

**PUBLIC NOTICE OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF  
THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “**Board**”) of The Aurora Highlands Community Authority Board of the City of Aurora, Adams County, Colorado (the “**Authority**”), will meet in special session on Thursday, November 18, 2021, at 1:00 p.m., at the Information Center, 3900 E-470 Beltway, Aurora, Colorado 80019. Although at least one individual will be physically present at the meeting location, due to public health concerns regarding the spread of COVID-19 the meeting will also be held via video/telephonic means. Those wishing to join the meeting via video-enabled web conference should contact Kathy Suazo at 1-303-779-5710 to obtain the link, or may access the link directly using the information below:

**Join Zoom Meeting**

<https://us06web.zoom.us/j/86190530899?pwd=WDB3Z2YxOUhFVDZFaRmJ2dlRoYThodz09>

**Meeting ID: 861 9053 0899**

**Passcode: 559363**

**One tap mobile**

**1-720-707-2699; Code: 559363**

At such meeting it is anticipated that the Board will make a final determination to issue general obligation indebtedness. Specifically, the Board will consider adoption of a Resolution authorizing the issuance of the Authority’s Special Tax Revenue Refunding and Improvement Bonds, Series 2021A<sub>(3)</sub> and its Subordinate Special Tax Revenue Draw Down Bonds, Series 2021B<sub>(3)</sub> in a combined maximum aggregate principal amount of up to \$375,000,000 (collectively, the “**Bonds**”), for the purpose of paying, reimbursing and financing certain public improvements and paying the costs incidental to the issuance of the Bonds; and, in connection therewith, approving Indentures of Trust, Bond Purchase Agreements, Continuing Disclosure Agreements, together with other related documents and instruments; authorizing the execution and delivery thereof and performance by the Authority thereunder; authorizing incidental actions; and repealing prior inconsistent actions.

The Board will also consider adoption of Resolutions authorizing the Authority to enter into separate Revenue Pledge Agreements with each of ATEC Metropolitan District No. 1, ATEC Metropolitan District No. 2, The Aurora Highlands Metropolitan District No. 1, The Aurora Highlands Metropolitan District No. 2, The Aurora Highlands Metropolitan District No. 3 and Aerotropolis Area Coordinating Metropolitan District, approving the form of each agreement thereof, and authorizing the execution and delivery thereof and performance by the Authority thereunder; authorizing incidental actions; and repealing prior inconsistent actions.

At such meeting, the Board will also take up such other business as may come before the Board, including the items listed on the attached Agenda. The meeting is open to the public, and members of the public are encouraged to participate by video-enabled web conference or telephone.

***Pursuant to the provisions of the Supplemental Public Securities Act, one or more members of the Board may participate in this meeting and may vote on the foregoing matters through the use of a conference telephone or other telecommunications device.***

This notice is given by order of the Board of Directors of the Authority.

THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD

By: /s/ Matthew Hopper  
President

**THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD (“CAB”)**

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

**NOTICE OF SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper (AACMD Rep.)	President	2022/May 2022
Carla Ferreira (AACMD Rep.)	Vice President	2022/May 2022
Michael Sheldon (TAH MD Nos. 1 – 3 Rep.)	Treasurer/Asst. Secretary	2023/May 2023
VACANT	Assistant Secretary	2023/May 2023
Cynthia (Cindy) Shearon (AACMD Rep.)	Assistant Secretary	2023/May 2023
Kathleen Sheldon (ATEC 1 Rep.)	Assistant Secretary	2023/May 2023
Deanna Hopper (ATEC 2 Rep.)	Assistant Secretary	2023/May 2022
Denise Denslow	Secretary	N/A

DATE: **November 18, 2021**  
TIME: **1:00 P.M.**  
PLACE: **Information Center  
3900 E. 470 Beltway  
Aurora, CO 80019**

**THERE WILL BE AT LEAST ONE PERSON PRESENT AT THE ABOVE-REFERENCED PHYSICAL LOCATION. THIS CAB BOARD MEETING WILL ALSO BE ACCESSIBLE BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:**

Join Zoom Meeting

<https://us06web.zoom.us/j/86190530899?pwd=WDB3Z2YxOUhFVDFaRmJ2dlRoYThodz09>

Meeting ID: 861 9053 0899

Passcode: 559363

One tap mobile

+17207072699

Passcode: 559363 US (Denver)

**I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.

- B. Confirm Quorum, 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.
- D. Discuss business to be conducted in 2022 and location (**virtual and/or physical**) of meetings. Schedule regular meetings (proposed date/time: third Thursdays of each month at 1:00 p.m. at the Information Center and virtually) and consider adoption of Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices (enclosure).

## II. CONSENT AGENDA

Consent Agenda – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless a board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Review and consider approval of the October 21, 2021 Special Meeting minutes and October 28, 2021 continued special meeting minutes (enclosures).
- Discuss and authorize renewal of CAB's insurance and Special District Association Membership in 2022.
- Discuss Section 32-1-809, C.R.S., reporting requirements (Transparency Notice) and mode of eligible elector notification (post on SDA website).

## III. LEGAL MATTERS

- A. Discuss status of Waiver and Release of Reimbursement Rights among the CAB, Aurora Highlands, LLC and Homebuilders.
  - 1. Acknowledge Waiver and Release of Reimbursement Rights by and among the CAB, Aurora Highlands, LLC and Tri-Pointe.
- B. Discuss and Consider Rescission of October 28, 2021 approval of Amended and Restated Capitol Construction and Reimbursement Agreement (In-Tract Improvements) by and between the CAB and Aurora Highlands, LLC.
- C. Discuss and consider approval of Amended and Restated Capitol Construction and Reimbursement Agreement by and between the CAB and Aurora Highlands, LLC.
- D. Discuss anticipated pledge of revenues, flow of funds, and partial refunding of debt as related to the CAB's proposed Series 2021 Bonds.

- E. Discuss proposed Special Tax Revenue Refunding and Improvement Bonds, Series 2021A<sup>(3)</sup>, in a maximum principal amount of up to \$375,000,000 (“2021A Bonds”).
1. Discuss update to In-Tract cost assumption.
  2. Discuss and consider approval of updated Engagement Letter, dated November 1, 2021, with Sherman & Howard L.L.C. in connection with the CAB’s 2021A Bond Issuance (enclosure).
  3. Discuss status of Certificate and Waiver (Up to \$165,159,327 The Aurora Highlands Community Authority Board Special Tax Revenue Draw-Down Bonds, Series 2020A) by Oxnard Financial, LLC.
  4. Discuss anticipated pledge of revenues, flow of funds, and partial refunding of debt as related to the CAB’s proposed Series 2021 Bonds.
  5. Discuss separate Revenue Pledge Agreements by and between the CAB and each of the following districts: ATEC Metropolitan District No. 1 (“ATEC 1”), ATEC Metropolitan District No. 2 (“ATEC 2”), The Aurora Highlands Metropolitan District No. 1 (“TAH 1”), The Aurora Highlands Metropolitan District No. 2 (“TAH 2”), The Aurora Highlands Metropolitan District No. 3 (“TAH 3”) and Aerotropolis Area Coordinating Metropolitan District (“AACMD”).
  6. Discuss and consider adoption of Resolution authorizing the CAB to enter into Revenue Pledge Agreements with each of its Member Districts, listed as follows: ATEC 1, ATEC 2, TAH 1, TAH 2, TAH 3 and AACMD relating to the funding of public improvements serving the residents, occupants, property owners and taxpayers of the foregoing metropolitan districts, all of which are to be in the CAB’s service area and the operation, maintenance and administration thereof; approving the forms of the Revenue Pledge Agreements; authorizing the execution and delivery thereof and performance by the CAB thereunder; authorizing incidental action; and establishing the effective date thereof (enclosure).
  7. SECOND READING (2021A BONDS)
    - a. Discuss and consider adoption of Resolution authorizing the issuance of the CAB’s 2021A Bonds, for the purpose of financing public improvements serving the residents, occupants, property owners and taxpayers of the CAB’s service area and paying the costs incidental to the issuance of the 2021A Bonds; approving forms of the indentures of trust and other related documents and instruments and authorizing the execution and delivery thereof and

performance by the CAB thereunder; appointing a CAB Representative to act on behalf of the CAB under such indentures of trust; appointing an Authorized Delegate to make certain determinations relating to the 2021A Bonds as authorized under Section 11-57-205, C.R.S.; authorizing incidental action; and establishing the effective date thereof (to be distributed).

- F. Discuss proposed Subordinate Special Tax Revenue Draw Down Bonds, Series 2021B<sup>(3)</sup>, in a maximum principal amount of up to \$140,000,000 (“2021B Bonds”).
  - 1. FIRST READING (2021B Bonds)
    - a. Discuss Resolution authorizing the issuance of the CAB’s 2021B Bonds, for the purpose of paying, reimbursing and financing certain public improvements and paying the costs incidental to the issuance of the 2021B Bonds; and, in connection therewith, approving indentures of trust, bond purchase agreements, continuing disclosure agreements, together with other related documents and instruments; authorizing the execution and delivery thereof and performance by the CAB thereunder; repealing prior inconsistent actions; appointing a CAB Representative to act on behalf of the CAB under such indentures of trust; appointing an Authorized Delegate to make certain determinations relating to the 2021B Bonds as authorized under Section 11-57-205, C.R.S.; authorizing incidental action; and establishing the effective date thereof (to be distributed).
    - b. Consider approval, at this First Reading, of placement of consideration of adoption of the proposed 2021B Bond Resolution on the Agenda for a Second Reading during the Public Hearing to be held on the 2021B Bond Resolution on December 16, 2021 at 1:00 p.m. at the Information Center, 3900 E. 470 Beltway, Aurora, CO 80019 and via Zoom.
- G. Discuss matters related to the proposed 2022 Bond issuance.
  - 1. Discuss and consider approval of Contract for Technical Services and Assistance between the CAB and PGAV Planners, LLC (enclosure).
- I. Discuss and consider approval of Intergovernmental Agreement Regarding Sharing of Tax Revenue and Services by and between the CAB and First Creek Ranch Metropolitan District (enclosure).

- J. Discuss and consider approval of Intergovernmental Agreement regarding Regional Transportation System Project Funding and Construction by and between the CAB and Aerotropolis Regional Transportation Authority (enclosure).

#### **IV. FINANCIAL MATTERS**

- A. Consider approval of payment of claims for operating costs, in the amount of \$80,342.60 (numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting) (enclosure).
- B. Review and accept cash position report dated August 31, 2021, updated as of November 15, 2021 (enclosure).
- C. SECOND READING (BUDGET MATTERS)
  - 1. Conduct Public Hearing to consider amendment of the 2021 Budget and consider adoption of Resolution to Amend the 2021 Budget (enclosure).
  - 2. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolution to Adopt the 2022 Budget and Appropriate Sums of Money (enclosures).
- D. Consider appointment of District Accountant to prepare 2023 Budget.
- E. Receive update on audit of 2020 Financial Statements.
- F. Discuss and consider the engagement of Fiscal Focus Partners LLC to perform the 2021 Audit.
- G. Discuss and consider approval of acceptance of CAB and AACMD Engineer's Report and Verification of Costs Associated with Public Improvements (Draw No. 41) Engineer's Report and Verification of Costs No. 18 prepared by Schedio Group LLC (enclosure).

#### **V. MANAGER MATTERS**

- A. Manager's Report.
- B. Discuss and consider approval of Master Service Agreement for Accounting Services by and between the District and CliftonLarsonAllen LLP and related statement(s) of work (enclosure).

#### **VI. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS**

- A. Other.

**VII. EXECUTIVE SESSION**

- A. Convene in executive session pursuant to Section 24-6-402(4)(e), C.R.S., to discuss matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and receive legal advice regarding same.

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 16, 2021.**