricts.com>.

4. **A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year:**

To our knowledge, there is no litigation involving the District’s public improvements.

5. **Status of the District’s construction of the Public Improvements as of December 31 of the prior year:**

- Construction of east lane of Denali Street from 60<sup>th</sup> Avenue to 64<sup>th</sup> Avenue was completed.
- Construction of concrete box culvert at Gopher Gulch crossing of Harvest Road and 68<sup>th</sup> Avenue was completed.
- Construction of 56<sup>th</sup> Avenue from E-470 to Harvest Road continued.
- Construction of Harvest Road from 56<sup>th</sup> Avenue to 64<sup>th</sup> Avenue continued.

1. **A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year:**

- Denali Street from 66<sup>th</sup> Ave to 68<sup>th</sup> Ave began the required 1-year warranty period during the reporting period for 2024 and conveyance to the City is expected to take place in 2025.

2. **The assessed valuation of the District for the current year:**

The final 2024 assessed valuation of the District is \$10.00.

3. **Current year's budget including a description of the Public Improvements to be constructed in such year:**

The District's 2025 Budget is available using this link:

<https://www.hmmetrodistricts.com/files/44cfd58b8/2025+Budget+and+Resolutions+HMMD1+as+filed+with+DLG.pdf> \*\*

4. **Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable:**

The District's 2024 Audit for the current report year (2024) is still in process, and the District has requested from the State Auditor an extension of time to file the 2024 Audit. A copy of the 2024 Audit will be provided upon completion. The 2023 Audit is available using this link:

<https://www.hmmetrodistricts.com/files/94ff8b03a/HMMD1+Final+Audit+FS+Report+2023.pdf> \*\*

5. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument.**

To our knowledge, there are no uncured events of default by the District continuing beyond a ninety (90) day period.

6. **Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.**

To our knowledge, the District is able to pay its obligations as they come due.

“\*This document contains links to certain attachments that were included in the original filing in order to comply with accessibility requirements. Please contact the District Manager, at 303-779-5710, if assistance is required.”