

PRAIRIE POINT COMMUNITY AUTHORITY BOARD (“CAB”)

(Formerly known as Kings Point Community Authority Board)

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

www.prairiepointmdsco.gov

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Thursday, April 3, 2025

TIME: 10:30 a.m.

LOCATION & ACCESS To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjI4OTE5NWItYzk1YS00NDg4LTIkNjQtYTUxZGYwM2E2MTYy%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 273 121 62#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Brandon Wyszynski Representing Prairie Point Metropolitan District No. 3	President	D1, D2 & D3 - May, 2025
David Carro Representing Prairie Point Metropolitan District No. 1	Treasurer	D1 & D2 - May, 2027 D3 – May, 2025
Bertrand (Randy) Bauer Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1 - May, 2025 D2 & D3 – May, 2027
Brett Price Representing Prairie Point Metropolitan District No. 2	Assistant Secretary	D1 - May, 2027 D2 & D3 – May, 2025
P. Joseph Knopinski Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1, D2 & D3 - May, 2027
Lisa Jacoby	Secretary	Non-elected

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approval of agenda; confirm location of meeting and posting of meeting notices.
- 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

These routine items will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. March 6, 2025, Special Meeting Minutes (enclosure).
- B. Service Agreements / Task Orders / Change Orders (enclosures):
 - 1. Terracina Designs LLC Task Order No. 34 for additional engineering services for PA-11 Amenity & Clubhouse (enclosure).
 - 2. A.G. Wassenaar, Inc. Task Order No. 6 for PA-11 Amenity & Clubhouse (enclosure).

III. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of Financial Statements / Schedule of Cash Position (enclosure).
- C. Review Engineer's Report and Verification of Costs Report No. 42 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs in the amount of \$187,037.67 (enclosure).
- D. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer's Report No. 42, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).

IV. CAPITAL/CONSTRUCTION MATTERS

- A. Construction Committee Report (Directors Carro and Bauer).

V. LEGAL MATTERS

- A. Acknowledge Fourth Amended and Restated Prairie Point Community Authority Board Establishment Agreement (“CABEA”) by and between Prairie Point Metropolitan District Nos. 1, 2 & 3 (to be distributed).
- B. Discuss and consider matters related to the organization of the Prairie Point Community Authority Board Special Improvement District No. 1 (the “SID”).
 - 1. Discuss status of Petition for Acquisition and Construction of Improvements and creation of a Special Improvement District in a Special District by property owners, Prairie Point Community Authority Board and Clayton Properties Group, Inc.
 - 2. Consider adoption of the Resolution to Create Prairie Point Community Authority Board Special Improvement District No. 1 within the CAB and Order the Publication of Notice of a Hearing on Assessment Roll.
- C. Bond Matters.
 - 1. Discuss and consider engagement of consultants.
 - i. Discuss and consider engagement of Taft Stettinius & Hollister LLP as Bond and Co-Disclosure Counsel.
 - ii. Discuss and consider engagement of Greenberg Traurig, LLP as Co-Disclosure Counsel.
 - iii. Discuss and consider engagement of Piper Sandler & Co. as underwriter or placement agent.
 - iv. Discuss and consider engagement of North Slope Capital Advisors as External Financial Advisor regarding the CAB’s Special Assessment Revenue Bonds, Series 2025.
 - v. Discuss and consider engagement of CliftonLarsonAllen LLP for preparation of the Financial Forecast related to the CAB’s Limited Tax General Obligation Bonds, Series 2025A, and Series 2025B.
 - vi. Discuss and consider engagement of CliftonLarsonAllen LLP for preparation of the Financial Forecast related to the CAB’s Special Assessment Revenue Bonds, Series 2025.
 - vii. Discuss and consider engagement of CliftonLarsonAllen LLP as assessment collection agent related to the CAB’s Special Assessment Revenue Bonds, Series 2025 and approval of SID Collection Agreement.

- viii. Discuss and consider engagement of CliftonLarsonAllen LLP for preparation of financial projection related to the CAB’s Special Assessment Revenue Bonds, Series 2025.
- D. Consider termination of Inclusion Agreement dated July 8, 2024, by and among Prairie Point Metropolitan District No. 1, the Prairie Point Community Authority Board and Clayton Properties Group, Inc.
- E. Discuss and consider approval of a Service Agreement for Special Improvement District Benefit Study to be performed by Independent District Engineering Services, LLC.
- F. Status of Service Plan Amendments for Prairie Point Metropolitan District Nos. 1-3 to City of Aurora, to revise ARI Mill Levy provisions as proposed by South Aurora Regional Improvement Authority (“SARIA”).
- G. Status of Intergovernmental Agreement Regarding Aurora Parkway Extension Improvements.
- H. Discuss and consider approval of Post-Closing Infrastructure Improvements Agreement (“PCIIA”) among the CAB, Clayton Properties Group, Inc./dba Oakwood Homes, Trumark Homes Colorado LLC, David Weekley Homes, Century Land Holdings, LLC, DFH Mandarin LLC, Toll Southwest, LLC and CliftonLarsonAllen, LLP.
- I. Discuss status of Prairie Point Community Amenities Maintenance Authority (“CAMA”).

VI. OTHER BUSINESS

- A. Consider scheduling of a special meeting to perfect Prairie Point Metropolitan District No. 1 boundary matters. [Proposed for April 9th or April 10th].
- B. Confirm a quorum for the May 1, 2025, Board Meeting at 10:30 a.m.

VII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS MAY 1, 2025, AT 10:30 A.M.