

# SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

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

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Wednesday, October 9, 2024

**TIME:** 11:00 A.M.

**LOCATION:** McGeady Becher Cortese Williams P.C.  
450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, CO 80203

Although at least one person will be present at the physical meeting location, the meeting will also be held via video/telephonic means, with the access information below:

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

Join Zoom Meeting

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

Meeting ID: 847 7344 9272

Passcode: 979174

**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

Non-elected

## **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 September 11, 2024 Regular Meeting (enclosure).

## II. FINANCIAL MATTERS

- A. Review and consider acceptance of the Schedule of Cash Position (enclosure).
- B. Review and consider approval/ratification of claims. for the period ending September 3, 2024, in the amount of \$22,081.87 (enclosure).
- C. Review and consider acceptance of Engineer’s Report and Verification of Costs No. 22 Associated with Public Improvements, prepared by Schedio Group LLC in the amount of \$1,594,411.44 (enclosure).
- D. Consider approval of Project Fund Requisition No. 34 under the Series 2022A Bonds for payment to vendors in the amount of \$5,736.90 (enclosure).
- E. Confirm the 2025 Budget Hearing for Wednesday, November 13, 2024 at 11:00 a.m., to be held via Zoom.
- F. Confirm the 2025 Statutory Annual Meeting for Wednesday, November 13, 2024 at 10:55 a.m., to be held via Zoom.

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

- A. D.A. Davidson & Co. report on transaction status.
- B. MuniCap, Inc. report on the process to provide the External Financial Advisor certificate.
- C. Public Comment.
- D. Review and consider adoption of a resolution authorizing the issuance of the District’s Subordinate General Obligation Limited Tax Bonds, Series 2024B (“**Series 2024B Subordinate Bonds**”), in the maximum aggregate principal amount of \$16,300,000, for the purpose of paying the costs of, reimbursing and financing certain public improvements for the District and paying the costs incidental to the issuance of the Series 2024B Subordinate Bonds.

Consider making a final determination to adopt certain amendments to the District’s currently outstanding general obligation indebtedness, namely, the District’s

General Obligation Limited Tax Bonds, Series 2022A, originally issued in the principal amount of \$43,390,000 (the “**Series 2022 Bonds**”), relating to the transfer requirements of certain Project Fund Accounts held under the Indenture of Trust executed and delivered in connection with the issuance of the Series 2022 Bonds.

Such resolution or resolutions will also authorize the execution of Indentures of Trust and all agreements, documents, instruments, certificates, and actions necessary or appropriate in connection with the issuance and amendment of such bonds.

- E. 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 of submittal of 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 Regional Transportation Authority, 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 matters related to dedication of roadways by Sun Empire Venture, LLC or Sun Empire One Owner, LLC to the District, and the District’s responsibility to operate and maintain same.
- C. Discuss matters related to on-site security.

#### **V. OTHER BUSINESS**

- A. Discuss continuation of meeting, or scheduling of special meeting.
- B. Confirm a quorum for the November 13, 2024, Regular Board Meeting.

**VI. ADJOURNMENT**

**THE NEXT REGULARLY SCHEDULED BOARD MEETING IS NOVEMBER 13, 2024**