PRAIRIE POINT COMMUNITY AUTHORITY BOARD
(“CAB”)

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, August 6, 2026

TIME: 12:30 p.m.

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

https://teams.microsoft.com/meet/239381797984710?p=JQESmLIVnvJQ9Nmx4V

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 748 477 85#

Board of Directors	Office	Term Expires
Jeffrey Powles Representing Prairie Point Metropolitan District No. 2	President	D1 - May, 2027 D2 & D3 – May, 2029
David Carro Representing Prairie Point Metropolitan District No. 1	Treasurer	D1 & D2 - May, 2027 D3 – May, 2029
Brandon Wyszynski Representing Prairie Point Metropolitan District No. 2	Assistant Secretary	D1, D2 & D3 - May, 2029
Bertrand (“Randy”) Bauer Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1 – May, 2029 D2 & D3 – May, 2027
P. Joseph Knopinski Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1, D2 & D3 - May, 2027
Lisa Jacoby	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 July 2, 2026 Regular Meeting (enclosure).

B. Ratify approval of AzTec Consultants, Inc. Task Order No. 18 to Delete Remaining PA-11 Scope of Work (enclosure).

C. Ratify approval of Studio DH Architecture Change Order No. 2 to Delete Remaining PA-11 Scope of Work (enclosure).

D. Ratify approval of Terracina Designs LLC Task Order No. 38 to Delete Remaining PA-11 Scope of Work (enclosure).

E. Ratify approval of CORE Consultants, Inc. Task Order No. 32 for Overlot Grading, Project Administration, PA 32, 34 & 36 Grading Iterations, Master Development Coordination and PA 30 Pond A Redesign (enclosure).

F. Ratify approval of Redland Consulting Group Task Order No. 12 for Cost Estimate for Project Area South of E-470 and for Half Section of Aurora Parkway, PA 29, 30, 32, 34 & 36 (enclosure).

G. Approve Pase Environmental, LLC **First Amendment** to that certain Short Form Construction Agreement for erosion control work, dated as of January 30, 2024 [related to Magellan Encroachment Agreement] (enclosure).

H. Approve Bemas Construction, Inc. **Deduct Change Order No. 1** to Construction Contract dated December 22, 2022 for grading work (enclosure).

I. Approve Bemas Construction, Inc. **Third Amendment** to that certain Construction Contract dated December 22, 2022 for grading work [related to Magellan Encroachment Agreement] (enclosure).

J. Approve Alpine Civil Construction, Inc. **First Amendment** to Construction Contract for the Prairie Point Infrastructure Project (ISP East, ISP West and Filing) [related to Magellan Encroachment Agreement] (enclosure).

III. 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. 58 Associated with Public Improvements, prepared by Schedio Group LLC, dated July 21, 2026. Consider acceptance of verified costs in the amount of **$235,427.70** (enclosure).

1. Discuss and consider approval of Requisition No. 2 (under the Series 2026 SID Bonds) and authorize reimbursement to __________ in the amount of $_______________ (to be distributed).

D. Discuss and consider ratification/approval (as appropriate) of the payment of **Claims** as verified in the Engineer's Report No. 58 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].

V. LEGAL MATTERS

A. Discuss and consider approval of **First Amendment to Real Estate Purchase Agreement** by and between the between the CAB and Prairie Point JV, LLC, a Delaware limited liability company ("Prairie Point JV"), and its nominee, Clayton Properties Group, Inc. a Tennessee corporation ("Clayton").

B. Discuss and consider approval of **Special Warranty Deed** between the CAB and Prairie Point JV, LLC, a Delaware limited liability company ("Prairie Point JV"), and its nominee, Clayton Properties Group, Inc. a Tennessee corporation ("Clayton") and collectively, the "**Seller**" related to acceptance of property conveyed thereby, and authorize recordation of same.

C. Discuss and consider approval of **First Amendment to Encroachment Agreement** by and between the CAB and Magellan Pipeline Company, L.P. related to CAB improvements, recorded on November 1, 2025 and authorize recordation of same.

D. Discuss and consider approval of **Encroachment Agreement** by and between the CAB and Magellan Pipeline Company, L.P., **related to golf improvements** and authorize recordation of same.

E. Discuss and consider approval of Construction and Operations Easement Agreement by and between the CAB and Bluebird Club LLC.

F. Discuss and consider approval of Tri-Party Facilities Funding and Acquisition Agreement **(South)** by and among the between the CAB and Prairie Point JV, LLC, a Delaware limited liability company ("Prairie Point JV"), and its nominee, Clayton Properties Group, Inc. a Tennessee corporation ("Clayton").

VI. OTHER BUSINESS

A. Confirm a quorum for the September 3, 2026 Regular Board Meeting.

VII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS SEPTEMBER 3, 2026 AT 12:30 P.M.