

**THE AURORA HIGHLANDS COMMUNITY
AUTHORITY BOARD (“CAB”)**

2001 16th Street, Suite 1700
Greenwood Village, 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

ACCESS: 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 (AACMD Rep.)

Carla Ferreira (AACMD Rep.)

Michael Sheldon (TAH 1-6 Rep.)

VACANT

Cynthia Shearon (AACMD Rep.)

Kathleen Sheldon (ATEC 1 Rep.)

Deanna Hopper (ATEC 2 Rep.)

Denise Denslow

Office

President

Vice President

Treasurer/Asst. Secretary

Assistant Secretary

Assistant Secretary

Assistant Secretary

Assistant Secretary

Secretary

Term Expires

2029/May 2029

2029/May 2029

2027/May 2027

2027/May 2027

2027/May 2027

2027/May 2027

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. Acknowledge extension of terms of Directors Matt Hopper and Carla Ferreira on the CAB Board of Directors, pursuant to Section 3.4 of the Third Amended and Restated CAB Establishment Agreement.

II. CONSENT AGENDA

These items are considered to be routine and will be approved and/or 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 April 17, 2025 Regular Meeting Minutes (enclosure).
- Ratify approval of Task Order No. 08 to Master Service Agreement (“MSA”) for Landscape Management Services between the CAB and LandTech Contractors, LLC for Dog Bag Dispenser Replacement, in the amount of \$575.00.
- Ratify approval of Task Order No. 09 to MSA for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC, for Backflow Testing, in the amount of \$3,850.00.
- Ratify approval of Waiver and Release of Reimbursement Rights by and among the District, Aurora Highlands, LLC and Landsea Homes of Colorado, LLC.
- Ratify approval of Quote for Remediation Services from NetCentric Technologies Inc. d/b/a Allyant and/or CommonLook, in the amount of \$3,074.32 (enclosure).
- Ratify approval of Agreement for Commission and/or Purchase of Public Art between the CAB and Michael Benisty for *In Every Lifetime*, in the amount of \$75,000, plus shipping and handling.

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$234,175.55 (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 March 31, 2025, updated as of May May 12, 2025 (enclosure).
- C. Discuss and consider acceptance of Cost Certification for Draw 83 Issued for Aerotropolis Area Coordinating Metropolitan District (“**AACMD**”) and the CAB, prepared by The Connexion Group, LLC, and authorize payment to vendors and contractors pursuant thereto (enclosure).
- D. Discuss and consider acceptance of Cost Certification #42, the CAB and AACMD (In-Tract Builder Public Improvements), prepared by The Connexion Group, LLC (enclosure).
- E. Discuss matters related to proposed issuance of the CAB’s Convertible Capital Appreciation Limited Tax General Obligation Bonds, Series 2025 to be repaid from

ATEC Metropolitan District No. 1 (commercial) property taxes.

1. Update from Bond Committee.

F. Discuss the CAB's proposed issuance of a Bond Anticipation Note, in the maximum aggregate principal amount of up to \$25,000,000 ("BAN").

1. FIRST READING (BAN)

a. Discuss Resolution (the "BAN Resolution") which, if adopted on Second Reading at a subsequent Board meeting, would: (i) authorize the CAB'S issuance of a BAN in a maximum principal amount of up to \$25,000,000; (ii) set forth certain terms of the BAN; (iii) approve related BAN financing documents; (iv) authorize the execution and delivery of such documents and performance by the CAB thereunder; (v) approve and ratify prior related action and authorize incidental action; and (vi) make determinations and findings as to related matters and repeal prior inconsistent actions. (See enclosure.) The BAN, if issued, would be a short-term obligation issued to finance public improvements necessary to the continued development of infrastructure critical to support the CAB's service area. The BAN would be secured by and payable solely from proceeds of a future bond (the "Refunding Bond") to be issued by the CAB prior to the maturity of the BAN. The BAN itself would not be secured by any revenue of the CAB (nor revenue of any other person, entity or metropolitan district), and no payments of principal or interest would be due on the BAN until maturity. The Refunding Bond is expected to be payable from and secured by revenues pledged to the CAB pursuant to one or more revenue pledge agreements from one or more metropolitan districts located within the service area of the CAB.

b. Consider approval, at this First Reading, of placement of consideration of adoption of the proposed BAN Resolution on the Agenda for a Second Reading during the Public Hearing to be held on the BAN Resolution on June 5, 2025 at 1:00 p.m. at the Construction Trailer, 3930 E-470, Aurora, CO 80019 and via Zoom.

IV. MANAGER MATTERS

A. Manager's Report.

V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

A. Update from Timberline District Consulting, LLC (enclosures).

VI. LEGAL MATTERS

VII. OTHER BUSINESS

A. Discuss and consider approval of Task Order No. 03 to Public Art Agreement between the CAB and Kendall Kippley, for Mural repair, in an amount to be

submitted.

- B. Discuss and consider approval of Task Order No. 10 to MSA for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC, for Trash Can Replacement, in the amount of \$3,100.00.
- C. Discuss and consider approval of Task Order No. 11 to MSA for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC, for Annual Flowerpots, in the amount of \$3,500.00.

VIII. BOARD MEMBER MATTERS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

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