

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF
THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD
("CAB")
HELD
MARCH 25, 2021**

A special meeting of the Board of Directors of the CAB, County of Adams (referred to hereafter as the "Board") was convened on Thursday, March 25, 2021 at 3:05 p.m. at the Information Center, 3900 E. 470 Beltway, Aurora, Colorado. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the CAB Board meeting was held and properly noticed to be held via video enabled web conference, with Kortny Voegeli attending in person at the physical meeting location. The meeting was open to the public via videoconference.

Directors In Attendance Were:

Matt Hopper (AACMD Rep.)
Michael Sheldon (TAH MD 1 – 3 Rep.)
Carla Ferreira (AACMD Rep.)
Deanna Hopper (ATEC 2 Rep.)

Also In Attendance Were:

Elisabeth A. Cortese, Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.
Debra Sedgely, Zach Leavitt, Denise Denslow, Anna Jones and Celeste Terrell;
CliftonLarsonAllen LLP ("CLA")
Kamille Curylo, Esq. and Tanya Lawless, Esq.; Kutak Rock LLP
Tony Felitsky, Dave Center and Tony Devito; AECOM
Curren Vite: JHL Constructors, Inc.
Brooke Hutchens; D.A. Davidson & Co.
Kortny Voegeli; The Aurora Highlands

**ADMINISTRATIVE
MATTERS**

Disclosure of Potential Conflicts of Interest: Attorney Cortese discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that the disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors as required by Statute. No new conflicts were disclosed.

Quorum/Confirmation of Meeting Location/Posting of Notice: A quorum for the special meeting was confirmed. The Board entered into a discussion regarding the

requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting. Following discussion, upon motion duly made by Director M. Sheldon, seconded by Director D. Hopper and, upon vote, unanimously carried, the Board determined to conduct this meeting at the above-stated location, with Kortny Voegeli attending in person. Due to concerns regarding the spread of COVID-19, and the benefits to the control of the virus by limiting in-person contact, the remaining Board members and consultants attended via videoconference. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by any interested person have been received.

Agenda: The Board considered the proposed Agenda for the CAB's special meeting. Following discussion, upon motion duly made by Director Ferreira, seconded by Director M. Sheldon and, upon vote, unanimously carried, the Agenda was approved, as amended and the absence of Directors K. Sheldon and C. Shearon were excused.

Public Comment: There was no public comment.

CONSENT AGENDA The Board considered the following actions:

- A. **Review and consider approval of February 18, 2021 special meeting minutes.**

Following discussion, upon a motion duly made by Director Ferreira, seconded by Director M. Sheldon and, upon vote, unanimously carried, the Board approved the Consent Agenda.

LEGAL MATTERS

City of Aurora L.A. 21-05; Addendum to Master License Agreement No. M.L.A. 19-107 by and between the City of Aurora and the CAB (The Aurora Highlands Filing No. 4) ("Filing No. 4 Addendum"): Attorney Hoistad reviewed the Filing No. 4 Addendum with the Board. Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board accepted the Filing No. 4 Addendum.

City of Aurora L.A. 21-06; Addendum to Master License Agreement No. M.L.A. 19-107 by and between the City of Aurora and the CAB (The Aurora Highlands Filing No. 5) ("Filing No. 5 Addendum"): Attorney Hoistad reviewed the Filing No. 5 Addendum with the Board. Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board accepted the Filing No. 5 Addendum.

City of Aurora L.A. 21-07; Addendum to Master License Agreement No. M.L.A. 19-107 by and between the City of Aurora and the CAB (The Aurora

Highlands Filing No. 10) (“Filing No. 10 Addendum”): Attorney Hoistad reviewed the Filing No. 10 Addendum with the Board. Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board accepted the Filing No. 10 Addendum.

Fire Lane and Public Access Easement from GVR King Commercial, LLC to CAB: Attorney Hoistad reviewed the Fire Lane and Public Access Easement from GVR King Commercial, LLC with the Board. Following discussion, upon a motion duly made by Director Ferreira, seconded by Director M. Sheldon and, upon vote, unanimously carried, the Board accepted the Fire Lane and Public Access Easement from GVR King Commercial, LLC to the CAB.

Fire Lane and Public Access Easement from Aurora Tech Center Holdings, LLC to CAB: Attorney Hoistad reviewed the Fire Lane and Public Access Easement from Aurora Tech Center Holdings, LLC with the Board. Following discussion, upon a motion duly made by Director Ferreira, seconded by Director M. Sheldon and, upon vote, unanimously carried, the Board accepted the Fire Lane and Public Access Easement from Aurora Tech Center Holdings, LLC to the CAB.

Quitclaim Deed and Confirmation of Easement (38th Parkway) by and between Public Service Company of Colorado, as Grantor, and the City of Aurora, Colorado, as Grantee: Attorney Hoistad reviewed the Quitclaim Deed and Easement with the Board. Following discussion, upon a motion duly made by Director Ferreira, seconded by Director M. Sheldon and, upon vote, unanimously carried, the Board acknowledged the Quitclaim Deed and Confirmation of Easement (38th Parkway) by and between Public Service Company of Colorado, as Grantor, and the City of Aurora, Colorado, as Grantee.

Aerotropolis Regional Transportation Authority (“ARTA”) Inclusions and Regional Transportation System Projects:

Presentation by Director Hopper: Director Hopper briefly presented to the Board on the ARTA Inclusion and Regional Transportation System Improvements and Phasing Plan, included in the First Supplement to the ARTA Establishment Agreement.

Potential Inclusions and Exclusions of Property from the CAB Member Districts: It was determined that no inclusions or exclusions of property are necessary at this time.

FINANCIAL
MATTERS

March 2021 Series 2020A Draw:

CAB and Aerotropolis Area Coordinating Metropolitan District (“District”) Engineer’s Report and Verification of Costs Associated with Public Improvements (Draw No. 33), Engineer’s Report and Verification of Costs No. 10, prepared by Schedio Group LLC (“Engineer’s Report”):

Ms. Sedgeley reviewed the Engineer’s Report with the Board. Following review and discussion, upon a motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried by roll call, the Board approved acceptance of the Engineer’s Report.

Resolution of the Board of Directors of the CAB Authorizing a Draw on March 31, 2021 of the CAB Special Tax Revenue Draw-Down Bonds, Series 2020A:

Ms. Sedgeley reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried by roll call, the Board adopted the Resolution of the Board of Directors of the CAB Authorizing a Draw on March 31, 2021 of the CAB Special Tax Revenue Draw-Down Bonds, Series 2020A.

Authorization to CAB Accountant regarding Checks from CAB Account:

Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried by roll call, the Board authorized the CAB accountant to write checks from the CAB account.

MANAGER
MATTERS

Manager’s Report: Ms. Denslow reviewed the Manager’s Report with the Board. There were no additional questions from the Board.

COVENANT
ENFORCEMENT
AND
COMMUNITY
ENGAGEMENT
MATTERS

There were not items for discussion.

EXECUTIVE
SESSION

It was determined that an executive session was not necessary.

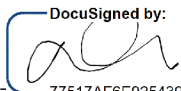
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the meeting was adjourned at 3:25 p.m.

Respectfully submitted,

By  _____
DocuSigned by:
77517AF6E925439...
Secretary for the Meeting

Certificate Of Completion

Envelope Id: 1025D897AF7E4FF6A7293DA16AA42CF3	Status: Completed
Subject: Please DocuSign: 2.A.2. Minutes 03-25-21 TAH CAB final.pdf	
Client Name: TAH CAB	
Client Number: 011-045984-OS03-2021	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
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Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
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Record Tracking

Status: Original	Holder: Kathy Suazo	Location: DocuSign
4/22/2021 5:03:19 PM	Kathy.Suazo@claconnect.com	

Signer Events

Denise Denslow
denise.denslow@claconnect.com
Secretary
Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Drawn on Device
Using IP Address: 107.77.198.99
Signed using mobile

Timestamp

Sent: 4/22/2021 5:04:04 PM
Resent: 4/26/2021 8:57:32 AM
Viewed: 4/28/2021 10:39:17 AM
Signed: 4/28/2021 10:39:27 AM

Electronic Record and Signature Disclosure:
Accepted: 4/28/2021 10:39:17 AM
ID: db43cf1e-2b66-4b39-9caa-9b5663481de8

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/22/2021 5:04:04 PM
Certified Delivered	Security Checked	4/28/2021 10:39:17 AM
Signing Complete	Security Checked	4/28/2021 10:39:27 AM
Completed	Security Checked	4/28/2021 10:39:27 AM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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