

PRAIRIE POINT COMMUNITY AUTHORITY BOARD (“CAB”)

(Formerly known as Kings Point Community Authority Board)

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

www.prairiepointmdsco.gov

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, April 4, 2024

TIME: 9:00 a.m.

- LOCATION & ACCESS:**
1. To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWJiMGQzODAtYzIzNC00YzI5LWEzZTQtMjY4OTI0NTZjNWE1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d
 2. To attend via telephone, dial 720-547-5281 and enter the following additional information:
Conference ID: 582 535 386#

Board of Directors

David Carro, representing Prairie Point Metropolitan District No. 1

Office

President

Term Expires

D1 & D2 – May, 2027
D3 – May, 2025

Brandon Wyszynski, representing Prairie Point Metropolitan District No. 3

Treasurer

D1, D2 & D3 – May, 2025

Brett Price, representing Prairie Point Metropolitan District No. 2

Assistant Secretary

D1 – May, 2027
D2 & D3 – May, 2025

P. Joseph Knopinski, representing Prairie Point Metropolitan District No. 3

Assistant Secretary

D1, D2 & D3 – May 2027

Bertrand (Randy) Bauer, representing Prairie Point Metropolitan District No. 3

Assistant Secretary

D1 – May, 2025
D2 & D3 – May, 2027

Lisa Johnson

Secretary

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I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approval of agenda; confirm location of meeting and posting of meeting notices.

- C. Public Comment. Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- D. Approve the March 7, 2024, Regular Meeting Minutes (enclosure).

III. CAPITAL/CONSTRUCTION MATTERS

- A. Construction Committee Report (Directors Carro and Bauer).
 - 1. Discuss and consider approval of Management Work Order No. 1 to Construction Consulting and Management Services Agreement, dated September 7, 2023, between the CAB and Clayton Properties Group II, Inc.

IV. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position (enclosure).
- C. Review Engineer's Report and Verification of Costs Report No. 30 Associated with Public Improvements, prepared by Schedio Group LLC. Consider acceptance of verified costs in the amount of \$132,387.00 (enclosure).
- D. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer's Report No. 30, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position.

V. LEGAL MATTERS

- A. Discuss matters related to District Nos. 1 and 2 Second Amended and Restated Service Plan & District No. 3 Amended and Restated Service Plan.
 - 1. Discuss status of submittal of Service Plan Amendments for District Nos. 1-3 to City of Aurora, relating to Special Improvement District financing, and updates to the Service Plan consistent with the current City of Aurora Model Service Plan. Discuss status of City of Aurora approval of same.
 - 2. Discuss status of submittal of Service Plan Amendments for District Nos. 1-3 to City of Aurora, to revise ARI Mill Levy provisions as proposed by South Aurora Regional Improvement Authority ("SARIA").

- B. Discuss status of conveyance of land to the CAB from Clayton Properties Group, Inc. under that certain Real Estate Purchase Agreement.
- C. Discuss status of matters related to Magellan Pipeline Company, L.P.
 - 1. Discuss status of execution of the Encroachment Agreement between Magellan Pipeline Company, L.P., and the CAB (enclosure)
 - 2. Discuss status of execution of the Reimbursement Agreement between Magellan Pipeline Company, L.P., and the CAB (enclosure).
 - 3. Discuss status of binding pollution coverage.
 - 4. Discuss status of Intergovernmental Agreement Regarding Ownership and Maintenance of Certain Encroachment Improvements, between the City of Aurora and the CAB.
- D. Discuss Maintenance Operations and Programming Intergovernmental Agreement between the CAB and the Prairie Point Community Amenities Maintenance Authority (“CAMA”).
- E. Review and consider approval of Second Amended and Restated Facilities Funding and Acquisition Agreement by and between the CAB and Clayton Properties Group, Inc.
- F. Review and consider approval of the Aurora Parkway South Cost Sharing Agreement by and among the CAB, Lennar Colorado, LLC, Kings Point Investment LLC, and Prusse Land Company LLLP.
- G. Discuss the status of the Cost Sharing Agreement between the CAB and the Town of Parker regarding roadway improvements.
- H. Discuss status of engagement of architect for Planning Area 11 amenity structure architectural services.
- I. Bond Committee Report (Directors Knopinski and Wyszynski).
 - 1. Discuss and consider approval of Piper Sandler & Co. Underwriter/Placement Agent Engagement Letter, dated March 5, 2024 (enclosure).
- J. Review and acknowledge updated Consolidated Disclosure to Purchasers (enclosure).

VII. OTHER BUSINESS

- A. Consider setting date and time for the Annual Statutory Meeting.
- B. Confirm a quorum for the May 2, 2024 Regular Board Meeting.

VIII. ADJOURNMENT

THE NEXT REGULARLY SCHEDULED BOARD MEETING IS MAY 2, 2024.