

**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: April 21, 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 March 17, 2022 regular meeting minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$67,066.45 (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 February 28, 2022, updated as of April 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. 46 Engineer’s Report and Verification of Costs No. 24 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. 6 prepared by Schedio Group LLC (enclosure).
- E. Discuss and consider approval of Project Funding Requisition No. 07, under the CAB’s Special Tax Revenue Refunding and Improvement Bonds, Series 2021A.
- F. **SECOND READING (BUDGET MATTERS)**
 - 1. Conduct Public Hearing to consider amendment of the 2022 Budget and consider adoption of Resolution to Amend the 2022 Budget (enclosure).
- G. 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. SECOND READING (2022 BONDS)

- a. Discuss and consider adoption of Resolution authorizing 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 incidental to the issuance of the 2022 Bonds; approving forms of an indenture of trust, bond purchase agreement, continuing disclosure agreement, and other related documents and instruments; authorizing the execution and delivery thereof and performance by the CAB thereunder; appointing a CAB Representative to act on behalf of the CAB under such indenture of trust; appointing an Authorized Delegate to make certain determinations relating to the 2022 Bonds as authorized under Section 11-57-205, C.R.S.; authorizing incidental action; and establishing the effective date thereof.

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.
- B. Discussion regarding the engagement of architect and provide direction to staff regarding same.

VI. LEGAL MATTERS

- A. Acknowledge recording of Memorandum of Operating Funding and Contribution Agreement by and between PorterCare Adventist Health System and the CAB.
 1. Acknowledge execution of PorterCare Operation Funding and Contribution Agreement by and between PorterCare Adventist Health System and the CAB.

- B. Acknowledge recording of Memorandum of PILOT Exception Agreement by and between PorterCare Adventist Health System, the CAB, Aurora Highlands, LLC, Aurora Highlands Holdings, LLC, Green Valley East, LLC, GVRE 470 LLC, GVR King, LLC, GVR King Commercial, LLC, Aurora Tech Center Holdings, LLC, Aurora Tech Center Development, LLC and Oxnard Financial, LLC.
 - 1. Acknowledge execution of PILOT Exception Agreement by and between PorterCare Adventist Health System, the CAB, Aurora Highlands, LLC, Aurora Highlands Holdings, LLC, Green Valley East, LLC, GVRE 470 LLC, GVR King, LLC, GVR King Commercial, LLC, Aurora Tech Center Holdings, LLC, Aurora Tech Center Development, LLC and Oxnard Financial, LLC.
- C. Discuss and provide direction to staff regarding amendment to the CAB First Amended and Restated Establishment Agreement between and among AACMD, The Aurora Highlands Metropolitan District Nos. 1, 2 and 3 and ATEC Metropolitan District Nos. 1 and 2.

VII. OTHER BUSINESS

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 19, 2022.