

**MINUTES OF A JOINT SPECIAL MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
AURORA HIGHLANDS METROPOLITAN DISTRICT NOS. 1 - 3  
HELD  
July 16, 2020**

A joint special meeting of the Boards of Directors (the “**Boards**”) of the Aurora Highlands Metropolitan District Nos. 1 - 3, County of Adams (the “**Districts**”) was convened on Thursday, July 16, 2020, at 1:00 p.m. Due to concerns related to COVID-19, all participants attended via video enabled web conference without any individuals attending in person. The meeting was open to the public via videoconference at the same video link the original meeting was posted for. The meeting was open to the public via videoconference

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**Directors In Attendance Were:**

Matt Hopper  
Carla Ferreira  
Michael Sheldon  
Cynthia (“Cindy”) Shearon

**Also In Attendance Was:**

MaryAnn McGeady, Esq., Elisabeth Cortese, Esq., Jon Hoistad, Esq., and Drew Rippey, Esq.; McGeady Becher P.C.  
Todd Johnson; Terra Forma Solutions, Inc.  
Debra Sedgely, Denise Denslow and Anna Jones; CliftonLarsonAllen LLP  
Matt Ruhland, Esq.; Collins Cockrel & Cole  
Rita Connerly; Fairfield & Woods P.C.  
Ryan Littleton; HR Green Development, LLC

**ADMINISTRATIVE  
MATTERS**

**Disclosure of Potential Conflicts of Interest:** Attorney Ruhland discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the members of the Boards prior to this meeting in accordance with statute. It was noted that the disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors as required by statute. No new conflicts were disclosed.

**Agenda:** The Boards considered the proposed Agenda for the Districts’ special meeting.

Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote unanimously carried, the Agenda was approved, as amended.

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**CONSENT AGENDA** The Boards considered the following actions:

- Review and consider approval of Minutes from the May 21, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Boards ratified and/or approved, as applicable, the above actions, as presented.

**LEGAL MATTERS** **Assignment of Responsibilities under Restated Agreement for Reimbursement of Costs (Picadilly Road Cost Reimbursement) by and among the Districts, Aerotropolis Area Coordinating Metropolitan District, Green Valley Aurora Metropolitan District No. 1 and Town Center Metropolitan District:** The Board determined to defer this matter to the July 21, 2020 Joint Special Meeting.

**CAB Adoption of Long-Term Development Plan – June 2020 Update:** After discussion, upon a motion duly made by Director Ferreira, seconded by Director Sheldon, and upon vote, unanimously carried by roll call, the Boards acknowledged the CAB Adoption of the Long-Term Development Plan - June 2020 update.

**Inclusion Agreement (Aurora Tech Center Holdings, LLC) by and among Aerotropolis Area Coordinating Metropolitan District (“AACMD”), Aurora Tech Center Holdings, LLC and Aurora Tech Center Development, LLC:** After discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira, and upon vote, unanimously carried by roll call, the Boards acknowledged the Inclusion Agreement (Aurora Tech Center Holdings, LLC) by and among Aerotropolis Area Coordinating Metropolitan District (“AACMD”), Aurora Tech Center Holdings, LLC and Aurora Tech Center Development, LLC.

**Inclusion Agreement (GVR King Commercial, LLC) by and among AACMD, GVR King Commercial, LLC and Aurora Tech Center Development, LLC:** After discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira, and upon vote, unanimously carried by roll call, the Boards acknowledged the Inclusion Agreement (GVR King Commercial, LLC) by and among AACMD, GVR King Commercial, LLC and Aurora Tech Center Development, LLC.

**Inclusion Agreement by and among AACMD, Aurora Highlands, LLC, GVR King LLC, GVRE 470 LLC, Green Valley East, LLC, SJSA Investments, LLC, Aurora Highlands:** After discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira, and upon vote, unanimously carried by roll call, the Boards acknowledged the Inclusion Agreement by and among AACMD, Aurora Highlands, LLC, GVR King LLC, GVRE 470 LLC, Green Valley East, LLC, SJSA Investments, LLC, Aurora Highlands.

**Inclusion Agreements by and between AACMD and each of the following entities: Aurora Tech Center Development, LLC; Aurora Tech Center Holdings, LLC; Aurora**

**Highlands Holdings, LLC; Aurora Highlands, LLC; GVR King Commercial, LLC; SJSA Investments, LLC; GVR King LLC; Green Valley East, LLC; and GVRE 470 LLC:** After discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira, and upon vote, unanimously carried by roll call, the Boards acknowledged the Inclusion Agreements by and between AACMD and each of the following entities: Aurora Tech Center Development, LLC; Aurora Tech Center Holdings, LLC; Aurora Highlands Holdings, LLC; Aurora Highlands, LLC; GVR King Commercial, LLC; SJSA Investments, LLC; GVR King LLC; Green Valley East, LLC; and GVRE 470 LLC.

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**FINANCIAL MATTERS**

None.

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**CONSTRUCTION MATTERS**

None.

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**OTHER BUSINESS**

None.

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**ADJOURNMENT**

There being no further business to come before the Boards at this time, upon a motion duly made by Director Ferreira, seconded by Director Sheldon, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

DocuSigned by:  
*Denise Denstow*  
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Secretary for the Meeting

## Certificate Of Completion

Envelope Id: 682B97410460489EAE2E5E12CBB1FACA	Status: Completed
Subject: Please DocuSign: 7-16-20 MINUTES (TAH MD 1 - 3)_2020.pdf	
Client Name: TAH MD	
Client Number: 011-042659-OS03-2020	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 4	Initials: 0
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Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
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## Signer Events

Denise Denslow  
 denise.denslow@claconnect.com  
 Security Level: Email, Account Authentication (None)

## Signature

Signature Adoption: Pre-selected Style  
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Sent: 11/17/2020 3:02:25 PM  
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 Accepted: 11/17/2020 4:48:59 PM  
 ID: 65c2b377-19dd-4972-ba26-018b1abe4d19

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/17/2020 3:02:25 PM
Certified Delivered	Security Checked	11/17/2020 4:48:59 PM
Signing Complete	Security Checked	11/17/2020 4:49:07 PM
Completed	Security Checked	11/17/2020 4:49:07 PM

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