

# SLC METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://slcmetropolitan.specialdistrict.net>

## **NOTICE OF JOINT SPECIAL MEETINGS AND AGENDA**

**DATE:** June 18, 2025

**TIME:** 9:00 A.M.

**LOCATION:** 450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, CO 80203

**ACCESS:** THERE WILL BE AT LEAST ONE PERSON PRESENT AT THE ABOVE-REFERENCED PHYSICAL LOCATION. THIS DISTRICT 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://us02web.zoom.us/j/88132811631?pwd=47f0KRBbpF1A8vbAieBaJKLu2bMGhR.1>

To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 881 3281 1631

Passcode: 236482

### **Board of Directors**

### **Office**

### **Term Expires**

Patrick Rowe

President

May, 2029

Leigh Lutz

Treasurer

May, 2029

Bruce O'Donnell

Assistant Secretary

May, 2029

VACANT

May, 2027

VACANT

May, 2027

Lisa A. Jacoby

Secretary

Non-elected

## **I. ADMINISTRATIVE MATTERS**

- A. Confirm a quorum and present disclosures of potential conflicts of interest.
- B. Confirm location of meeting and posting of meeting notices. Approve Agenda.
- C. Public Comment

## **II. CONSENT AGENDA**

**These routine items will be approved 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 May 20, 2025 Special Meeting Minutes of SLC Metropolitan District Nos. 1, 2, 3 and 4 (hereinafter referred to as “**District No. 1**”, “**District No. 2**”, “**District No. 3**” and “**District No. 4**”, collectively as the “**Districts**”).

## **III. DEVELOPMENT / CONSTRUCTION OUTLOOK (Northpoint):**

## **IV. FINANCIAL / LEGAL MATTERS**

- A. [**District No. 1**] Review and consider acceptance of the **unaudited** financial statements for the period ending April 30, 2025.
- B. [**District Nos. 1 and 3**] Conduct Public Hearing to consider amendment of the **2024 Budget(s)**. If necessary, consider adoption of Resolutions of **District No. 1** and **District No. 3** to Amend the **2024** Budgets.
- C. [**District Nos. 1 and 3**] Review and consider acceptance of the **2024 audited** financial statements for the period ending December 31, 2024, and authorize execution of the Representations Letters (to be distributed).
- D. [**District Nos. 1 and 3**] Conduct Public Hearing to consider amendment of the **2025 Budgets**. Discuss and consider adoption of Resolutions of **District No. 1** and **District No. 3** to Amend the **2025** Budgets.
- E. [**District Nos. 2 and 3**] Discuss and consider approval of Intergovernmental Revenue Pledge Agreement between District No. 2 and District No. 3.
- F. [**District No. 1**] Review and consider approval of First Amendment to Facilities Funding and Acquisition Agreement between District No. 1 and NP Stafford I, LLC (enclosure).

**V. [DISTRICT NO. 3] 2025 BOND ISSUANCE MATTERS (Bond Committee - Patrick Rowe and Bruce O'Donnell)**

- A. Discuss and consider adoption of a Resolution authorizing the issuance of the District's Limited Tax General Obligation Bonds, Series 2025 in the maximum principal amount of up to \$15,000,000 (the "2025 Bonds"), for the purpose of paying or reimbursing costs of certain Public Improvements, funding the Reserve Fund in the amount of the Reserve Requirement, and paying costs of issuance of the 2025 Bonds; and, in connection therewith, approving an Indenture of Trust to be entered into by the District and BOKF, NA, Denver, Colorado, as Trustee thereunder, with respect to the 2025 Bonds, a Bond Purchase Agreement, a Continuing Disclosure Agreement, and other related financing documents and instruments (collectively, the "Financing Documents"); authorizing the execution and delivery of the Financing Documents and performance by the District thereunder; approving, ratifying and confirming other actions; making determinations and findings as to other matters related to such financing; authorizing incidental action; and repealing prior inconsistent actions (enclosure).
  - 1. Authorize any additional necessary actions in connection with the issuance of the 2025 Bonds.
  - 2. Acknowledge 2025 Bond proceeds to be paid or transferred to District No. 1, pursuant to the Memorandum of Understanding between District Nos. 1, 2, 3 and 4 dated December 11, 2019, as amended, for the purposes of payment by District No. 1 of reimbursement payment of amounts owing to NP Stafford I, LLC under the Facilities Funding and Acquisition Agreement between District No. 1 and NP Stafford I, LLC dated December 11, 2019, as amended.
- B. Review and consider acceptance of Engineer's Report and Verification of Costs Report No. 2 associated with public improvements, prepared by Schedio Group LLC (enclosure).
  - 1. Discuss and consider approval of Project Fund Requisition No. 1, in an amount to be no less than and no more than the amount of funds in the Project Fund of the 2025 Bonds which is anticipated to be approximately \$13,000,000, for payment or transfer to District No. 1, pursuant to the Memorandum of Understanding between District Nos. 1, 2, 3 and 4 dated December 11, 2019, as amended, for purposes of payment by District No. 1 of reimbursement of amounts owing to NP Stafford I, LLC under the Facilities Funding and Acquisition Agreement between District No. 1 and NP Stafford I, LLC dated December 11, 2019, as amended.

**VI. [DISTRICT NO. 1] AUTHORIZATION OF REIMBURSEMENT TO NP STAFFORD I, LLC**

- A. Review and consider approval of reimbursement of NP Stafford I, LLC, from funds received from District No. 3 from the 2025 Bond Project Fund, anticipated to be approximately \$13,000,000, for amounts owing to NP Stafford I, LLC under the Facilities Funding and Acquisition Agreement between District No. 1 and NP Stafford I, LLC dated December 11, 2019, as amended.

**VII. OTHER BUSINESS**

- A. [Districts 1-4] Discuss and consider payment of Director's Fees commencing 2026.
- B. [District No. 3] Discuss and consider increase to Crime Coverage limits (enclosure).

**VII. ADJOURNMENT**

**THE NEXT REGULAR BOARD MEETINGS ARE SCHEDULED FOR JULY 11, 2025.**