

**AEROTROPOLIS AREA COORDINATING
METROPOLITAN DISTRICT (“DISTRICT”)**

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net/>

NOTICE OF A SPECIAL MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u> | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Matt Hopper | President | 2025/May 2025 |
| Carla Ferreira | Vice President | 2025/May 2025 |
| Michael Sheldon | Treasurer | 2027/May 2027 |
| Cynthia (Cindy) Shearon | Assistant Secretary | 2027/May 2027 |
| VACANT | | 2025/May 2025 |
| VACANT | | 2025/May 2027 |
| VACANT | | 2025/May 2027 |
| Denise Denslow | Secretary | N/A |

DATE: **June 20, 2024**
TIME: **1:00 P.M.**
PLACE: **Virtual Via Zoom**

PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting

<https://us02web.zoom.us/j/83927842723?pwd=NXA3bjc3VVVJ2R2RZQjJyWXhMbVBzUT09>

Meeting ID: 839 2784 2723

Passcode: 979737

One tap mobile

+17193594580, *979737#

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 District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. 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.

- Approval of the May 16, 2024 special meeting minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$47,997.80 (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 April 30, 2024, updated as of June 13, 2024 (enclosure).
- C. Review and consider approval of 2023 Audit (enclosure) and authorize execution of Representations Letter.
- D. Discuss and consider approval of recommendation to The Aurora Highlands Community Authority Board (“**CAB**”) for acceptance of the CAB and District Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 72 Engineer’s Report and Verification of Costs No. 51 prepared by Schedio Group LLC (enclosure).
- E. Discuss and consider approval of recommendation to the CAB for acceptance of the CAB and District 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. 32 prepared by Schedio Group LLC (enclosure).

IV. CAPITAL PROJECTS

- A. Discuss and acknowledge funding sources in the total amount of \$7,166,411.42* (checks and interim payments) prepared by the District’s accountant (enclosures - summary and list of checks):

| | |
|---------------------|------------------------|
| TAH CAB/Spine Costs | \$ 3,120,742.11 |
| AH In-Tract Costs | \$ 1,135,988.32 |
| AF ARTA | \$ 685,052.98 |
| ARTA | \$ 2,113,405.10 |
| AF ATEC Spine Costs | \$ 104,829.91 |
| Developer | \$ 6,393.00 |
| Total: | <u>\$ 7,166,411.42</u> |

* Numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting.

District Capital Projects:

- B. Discuss and consider approval of **Change Order No. 01 to Task Order No. 13 to Master Service Agreement (“MSA”)** for Project Support and Review Services (ATEC) between the District and **AECOM Technical Services, Inc.** for Construction Management for Farmhouse Demolition and Grading Pads 2 & 3, in the amount of \$52,710.00, subject to approval of the Construction Committee.
- C. Discuss and consider approval of **Task Order No. 73 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for District Ponds and Conveyance System, in the amount of \$950.00, subject to approval of the Construction Committee.
- D. Discuss and consider approval of **Task Order No. 75 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for District Ponds and Conveyance System, in the amount of \$30,800.00, subject to approval of the Construction Committee.
- E. Discuss and consider approval of **Master Service Agreement for Program Management and Design Services** between the District and **Bowman Consulting Group, Ltd.**, subject to approval of the Construction Committee.
- F. Discuss and consider approval of **Task Order No. 66 to MSA** for Geotechnical Services between the District and **CTL Thompson, Inc.**, in the amount of \$5,900, subject to approval of the Construction Committee.
- G. Discuss and consider approval of **Short Form Construction Agreement** for Filing 9 Landscaping between the District and **Landtech Contractors, LLC**, in the amount of \$2,552,590.61, subject to approval of the Construction Committee.
- H. Discuss and consider approval of **Change Order No. 04 to Task Order No. 22 to MSA** for Program Management Services between the District and **Matrix**

Design Group, Inc. for Construction Support (North Mass Grading), in the amount of \$4,500.00, subject to approval of the Construction Committee.

- I. Discuss and consider approval of **Task Order No. 40** to **MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for District Ponds and Conveyance System, in the amount of \$228,200.00, subject to approval of the Construction Committee.
- J. Discuss and consider approval of **Task Order No. 43** to **MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for Construction Support (Dreamfinders PA-12), in the amount of \$361,650.00, subject to approval of the Construction Committee.
- K. Discuss and consider approval of **Task Order No. 01** to **MSA** between the District and **R.E. Monks Construction Company, LLC** North Mass Grading (Over-Lot Grading of District Responsibilities in North Areas A & B), in the amount of \$10,708,900.15, subject to approval of the Construction Committee.
- L. Ratify approval of **Task Order No. 37** (Note: Task Order No. 37 was previously approved on May 16, 2024 as Task Order No. 36) to **MSA** for Planning and Landscape Architecture Services between the District and **Norris Design, Inc.** for Filing 17 District Landscape (CA Support), in the amount of \$21,200.00, subject to approval of the Construction Committee.

V. LEGAL MATTERS

- A. Discuss and consider approval of Builder Cost Sharing Agreement for Construction Manager-Only Services (Grading for The Aurora Highlands) by and among the District, Dream Finders Homes, LLC, Richmond American Homes of Colorado, Inc. and Weekley Homes, LLC (enclosure).

VI. ARTA MATTERS

VII. MANAGER MATTERS

- A. Discuss District website accessibility matters and authorize necessary actions in connection therewith.

VIII. OTHER BUSINESS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 18, 2024.