

REDTAIL RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)

(formerly known as Redtail Ridge Metropolitan District No. 3)

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://redtailridgemetrodistricts.specialdistrict.net/>

NOTICE AND AGENDA OF SPECIAL MEETING

DATE: *Friday, September 13, 2024*

TIME: *8:00 a.m.*

PLACE: *Louisville Fire Protection District – Station No. 3
2095 Boxelder St.
Louisville, CO 80027*

ACCESS: **You may attend the meeting in any of the following ways:**

- 1. You may attend in person at the above-referenced place and time.**
- 2. To attend via telephone, dial 1-346-248-7799 and enter the following additional information:**

Meeting ID: 874 7372 5676

- 3. Join Zoom Meeting**

Meeting ID: 874 7372 5676

Passcode: 948760

Board of Directors

Donald “Don” Guerra

Kathryn “Kat” Kendall

David Saad

VACANT

VACANT

Lisa A. Jacoby

Office

President

Treasurer

Assistant Secretary

Secretary

Term Expires

May 2025

May 2027

May 2027

May 2025

May 2027

N/A

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. Review and consider approval of the Minutes of the March 8, 2024, Special Meeting (enclosure).
- E. Discuss District website accessibility matters and authorize necessary actions in connection therewith.

II. FINANCIAL MATTERS / LEGAL MATTERS

- A. Rescind approval of 2020 – 2022 Operation Funding Agreement (Redtail Ridge Development, LLC) by and between the District and Redtail Ridge Development, LLC, approved at the August 18, 2021 Board Meeting.
- B. Approve Memorandum of Understanding between the District and Redtail Ridge Metropolitan District Nos. 1, 2, and 4 (enclosure).
- C. Approve Multiple-Year Operation Funding Agreement between the District and Redtail Ridge Portfolio, LLC (enclosure).
- D. Approve Facilities Funding Reimbursement and Acquisition Agreement between the District and Redtail Ridge Portfolio, LLC (enclosure).
- E. Approve Intergovernmental Agreement between the City of Louisville, Colorado and Redtail Ridge Metropolitan District (fka Redtail Ridge Metropolitan District No. 3) (First Revision) (enclosure).
- F. Approve Operation and Maintenance Agreement between the District, Redtail Ridge Portfolio, LLC and the City of Louisville (enclosure).
 - 1. Consider approval of binding Auto Liability insurance pursuant to above Agreement requirement.
- G. Approve Redtail Ridge Subdivision Improvements and Development Agreement between the City of Louisville, Redtail Ridge Portfolio, LLC and the District (enclosure).

- H. Approve Subdivision Improvement Guarantee Escrow Agreement between the District, Redtail Ridge Portfolio, LLC, the City of Louisville and BOK Financial (enclosure).

- I. Approve Agreement by and between The Northwest Parkway Public Highway Authority, Northwest Parkway LLC and Redtail Ridge Metropolitan District regarding Capital Improvements Planning, Construction, and Maintenance (enclosure).

- J. Conduct Public Hearing to consider exclusion of approximately 39.94 acres of property owned by Redtail Ridge Portfolio, LLC.
 - 1. Consider Petition for Exclusion of Real Property consisting of approximately 39.94 acres owned by Redtail Ridge Portfolio, LLC out of the District (enclosure).

 - 2. Consider adoption of Resolution No. 2024-09-01; Resolution for Exclusion of Real Property consisting of approximately 39.94 acres owned by Redtail Ridge Portfolio, LLC (enclosure).

III. CONSTRUCTION MATTERS

- A. Confirm Members of the Construction Committee.
 - 1. Authorize Construction Committee to take all actions necessary to re-bid and make recommendation of award for infrastructure projects.

- B. Discuss Acceptance/Reimbursement and Payment process for Verified District eligible costs.
 - 2. Review and consider acceptance of Cost Verification Report No. 1 for acceptance/reimbursement of Verified District Eligible Costs (enclosure).

- C. Approve No. 2024-09-02, Resolution of the Redtail Ridge Metropolitan District Approving Integrated Project Delivery Pursuant to Section 32-1-1804, C.R.S. (enclosure).

IV. OTHER BUSINESS

- A. Consider scheduling a Special Meeting between October 14 and October 24, 2024.

V. ADJOURNMENT

The next Regular Board Meeting is scheduled for November 14, 2024 at 10:00 a.m. [Budget Hearing]