

# 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, March 5, 2026

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

**LOCATION:** 4908 Tower Road  
Denver, CO 80249

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

<https://teams.microsoft.com/meet/2574599511524?p=wL2MtuoLafznaASIH>

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 696 390 53#

<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 the Minutes of the February 5, 2026 Regular Meeting (enclosure).
- B. Approve the Minutes of the February 10, February 17, February 24, 2026 CAB (and MD Nos. 1-3) Joint Work Sessions (enclosures).
- C. EMK Consultants, Inc. Task Order No. 23 for Aurora Parkway and Filing No. 1 Over-excavation (enclosure).
- D. Redland Consulting Group, Inc. Task Order No. 10 for Filing 5 enhanced area grading plan, additional project meetings, coordination and entitlement support (enclosure).
- E. Redland Consulting Group, Inc. Task Order No. 11 for Filing 4 Sub-excavation, Project Meetings, Coordination & Entitlement Support and Construction Document Phase (enclosure).
- F. Terracina Design LLC Task Order No. 36 for coordination with client, municipalities, adjacent property owners and other consultants as needed; preparation of exhibits as needed (enclosure).
- G. Terracina Design LLC Task Order No. 37 for landscape architectural services for Chenango buffer; landscape construction documents (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. 53 Associated with Public Improvements, prepared by Schedio Group LLC, dated February 17, 2026. Consider acceptance of verified costs in the amount of **\$134,613.98** (enclosure).
- D. Discuss and consider ratification/approval (as appropriate) of the payment of **Claims** as verified in the Engineer’s Report No. 53, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).
- E. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution No. 2026-03-01, Resolution of Prairie Point Community Authority Board to Amend the 2026 Budget (to be distributed).

**IV. CAPITAL/CONSTRUCTION MATTERS**

- A. Report from Construction Committee [Directors Carro and Bauer].
  - 1. Discuss and consider approval of Second Budget Amendment related to the Cost Sharing Agreement Aurora Parkway South – East Portion, dated August 1, 2024, by and among the CAB, Lennar Colorado, LLC, Kings Point South Metropolitan District No. 2 and The Overlook at Kings Point South Metropolitan District (collectively, the “adjacent Parties”).

**V. BOND MATTERS**

- A. Report from Bond Committee [Directors Knopinski and Wyszynski].
  - 1. Consider approval of Greenberg Traurig, LLP engagement as co-disclosure counsel in connection with the issuance of the Special Improvement District No. 1 Special Assessment Bonds (enclosure).
  - 2. Consider adoption of a resolution authorizing the issuance of the Prairie Point CAB’s Special Improvement District No. 1 Special Assessment Revenue Bonds, Series 2026 (the “Series 2026 Special Assessment Bonds”), in the maximum aggregate principal amount of \$98,000,000 for the purpose of paying or reimbursing the costs of public improvements for the Prairie Point Community Authority Board. The resolution will also authorize approval of the Preliminary Official Statement (“POS”) and provide direction to take the necessary steps to finalize the POS and delegate approval of the Official Statement to an authorized representative of the Prairie Point CAB, authorize the execution of an indenture of trust relative to the Series 2026 Special Assessment Bonds, a bond purchase agreement, and such other documents, certificates, and instruments as may be necessary or required to effect the transactions contemplated thereunder; ratifying and confirming the execution of certain other documents, making determinations and findings as to matters related to the transactions contemplated under the indentures of trust; authorizing incidental actions; and repealing prior inconsistent actions.

3. Discuss and consider scheduling of a special meeting to adopt Assessment Resolution and timing for publication and notices [March 25, 2026].

**VI. LEGAL MATTERS**

- A. Discuss Golf Course Matters [Bluebird Club LLC].
  1. Discuss and consider approval of Access and Maintenance Agreement between the CAB and Bluebird Club LLC.
  2. Discuss and consider approval of Construction and Operations Easement Agreement between the CAB and Bluebird Club LLC.
- B. Rescind approval of Aurora Public Water System Extension & Critical Infrastructure Agreement for Residential and Commercial Development, between the CAB and the City of Aurora, acting by and through its Utility Enterprise, Aurora Water, approved on February 5, 2026.

**VII. OTHER BUSINESS**

- A. Consider scheduling of a special meeting for Joint Venture matters.
- B. Confirm a quorum for the April 2, 2026 Regular Board Meeting.

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED BOARD MEETING IS APRIL 2, 2026 AT 12:30 P.M.**