

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

2001 16th Street, Suite 1700

Denver, CO 80202

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: May 15, 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, 2029

May, 2029

May, 2027

May, 2027

May, 2029

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
- D. Discuss results of the cancelled May 6, 2025 Regular Directors' Election (enclosure).
- E. Consider appointment of officers.

President: _____

Vice President: _____

Secretary: _____

Treasurer/Assistant Secretary: _____

Assistant Secretary: _____

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 April 17, 2025 Regular Meeting Minutes (enclosures).
- Ratify approval of Task Order No. 24 to Master Service Agreement (“**MSA**”) for Program Management Services between the District and Bowman Consulting Group, Ltd. For the Carousel Deck Design, in the amount of \$6,750.00.

III. FINANCIAL MATTERS

- A. Review and consider approval of Review and accept cash position report dated March 31, 2025, updated as of May 12, 2025 (enclosure).
- B. Discuss and consider approval of recommendation to The Aurora Highlands Community Authority Board (“**CAB**”) for acceptance of Cost Certification for Draw 83 Issued for the District and the CAB, prepared by The Connexion Group, LLC (enclosure).
- C. Discuss and consider approval of recommendation to the CAB for acceptance of Cost Certification #42, the CAB and AACMD (In-Tract Builder Public Improvements), prepared by The Connexion Group, LLC (enclosure).

IV. CAPITAL PROJECTS

- A. Discuss and acknowledge funding sources in the total amount of \$14,341,503.41* (checks and interim payments) prepared by the District’s accountant (enclosures - summary and list of checks):

| | |
|---------------------|----------------|
| TAH CAB/Spine Costs | \$9,619,152.38 |
| AH In-Tract Costs | \$1,638,351.86 |
| ARTA Pre Payment | \$2,466,269.30 |
| ARTA | \$ 566,397.85 |
| AF ATEC Spine Costs | \$ 44,939.02 |
| Developer | \$ 6,393.00 |

Total: \$14,341,503.41

* 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 combined **Change Order No. 01 to Task Order No. 01 to Aquatic Center Design Build Contract** between the District and **A.D. Miller Services, Inc.** for the Aquatic Center (Conversion of Seed to Sod), in the amount of \$107,037.00, subject to approval of the Construction Committee.
- C. Discuss and consider approval of **Change Order No. 03 to Task Order No. 01 to Aquatic Center Design Build Contract** between the District and **A.D. Miller Services, Inc.** for the Aquatic Center (Solar Conversion from Allowance to Contract), in the amount of \$68,000.00, subject to approval of the Construction Committee
- D. Discuss and consider approval of **Change Order 01 to Task Order No. 42 to Master Service Agreement (“MSA”)** for Surveying Services between the District and **Aztec Consultants, Inc.** for District Legal Descriptions (ARTA I-70 and Aerotropolis Interchange), in the amount of \$10,000.00, subject to approval of the Construction Committee.
- E. Discuss and consider approval of **Change Order 01 to Task Order No. 62 to MSA** for Surveying Services between the District and **Aztec Consultants, Inc.** for District Legal Descriptions (Filing 26 Road A), in the amount of \$7,650.00, subject to approval of the Construction Committee.
- F. Discuss and consider approval of **Change Order 02 to Task Order No. 70 to MSA** for Surveying Services between the District and **Aztec Consultants, Inc.** for District Legal Descriptions (District B Roads), in the amount of \$8,250.00, subject to approval of the Construction Committee.
- G. Discuss and consider approval of **Task Order No. 75 to MSA** for Surveying Services between the District and **Aztec Consultants, Inc.** for District Legal Descriptions (Filing 34 PA-12 Pulte), in the amount of \$1,700.00, subject to approval of the Construction Committee.
- H. Discuss and consider approval of **Task Order No. 14 to MSA** for Program Management Services between the District and **Bowman Consulting Group Ltd.** for PA-46.1 Taylor Morrison (Construction Documents and Stormwater Design and Subdivision Plat and Geotech), in the amount of \$621,930.00, subject to approval of the Construction Committee.
- I. Discuss and consider approval of **Task Order No. 01 to MSA** for Cost Verification Services between the District and **The Connexion Group, LLC** for 2025 Cost Verification Services, in the amount of \$275,000.00, subject to approval of the Construction Committee.

- J. Discuss and consider approval of **Task Order 55** to **MSA** for Geotechnical Services by and between the District and **CTL Thompson, Inc.** for PA 46.1 Taylor Morrison (Waterline Resistivity Testing), in the amount of \$11,700.00, subject to approval of the Construction Committee.
- K. Discuss and consider approval of **Task Order No. 40** to **MSA** for Civil Engineering Services between the District and **HR Green Development, LLC** for Master Utility Report Update (for Lennar and Grading), in the amount of \$9,000.00, subject to approval of the Construction Committee.
- L. Discuss and consider approval of **Change Order No. 01** to **Task Order No. 29** to **MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for Area B District Roads and Pond, in the amount of \$58,000.00, subject to approval of the Construction Committee.
- M. Discuss and consider approval of **MSA** for Design Services between the District and **Ohlson Lavoie Corporation**, subject to approval of the Construction Committee.
- N. Discuss and consider approval of **Task Order No. 01** to **MSA** for Design Services between the District and **Ohlson Lavoie Corporation** for Aquatic Center FFE Design, in the amount of \$8,800.00, plus reimbursables at cost plus 10%, subject to approval of the Construction Committee.
- O. Discuss and consider approval of **Task Order No. 02** to **MSA** for Cost Verification Services between the district and **The Connexion Group, LLC** for Cost verification Service for ARTA Projects, subject to the approval of the Construction Committee.

V. LEGAL MATTERS

VI. MANAGER MATTERS

VII. OTHER BUSINESS

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

The next regular meeting is scheduled for June 19, 2025 at 1:00 p.m.