

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

8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 8011
Phone: 303-779-5710
<https://theaurorahighlands.specialdistrict.net>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: February 20, 2025

TIME: 1:00 p.m.

LOCATION: Virtual via Zoom

PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting

<https://us02web.zoom.us/j/86786188843?pwd=tYAMn2DMIOCNXzZ8iQ4zJrRlrbnCqJ.1>

Meeting ID: 867 8618 8843

Passcode: 660408

One tap mobile

+17193594580,*660408#

Board of Directors

Matt Hopper

Carla Ferreira

Michael Sheldon

Cynthia (Cindy) Shearon

VACANT

VACANT

VACANT

Denise Denslow

Office

President

Vice President

Treasurer

Assistant Secretary

Secretary

Term Expires

May, 2025

May, 2025

May, 2027

May, 2027

May, 2025

May, 2027

May, 2027

N/A

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notice. 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 and/or approved 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 January 16, 2025 Regular Meeting Minutes (enclosures).

III. FINANCIAL MATTERS

- A. Review and accept cash position report dated December 31, 2024, updated as of February 10, 2025 (enclosure).
- B. 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. 80 Engineer’s Report and Verification of Costs No. 59 prepared by Schedio Group LLC (enclosure).
- C. 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. 40 prepared by Schedio Group LLC (enclosure).

IV. CAPITAL PROJECTS

- A. Discuss and acknowledge funding sources in the total amount of \$6,873,045.84* (checks and interim payments) prepared by the District’s accountant (enclosures - summary and list of checks):

TAH CAB/Spine Costs	\$4,418,551.67
AH In-Tract Costs	\$ 469,839.52
AF ARTA	\$ 0
ARTA	\$1,975,593.62
AF ATEC Spine Costs	\$ 5,939.53
Developer	\$ 3,121.50
Total:	\$6,873,045.84

* 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 **Task Order No. 16 to Master Service Agreement (“MSA”)** for Program Management, Design and Construction Services (ARTA) between the District and **AECOM Technical Services, Inc.** for Aerotropolis Parkway – 48th Avenue to 56th Avenue (Coordination with Adjacent Property Site Plan and Concept Design Development for Future Aerotropolis Parkway between 48th Avenue and 56th Avenue), in the amount of \$28,438.00, subject to approval of the Construction Committee.

- C. Discuss and consider approval of **Task Order No. 17** to **MSA** for Program Management, Design and Construction Services (ARTA) between the District and **AECOM Technical Services, Inc.** for Picadilly NB, 38th Avenue to 56th Avenue (Design Costs), in the amount of \$1,752,738.00, subject to approval of the Construction Committee.
- D. Discuss and consider approval of **Change Order No. 01** to **Task Order No. 17** to **MSA** for Program Management, Design and Construction Services (ARTA) between the District and **AECOM Technical Services, Inc.** for Picadilly NB, 38th Avenue to 56th Avenue (Additional Drainage Design), in the amount of \$253,337.00, subject to approval of the Construction Committee.
- E. Discuss and consider approval of **Change Order No. 13.03** to **Task Order No. 09** to **MSA** for Project Support and Review Services between the District and **AECOM Technical Services, Inc.** for ISP-01 (Added Scope per Amendment 3), in the amount of \$300.00, subject to approval of the Construction Committee.
- F. Discuss and consider approval of **Change Order No. 01** to **Task Order No. 42** to **MSA** for Surveying Services between the District and **Aztec Consultants, Inc.** for ARTA I-70 and Aerotropolis Interchange (Update to ROW plans) in the amount of \$9,450.00, subject to approval of the Construction Committee.
- G. Discuss and consider approval of **Task Order No. 58** to **MSA** for Surveying Services between the District and **Aztec Consultants, Inc.** for ARTA I-70 and Aerotropolis Interchange (Update to ROW plans) in the amount of \$26,450.00, subject to approval of the Construction Committee.
- H. Discuss and consider approval of **Task Order No. 80** to **MSA** for Surveying Services between the District and **Aztec Consulting, Inc.** for Trib W 2025 – Design Survey, in the amount of \$7,150.00, subject to approval of the Construction Committee.
- I. Discuss and consider approval of **Task Order No. 02** to **MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** For ATEC Parkway and School Roadway Design (Design of Roadways and Underlying Utilities), in the amount of \$1,370,290.00, subject to approval of the Construction Committee.
- J. Discuss and consider approval of **Change Order No. 07** to **Service Agreement** between the District and **Brightview Landscape Development, Inc.** for ISP-01 (Added Scope per Amendment 3), in the amount of \$7,349.00, subject to approval of the Construction Committee.
- K. Discuss and consider approval of **Change Order No. 01** to **Task Order No. 01** to **Service Agreement** between the District and **Clanton & Associates** for Aerotropolis Parkway and I-70 Interchange (Change Light Fixtures from CDOT standard to COA standard), in the amount of \$10,720.00, subject to approval of the Construction Committee.

- L. Discuss and consider approval of **Task Order** to **MSA** for Geotechnical Services between the District and **CTL Thompson, Inc.** for ATEC Parkway and School Roadway Design (Design of Roadways and Underlying Utilities), in the amount of \$67,500.00, subject to approval of the Construction Committee.
- M. Discuss and consider approval of **MSA** for Architecture and Planning Services between the District and **KTGY Group, Inc.**, subject to approval of the Construction Committee.
- N. Discuss and consider approval of **Task Order No. 01** to **MSA** for Architecture and Planning Services between the District and **KTGY Group, Inc.**, for Recreation Center, in the amount of \$60,000.00, subject to approval of the Construction Committee.
- O. Discuss and consider approval of **Change Order No. 02** to **Task Order No. 16** to **MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for North District Roadways (Denali, Fultondale, 46th Avenue, Main Street and Coolidge - Landscape IFC Plans), in the amount of \$79,300.00, subject to approval of the Construction Committee.
- P. Discuss and consider approval of **Task Order No. 17** to **MSA** for Surveying Services between the District and **Merrick & Company** for Trib W Diversion Culvert Design, in the amount of \$125,280.00, subject to approval of the Construction Committee.

V. LEGAL MATTERS

- A. Ratify approval of Pre-Inclusion Operations and Maintenance Contribution Agreement between the District, Crestone Peak Resources Operating LLC and Crestone Peak Resources Watkins Holdings LLC.
- B. Discuss and consider approval of Sublease Agreement by and between the District (Lessor) and Aurora Highlands, LLC (Lessee).

VI. ARTA MATTERS

VII. MANAGER MATTERS

VIII. OTHER BUSINESS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

The next meeting is scheduled for March 20, 2025 at 1:00 p.m.