

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, January 8, 2025

TIME: 11:00 A.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81385270613?pwd=DPj0QfzSroOilSvkhtRGSW4ghnrp5.1>

Meeting ID: 813 8527 0613

Passcode: 093188

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

Meeting ID: 813 8527 0613

Passcode: 093188

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, posting of meeting notice and the 24-hour posting location. 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 routine items will be approved, ratified or accepted by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approve Minutes of the November 13, 2024, Regular Meeting (enclosure).
- B. Approve Claims for the period of November 4 through December 6, 2024 (enclosure).
- C. Accept Schedule of Cash Position for the period ending September 30, 2024, updated as of December 17, 2024 (enclosure).
- D. Accept Engineer's Report and Verification of Costs No. 24 Associated with Public Improvements, prepared by Schedio Group LLC in the amount of \$442,794.49 (enclosure).
- E. Approve Project Fund Requisition No. 37 under the Series 2022A Bonds, for the reimbursement of eligible costs to Sun Empire Venture LLC, pursuant to the Facilities Funding and Acquisition Agreement by and between the District and Sun Empire Venture, LLC, in the amount of \$448,135.83 (enclosure).
- F. Approve of Project Fund Requisition No. 38 in the amount of \$8,128.08 for payment vendors (enclosure).
- G. Approve Snow Clearing Agreement between the District and Martinson Snow Removal, Inc. d/b/a Martinson Services (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval/ratification of claims for the period of December 7, 2024 through December 31, 2024, in the amount of \$29,991.35 (enclosure).
- B. Review and consider acceptance of the Schedule of Cash Position for the period ending September 30, 2024, updated as of January 2, 2025 (enclosure).
- C. Review and consider acceptance of Engineer's Report and Verification of Costs No. 25 Associated with Public Improvements, prepared by Schedio Group LLC in the amount of \$396,095.74 (enclosure).
 - 1. Consider approval of Project Fund Requisition No. 39 under the Series 2022A Bonds, for the reimbursement of eligible costs to Sun Empire Venture LLC, pursuant to the Facilities Funding and Acquisition Agreement by and between the District and Sun Empire Venture, LLC, in the amount of \$396,095.74 (enclosure).

IV. LEGAL MATTERS

- A. Discuss and consider adoption of Resolution Regarding Continuing Disclosure Policies and Procedures under the District’s \$13,750,000 Subordinate Obligation Limited Tax Bonds, Series 2024 (enclosure).
- B. Discuss status of transition of participation from the Aurora Regional Transportation Authority (“Aurora RTA”) to the Aerotropolis Regional Transportation Authority (“Aerotropolis RTA”).
- C. Discuss status of matters related to dedication of roadways by Sun Empire Venture, LLC or Sun Empire One Owner, LLC to the District.
- D. Discuss matters related to on-site security.

V. OTHER BUSINESS

- A. Confirm a quorum for the February 12, 2025 Regular Board Meeting.

VI. ADJOURNMENT

THE NEXT REGULARLY SCHEDULED BOARD MEETING IS FEBRUARY 12, 2025