

# REDTAIL RIDGE METROPOLITAN DISTRICT

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

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

Denver, Colorado 80203

Phone: 303-592-4380

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

## **NOTICE AND AGENDA OF SPECIAL MEETING**

**DATE:** *Wednesday, January 15, 2025*

**TIME:** *10:00 a.m.*

**LOCATION:** Louisville Fire Protection District; Station No. 1  
1240 Main Street  
Louisville, CO 80027

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

1. Join Zoom Meeting  
<https://us02web.zoom.us/j/85624188715?pwd=YyXazkuJyuT7LG8qrFZjjmmqfZF2Bb.1>

Meeting ID: 856 2418 8715

Passcode: 372932

2. To attend via telephone, dial 1-346-248-7799 and enter the following additional information:

Meeting ID: 856 2418 8715

Passcode: 372932

### **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

Non-elected

## **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 December 2, 2024, Special Meeting (enclosure).

## **II. BOND MATTERS**

- A. Consider adoption of a Resolution authorizing the District's issuance of its General Obligation Limited Tax Capital Appreciation Turbo Bonds, Series 2025 in the maximum original principal amount of \$100,000,000 and appreciating to a maximum final principal amount of \$177,000,000 (the "Series 2025 Bonds") for the purpose of paying or reimbursing the costs of public improvements for the District; and authorizing the execution and delivery of an Indenture of Trust, a Bond Purchase Agreement, a Continuing Disclosure Agreement and related documents and performance thereunder; and authorizing the execution and delivery of all documents, agreements and certificates in connection therewith.
- B. Review and consider approval of Requisition No. 1 [to move funds to Subdivision Improvement Guarantee Escrow Account, pursuant to the Subdivision Improvement Guarantee Escrow Agreement].
- C. Review and consider approval of Requisition No. 2 [to reimburse Redtail Ridge Portfolio, LLC, pursuant to the Facilities Funding Reimbursement and Acquisition Agreement].

## **III. CONSTRUCTION MATTERS**

- A. Update from Construction Committee (Director Guerra and Evan Pesonen).
  - 1. Review and consider award of contract to Land Asset Strategies, LLC for Professional Project Coordination / Consultation and Owner's Representation Services.
  - 2. Review and consider approval of Project Management Agreement between the District and SBDM RR, LLC.
- B. Discuss acceptance/reimbursement process for verified District eligible costs.
  - 1. Review and consider acceptance of Independent District Engineering Services, LLC ("IDES") Cost Certification No. 2 (updated) for reimbursement of eligible public improvement costs to Redtail Ridge Portfolio, LLC, under the Facilities Funding Reimbursement and Acquisition Agreement, in the amount of \$3,240,082.75.

**IV. OTHER BUSINESS**

- A. Consider continuation or scheduling of a special meeting.
- B. Confirm a quorum for the February 5, 2025, Regular Meeting.

**V. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 5, 2025, AT 9:00 A.M.**

**NOTICE OF SPECIAL MEETING  
REDTAIL RIDGE METROPOLITAN DISTRICT (F/K/A REDTAIL RIDGE  
METROPOLITAN DISTRICT NO. 3)  
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN that the Board of Directors of Redtail Ridge Metropolitan District (f/k/a Redtail Ridge Metropolitan District No. 3) (the “District”), City of Louisville, Boulder County, Colorado, will meet in special session on Wednesday, January 15, 2025, at 10:00 A.M., at Louisville Fire Protection District – Station No. 1, 1240 Main Street, Louisville, Colorado 80027 and which such meeting will also be made accessible to the public via video or telephone conference (Zoom).

**THERE WILL BE AT LEAST ONE PERSON PRESENT AT THE PHYSICAL LOCATION POSTED ON THIS NOTICE, BUT SOME OR ALL BOARD MEMBERS WILL PARTICIPATE VIA VIDEO OR TELEPHONE CONFERENCE.**

Members of the public are encouraged, but not required to participate by Zoom video or telephone conference in one of the following ways:

1. To attend via Zoom videoconference, use the following link, or e-mail [ljacoby@specialdistrictlaw.com](mailto:ljacoby@specialdistrictlaw.com) to have the link e-mailed to you:

<https://us02web.zoom.us/j/85624188715?pwd=YyXazkuJyuT7LG8qrFZjimmqfZF2Bb.1>

2. To attend via telephone, dial 1-346-248-7799 and enter the following additional information:
  - a. Meeting ID: 856 2418 8715
  - b. Passcode: 372932

At this meeting, it is anticipated that the Board will make a final determination to issue or refund general obligation indebtedness. Specifically, the District will consider adoption of a Resolution authorizing the District’s issuance of its General Obligation Limited Tax Capital Appreciation Turbo Bonds, Series 2025 in the maximum original principal amount of \$100,000,000 and appreciating to a maximum final principal amount of \$177,000,000 (the “**Series 2025 Bonds**”) for the purpose of paying or reimbursing the costs of public improvements for the District; and authorizing the execution and delivery of an Indenture of Trust, a Bond Purchase Agreement, a Continuing Disclosure Agreement and related documents and performance thereunder; and authorizing the execution and delivery of all documents, agreements and certificates in connection therewith.

The Board will also take up such other business as may be before the Board. The meeting is open to the public.

***Pursuant to the provisions of the Supplemental Public Securities Act, one or more members of the Board may participate in this meeting and may vote on the foregoing matters through the use of a conference telephone or other telecommunications device.***

This notice is given by order of the Board of Directors of the District.

**REDTAIL RIDGE METROPOLITAN  
DISTRICT (F/K/A REDTAIL RIDGE  
METROPOLITAN DISTRICT NO. 3)  
CITY OF LOUISVILLE, BOULDER  
COUNTY, COLORADO**

By: /s/ MaryAnn McGeady  
Attorney for the District

Posted on the website of the District, at least twenty-four hours prior to the meeting.