

**NOTICE OF SPECIAL MEETING OF  
THE AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Aerotropolis Area Coordinating Metropolitan District (the “District”), in the City of Aurora, Adams County, Colorado, will conduct a special meeting on Monday, November 23, 2020 at 3:00 p.m. at the Information Center, 3900 E. 470 Beltway, Aurora, CO 80019. There will be one person in attendance at the referenced physical meeting location.

**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 DISTRICT BOARD MEETING WILL BE HELD BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:**

<https://zoom.us/j/93686972661?pwd=YnZDRWhuS1JGTEVWV3MrY3MyMnhUUT09>

**Meeting ID: 936 8697 2661**

**Passcode: 065584**

**Or dial in: 1-346-248-7799**

The District will take up such business as may be 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.

This notice is given by order of the Board.

AEROTROPOLIS AREA COORDINATING  
METROPOLITAN DISTRICT

By:     /s/ Matt Hopper      
President of the District

I, Kathy Suazo, hereby certify that a copy of the foregoing Notice of Special Meeting was posted on the district website at least 24 hours prior to the meeting.

*Kathy Suazo*

**AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT**  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper	President	2022/May 2022
Carla Ferreira	Vice President	2022/May 2022
Michael Sheldon	Treasurer	2023/May 2023
Cynthia (Cindy) Shearon	Assistant Secretary	2023/May 2023
VACANT	Assistant Secretary	2022/May 2022
VACANT	Assistant Secretary	2023/May 2023
VACANT	Assistant Secretary	2023/May 2023
Denise Denslow	Secretary	N/A

DATE: **November 23, 2020**  
TIME: **3:00 P.M.**  
PLACE: **Information Center**  
**3900 E. 470 Beltway**  
**Aurora, CO 80019**

**THERE WILL BE ONE PERSON PRESENT AT THE ABOVE-REFERENCED PHYSICAL LOCATION.**

**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, THIS DISTRICT BOARD MEETING WILL BE HELD BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:**

<https://zoom.us/j/93686972661?pwd=YnZDRWhuS1JGTEVWV3MrY3MyMnhUUT09>

**Meeting ID: 936 8697 2661**

**Passcode: 065584**

**Or dial in: 1-346-248-7799**

**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 District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- 

- D. Discuss meeting schedule for 2021. 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.

- A. Discuss and confirm renewal of 2021 Property and Liability Policy and Special District Association Membership (enclosure).
- 
- 

- B. 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 and consider Lender Commitment to fund and approval of Relocation Reimbursement Agreement by and between the Aerotropolis Area Coordinating Metropolitan District (the “District”) and Zayo Group, LLC.
- 
-

**IV. FINANCIAL MATTERS**

- A. Ratify approval of payment of interim claims, consisting of check no. 1821 and zero (0) wire transfers, in the amount of \$338,778.33 (enclosure).  

---

---
- B. Discuss status of Lender funding requests and consider approval of payment of claims for operating costs, in the amount of \$57,470.82 (numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting) (to be distributed).  

---

---
- C. Review and accept schedule of unaudited financial statements dated September 30, 2020 and cash position report dated September 30, 2020, updated as of November 20, 2020 (enclosure).  

---

---
- D. Conduct Public Hearing to consider amendment of the 2020 Budget. If necessary, consider adoption of Resolution to Amend the 2020 Budget (enclosure).  

---

---
- E. Conduct Public Hearing on the proposed 2021 Budget and consider adoption of Resolution to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary assessed valuation, draft budget and resolutions).  

---

---
- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.  

---

---

- G. Discuss and consider approval of recommendation to The Aurora Highlands Community Authority Board (“CAB”) for acceptance of the CAB and the District Engineer’s Report and Verification of Costs Associated with Public Improvements (Draw No. 29) prepared by Schedio Group LLC (enclosure).
- 
- 

- H. Consider appointment of District Accountant to prepare 2022 Budget.
- 
- 

- I. Discuss and consider approval of engagement of Fiscal Focus Partners, LLC for preparation of 2020 Audit (enclosure).
- 
- 

**V. CAPITAL PROJECTS**

- A. Discuss and consider approval of Draw Request No. 29, in the total amount of \$9,802,701.97\*, prepared by the District’s Program Manager (to be distributed- Draw Request No. 29 Summary and list of draw checks):

CAB (A Bonds)	\$ 6,911,951.01
CAB (B Bonds)	\$ 2,497.00
ARTA	\$ 2,866,830.46
ATEC	<u>\$ 21,423.50</u>
Total:	\$*9,802,701.97

\*Numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting.

---

---

**Capital Projects:**

- B. Discuss and consider Lender Commitment to fund and approval of **Task Order No. 012** to Master Service Agreement (“MSA”) for Program Management, Design and Construction Services by and between the District and **AECOM Technical Services, Inc.** for CMAR Procurement Support, in the amount of \$25,000, subject to approval of the Construction Committee.
- 
-

- C. Discuss and consider Lender Commitment to fund and approval of **Task Order No. 014** to MSA for Program Management, Design and Construction Services by and between the District and **AECOM Technical Services, Inc.** for Interim CM Services, in the amount of \$84,375, subject to approval of the Construction Committee.
- 
- 

- D. Discuss and consider Lender Commitment to fund and approval of **Task Order No. 016** to MSA for Program Management, Design and Construction Services by and between the District and **AECOM Technical Services, Inc.** for Dedication and Acceptance of Public Improvements, in the amount of \$40,000, subject to approval of the Construction Committee.
- 
- 

- E. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 02 to Task Order No. 02** to MSA for Civil Engineering Services by and between the District and **Beam, Longest and Neff, LLC** for Unexpected Delays and Additional Coordination, in the amount of \$19,350, subject to approval of the Construction Committee.
- 
- 

- F. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 01** to Construction Agreement by and between the District and **Dynalectric Company** for TAH Filing 1 - Lighting (Revisions Associated with New IFC Drawings), in the amount of \$55,034, subject to approval of the Construction Committee.
- 
- 

- G. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 02** to Construction Agreement by and between the District and **Dynalectric Company** for TAH Filing 1 – Lighting (Revisions per RFI-010D), in the amount of \$45,682, subject to approval of the Construction Committee.
- 
- 

- H. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 03** to Construction Agreement by and between the District and **Dynalectric Company** for TAH Filing 1 – Lighting (Revisions to Light Pole Design), in the amount of \$60,318, subject to approval of the Construction Committee.
- 
-

- I. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 04** to Construction Agreement by and between the District and **Dynalectric Company** for TAH Filing 1 – Lighting (Revisions per RFI-020D), in the deductive amount of \$(17,296), subject to approval of the Construction Committee.
- 
- 

- J. Discuss and consider Lender Commitment to fund and approval of **Task Order No. 42** to MSA for Civil Engineering Services by and between the District and **HR Green Development, LLC** for Tributary T Channel Design (West of E-470), in the amount of \$88,286, subject to approval of the Construction Committee.
- 
- 

- K. Discuss and consider Lender Commitment to fund and approval of **Task Order No. 43** to MSA for Civil Engineering Services by and between the District and **HR Green Development, LLC** for Design Services 38<sup>th</sup> Parkway Himalaya to Odessa (EB), in the amount of \$269,276, subject to approval of the Construction Committee.
- 
- 

- L. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 12** to Construction Agreement by and between the District and **Iron Woman Construction and Environmental Services, LLC** for Main St P1-2, 42<sup>nd</sup> Ave P1 & Aura Blvd P1 – Additional Concrete Work, in the amount of \$42,907, subject to approval of the Construction Committee.
- 
- 

- M. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 13** to Construction Agreement by and between the District and **Iron Woman Construction and Environmental Services, LLC** for Main St P1-2, 42<sup>nd</sup> Ave P1 & Aura Blvd P1 – Sidewalk Grading, in the amount of \$47,142, subject to approval of the Construction Committee.
- 
- 

- N. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 14** to Construction Agreement by and between the District and **Iron Woman Construction and Environmental Services, LLC** for Main St P1-2, 42<sup>nd</sup> Ave P1 & Aura Blvd P1 – Concrete Curb and Gutter, in the amount of \$17,751, subject to approval of the Construction Committee.
- 
-



- O. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 03** to Construction Agreement by and between the District and **JHL Constructors, Inc.** for Trib T Aurora Pkwy P3 & Mainstreet P3 (Phase 1 Roadway Work – Stop Work Notice), in the amount of \$72,599.11, subject to approval of the Construction Committee.
- 
- 

- P. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 19** to Construction Agreement by and between the District and **JHL Constructors, Inc.** for RFI 070, 040 Safety Railing Changes (RFI-077 “Ameristar Montage Fence Clarifications”), in the amount of \$1,181.95, subject to approval of the Construction Committee.
- 
- 

- Q. Discuss and consider Lender Commitment to fund and approval of **Change Order No. 21** to Construction Agreement by and between the District and **JHL Constructors, Inc.** for TAH Parkway Phase 1 Added Roadbase Scope of Work (Additional Scope to Perform Subgrade Preparation), in the amount of \$493,600.60, subject to approval of the Construction Committee.
- 
- 

- R. Discuss and consider Lender Commitment to fund and approval of **MSA for Limited Construction Management Services** by and between the District and **JHL Constructors, Inc.**, subject to approval of the Construction Committee.
- 
- 

- S. Discuss and consider Lender Commitment to fund and approval of **Task Order No. 01** to MSA for Limited Construction Management Services by and between the District and **JHL Constructors, Inc.** for 4<sup>th</sup> Quarter 2020 Services, in the amount of \$415,333.08, subject to approval of the Construction Committee.
- 
- 

- T. Discuss and consider Lender Commitment to fund and approval of **MSA for Landscape Architectural Technical Assistance** by and between the District and **KGA DeForest Design, LLC**, subject to approval of the Construction Committee.
- 
-

- U. Discuss and consider Lender Commitment to fund and approval of **Task Order No. 01** to MSA for Landscape Architectural Technical Assistance by and between the District and **KGA DeForest Design, LLC** for Water Park Recreation Center Programming and Conceptual Design, subject to approval of the Construction Committee.
- 
- 

- V. Discuss and consider Lender Commitment to fund and approval of **Change Order to Task Order No. 07** under the MSA for Civil Engineering Services by and between the District and **Merrick & Company** for ISP Scope Revisions, in the amount of \$3,000.00, subject to approval of the Construction Committee.
- 
- 

- W. Discuss and consider Lender Commitment to fund and approval of **Change Order to Task Order No. 09** under the MSA for Civil Engineering Services by and between the District and **Merrick & Company** for Construction Time and Materials (Design Revisions), in the amount of \$125,643.00, subject to approval of the Construction Committee.
- 
- 

- X. Discuss and consider Lender Commitment to fund and approval of **Change Order** under the Construction Agreement by and between the District and **Pase Contracting, Inc. – Colorado** for Aurora Highlands, Mainstreet Phase 3 Trib T EWEC (Misc. Hand Grading and Response to Stormwater Logistics Inspections), in the amount of \$9,204.05, subject to approval of the Construction Committee.
- 
- 

- Y. Update from Program Manager regarding CMAR bidding schedule and future construction projects (enclosure).
- 
- 

**VI. ARTA MATTERS**

---

---

**VII. EXECUTIVE SESSION**

- A. Convene in executive session pursuant to Section 24-6-402(4)(f)(I), C.R.S., to discuss personnel matters and receive legal advice regarding same.

---

---

- B. Convene in executive session pursuant to Section 24-6-402(4)(e)(I), 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**

- A. Other

---

---

**IX. ADJOURNMENT**

---

---

**THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 28, 2020.**