

NOTICE OF SPECIAL JOINT MEETING

PINERY COMMERCIAL METROPOLITAN DISTRICT NOS. 1 & 2

Thursday, January 30, 2025, at 3:00 p.m.
20105 E Mainstreet, Parker, CO 80138

This meeting will also be held via teleconference and may be joined through the directions below:

Link: <https://us06web.zoom.us/j/81556526955>
Meeting ID: 815 5652 6955
Call-In: 720-707-2699

Craig Campbell, President	Term to May 2025
Tom Morton, Treasurer	Term to May 2025
Jack Hoagland, Secretary	Term to May 2027
VACANT	Term to May 2027
VACANT	Term to May 2027

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts 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.
5. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Boards. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second and vote by the Boards.
 - a. Approve Minutes from November 8, 2024 Joint Meeting (**enclosure**)
 - b. Ratify Engagement of CliftonLarsonAllen, LLP for Cash Flow Forecast (No. 2) (**enclosure**)
 - c. Ratify Engagement of Crews & Associates, Inc. as Municipal Advisor and Approval of External Municipal Advisor Agreement (No. 2) (**enclosure**)
 - d. Ratify Engagement of Taft (Sherman & Howard) as Bond and Disclosure Counsel (No. 2) (**enclosure**)
 - e. Ratify Engagement of Piper Sandler & Co. as Underwriter (No. 2) (**enclosure**)
 - f. Ratify Engagement of CliftonLarsonAllen, LLP for Cash Flow Forecast (No. 2) (**enclosure**)
 - g. Ratify Engagement from THK Associates, Inc. for Market Study (No. 2) (**enclosure**)
6. Financial Matters
 - a. Claims/Financial Statements

7. Legal Matters

- a. Discuss Irrigation Services Agreement by and between the Districts, TF Pinery West, L.P. and Pinery Homeowners' Association, Inc. (**enclosure**)
- b. Approve Second Amendment to Funding and Reimbursement Agreement between District No. 1 and T.F. Pinery West, L.P. (**enclosure**)

8. Bond Issuance

- a. Approve Special Fee Disclosure from White Bear Ankele Tanaka & Waldron (**enclosure**)
- b. Consider Adoption of Resolution Authorizing Issuance of special revenue indebtedness to be secured by certain public improvement fee revenues consisting of its: Special Revenue Bonds, Series 2025, up to a maximum principal amount of \$30,000,000, for the purpose of paying or reimbursing the costs of public improvements for the District, which such 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; 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 (No. 2).

9. Other Business

10. Adjourn