

**THE AURORA HIGHLANDS COMMUNITY
AUTHORITY BOARD (“CAB”)**

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

<https://www.theaurorahighlandscommunity.org>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper (AACMD Rep.)	President	2022/May 2022
Carla Ferreira (AACMD Rep.)	Vice President	2022/May 2022
Michael Sheldon (TAH MD Nos. 1 – 3 Rep.)	Treasurer/Asst. Secretary	2023/May 2023
VACANT	Assistant Secretary	2023/May 2023
Cynthia (Cindy) Shearon (AACMD Rep.)	Assistant Secretary	2023/May 2023
Kathleen Sheldon (ATEC 1 Rep.)	Assistant Secretary	2023/May 2023
Deanna Hopper (ATEC 2 Rep.)	Assistant Secretary	2023/May 2022
Denise Denslow	Secretary	N/A

DATE: **March 17, 2022**

TIME: **1:00 P.M.**

PLACE: **Construction Trailer (formerly Information Center)
3900 E. 470 Beltway
Aurora, CO 80019**

THERE WILL BE AT LEAST ONE PERSON PRESENT AT THE ABOVE-REFERENCED PHYSICAL LOCATION. THIS CAB BOARD MEETING WILL ALSO BE ACCESSIBLE BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting

<https://zoom.us/j/96576976056?pwd=NjFiQ25pVnAzSE80WFpGWnJMaTNqUT09>

Meeting ID: 965 7697 6056

Passcode: 800276

One tap mobile

1-253-215-8782,*800276#

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm Quorum, location of meeting and posting of meeting notices. Approve Agenda.

- C. Public Comment. Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

Consent Agenda – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless a board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Review and consider approval of February 17, 2022 special meeting minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$175,244.11 (numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting) (enclosure).
- B. Review and accept cash position report dated January 31, 2022, updated as of March 14, 2022 (enclosure).
- C. Discuss and consider approval of acceptance of the CAB and Aerotropolis Area Coordinating Metropolitan District (“**AACMD**”) Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 45 Engineer’s Report and Verification of Costs No. 23 prepared by Schedio Group LLC (enclosure).
- D. Discuss and consider approval of acceptance of the CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements, In-Tract Improvements / In Tract Home Builder Expenses, Engineer’s Report and Verification of Costs No. 5 prepared by Schedio Group LLC (enclosure).
- E. Discuss and consider approval of Project Funding Requisition No. 06, under the CAB’s Special Tax Revenue Refunding and Improvement Bonds, Series 201A (enclosure).
- F. Review and consider approval of Investment Advisor Service Agreement (The Aurora Highlands Community Authority Board) by and between the CAB and Zions Capital Advisors, Inc. (enclosure).
- G. **FIRST READING (BUDGET MATTERS)**
 - 1. Discuss need for amendment of the 2022 Budget (enclosure).

2. Consider approval, at this First Reading, of placement of consideration of approval of the proposed Amendment to the 2022 Budget on the Agenda for a Second Reading during the Public Hearing to be held on the proposed Amendment to the 2022 Budget on April 21, 2022 at 1:00 p.m. at the Construction Trailer, 3900 E. 470 Beltway, Aurora, CO 80019 and via Zoom.
- H. Review and consider adoption of Resolution of the Board of Directors of the CAB Regarding Continuing Disclosure Policies and Procedures (Special Tax Revenue Refunding and Improvement Bonds, Series 2021A) (enclosure).
- I. Discuss matters related to issuance of the CAB’s proposed Special Tax Revenue Bonds, Series 2022, in the aggregate principal amount of up to \$200,000,000 (“2022 Bonds”) (ATEC MD No. 1 / Commercial).
1. 2022 Update to Long-Term Capital Improvement Plan.
 2. Discuss and consider approval of Engagement Letter by and between the CAB and Sherman & Howard L.L.C. for Special Counsel services (enclosure).
 3. Discuss Second Amended and Restated Inclusion Agreement (Aurora Tech Center Holdings, LLC / Aurora Tech Center Development, LLC / Property East of Powhatan) by and between AACMD, Aurora Tech Center Holdings, LLC and Aurora Tech Center Development, LLC.
 4. Discuss Second Amended and Restated Inclusion Agreement (GVR King Commercial, LLC / Property East of Powhatan) by and between AACMD, GVR King Commercial, LLC and Aurora Tech Center Development, LLC.
 5. Discuss Inclusion Agreement (Aurora Tech Center Holdings, LLC / Aurora Tech Center Development LLC / Property East of Powhatan) by and between ATEC Metropolitan District No. 1, Aurora Tech Center Holdings, LLC and Aurora Tech Center Development, LLC.
 6. FIRST READING (2022 BONDS)
 - a. Discuss Resolution which, if adopted on Second Reading at a subsequent Board meeting, would: authorize the issuance of the CAB’s 2022 Bonds for the purpose of financing public improvements serving occupants, property owners and taxpayers within the CAB’s Service Area and paying the costs of issuance thereof; approve the forms of the Indenture and other financing

documents; authorize the execution and delivery thereof and performance by the CAB thereunder; appoint a CAB Representative to act on behalf of the CAB under the Indenture; appoint an Authorized Delegate to make certain determinations relating to the 2022 Bonds as authorized under Section 11-57-205, C.R.S.; and authorize incidental action (“2022 Bond Resolution”) (enclosure).

- b. Consider approval, at this First Reading, of placement of consideration of adoption of the proposed 2022 Bond Resolution on the Agenda for a Second Reading during the Public Hearing to be held on the 2022 Bond Resolution on April 21, 2022 at 1:00 p.m. at the Construction Trailer, 3900 E. 470 Beltway, Aurora, CO 80019 and via Zoom.

IV. MANAGER MATTERS

- A. Manager’s Report.

V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

- A. Update from Timberline District Consulting, LLC regarding:
 1. Website;
 2. Town Hall Meetings; and
 3. Design Guidelines / Rules and Regulations / Homeowner Handbook.

VI. LEGAL MATTERS

- A. Discuss status of Service Plan Amendments.
- B. Discuss status of Waiver and Release of Reimbursement Rights among the CAB, Aurora Highlands, LLC and Homebuilders.
 1. Acknowledge Waiver and Release of Reimbursement Rights by and among the CAB, Aurora Highlands, LLC and Bridgewater development entity.
- C. Discuss the status of the PorterCare Operation Funding and Contribution Agreement by and between the CAB and PorterCare Adventist Health System.
 1. Rescind prior approval related to PorterCare Operation Funding and Contribution Agreement by and between the CAB and PorterCare Adventist Health System.

2. Consider approval of current version of PorterCare Operation Funding and Contribution Agreement by and between the CAB and PorterCare Adventist Health System (to be distributed).
 3. Discuss the status of the Covenant for Payment in Lieu of Taxes and exceptions to the PILOT.
- D. Consider approval of form of Irrigation (Water) Service Connection Fee Allocation Agreement by and between the CAB and the City of Aurora by and through its Utility Enterprise.
- E. Acknowledge AACMD and East Cherry Creek Valley Water and Sanitation District Overlap Area Consent Agreement (The Aurora Highlands Parkway and Pedestrian Pathway) by and between the AACMD and East Cherry Creek Valley Water and Sanitation District (enclosure).
- F. Acknowledge Settlement Agreement by and between ARTA, AACMD, Green Valley East LLC, GVR King LLC, Aurora Highlands Holdings LLC, the CAB, the City of Aurora and East Cherry Creek Valley Water and Sanitation District (enclosure).
1. If necessary, convene in executive session pursuant to Section 24-6-402(4)(e), C.R.S., to discuss matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and receive legal advice regarding same.

VII. OTHER BUSINESS

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 21, 2022.