

SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://sagebrushmetrodistricts134.specialdistrict.net/>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Wednesday, August 14, 2024

TIME: 11:00 AM

LOCATION/ACCESS: **You may attend the meeting in the following ways:**

(1) Join Zoom Meeting

<https://us02web.zoom.us/j/84773449272?pwd=eTI5UW1rLzZyMXU5R2FNRWFvVIZQZz09>

Meeting ID: 847 7344 9272

Passcode: 979174

(2) To attend via telephone, dial 1-719-359-4580 or 1-346-248-7799 and enter the following additional information:

Meeting ID: 847 7344 9272

Passcode: 979174

Board of Directors

Randy Danielson

Joe Swensson

Eric Chamberlin

James Erwin

JR Reynolds

Lisa Jacoby

Office

President

Treasurer

Assistant Secretary

Assistant Secretary

Assistant Secretary

Secretary

Term Expires

May 2025

May 2025

May 2025

May 2027

May 2027

N/A

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm a 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. Review and consider approval of the Minutes of the July 10, 2024, Regular Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Review and consider acceptance of Engineer's Report and Verification of Costs No. 20 Associated with Public Improvements, prepared by Schedio Group LLC in the amount of \$601,593.08 (enclosure).
- B. Consider approval of Project Fund Requisition No. 32 under the Series 2022A Bonds for payment to vendors in the amount of \$8,355.73 (enclosure).
- C. Review and consider approval/ratification of claims for the period ending August 6, 2024, in the amount of \$60,065.83 (enclosure).
- D. Review and consider acceptance of the June 30, 2024, Schedule of Cash Position updated as of August 7, 2024 (enclosure).

III. 2024 BOND TRANSACTION – SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2024B

- A. Engagement of Consultants for the 2024 Bond Transaction.
 - 1. Discuss and consider engagement of D.A. Davidson & Co. as Underwriter.
 - 2. Discuss and consider engagement of Sherman & Howard L.L.C. as Bond Counsel.
 - 3. Discuss and consider engagement of Ballard Spahr LLP as Disclosure Counsel.
 - 4. Discuss engagement of External Financial Advisor.
 - 5. Discuss engagement of Economic & Planning Systems, Inc. for market study.
- B. Review and consider approval of Term Sheet for the 2024 Bond Transaction.
- C. Discuss Schedule of Events for the 2024 Bond Transaction.
- D. Other.

IV. LEGAL MATTERS

- A. Discuss transition of participation from the Aurora Regional Transportation Authority (“Aurora RTA”) to the Aerotropolis Regional Transportation Authority (“Aerotropolis RTA”).
 - 1. Discuss status of Notice of Resignation of participation in the Aurora RTA.
 - 2. Discuss status request for inclusion into Aerotropolis RTA by landowners Sun Empire Venture, LLC, Sun Empire One Owner, LLC and Kairus Inc.
 - 3. Discuss status of Agreement Regarding Inclusion into the Aerotropolis RTA, Regional Transportation System Improvements Funding, and Imposition, Collection and Transfer of ARI Mill Levies (Sun Empire Inclusion), between the District, Aerotropolis RTA, Sun Empire Venture, LLC, Sun Empire One Owner, LLC and Kairus Inc.
- B. Discuss status of the Second Amended and Restated Service Plan.
- C. Discuss status of Cost Sharing Agreement – East 56th Avenue Roadway Improvements, by and between the District and Velocity Metropolitan District No. 1.
- D. Discuss status of Cost Sharing Agreement – Median Landscape Installation and Operation, by and between the District and Velocity Metropolitan District No. 1.
- E. Discuss status of Cost Sharing Agreement – Median Landscape Installation and Operation, by and between the District and Windler Public Improvement Authority and/or Windler Homestead Metropolitan District and/or WH Metropolitan District.
- F. Discuss status of Exclusion Agreement between the District, Sun Empire Venture, LLC, and Kairus Inc.

V. OTHER BUSINESS

- A. Confirm a quorum for the September 11, 2024, Regular Board Meeting.

VI. ADJOURNMENT

THE NEXT REGULAR BOARD MEETING IS SCHEDULED FOR SEPTEMBER 11, 2024