

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD**  
**(“CAB”)**

(Formerly known as Kings Point Community Authority Board)  
2001 16<sup>th</sup> Street, Suite 1700  
Denver, CO 80202  
Phone: 303-779-5710  
www.prairiepointmdsco.gov

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Thursday, May 7, 2026

**TIME:** 12:30 p.m.

**LOCATION & ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/285508245591676?p=nzrgD8xGybzvsl82oV>

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 422 339 438#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
<b>Brandon Wyszynski</b> Representing Prairie Point Metropolitan District No. 2	President	D1, D2 & D3 - May, 2029
<b>David Carro</b> Representing Prairie Point Metropolitan District No. 1	Treasurer	D1 & D2 - May, 2027 D3 – May, 2029
<b>Bertrand (“Randy”) Bauer</b> Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1 - May, 2029 D2 & D3 – May, 2027
<b>VACANT</b> Representing Prairie Point Metropolitan District No. 2		D1 - May, 2027 D2 & D3 – May, 2029
<b>P. Joseph Knopinski</b> Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1, D2 & D3 - May, 2027
<b>Lisa Jacoby</b>	Secretary	Non-elected

## **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Confirm location of meeting and posting of meeting notices. Approve Agenda.
- 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.

## **II. CONSENT AGENDA**

**These routine items will be approved, adopted 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 subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.**

- A. Approve Minutes of the April 2, 2026 Regular Meeting (enclosure).
- B. Ratify approval of Core Consultants, Inc. Task Order No. 29 for construction documents, utility easements and roadway phasing, segment B (enclosure).
- C. Ratify approval of ERO Resources Corporation Change Order No. 6 for archaeological excavation and data recovery at Native American site (enclosure).
- D. Ratify approval of ERO Resources Corporation Change Order No. 7 for unanticipated project costs over estimate (enclosure).
- E. Ratify approval of ERO Resources Corporation Change Order No. 8 for Burrowing Owl study (enclosure).
- F. Ratify approval of EMK Consultants, Inc. Task Order No. 24 for ISP additional revisions (enclosure).
- G. Ratify approval of EMK Consultants, Inc. Task Order No. 25 for PA9 additional revisions (enclosure).
- H. Ratify approval of Fox Tuttle Transportation Group, LLC Task Order No. 5 for continued traffic engineering (enclosure).
- I. Ratify approval of Farnsworth Group, Inc. Task Order No. 6 for two special manholes (enclosure).

## **III. FINANCIAL MATTERS**

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of March 31, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).

- C. Review Engineer's Report and Verification of Costs Report No. 55 Associated with Public Improvements, prepared by Schedio Group LLC, dated April 22, 2026. Consider acceptance of verified costs in the amount of **\$328,817.45** (enclosure).
- D. Discuss and consider ratification/approval (as appropriate) of the payment of **Claims** as verified in the Engineer's Report No. 55, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).

#### **IV. CAPITAL/CONSTRUCTION MATTERS**

- A. Report from Construction Committee [Directors Carro and Bauer].
  - 1. Discuss and ratify approval of Amendment No. 1 to Construction Contract dated December 22, 2022, by and between the CAB and Bemas Construction, Inc. (enclosure).

#### **V. BOND MATTERS**

- A. Report from Bond Committee [Directors Knopinski and Wyszynski].
- B. Discuss status of Long Term Capital Improvement Plan related to the 2026 SID Bonds.
- C. Conduct Public Hearing to consider Prairie Point Community Authority Board Special Improvement District No. 1 Assessment Roll (the "SID").
  - 1. Discuss and consider adoption of Resolution of the Prairie Point Community Authority Board Assessing a Share of the Cost of Certain Improvements Made in the Prairie Point Community Authority Board Special Improvement District No. 1 Within the Boundaries of the Prairie Point Community Authority Board to Each Lot or Tract of Land in the SID; and Prescribing the Manner for the Collection and Payment of the Assessments.
  - 2. Discuss and consider approval of Assessment Payment Agreement by and between the CAB and Prairie Point JV, LLC.
- D. Discuss and consider adoption of Resolution Regarding Continuing Disclosure Policies and Procedures related to the 2026 SID Bonds.

#### **VI. LEGAL MATTERS**

- A. Discuss Prairie Point JV, LLC Matters.
  - 1. Acknowledge the request from Clayton Properties Group, Inc. to terminate Funding Agreements by and between Clayton Properties Group, Inc. and the CAB.

2. Discuss and consider approval of Termination of Facilities and Operation Funding Agreements by and between the CAB and Clayton Properties Group, Inc.
  3. Discuss and consider approval of Tri-Party Multiple-Year Operation Funding Agreement by and among the CAB, Clayton Properties Group, Inc, and Prairie Point JV, LLC.
  4. Discuss and consider approval of Cost Sharing Agreement by and between the CAB and Prairie Point JV, LLC.
  5. Rescind approval of Facilities Funding and Acquisition Agreement by and between the CAB and Prairie Point JV, LLC, previously approved on April 2, 2026.
  6. Discuss and consider approval of Tri-Party Facilities Funding and Acquisition Agreement by and among the CAB, Clayton Properties Group, Inc., and Prairie Point JV, LLC.
- B. Discuss Golf Course Matters [Bluebird Club LLC]
1. Discuss status of Access and Maintenance Agreement between the CAB and Bluebird Club LLC and obligations outlined thereunder.
  2. Acknowledge First Extension to Post Closing Letter Agreement between Bluebird Club LLC and Clayton Properties Group, Inc.
  3. Acknowledge Second Extension of Post Closing Letter Agreement between Bluebird Club LLC and Clayton Properties Group, Inc.
- C. Rescind adoption of Resolution No. 2025-05-02; Resolution of Prairie Point Community Authority Board Imposing a Vacant Lot Fee on Residential Property, as previously adopted on May 1, 2025.
- D. Discuss and consider adoption of Resolution of the Prairie Point Community Authority Board Imposing a Vacant Lot Fee on Residential Property, and authorize the recordation of same.
- E. Rescind adoption of Resolution 2025-05-01; Resolution of the Prairie Point Community Authority Board Imposing a Facilities Fee on Residential Property, previously adopted on May 1, 2025.
- F. Discuss and consider adoption of Resolution of the Prairie Point Community Authority Board Imposing a Facilities Fee on Residential Property, and authorize the recordation of same.
- G. Rescind adoption of Resolution 2024-11-01; Resolution Regarding the Imposition of the MOP Fee, previously approved on November 7, 2024.
- H. Discuss and consider adoption of Resolution of the Prairie Point Community Authority Board Regarding the Imposition of the MOP Fee.

**VII. OTHER BUSINESS**

- A. Confirm a quorum for the June 4, 2026 Regular Board Meeting.

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED BOARD MEETING IS JUNE 4, 2026 AT 12:30 P.M.**