

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 . 800-741-3254

Fax: 303-987-2032

<https://jeffersoncentermdl.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:

Gregg Bradbury
Jeff L. Nading
Charles Church McKay
Steve Nading
Brandon Dooling
David Solin

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Secretary

Term/Expiration:

2027/May 2027
2025/May 2025
2027/May 2027
2025/May 2025
2027/May 2027

DATE Monday, March 18, 2024

TIME: 3:00 P.M.

PLACE:

Physical Location

Church Ranch Companies
20009 State Highway 72
Arvada, CO 80007

Zoom Meeting

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Phone Number: 1 (719) 359-4580

Meeting ID: 546 911 9353

Passcode: 912873

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

II. PUBLIC COMMENT

A. _____

III. FINANCIAL MATTERS

- A. Conduct Public Hearing to consider Amendment to 2024 Budget and consider adoption of Resolution No. 2024-03-____, Resolution to Amend the 2024 Budget and appropriate expenditures.
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IV. LEGAL MATTERS

- A. **Issuance of the District's Second Subordinate Special Revenue Bonds, Series 2024C (the "Series 2024C Bonds"):**
 - 1. Review and consider acceptance of Market Analysis and Valuation Study dated March 5, 2024, prepared by PGAV Planners, LLC (enclosure).

 - 2. Ratify approval of Agreement for Consulting Services between the District and MuniCap, Inc. (enclosure), and discuss preparation and delivery of External Financial Advisor Certification.
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- 3. Acknowledge submittal of 30-day notice and authorize submittal of Criteria Based Process / Incurrence of JCMD Obligations to the City of Arvada and the Arvada Urban Renewal Authority in accordance with the Amended and Restated Master Development Agreement.
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- 4. Review and consider approval of Third Amendment to Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (to be distributed).
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- 5. Review and consider approval of Project Funding and Reimbursement Agreement between the District and the Jeffrey L. Nading Trust (to be distributed), and authorize execution and submittal of Notice of Claim of Exemption from Registration for Certain Municipal Securities pursuant to Section 11-59-110(2), C.R.S.
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7. Review and consider adoption of a resolution authorizing the issuance of the District's Second Subordinate Special Revenue Bonds, Series 2024C, in a maximum aggregate principal amount of \$15,000,000 (the "**Series 2024C Bonds**"), for the purposes of financing public improvements necessary to support development in the District, refunding and restructuring a portion of the District's outstanding indebtedness, and to pay other costs incurred in connection with the issuance of the Series 2024C Bonds (to be distributed). Such resolution will also authorize the execution of an Indenture of Trust and all agreements, documents, instruments, certificates, and actions necessary or appropriate in connection with the issuance of the Series 2024C Bonds, in connection with the restructuring thereof.

8. Review and consider adoption of a resolution approving an amendment to a Resolution dated November 1, 2010 Authorizing the Issuance of the District's Subordinate Nonrevolving Line of Credit Note, Series 2010B (to be distributed).

V. CONSTRUCTION MATTERS

A. _____

VI. OTHER BUSINESS

A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 26, 2024.**