

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

2001 16th Street, Suite 1700

Denver, CO 80202

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: June 19, 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 2029

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.

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 May 15, 2025 Regular Meeting Minutes (enclosure).
- Ratify approval of Task Order No. 03 to Master Service Agreement (“**MSA**”) for Landscape Maintenance Services between the CAB and Valor Landscape, Inc. for Irrigation System Repairs, in the amount of \$1,922.45.
- Ratify approval of Task Order No. 02 to MSA for Event Operating Services between the CAB and Cloud City Events for June 1, 2025 Private Event (Jordan Tucker), in the amount of \$250.00.

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$277,832.08 (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, 2025, updated as of June 13, 2025 (enclosure).
- C. Discuss and consider acceptance of Cost Certification for Draw 84 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 #43, the CAB and AACMD (In-Tract Builder Public Improvements), prepared by The Connexion Group, LLC (enclosure).
- E. Discuss status of draft 2024 Audit.
- F. **FIRST READING (BUDGET MATTERS)**
 - 1. Discuss need for amendment of the 2024 and 2025 Budgets.
 - 2. Consider approval, at this First Reading, of placement of consideration of approval of proposed Amendments to the 2024 and 2025 Budgets, if necessary, on the Agenda for Second Readings during the Public Hearings to be held on the proposed Budget Amendments on July 17, 2025 at 1:00 p.m. at the Construction Trailer, 3930 E-470, Aurora, Colorado 80019 and via video / telephonic means (Zoom).
- G. Discuss matters related to proposed issuance of the CAB’s Convertible Capital Appreciation Bonds, Series 2025.
 - 1. Update from Bond Committee.
 - 2. Review and consider approval of Letter Agreement for Investment Banking Services to the CAB for ATEC Metropolitan District No. 1, The

Aurora Highlands Metropolitan District No. 4 and The Aurora Highlands Metropolitan District No. 5 between the CAB and D.A. Davidson & Co. Fixed Income Capital Markets (enclosure).

3. Discuss and consider approval of Engagement Letter for Bond Counsel Services between the CAB and Kutak Rock LLP.
4. Discuss and consider approval of Amendment to External Financial Advisor Engagement Letter between the CAB and LRB Public Finance Advisors, Inc.
5. Presentation from CAB consultants and discuss schedule of events.
6. Discuss update to Long Term Capital Improvements Plan.
7. FIRST READING (Convertible Capital Appreciation Bonds, Series 2025)
 - a. Discuss Resolution authorizing the CAB to issue its Convertible Capital Appreciation Bonds, Series 2025, in a maximum aggregate principal amount of up to \$140,000,000 (the “2025 Bonds”) for the purpose of financing certain public improvements and paying costs of issuance of the 2025 Bonds. If adopted by the Board, the Resolution will also approve the financing documents for the 2025 Bonds; authorize the execution and delivery thereof and performance by the Authority thereunder; authorize incidental action; and repeal prior inconsistent action (enclosure). The 2025 Bonds, if issued, would be payable from revenue of ATEC Metropolitan District No. 1 (“ATEC No. 1”), The Aurora Highlands Metropolitan District No. 4 (“TAH No. 4”) and The Aurora Highlands Metropolitan District No. 5 (“TAH No. 5”) pursuant to Revenue Pledge Agreements between each of ATEC No. 1, TAH No. 4, TAH No. 5 and the Authority, respectively.
 - b. Consider approval, at this First Reading, of placement of consideration of adoption of a Resolution authorizing the CAB to issue its Convertible Capital Appreciation Bonds, Series 2025, on the Agenda for a Second Reading during the Public Hearing to be held on July 17, 2025 at 1:00 p.m. at the Construction Trailer, 3930 E-470, Aurora Colorado, 80019 and virtually via Zoom video and/or telephone conference.

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. 12 to MSA between the CAB and LandTech Contractors, LLC for Backflow Testing, in the amount of \$1,750.00.
- B. Discuss and consider approval of Task Order No. 03 to MSA for Event Operating Services between the CAB and Cloud City Events for 2025 Market in the Park, in the amount of \$2,000.00.
- C. Discuss and consider approval of Task Order No. 04 to MSA for Event Operating Services between the CAB and Cloud City Events for two workers' hourly fee for the July 12, 2025 event, in the amount of \$250.00.
- D. Discuss and consider approval of Task Order No. 04 to Agreement for Commission and Purchase of Public Artwork between the CAB and Kendall Kippley for the Snyder Mural Repair, in the amount of \$2,500.00.

VIII. BOARD MEMBER MATTERS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

The next regular meeting is scheduled for July 17, 2025 at 1:00 p.m.