

COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 3-5

SPECIAL MEETING

2154 E. Commons Ave, Suite 2000, Centennial, CO 80122

& via teleconference

Monday, May 12th, 2025 at 2:00 p.m.

<https://cottonwoodcreekmetrodistrict.com/>

This meeting will be held via teleconferencing and can be joined through the directions below:

<https://us06web.zoom.us/j/87467432276?pwd=UV1sF2q88RCmMwoyYhuz787RQLflbX.1>

Meeting ID: 874 6743 2276

Passcode: 982601

Call-in Number: +1-720-707-2699

District Nos. 3-5

Mike Sandene, President	Term to May 2027
Megan Waldschmidt, Vice President	Term to May 2029
Alex Adams, Secretary/Treasurer	Term to May 2029
Paige Langley, Assistant Secretary	Term to May 2029
James Spehalski, Assistant Secretary	Term to May 2027

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Consider Appointment of Directors and Appointment of Officers (District Nos. 3 & 5)
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
6. Consent Agenda
 - a. Approval of Special Meeting Minutes from the April 24, 2025 meeting (**enclosure**)
 - b. Ratify Resolution Concerning the Imposition of a Capital Facilities Fee (District No. 3) (**enclosure**)
7. Legal Matters
 - a. Conduct Public Hearing on Inclusion of Property and Consider Adoption of Resolutions and Orders for Inclusion of Property owned by BOAC Cottonwood Property LLC (District No. 3) (**enclosure**)
 - b. Other Legal Matters
8. Financial Matters
 - a. Conduct Public Hearing on 2025 Budget Amendments and Consider Adoption of Resolutions Amending 2025 Budgets (**enclosure**)

b. Consider Approval of 2025 Bond Issuance (District Nos. 3-5)

- i. Consider Adoption of Resolution Authorizing the Issuance of General Obligation Indebtedness Consisting of its Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025, in the maximum principal amount of \$75,000,000, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of such indebtedness; authorizing an Indenture of Trust, a Pledge Agreement, a Bond Purchase Agreement, a Continuing Disclosure Agreement, the form of Limited Offering Memorandum related to the issuance of the bonds, and other related documents; approving, ratifying, and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (District No. 5)
- ii. Consider and make a final determination concerning the issuance of general obligation indebtedness consisting of a Capital Pledge Agreement, including any necessary amendments or supplements thereto related to the issuance by Cottonwood Creek Metropolitan District No. 5, City of Aurora, Arapahoe County, Colorado, of its Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025 in the total amount not to exceed \$75,000,000 pursuant to which the District will be obligated to impose ad valorem property taxes for the payment of District No. 5's Series 2025 Bonds and certain other obligations issued by District No. 5, subject to the District's authorized electoral authorization, and in connection therewith, the Board will consider a resolution authorizing the agreement and a Continuing Disclosure Agreement; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (District No. 4)
- iii. Consider and make a final determination concerning the issuance of general obligation indebtedness consisting of a Capital Pledge Agreement, including any necessary amendments or supplements thereto related to the issuance by Cottonwood Creek Metropolitan District No. 5, City of Aurora, Arapahoe County, Colorado, of its Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025 in the total amount not to exceed \$75,000,000 pursuant to which the District will be obligated to impose ad valorem property taxes for the payment of obligations issued by District No. 5 with respect to the Series 2025 Bonds; and any future refundings thereof which shall be subject to the District's authorized electoral authorization, and in connection therewith, the Board will consider a resolution authorizing the agreement and a Continuing Disclosure Agreement; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (District No. 3)

c. Other Financial Matters

9. Other Business

10. Adjourn