

AURORA CENTRETECH METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Tyler L. Carlson	President	2025/May 2025
Amber L. Carlson	Treasurer	2025/May 2025
Erika K. Shorter	Assistant Secretary	2025/May 2025
Jeffrey A. Wikstrom	Assistant Secretary	2023/May 2023
Susan K. Wikstrom	Assistant Secretary	2023/May 2023
Steve Beck	Secretary (not an elected position)	

DATE: November 17, 2022 (Thursday)

TIME: 10:30 A.M.

PLACE: **Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:**

Join Zoom Meeting

<https://us02web.zoom.us/j/83272106592?pwd=WllyakREU1ZJY1dsVnpIYnZ3dFh4QT09>

Meeting ID: 832 7210 6592

Passcode: 414176

One tap mobile

+17193594580,,83272106592# US

+12532158782,,83272106592# US (Tacoma)

I. PUBLIC COMMENTS

A. _____

II. ADMINISTRATIVE MATTERS

A. Present Potential Conflict of Interest Disclosures.

B. Approve Agenda; confirm location/manner of the meeting and posting of meeting notices.

C. Review and approve Minutes of the June 17, 2022 Regular Meeting (enclosure).

D. Acknowledge resignation of David M. Solin as Secretary to the Board and consider appointment of Steve Beck as Secretary to the Board.

E. Discuss business to be conducted in 2023 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution No. 2022-11-__; Resolution Establishing Regular Meeting Dates, Time, and Location, Establishing District Website and Designating Location for Posting 24-Hour Notices (enclosure).

F. Discuss status of District Website.

1. Consider the engagement of Generation Web, Inc. or other provider for website creation and maintenance services and authorize necessary actions in connection therewith (to be distributed).

2. Consider authorizing the termination of the Eligible Governmental Entity Agreement with the Colorado State Internet Portal Authority and all associated documents for website services.

G. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2023 (District Transparency Notice).

III. FINANCIAL MATTERS

A. Review and ratify the approval of the payment of claims as follows (enclosures):

Fund	Period Ending June 30, 2022	Period Ending July 31, 2022	Period Ending Aug. 31, 2022	Period Ending Sept. 30, 2022
General	\$ 14,105.44	\$ 10,493.27	\$ 17,214.74	\$ 19,161.30
Debt	\$ -0-	\$ 7,000	\$ -0-	\$ -0-
Capital	\$ -0-	\$	\$	\$
Total	\$ 14,105.44	\$ 17,493.27	\$ 17,214.74	\$ 19,161.30

Fund	Period Ending Oct. 31, 2022	Period Ending Nov. 2022
General	\$ 10,338.15	\$ 11,781.47
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 10,338.15	\$ 11,781.47

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- B. Review and accept unaudited financial statements through the period ending September 30, 2022 (enclosure).
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- C. Consider engagement of Schilling & Company, Inc. to perform 2022 Audit (to be distributed).
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- D. Conduct Public Hearing to consider amendment of the 2022 Budget. If necessary, consider adoption of Resolution No. 2022-11-__; Resolution to Amend the 2022 Budget and Appropriate Expenditures.
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- E. Conduct Public Hearing on the proposed 2023 Budget and consider adoption of Resolution No. 2022-11-__; Resolution to Adopt the 2023 Budget and Appropriate Sums of Money and Resolution No. 2022-11-__; Resolution to Set Mill Levies (for General Fund _____, Debt Service Fund _____ and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary assessed valuation, 2023 draft Budget and resolutions).
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- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.
-
- G. Consider appointment of District Accountant to prepare 2024 budget, and direct that the form of the 2024 budget be the same as the 2023 budget. Set date for the Budget Hearing for _____.
-
- H. Discuss options for a process to handle reserve shortages.
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IV. LEGAL MATTERS

- A. Discuss and consider approval of Engineer's Report and Certification No. 2 prepared by Ranger Engineering, LLC, dated November 17, 2022 (enclosure).
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- B. Discuss and consider approval of reimbursement of Evergreen-Airport & Alameda, L.L.C. (the "Developer") under Engineer's Report and Certification No. 2 dated November 17, 2022, and Project Funding, Acquisition, and Reimbursement Agreement between the District and Developer.
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- C. Discuss May 2, 2023 Regular Director Election and consider adoption of Resolution No. 2022-11-____; Resolution Calling May 2, 2023 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of mail ballot election. Self-Nomination forms are due by February 24, 2023 (enclosure). Discuss the need for ballot issues and/or questions.
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- D. Acknowledgement of Estoppel Certificate for _____ and Master License Agreement between the District and the City of Aurora (enclosure).
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V. CONSTRUCTION AND MAINTENANCE MATTERS

- A. Consider approval of proposal from CDI Environmental Contractor for landscape maintenance services (to be distributed).
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- B. Consider approval of proposal from CDI Environmental Contractor for snow removal services (to be distributed).
-

VI. OTHER BUSINESS

- A. Discuss status of development within the District.
-
- B. Discuss status of engagement with Altitude Community Law
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VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED IN 2022.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.
- Letter from McGeady Becher PC regarding New Rate Structure

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE AURORA CENTRETECH METROPOLITAN DISTRICT (THE “DISTRICT”) HELD JUNE 17, 2022

A Regular Meeting of the Board of Directors of the Aurora CentreTech Metropolitan District (the “Board”) was duly held on Friday, the 17th day of June, 2022, at 11:00 a.m. The District Board meeting was held and properly noticed to be held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Tyler L. Carlson
Erika K. Shorter
Jeffrey A. Wikstrom
Susan K. Wikstrom

Following discussion, upon motion duly made by Director T. Carlson, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the absence of Director Amber Carlson was excused.

Also In Attendance Were:

David Solin; Special District Management Services, Inc. (“SDMS”)
Erica Montague, Esq.; McGeady Becher P.C.
Dawn Schilling; Schilling & Company, Inc.
Zach Lauterbach; Evergreen Devco, Inc.

PUBLIC COMMENTS

None.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. No additional conflicts were disclosed.

ADMINISTRATIVE MATTERS

Agenda: Mr. Solin reviewed the proposed Agenda for the District’s Regular Board Meeting with the Board. Following discussion, upon motion duly made by Director J. Wikstrom, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board approved the Agenda, as amended and excused the absence of Director A. Carlson.

RECORD OF PROCEEDINGS

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that the meeting would be held by video/telephonic means and encouraged public participation. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that the Board did not receive any objections to the video/telephonic manner of the meeting, or any requests that the manner of the meeting be changed, by taxpaying electors within the District's boundaries.

May 3, 2022 Election: Mr. Solin noted for the Board that the May 3, 2022 Election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were no more candidates than positions available on the Board of Directors. Directors Taylor L. Carlson, Amber L. Carlson and Erika K. Shorter were deemed elected to 3-year terms ending in May 2025. Directors Jeffrey A. Wikstrom and Susan K. Wikstrom were deemed elected to 1-year terms ending May 2023.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers. Following discussion, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Tyler L. Carlson
Treasurer	Amber L. Carlson
Secretary	David Solin
Assistant Secretary	Erika K. Shorter
Assistant Secretary	Jeffrey A. Wikstrom
Assistant Secretary	Susan K. Wikstrom

Minutes: The Board reviewed the Minutes of the April 28, 2022 Special Meeting.

Following discussion, upon motion duly made by Director Shorter, seconded by Director T. Carlson and, upon vote, unanimously carried, the Board approved the Minutes of the April 28, 2022 Special Meeting.

FINANCIAL MATTERS

Payment of Claims: Mr. Solin reviewed with the Board the payment of claims as follows:

Fund	Period Ending May 31, 2022
General	\$ 8,123.08
Debt	\$ -0-
Capital	\$ -0-
Total	\$ 8,123.08

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Shorter, seconded by Director T. Carlson and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements: Mr. Ruthven reviewed with the Board the unaudited financial statements of the District for the period ending March 31, 2022. Following discussion, upon motion duly made by Director T. Carlson, seconded by Director J. Wikstrom and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending on March 31, 2022.

2021 Audit: Ms. Schilling reviewed the 2021 Audit with the Board. Following review and discussion, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the Board approved the 2021 Audit, subject to final legal review.

LEGAL MATTERS

Engineer's Report and Certification No. 1 ("Report No. 1"), dated May 24, 2022, prepared by Ranger Engineering, LLC: The Board reviewed Report No. 1, dated May 24, 2022, prepared by Ranger Engineering, LLC. Following discussion, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the Board accepted Report No. 1, dated May 24, 2022, prepared by Ranger Engineering, LLC, in the amount of \$331,097.56.

Reimbursement of Evergreen-Airport & Alameda, L.L.C. (the "Developer") under Engineer's Report and Certification No. 1, dated May 24, 2022, and Project Funding, Acquisition, and Reimbursement Agreement between the District and Developer: The Board discussed the reimbursement of Evergreen-Airport & Alameda, L.L.C. (the "Developer") under Engineer's Report and Certification No. 1 dated May 24, 2022, and the Project Funding, Acquisition, and Reimbursement Agreement between the District and Developer. Following discussion, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the Board approved the reimbursement of Evergreen-Airport & Alameda, L.L.C. (the "Developer") under Engineer's Report and Certification No. 1 dated May 24, 2022, and the Project Funding, Acquisition, and Reimbursement Agreement between the District and Developer.

CONSTRUCTION AND MAINTENANCE MATTERS

Mr. Lauterbach reported to the Board that the Permits have been issued. He also noted that preconstruction is happening soon, and the contractor should mobilize on site in the next few weeks.

RECORD OF PROCEEDINGS

OTHER BUSINESS

There was no other business for discussion.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2022-11-__

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE AURORA CENTRETECH METROPOLITAN DISTRICT
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION,
ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

- A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.
- B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.
- C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.
- E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.
- G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Aurora Centretech Metropolitan District (the “**District**”), Arapahoe County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2023 shall be held on June __, 2022 and November __, 2023 at 11:00 a.m., via teleconference.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District Board authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

8. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) Community College of Aurora, 16000 East CentreTech Parkway

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND DESIGNATING LOCATION FOR 24-HOUR NOTICES]

RESOLUTION APPROVED AND ADOPTED on November 17, 2022.

**AURORA CENTRETECH
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

Aurora Centre Tech Metropolitan District
June-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
City of Aurora	20752 6-2022	6/24/2022	7/14/2022	\$ 27.82	Utilities	1705
City of Aurora	20758 6-2022	6/24/2022	7/14/2022	\$ 27.82	Utilities	1705
City of Aurora	20754 6-2022	6/24/2022	7/14/2022	\$ 12.43	Utilities	1705
City of Aurora	20756 6-2022	6/24/2022	7/14/2022	\$ 27.82	Utilities	1705
Ranger Engineering	1492	6/22/2022	6/22/2022	\$ 1,938.75	Engineering	3784
Schilling & Company, Inc	13353	6/10/2022	6/10/2022	\$ 6,000.00	Accounting/Audit	1615
Special Dist Management Srvc	Jun-22	6/30/2022	6/30/2022	\$ 14.80	Election Expense	1635
Special Dist Management Srvc	Jun-22	6/30/2022	6/30/2022	\$ 1,228.40	Accounting	1612
Special Dist Management Srvc	Jun-22	6/30/2022	6/30/2022	\$ 1,180.80	Management Fees	1614
Utility Notification Center	222060071	6/30/2022	6/30/2022	\$ 10.40	Miscellaneous Expenses	1685
Wells Fargo Bank	2111123	7/5/2022	8/4/2022	\$ 7,000.00	Paying Agent/Trustee Fees	2668
Xcel Energy	786329595	7/1/2022	7/26/2022	\$ 24.23	Utilities	1705
				\$ 17,493.27		

Aurora Centre Tech Metropolitan District
June-22

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 10,493.27	\$ 7,000.00		\$ 17,493.27
Total Disbursements from Checking Acct	\$10,493.27	\$7,000.00	\$0.00	\$17,493.27

Aurora Centre Tech Metropolitan District
July-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
City of Aurora	20752 6-2022	6/24/2022	7/14/2022	\$ 27.82	Utilities	1705
City of Aurora	20758 6-2022	6/24/2022	7/14/2022	\$ 27.82	Utilities	1705
City of Aurora	20754 6-2022	6/24/2022	7/14/2022	\$ 12.43	Utilities	1705
City of Aurora	20756 6-2022	6/24/2022	7/14/2022	\$ 27.82	Utilities	1705
Ranger Engineering	1492	6/22/2022	6/22/2022	\$ 1,938.75	Engineering	3784
Schilling & Company, Inc	13353	6/10/2022	6/10/2022	\$ 6,000.00	Accounting/Audit	1615
Special Dist Management Srvc	Jun-22	6/30/2022	6/30/2022	\$ 14.80	Election Expense	1635
Special Dist Management Srvc	Jun-22	6/30/2022	6/30/2022	\$ 1,228.40	Accounting	1612
Special Dist Management Srvc	Jun-22	6/30/2022	6/30/2022	\$ 1,180.80	Management Fees	1614
Utility Notification Center	222060071	6/30/2022	6/30/2022	\$ 10.40	Miscellaneous Expenses	1685
Wells Fargo Bank	2111123	7/5/2022	8/4/2022	\$ 7,000.00	Paying Agent/Trustee Fees	2668
Xcel Energy	786329595	7/1/2022	7/26/2022	\$ 24.23	Utilities	1705
				\$ 17,493.27		

Aurora Centre Tech Metropolitan District
July-22

	General	Debt	Capital	Totals
Disbursements	\$ 10,493.27	\$ 7,000.00		\$ 17,493.27
Total Disbursements from Checking Acct	\$10,493.27	\$7,000.00	\$0.00	\$17,493.27

Aurora Centre Tech Metropolitan District

August-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
Backflow Consulting Testing and Repair, Inc.	12457495	7/14/2022	7/14/2022	\$ 50.00	Miscellaneous Expenses	1685
City of Aurora	20754 7-2022	7/25/2022	8/15/2022	\$ 1,012.43	Utilities	1705
City of Aurora	20752 7-2022	7/25/2022	8/15/2022	\$ 1,027.82	Utilities	1705
City of Aurora	20758 7-2022	7/25/2022	8/15/2022	\$ 3,914.84	Utilities	1705
City of Aurora	20756 7-2022	7/25/2022	7/25/2022	\$ 4,369.90	Utilities	1705
McGeady Becher P.C.	1M 6-2022	6/30/2022	6/30/2022	\$ 4,414.00	Legal	1675
Special Dist Management Srvc	Jul-22	7/31/2022	7/31/2022	\$ 1,494.80	Accounting	1612
Special Dist Management Srvc	Jul-22	7/31/2022	7/31/2022	\$ 705.38	Management Fees	1614
Test Gauge, Inc	INV6-10220	8/1/2022	8/31/2022	\$ 169.20	Miscellaneous Expenses	1685
Utility Notification Center	222070068	7/31/2022	7/31/2022	\$ 7.80	Miscellaneous Expenses	1685
Xcel Energy	790130321	8/1/2022	8/26/2022	\$ 48.57	Utilities	1705
				\$ 17,214.74		

Aurora Centre Tech Metropolitan District
August-22

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 17,214.74			\$ 17,214.74
Total Disbursements from Checking Acct	\$17,214.74	\$0.00	\$0.00	\$17,214.74

Aurora Centre Tech Metropolitan District
September-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
CDI Consolidated Divisions, Inc.	2005177	7/31/2022	8/30/2022	\$ 2,148.97	Landscape Maintenance	1673
CDI Consolidated Divisions, Inc.	2005176	7/1/2022	7/1/2022	\$ 2,148.97	Landscape Maintenance	1673
City of Aurora	20758 8-2022	8/23/2022	9/12/2022	\$ 4,216.96	Utilities	1705
City of Aurora	20754 8-2022	8/23/2022	9/12/2022	\$ 2,012.43	Utilities	1705
City of Aurora	20756 8-2022	8/23/2022	9/12/2022	\$ 4,590.24	Utilities	1705
City of Aurora	20752 8-2022	8/23/2022	8/24/2022	\$ -	Utilities	1705
McGeady Becher P.C.	1M 7-2022	7/31/2022	7/31/2022	\$ 1,300.07	Legal	1675
Special Dist Management Srvc	Aug-22	8/31/2022	8/31/2022	\$ 37.45	Miscellaneous Expenses	1685
Special Dist Management Srvc	Aug-22	8/31/2022	8/31/2022	\$ 1,139.60	Accounting	1612
Special Dist Management Srvc	Aug-22	8/31/2022	8/31/2022	\$ 1,467.60	Management Fees	1614
Utility Notification Center	222080067	8/31/2022	8/31/2022	\$ 26.00	Miscellaneous Expenses	1685
Xcel Energy	794515045	9/1/2022	9/26/2022	\$ 73.01	Utilities	1705
				\$ 19,161.30		

Aurora Centre Tech Metropolitan District
September-22

	General	Debt	Capital	Totals
Disbursements	\$ 19,161.30			\$ 19,161.30
Total Disbursements from Checking Acct	\$19,161.30	\$0.00	\$0.00	\$19,161.30

Aurora Centre Tech Metropolitan District
October-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
CDI Consolidated Divisions, Inc.	2005496	8/31/2022	8/31/2022	\$ 2,148.97	Landscape Maintenance	1673
City of Aurora	20756 9-2022	9/26/2022	10/17/2022	\$ 2,802.80	Utilities	1705
City of Aurora	20752 9-2022	9/26/2022	10/17/2022	\$ -	Utilities	1705
City of Aurora	20758 9-2022	9/26/2022	10/17/2022	\$ 2,819.22	Utilities	1705
City of Aurora	20754 9-2022	9/26/2022	10/17/2022	\$ 124.33	Utilities	1705
Colorado Special Districts P&L	23WC-60757-0185	8/26/2022	1/1/2023	\$ 450.00	Prepaid Expenses	1142
McGeady Becher P.C.	1M 8-2022	8/31/2022	8/31/2022	\$ 430.23	Legal	1675
RLI Corp	LSM0936036	9/27/2022	9/28/2022	\$ 250.00	Prepaid Expenses	1142
Special Dist Management Srvc	Sep-22	9/30/2022	9/30/2022	\$ 4.20	Miscellaneous Expenses	1685
Special Dist Management Srvc	Sep-22	9/30/2022	9/30/2022	\$ 651.20	Accounting	1612
Special Dist Management Srvc	Sep-22	9/30/2022	9/30/2022	\$ 631.20	Management Fees	1614
Utility Notification Center	222090065	9/30/2022	9/30/2022	\$ 26.00	Miscellaneous Expenses	1685
				\$ 10,338.15		

**Aurora Centre Tech Metropolitan District
October-22**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 10,338.15			\$ 10,338.15
Total Disbursements from Checking Acct	\$10,338.15	\$0.00	\$0.00	\$10,338.15

Aurora Centre Tech Metropolitan District
November-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
CDI Consolidated Divisions, Inc.	2005860	9/30/2022	10/30/2022	\$ 801.37	Landscape Maintenance	1673
CDI Consolidated Divisions, Inc.	2006093	10/26/2022	11/25/2022	\$ 2,148.97	Landscape Maintenance	1673
CDI Consolidated Divisions, Inc.	2005859	8/31/2022	9/30/2022	\$ 1,926.76	Landscape Maintenance	1673
City of Aurora	A003571 10-2022	10/24/2022	11/14/2022	\$ 1,054.07	Utilities	1705
City of Aurora	A003572 10-2022	10/24/2022	10/24/2022	\$ 1,546.67	Utilities	1705
City of Aurora	20752 9-2022	9/26/2022	10/17/2022	\$ -	Utilities	1705
City of Aurora	A003570 10-2022	10/24/2022	11/14/2022	\$ 258.61	Utilities	1705
Diversified Underground, Inc.	26537	10/31/2022	11/30/2022	\$ 95.00	Locates	1690
McGeady Becher P.C.	1M 9-2022	9/30/2022	9/30/2022	\$ 675.90	Legal	1675
Special Dist Management Srvc	Oct-22	10/31/2022	10/31/2022	\$ 6.40	Miscellaneous Expenses	1685
Special Dist Management Srvc	Oct-22	10/31/2022	10/31/2022	\$ 740.00	Accounting	1612
Special Dist Management Srvc	Oct-22	10/31/2022	10/31/2022	\$ 2,437.20	Management Fees	1614
Utility Notification Center	222100061	10/31/2022	10/31/2022	\$ 18.20	Miscellaneous Expenses	1685
Xcel Energy	802756431	11/1/2022	11/28/2022	\$ 47.83	Utilities	1705
Xcel Energy	798548127	10/3/2022	10/28/2022	\$ 24.49	Utilities	1705
				\$ 11,781.47		

Aurora Centre Tech Metropolitan District
November-22

	General	Debt	Capital	Totals
Disbursements	\$ 11,781.47			\$ 11,781.47
Total Disbursements from Checking Acct	\$11,781.47	\$0.00	\$0.00	\$11,781.47

AURORA CENTRETECH METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2022

	Rate	Operating	Debt Service	Total
Checking:				
Cash in Checking-Wells Fargo		\$ 272,525.04	\$ -	\$ 272,525.04
Investments:				
Investment in ColoTrust	2.6205%	1,064,732.74	1,864,699.08	2,929,431.82
Trustee:				
Trustee-DS Reserve A		-	1.14	1.14
Trustee-2008 DS Reserve		-	6.48	6.48
Trustee-Capital Int/Reserve A			4.27	4.27
Trustee-Capital Int/Reserve C			24.08	24.08
TOTAL FUNDS:		\$ 1,337,257.78	\$ 1,864,735.05	\$ 3,201,992.83

2022 Mill Levy Information

General Fund	9.300
Debt Service Fund	27.700
Abatement	0.064
Total	37.064

Board of Directors

- * Tyler Carlson
- * Amber L. Carlson
- Susan Wikstrom
- Jeff Wikstrom
- Erika Shorter

*authorized signer on checking account

AURORA CENTRETECH METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

September 30, 2022

AURORA CENTRETECH METROPOLITAN DISTRICT
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
September 30, 2022

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL MEMO ONLY</u>
Assets				
Cash in Checking-Wells Fargo	\$ 272,525	\$ -	\$ -	\$ 272,525
Investment in ColoTrust	1,064,733	1,864,699	-	2,929,432
Trustee-Capital Int/Reserve A	-	4	-	4
Trustee-DS Reserve A	-	1	-	1
Trustee-Capital Int/Reserve C	-	24	-	24
Trustee-2008 DS Reserve	-	6	-	6
Property Taxes Receivable	5,468	15,397	-	20,865
Total Current Assets	<u>1,342,726</u>	<u>1,880,132</u>	<u>-</u>	<u>3,222,858</u>
Other Debits				
Amount in Debt Service Fund	-	-	1,864,735	1,864,735
Amount to be Provided for Debt	-	-	6,455,265	6,455,265
Total Other Debits	<u>-</u>	<u>-</u>	<u>8,320,000</u>	<u>8,320,000</u>
Total Assets	<u>\$ 1,342,726</u>	<u>\$ 1,880,132</u>	<u>\$ 8,320,000</u>	<u>\$ 11,542,858</u>
Liabilities				
Bonds Payable	\$ -	\$ -	\$ 8,320,000	\$ 8,320,000
Total Liabilities	<u>-</u>	<u>-</u>	<u>8,320,000</u>	<u>8,320,000</u>
Deferred Inflows of Resources				
Deferred Property Taxes	5,468	15,397	-	20,865
Total Deferred Inflows of Resources	<u>5,468</u>	<u>15,397</u>	<u>-</u>	<u>20,865</u>
Fund Balance	1,285,147	778,314	-	2,063,462
Current Year Earnings	52,111	1,086,421	-	1,138,531
Total fund balances	<u>1,337,258</u>	<u>1,864,735</u>	<u>-</u>	<u>3,201,993</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 1,342,726</u>	<u>\$ 1,880,132</u>	<u>\$ 8,320,000</u>	<u>\$ 11,542,858</u>

AURORA CENTRETECH METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
For the 9 Months Ending
September 30, 2022

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Tax Revenue	\$ 122,512	\$ 410,822	\$ 416,290	\$ (5,468)	98.7%
Specific Ownership Taxes	26,917	70,504	90,000	(19,496)	78.3%
Investment Income	6,265	9,317	1,000	8,317	931.7%
Total Revenues	<u>155,694</u>	<u>490,643</u>	<u>507,290</u>	<u>(16,647)</u>	<u>96.7%</u>
Expenditures					
Accounting	3,863	8,628	12,600	3,972	68.5%
Management Fees	3,354	10,331	20,000	9,669	51.7%
Accounting/Audit	6,000	6,000	6,800	800	88.2%
Election Expense	15	1,050	4,000	2,950	26.3%
Insurance	-	6,664	7,000	337	95.2%
Landscape Maintenance	4,298	18,116	85,000	66,884	21.3%
Irrigation Repairs	-	-	4,500	4,500	0.0%
Legal	5,714	26,731	25,000	(1,731)	106.9%
Legal Publications	-	141	300	159	46.9%
Miscellaneous Expenses	24	1,632	1,500	(132)	108.8%
County Treasurer's Fees	1,841	6,163	6,202	39	99.4%
Utilities	21,386	21,979	18,000	(3,979)	122.1%
Contingency	-	-	40,000	40,000	0.0%
Capital Projects	-	331,098	1,400,000	1,068,902	23.6%
Emergency Reserves	-	-	15,219	15,219	0.0%
Total Expenditures	<u>46,495</u>	<u>438,532</u>	<u>1,646,121</u>	<u>1,207,589</u>	<u>26.6%</u>
Excess (Deficiency) of Revenues Over Expenditures	109,199	52,111	(1,138,831)	1,190,942	
Beginning Fund Balance	1,228,059	1,285,147	1,266,719	18,428	
Ending Fund Balance	<u>\$ 1,337,258</u>	<u>\$ 1,337,258</u>	<u>\$ 127,888</u>	<u>\$ 1,209,370</u>	

AURORA CENTRETECH METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 9 Months Ending
September 30, 2022

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Tax Revenue	\$ 362,407	\$ 1,216,046	\$ 1,231,443	\$ (15,397)	98.7%
Investment Income	10,643	12,517	3,000	9,517	417.2%
Total Revenues	<u>373,050</u>	<u>1,228,563</u>	<u>1,234,443</u>	<u>(5,880)</u>	<u>99.5%</u>
Expenditures					
Bond Principal	-	-	1,090,000	1,090,000	0.0%
Bond Int-1998 GO Refunding/Imp	-	116,896	233,792	116,896	50.0%
Paying Agent/Trustee Fees	7,000	7,000	10,500	3,500	66.7%
County Treasurer's Fees	5,446	18,247	18,472	225	98.8%
Total Expenditures	<u>12,446</u>	<u>142,143</u>	<u>1,352,764</u>	<u>1,210,621</u>	<u>10.5%</u>
Excess (Deficiency) of Revenues Over Expenditures	360,604	1,086,421	(118,321)	1,204,742	
Beginning Fund Balance	1,504,131	778,314	1,094,134	(315,820)	
Ending Fund Balance	<u>\$ 1,864,735</u>	<u>\$ 1,864,735</u>	<u>\$ 975,813</u>	<u>\$ 888,922</u>	

Note: The District is required to maintain a minimum liquidity of \$700,000 in the Debt Service Fund.



SEP 02 2022

PK Kaiser, MBA, MS

Assessor

August 29, 2022

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4650
TDD: Relay-711
Fax: 303-738-7863

<http://co-arapahoe-ptoc.publicaccessnow.com>
arapahoep@arapahoegov.com

AUTH 4043 AURORA CENTRETECH METRO
SPECIAL DISTRICT MANAGEMENT
SERVICES INC
C/O DAVID SOLIN
141 UNION BLVD SUITE 150
LAKEWOOD CO 80228

Code # 4043

REVISED

CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2022 of:

\$43,996,430

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

enc

CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity YES NO

Date: August 29, 2022

NAME OF TAX ENTITY: AURORA CENTRETECH METRO

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	44,456,411
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	43,996,430
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	43,996,430
5. NEW CONSTRUCTION: *	5.	\$	0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Ⓟ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	55
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	32,276

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Ⓟ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	184,020,843
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	0
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	1,318,886

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	0
---	----	----	---

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	44,982
--	--	----	--------

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

AURORA CENTRETECH METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2021 Actual	2022 Adopted Budget	2023 Preliminary Budget
Assessed Valuation	\$ 43,010,557	\$ 44,456,411	\$ 43,996,430
Mill Levy			
General Fund	9.300	9.300	9.300
Debt Service Fund	27.700	27.700	27.700
Refunds and Abatements	0.266	0.064	0.734
Total Mill Levy	37.266	37.064	37.734
Property Taxes			
General Fund	\$ 399,998	\$ 413,445	\$ 409,167
Debt Service Fund	1,191,392	1,231,443	1,218,701
Refunds and Abatements	11,441	2,845	32,293
Actual/Budgeted Property Taxes	\$ 1,602,831	\$ 1,647,733	\$ 1,660,161

AURORA CENTRETECH METROPOLITAN DISTRICT

GENERAL FUND

2023 Preliminary Budget

with 2021 Actual, 2022 Adopted Budget, and 2022 Estimated

	2021 Actual	01/22-07/22 YTD Actual	2022 Adopted Budget	2022 Estimated	2023 Preliminary Budget
BEGINNING FUND BALANCE	\$ 955,148	\$ 1,285,148	\$ 1,266,719	\$ 1,285,148	\$ 117,561
REVENUE					
Property Tax Revenue	400,620	403,158	416,290	416,290	441,460
Specific Ownership Taxes	110,466	51,819	90,000	90,000	90,000
Miscellaneous Income	211	-	-	211	-
Investment Income	853	4,634	1,000	9,000	11,000
Total Revenue	512,151	459,611	507,290	515,501	542,460
Total Funds Available	1,467,299	1,744,759	1,774,008	1,800,649	660,020
EXPENDITURES					
Administration					
Accounting	9,198	5,994	12,600	12,600	13,600
Management Fees	21,260	8,158	20,000	20,000	21,600
Accounting/Audit	6,000	6,000	6,800	6,800	7,200
Election Expense	-	1,050	4,000	1,050	1,200
Insurance	6,419	6,664	7,000	6,664	7,000
Landscape Maintenance	67,633	13,818	85,000	85,000	85,000
Irrigation Repairs	5,223	-	4,500	4,500	4,500
Legal	44,413	21,017	25,000	25,000	25,000
Legal Publications	38	141	300	300	300
Miscellaneous Expenses	2,737	1,368	1,500	1,500	1,500
Payroll Taxes	210	-	-	210	-
County Treasurer's Fees	6,127	6,044	6,202	6,244	6,622
Utilities	12,564	713	18,000	18,000	18,000
Contingency	-	-	40,000	40,000	40,000
Capital Projects	330	331,098	1,400,000	1,400,000	200,000
Emergency Reserves	-	-	15,219	15,219	16,274
Total Expenditures	182,151	402,064	1,646,121	1,643,087	447,796
Transfers and Other Sources (Uses)					
Transfer to Debt Service	-	-	-	(40,000)	(130,000)
Total Expenditures Requiring Appropriation	182,151	402,064	1,646,121	1,683,087	577,796
ENDING FUND BALANCE	\$ 1,285,148	\$ 1,342,695	\$ 127,887	\$ 117,561	\$ 82,225

AURORA CENTRETECH METROPOLITAN DISTRICT

**DEBT SERVICE FUND
2023 Preliminary Budget
with 2021 Actual, 2022 Adopted Budget, and 2022 Estimated**

	2021 Actual	01/22-07/22 YTD Actual	2022 Adopted Budget	2022 Estimated	2023 Preliminary Budget
BEGINNING FUND BALANCE	\$ 937,041	\$ 778,315	\$ 1,094,134	\$ 778,315	\$ 704,994
REVENUE					
Property Tax Revenue	1,193,244	1,193,375	1,231,443	1,231,443	1,218,701
Investment Income	1,547	4,299	3,000	8,000	8,000
Transfer from General Fund	-	-	-	-	-
Total Revenue	1,194,792	1,197,674	1,234,443	1,239,443	1,226,701
Total Funds Available	2,131,833	1,975,988	2,328,577	2,017,758	1,931,695
EXPENDITURES					
Bond Principal	1,065,000	-	1,090,000	1,090,000	1,125,000
Bond Int-1998 GO Refunding/Imp	263,719	116,896	233,792	233,792	203,162
Paying Agent/Trustee Fees	7,000	7,000	10,500	10,500	10,500
County Treasurer's Fees	17,799	17,897	18,472	18,472	18,281
Total Expenditures	1,353,518	141,793	1,352,764	1,352,764	1,356,943
Transfers and Other Sources (Uses)					
Transfer from General Fund	-	-	-	40,000	130,000
Total Expenditures Requiring Appropriation	1,353,518	141,793	1,352,764	1,352,764	1,356,943
ENDING FUND BALANCE	\$ 778,315	\$ 1,834,196	\$ 975,813	\$ 704,994	\$ 704,752

NOTES TO DEBT SERVICE FUND
Minimum Fund balance requirement
is \$700,000

RESOLUTION NO. 2022 - 11 - _
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE AURORA CENTRETECH METROPOLITAN DISTRICT
TO ADOPT THE 2023 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Aurora CentreTech Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2023 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2022, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 18, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Aurora Centretech Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Aurora Centretech Metropolitan District for the 2023 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 17th day of November, 2022.

(SEAL)

EXHIBIT A
(Budget)

I, Steve Beck, hereby certify that I am the duly appointed Secretary of the Aurora Centretech Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors of the Aurora Centretech Metropolitan District held on November 18, 2022.

By: _____

RESOLUTION NO. 2022- 11 - __
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE AURORA CENTRETECH METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Aurora Centretech Metropolitan District (“District”) has adopted the 2023 annual budget in accordance with the Local Government Budget Law on November 17, 2022; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2023 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Aurora Centretech Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2023 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2023 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Arapahoe County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 17th day of November, 2022.

(SEAL)

EXHIBIT A
(Certification of Tax Levies)



ENGINEER'S REPORT AND CERTIFICATION #02
AURORA CENTRETECH METROPOLITAN DISTRICT

PREPARED FOR:

Aurora Centretech Metropolitan District
c/o McGeady Becher P.C.
450 17th Street, #400
Denver, CO 80203

PREPARED BY:

Ranger Engineering, LLC
2590 Cody Ct.
Lakewood, CO 80215

DATE PREPARED:

November 17, 2022

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ENGINEER’S REPORT

Introduction

Ranger Engineering, LLC (“Ranger”) was retained by Aurora Centretech Metropolitan District (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements related to the District.

The District is located within the City of Aurora, Colorado (“City”). The initial development area associated with the Buckley Yard Subdivision Filing No. 1 is approximately 26 acres. The defined District boundaries is approximately 250 acres. This certification considers costs related to the public improvements within and without the District boundaries.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, for soft & indirect costs from approximately January 2022 to September 2022, are valued at **\$673,832.57**. Table I summarizes costs of public improvements to date.

Table I – Cost Certified to Date					
Cert No.	Date	Costs Paid This Period	Eligible Hard Costs	Eligible Soft Costs	Total Eligible Costs
01	5/15/2022	\$538,234.90	\$0.00	\$331,097.56	\$331,097.56
02	11/17/2022	\$744,952.22	\$411,823.73	\$262,008.84	\$673,832.57
Totals		\$1,283,187.12	\$411,823.73	\$593,106.39	\$1,004,930.13

Table II summarizes the cost breakdown of the construction and soft & indirect costs. Tables III and IV provide category breakdowns of construction and soft & indirect costs reviewed for this certification. Tables V and VI provide a detailed breakdown of the eligible hard and soft & indirect costs per the Service Plan categories.

Public Improvements as Authorized by the Service Plan

Ranger reviewed the Aurora Centretech Metropolitan District Statement of Purposes (“SOP”); prepared by Calkins, Kramer, Grimshaw & Harring. Dated August, 1986.

Section 1 of the SOP states:

The District was organized in 1984, pursuant to Article 1 of Title 32, C.R.S., for the purposes of providing street improvements, water, sanitation, safety protection, park and recreation, and transportation services both within and without the boundaries of the District. The District possesses all of the powers of a metropolitan special district under Article 1 of Title 32, C.R.S., Article 1 of Title 29, C.R.S., and all other applicable statutes.

Section 2 of the SOP identifies all specific facilities and improvements to be provided by the District, including acquisition, construction, completion, installation and/or operation the listed improvements within the SOP. Additionally, the District has entered into an intergovernmental agreement with the City of Aurora to construct certain facilities that will be conveyed to the City.

The SOP did not specifically identify any debt limit. Ranger reviewed the Modification to Statement of Purposes of Aurora Centretech Metropolitan District (“MSP”); prepared by White, McGeady & Weston, P.C. Dated January 19, 1989.

Under Covenants and Agreements, the MSP states:

The City agrees to allow the District to increase its debt limit by \$6,644,600.

Exhibit A of the SOP provides a legal description of the initial District boundaries. Under Recitals of the MSP, it is stated that “the District has added 92 acres to the original 250 acres which comprised the District at its creation without increasing its debt limit”.

Ranger has determined that the constructed improvements and associated soft and indirect construction costs (Public Improvements) under consideration in this report and certification for reimbursement by the District are indeed authorized by the SOP and MSP.

Scope of Certification

Based on Ranger’s experience with metropolitan districts, the Public Improvements were broken into the cost categories of Water Improvements, Sanitation Improvements, Storm Water Improvements, Streets Improvements, and Parks and Recreation Improvements. The Public Improvements are associated with the Buckley Yard Commercial Construction project. Only Capital improvements have been considered for reimbursement. For a detailed breakdown of district eligible costs, refer to Tables III - VI.

General Methodology

Ranger employed a phased approach toward the preparation of this Engineer’s Report and Certification of Public Costs (Engineer’s Certification).

Phase I – Authorization to Proceed and Document Gathering

Ranger engaged with the District to provide the Engineer’s Certification in August 2021. The construction documentation was provided by the District on an ongoing basis.

Phase II – Site Visit and Meetings

Ranger performed site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the City or another third party provided QA/QC and acceptance of the improvements. Olsson is the Engineer of Record.

Phase III – Review of Documentation

Documentation was requested at the beginning of work. Requested documentation include the following:

- Executed Contracts and Bid Tabs
- Approved Construction Drawings
- Acceptable Proof of Payment (Cancelled checks and bank statements or lien waivers)
- Invoices and/or Pay Applications
- Jurisdictional acceptances of the Public Improvements
- Approved changes or amendments to contract documents
- Copies of any agreements that will impact District funding

See Appendix A for a complete listing of documents reviewed, as deemed necessary, by Ranger.

Phase IV – Verification of Construction Quantities

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs, as well as to identify an overall District eligible percentage of costs related to the entire site.

Phase V – Verification of Construction Unit Costs and Indirect Costs

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

Phase VI – Verification of Payment for Public Costs

Evergreen – Airport & Alameda, LLC (“Developer”) provided unconditional lien waivers or cancelled checks with clear information for all pay application costs reviewed and paid for relating to the public improvements. Only costs with an approved form of proof of payment have been certified in this report. Costs associated with the private construction were determined not to be District eligible expenses.

The District and Developer have a Project Funding, Acquisition, and Reimbursement Agreement dated December 13, 2021.

Phase VII – Determination of Costs Eligible for Reimbursement

Ranger concluded the Engineer’s Certification by determining which improvements were eligible for District reimbursement and what percent of the costs for those improvements were reimbursable. An overall district eligible percentage of work was identified as 29.3%. The percentage was identified by comparing public (Tracts and Right of Way) versus private (Lots) areas per the approved construction plans and plats. Earthwork eligible quantities were determined utilizing Cut/Fill quantities provided by the Olsson and identifying total handled quantities of material in public versus private areas. Vendor specific eligible percentages were identified for the engineer of record based upon their contract values and scopes of work.

Public Improvement for this certification includes streets, sanitation, water, storm sewer, and parks and recreation improvements. The tables in this report identify eligible Capital costs directly paid by the Developer.

Project Notes

On Cost Certification #01, Jump Law costs were processed as costs that were paid, but the costs were not certified as eligible expenses. As part of Cost Certification #02, Jumps Law resubmitted costs with scopes of work specific to the District. These costs were certified in Cost Certification #02, but amount paid was not duplicated.

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ENGINEER'S CERTIFICATION

Collin Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated November 17, 2022, including soft and indirect, District funded, and hard costs, are valued at an estimated **\$673,832.57**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

A handwritten signature in blue ink, appearing to read "Collin Koranda".

Collin Koranda, PE

APPENDIX A

Documents Reviewed

Construction Plans and Contracts

- Buckley Yard Subdivision Filing No. 1. Prepared by Olsson. Recorded 12/14/21.
- Buckley Yard Commercial Construction Documents: Buckley Yard Subdivision Filing No. 1, Lots 1-5. Prepared by Olsson. Dated 1/21/22.
- Landscape Plan Buckley Yard Filing No. 1. Prepared by Norris Design. Dated 2/8/22.

Contractor Pay Applications

- Epic Construction – Buckley Yard Off Site – Pay Applications #1-2. Dated 5/2/22-7/28/22.

Refer to Tables V and VI for a full list of details and costs.

Service Plan & Agreements

- Aurora Centretech Metropolitan District Statement of Purposes; prepared by Calkins, Kramer, Grimshaw & Harring. Dated August, 1986.
- Modification to Statement of Purposes of Aurora Centretech Metropolitan District (“MSP”); prepared by White, McGeady & Weston, P.C. Dated January 19, 1989.
- Project Funding, Acquisition, and Reimbursement Agreement between Aurora Centretech Metropolitan District and Evergreen – Airport & Alameda, LLC. Dated December 13, 2021.



Aurora Centretech Metropolitan District
Summary of Costs
Table II

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
Direct Construction Costs	\$ 449,801.25	\$ 449,801.25	\$ 411,823.73	\$ 411,823.73	91.6%
Soft & Indirect Costs	\$ 833,385.87	\$ 295,150.97	\$ 593,106.39	\$ 262,008.84	88.8%
Totals	\$ 1,283,187.12	\$ 744,952.22	\$ 1,004,930.13	\$ 673,832.57	90.5%



**Aurora Centretech Metropolitan District
Construction Costs Summary By Category
Table III**

Category	Total Eligible Cost by Category		Category Percentage
Water	\$	82,364.75	20.0%
Sanitation	\$	82,364.75	20.0%
Storm Water	\$	82,364.75	20.0%
Streets	\$	82,364.75	20.0%
Parks and Recreation	\$	82,364.75	20.0%
	\$	411,823.73	100.0%

Category	Eligible Cost by Category This Period		Category Percentage
Water	\$	82,364.75	20.0%
Sanitation	\$	82,364.75	20.0%
Storm Water	\$	82,364.75	20.0%
Streets	\$	82,364.75	20.0%
Parks and Recreation	\$	82,364.75	20.0%
	\$	411,823.73	100.0%



**Aurora Centretech Metropolitan District
Soft & Indirect Costs Summary By Category
Table IV**

Category	Total Eligible Soft Costs		Category Percentage
Water	\$	69,720.74	11.8%
Sanitation	\$	69,720.74	11.8%
Storm Water	\$	81,556.20	13.8%
Streets	\$	288,530.24	48.6%
Parks and Recreation	\$	83,578.49	14.1%
	\$	593,106.39	100.0%

Category	Eligible Soft Costs This Period		Category Percentage
Water	\$	23,015.87	8.8%
Sanitation	\$	23,015.87	8.8%
Storm Water	\$	25,374.87	9.7%
Streets	\$	164,198.87	62.7%
Parks and Recreation	\$	26,403.37	10.1%
	\$	262,008.84	100.0%



Aurora Centretech Metropolitan District
Construction Costs Detail
Table V

Contract Values					Payments Made				Eligibility				Submitted Invoices			
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	1	2
Epic Construction - Buckley Yard Off Site	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Date	5/2/2022	7/28/2022
Electrical	1	LS	\$ 172,040.00	\$ 172,040.00	\$ -	0%	\$ -	\$ -	Multiple	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earthwork	1	LS	\$ 516,068.00	\$ 615,068.00	\$ 121,100.00	20%	\$ 6,055.00	\$ 115,045.00	Multiple	69%	\$ 79,594.00	\$ 79,594.00	\$ 115,045.00	\$ -	\$ -	\$ 121,100.00
Erosion Control	1	LS	\$ 65,342.00	\$ 65,342.00	\$ -	0%	\$ -	\$ -	Multiple	69%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Paving	1	LS	\$ 445,909.00	\$ 445,909.00	\$ -	0%	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Concrete	1	LS	\$ 771,317.00	\$ 771,317.00	\$ -	0%	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement Markings	1	LS	\$ 56,469.00	\$ 56,469.00	\$ -	0%	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping	1	LS	\$ 277,013.00	\$ 277,013.00	\$ -	0%	\$ -	\$ -	Parks and Recreation	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	1	LS	\$ 817,700.00	\$ 817,700.00	\$ 310,200.00	38%	\$ 15,510.00	\$ 294,690.00	Multiple	100%	\$ 294,690.00	\$ 294,690.00	\$ 294,690.00	\$ 144,200.00	\$ 166,000.00	
Traffic Signals	1	LS	\$ 54,116.00	\$ 54,116.00	\$ -	0%	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Control	1	LS	\$ 50,000.00	\$ 50,000.00	\$ -	0%	\$ -	\$ -	Multiple	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Conditions	1	LS	\$ 171,737.00	\$ 171,737.00	\$ 22,425.00	13%	\$ 1,121.25	\$ 21,303.75	Multiple	94%	\$ 19,960.37	\$ 19,960.37	\$ 21,303.75	\$ -	\$ 22,425.00	
OH & Fee	1	LS	\$ 156,447.00	\$ 156,447.00	\$ 19,750.00	13%	\$ 987.50	\$ 18,762.50	Multiple	94%	\$ 17,579.37	\$ 17,579.37	\$ 18,762.50	\$ 6,000.00	\$ 13,750.00	
			\$ 3,653,158.00	\$ 473,475.00	\$ 23,673.75	\$ 449,801.25		\$ 411,823.73	\$ 411,823.73	\$ 449,801.25				Subtotal	\$ 150,200.00	\$ 323,275.00
														Less Ret POP	\$ 142,690.00	\$ 307,111.25
														Date	8/17/2022	9/8/2022
														Amount	\$ 142,690.00	\$ 449,801.25
Total Construction Costs			\$ 3,653,158.00	\$ 473,475.00	13%	\$ 23,673.75	\$ 449,801.25		\$ 411,823.73	\$ 411,823.73	\$ 449,801.25	\$ 142,690.00	\$ 307,111.25	##		



**Aurora Centretech Metropolitan District
Soft & Indirect Costs Detail
Table VI**

Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Clear Date	Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
City of Aurora	Traffic Signal Escrow Fee	AR110640	01/18/22	\$ 141,183.00	\$ 141,183.00	1028	\$ 141,183.00	07/20/22	07/22/22	2	Streets	100%	\$ 141,183.00	\$141,183.00
City of Aurora	Storm Water Permit Fee	681379	06/10/22	\$ 2,359.00	\$ 2,359.00	1633701	\$ 2,359.00	06/10/22	06/10/22	2	Storm Water	100%	\$ 2,359.00	\$2,359.00
City of Aurora	Performance Bond	191643-1-1	06/13/22	\$ 300.00	\$ 300.00	1026	\$ 300.00	06/29/22	07/05/22	2	Multiple	80%	\$ 241.43	\$241.43
City of Aurora	Mylar Plan Difference	676577	04/26/22	\$ 2,372.00	\$ 2,372.00	1582623	\$ 2,372.00	04/26/22	04/26/22	2	Multiple	80%	\$ 1,908.89	\$1,908.89
City of Aurora	Master License Agreement Storm Pipes	677678	05/06/22	\$ 2,537.00	\$ 2,537.00	1623738	\$ 2,537.00	05/06/22	05/06/22	2	Multiple	80%	\$ 2,041.67	\$2,041.67
City of Aurora	Master License Agreement Wall/Hand/Pans	677681	05/06/22	\$ 2,537.00	\$ 2,537.00	1623742	\$ 2,537.00	05/06/22	05/06/22	2	Multiple	80%	\$ 2,041.67	\$2,041.67
City of Aurora	Master License Agreement Storm Pipes	681653	06/15/22	\$ 2,537.00	\$ 2,537.00	1634814	\$ 2,537.00	06/15/22	06/15/22	2	Multiple	80%	\$ 2,041.67	\$2,041.67
City of Aurora	Irrigation Plan Review	683025	06/29/22	\$ 1,365.00	\$ 1,365.00	5207442912	\$ 1,365.00	06/30/22	06/30/22	2	Multiple	80%	\$ 1,098.50	\$1,098.50
City of Aurora	Buckley Yard - Street Light Permit	684002	07/11/22	\$ 9,490.91	\$ 9,490.91	1637089	\$ 9,490.91	07/11/22	07/11/22	2	Multiple	80%	\$ 7,637.90	\$7,637.90
City of Aurora	Storm Water Permit Fee	684127	07/12/22	\$ 5,172.00	\$ 5,172.00	1641787	\$ 5,172.00	07/12/22	07/12/22	2	Multiple	80%	\$ 4,162.21	\$4,162.21
City of Aurora	Streetlight Permit	688771	08/24/22	\$ 2,226.25	\$ 2,226.25	1654607	\$ 2,226.25	08/26/22	08/26/22	2	Multiple	80%	\$ 1,791.60	\$1,791.60
City of Aurora	Flatwork Permit	688828	08/25/22	\$ 13,006.30	\$ 13,006.30	1654468	\$ 13,006.30	08/26/22	08/26/22	2	Multiple	80%	\$ 10,466.94	\$10,466.94
City of Aurora	Flatwork Permit	689589	08/29/22	\$ 505.74	\$ 505.74	1654517	\$ 505.74	09/02/22	09/02/22	2	Multiple	80%	\$ 407.00	\$407.00
City of Aurora	Street Cut Permit	689590	09/01/22	\$ 11,618.00	\$ 11,618.00	1652556	\$ 11,618.00	09/02/22	09/02/22	2	Multiple	80%	\$ 9,349.69	\$9,349.69
City of Aurora	Paving Permit	689587	08/29/22	\$ 7,804.93	\$ 7,804.93	1654531	\$ 7,804.93	09/02/22	09/02/22	2	Multiple	80%	\$ 6,281.09	\$6,281.09
City of Aurora	Paveent Design Report Fee	689905	09/06/22	\$ 319.00	\$ 319.00	4902145300	\$ 319.00	09/06/22	09/06/22	2	Multiple	80%	\$ 256.72	\$256.72
City of Aurora	Mylar Plan Difference	679841	05/27/22	\$ 593.00	\$ 593.00	1610319	\$ 593.00	05/27/22	05/27/22	2	Multiple	80%	\$ 477.22	\$477.22
Engineering Underground	Dry Utility Coordination	Byard-01	01/16/22	\$ 2,000.00	\$ 2,000.00	ULW	\$ 2,000.00	11/02/22	11/02/22	2	Multiple	29%	\$ 584.50	\$584.50
Ground Engineering	Materials Testing	224199.0-1	08/12/22	\$ 3,161.25	\$ 3,161.25	ULW	\$ 3,161.25	08/06/22	08/06/22	2	Multiple	29%	\$ 923.88	\$923.88
Jumps Law	Developer Legal	16402	04/26/21	\$ 2,073.50	\$ 2,073.50	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	16402	04/26/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	4%	\$ 75.00	\$75.00
Jumps Law	Developer Legal	16559	05/26/21	\$ 1,460.00	\$ 1,460.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	16704	05/31/21	\$ 1,067.00	\$ 1,067.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	16704	06/30/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	55%	\$ 582.00	\$582.00
Jumps Law	Developer Legal	16850	06/30/21	\$ 603.50	\$ 603.50	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	16850	07/31/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	84%	\$ 506.50	\$506.50
Jumps Law	Developer Legal	17186	08/31/21	\$ 3,372.50	\$ 3,372.50	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	17186	09/14/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	62%	\$ 2,095.50	\$2,095.50
Jumps Law	Developer Legal	17691	10/31/21	\$ 2,834.00	\$ 2,834.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	17691	11/10/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	67%	\$ 1,912.50	\$1,912.50
Jumps Law	Developer Legal	17851	11/30/21	\$ 12,103.00	\$ 12,103.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	17851	12/09/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	37%	\$ 4,443.00	\$4,443.00
Jumps Law	Developer Legal	18043	12/31/21	\$ 10,602.00	\$ 10,602.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	18043	01/10/22			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	31%	\$ 3,253.50	\$3,253.50
Jumps Law	Developer Legal	18382	01/31/22	\$ 105.00	\$ 105.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Olsson	Civil Engineering	431877	08/26/22	\$ 80,676.09	\$ 80,676.09	ULW	\$ 80,676.09	11/08/22	11/08/22	2	Multiple	63%	\$ 50,498.75	\$50,498.75
Norris Design	Landscape Design	72048	03/31/22	\$ 1,682.50	\$ 1,682.50	ULW	\$ 3,387.50	11/01/22	11/01/22	2	Parks and Recreation	100%	\$ 1,682.50	\$1,682.50
Norris Design	Landscape Design	73371	05/31/22	\$ 1,315.00	\$ 1,315.00	ULW	\$ 3,387.50	11/01/22	11/01/22	2	Parks and Recreation	100%	\$ 1,315.00	\$1,315.00
Norris Design	Landscape Design	74661	07/31/22	\$ 390.00	\$ 390.00	ULW	\$ 3,387.50	11/01/22	11/01/22	2	Parks and Recreation	100%	\$ 390.00	\$390.00
				\$ 833,910.87	\$ 833,385.87								\$ 262,008.84	\$593,106.39



EXHIBIT A

Aurora Centretech Site Overlay

Site Overlay

Aurora Centretech
Metropolitan District



Legend



Google Earth

1000 ft





Aurora Centretech Metropolitan District

Summary of Costs

Table II

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This Period
Direct Construction Costs	\$ 449,801.25	\$ 449,801.25	\$ 411,823.73	\$ 411,823.73	91.6%
Soft & Indirect Costs	\$ 833,385.87	\$ 295,150.97	\$ 593,106.39	\$ 262,008.84	88.8%
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Aurora Centretech Metropolitan District
Construction Costs Summary By Category
Table III

Category	Total Eligible Cost by Category		Category Percentage
Water	\$	82,364.75	20.0%
Sanitation	\$	82,364.75	20.0%
Storm Water	\$	82,364.75	20.0%
Streets	\$	82,364.75	20.0%
Parks and Recreation	\$	82,364.75	20.0%
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Aurora Centretech Metropolitan District
Soft & Indirect Costs Summary By Category
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Parks and Recreation	\$	26,403.37	10.1%
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Aurora Centretech Metropolitan District
Construction Costs Detail
Table V

Contract Values					Payments Made				Eligibility					Submitted Invoices		
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	1	2
Epic Construction - Buckley Yard Off Site	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Date	5/2/2022	7/28/2022
Electrical	1	LS	\$ 172,040.00	\$ 172,040.00	\$ -	0%	\$ -	\$ -	Multiple	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earthwork	1	LS	\$ 516,068.00	\$ 615,068.00	\$ 121,100.00	20%	\$ 6,055.00	\$ 115,045.00	Multiple	69%	\$ 79,594.00	\$ 79,594.00	\$ 115,045.00	\$ -	\$ -	\$ 121,100.00
Erosion Control	1	LS	\$ 65,342.00	\$ 65,342.00	\$ -	0%	\$ -	\$ -	Multiple	69%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Paving	1	LS	\$ 445,909.00	\$ 445,909.00	\$ -	0%	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Concrete	1	LS	\$ 771,317.00	\$ 771,317.00	\$ -	0%	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement Markings	1	LS	\$ 56,469.00	\$ 56,469.00	\$ -	0%	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping	1	LS	\$ 277,013.00	\$ 277,013.00	\$ -	0%	\$ -	\$ -	Parks and Recreation	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	1	LS	\$ 817,700.00	\$ 817,700.00	\$ 310,200.00	38%	\$ 15,510.00	\$ 294,690.00	Multiple	100%	\$ 294,690.00	\$ 294,690.00	\$ 294,690.00	\$ 144,200.00	\$ 166,000.00	
Traffic Signals	1	LS	\$ 54,116.00	\$ 54,116.00	\$ -	0%	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -	\$ -	
Traffic Control	1	LS	\$ 50,000.00	\$ 50,000.00	\$ -	0%	\$ -	\$ -	Multiple	100%	\$ -	\$ -	\$ -	\$ -	\$ -	
General Conditions	1	LS	\$ 171,737.00	\$ 171,737.00	\$ 22,425.00	13%	\$ 1,121.25	\$ 21,303.75	Multiple	94%	\$ 19,960.37	\$ 19,960.37	\$ 21,303.75	\$ -	\$ 22,425.00	
OH & Fee	1	LS	\$ 156,447.00	\$ 156,447.00	\$ 19,750.00	13%	\$ 987.50	\$ 18,762.50	Multiple	94%	\$ 17,579.37	\$ 17,579.37	\$ 18,762.50	\$ 6,000.00	\$ 13,750.00	
			\$ 3,653,158.00	\$ 3,653,158.00	\$ 473,475.00		\$ 23,673.75	\$ 449,801.25			\$ 411,823.73	\$ 411,823.73	\$ 449,801.25	Subtotal	\$ 150,200.00	\$ 323,275.00
														Less Ret POP	\$ 142,690.00	\$ 307,111.25
														Date	8/17/2022	9/8/2022
														Amount	\$ 142,690.00	\$ 449,801.25
Total Construction Costs			\$ 3,653,158.00	\$ 3,653,158.00	\$ 473,475.00	13%	\$ 23,673.75	\$ 449,801.25			\$ 411,823.73	\$ 411,823.73	\$ 449,801.25		\$ 142,690.00	\$ 307,111.25



Aurora Centretech Metropolitan District
Soft & Indirect Costs Detail
Table VI

Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Clear Date	Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
City of Aurora	Traffic Signal Escrow Fee	AR110640	01/18/22	\$ 141,183.00	\$ 141,183.00	1028	\$ 141,183.00	07/20/22	07/22/22	2	Streets	100%	\$ 141,183.00	\$141,183.00
City of Aurora	Storm Water Permit Fee	681379	06/10/22	\$ 2,359.00	\$ 2,359.00	1633701	\$ 2,359.00	06/10/22	06/10/22	2	Storm Water	100%	\$ 2,359.00	\$2,359.00
City of Aurora	Performance Bond	191643-1-1	06/13/22	\$ 300.00	\$ 300.00	1026	\$ 300.00	06/29/22	07/05/22	2	Multiple	80%	\$ 241.43	\$241.43
City of Aurora	Mylar Plan Difference	676577	04/26/22	\$ 2,372.00	\$ 2,372.00	1582623	\$ 2,372.00	04/26/22	04/26/22	2	Multiple	80%	\$ 1,908.89	\$1,908.89
City of Aurora	Master License Agreement Storm Pipes	677678	05/06/22	\$ 2,537.00	\$ 2,537.00	1623738	\$ 2,537.00	05/06/22	05/06/22	2	Multiple	80%	\$ 2,041.67	\$2,041.67
City of Aurora	Master License Agreement Wall/Hand/Pans	677681	05/06/22	\$ 2,537.00	\$ 2,537.00	1623742	\$ 2,537.00	05/06/22	05/06/22	2	Multiple	80%	\$ 2,041.67	\$2,041.67
City of Aurora	Master License Agreement Storm Pipes	681653	06/15/22	\$ 2,537.00	\$ 2,537.00	1634814	\$ 2,537.00	06/15/22	06/15/22	2	Multiple	80%	\$ 2,041.67	\$2,041.67
City of Aurora	Irrigation Plan Review	683025	06/29/22	\$ 1,365.00	\$ 1,365.00	5207442912	\$ 1,365.00	06/30/22	06/30/22	2	Multiple	80%	\$ 1,098.50	\$1,098.50
City of Aurora	Buckley Yard - Street Light Permit	684002	07/11/22	\$ 9,490.91	\$ 9,490.91	1637089	\$ 9,490.91	07/11/22	07/11/22	2	Multiple	80%	\$ 7,637.90	\$7,637.90
City of Aurora	Storm Water Permit Fee	684127	07/12/22	\$ 5,172.00	\$ 5,172.00	1641787	\$ 5,172.00	07/12/22	07/12/22	2	Multiple	80%	\$ 4,162.21	\$4,162.21
City of Aurora	Streetlight Permit	688771	08/24/22	\$ 2,226.25	\$ 2,226.25	1654607	\$ 2,226.25	08/26/22	08/26/22	2	Multiple	80%	\$ 1,791.60	\$1,791.60
City of Aurora	Flatwork Permit	688828	08/25/22	\$ 13,006.30	\$ 13,006.30	1654468	\$ 13,006.30	08/26/22	08/26/22	2	Multiple	80%	\$ 10,466.94	\$10,466.94
City of Aurora	Flatwork Permit	689589	08/29/22	\$ 505.74	\$ 505.74	1654517	\$ 505.74	09/02/22	09/02/22	2	Multiple	80%	\$ 407.00	\$407.00
City of Aurora	Street Cut Permit	689590	09/01/22	\$ 11,618.00	\$ 11,618.00	1652556	\$ 11,618.00	09/02/22	09/02/22	2	Multiple	80%	\$ 9,349.69	\$9,349.69
City of Aurora	Paving Permit	689587	08/29/22	\$ 7,804.93	\$ 7,804.93	1654531	\$ 7,804.93	09/02/22	09/02/22	2	Multiple	80%	\$ 6,281.09	\$6,281.09
City of Aurora	Paveent Design Report Fee	689905	09/06/22	\$ 319.00	\$ 319.00	4902145300	\$ 319.00	09/06/22	09/06/22	2	Multiple	80%	\$ 256.72	\$256.72
City of Aurora	Mylar Plan Difference	679841	05/27/22	\$ 593.00	\$ 593.00	1610319	\$ 593.00	05/27/22	05/27/22	2	Multiple	80%	\$ 477.22	\$477.22
Engineering Underground	Dry Utility Coordination	Byard-01	01/16/22	\$ 2,000.00	\$ 2,000.00	ULW	\$ 2,000.00	11/02/22	11/02/22	2	Multiple	29%	\$ 584.50	\$584.50
Ground Engineering	Materials Testing	224199.0-1	08/12/22	\$ 3,161.25	\$ 3,161.25	ULW	\$ 3,161.25	08/06/22	08/06/22	2	Multiple	29%	\$ 923.88	\$923.88
Jumps Law	Developer Legal	16402	04/26/21	\$ 2,073.50	\$ 2,073.50	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	16402	04/26/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	4%	\$ 75.00	\$75.00
Jumps Law	Developer Legal	16559	05/26/21	\$ 1,460.00	\$ 1,460.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	16704	05/31/21	\$ 1,067.00	\$ 1,067.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	16704	06/30/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	55%	\$ 582.00	\$582.00
Jumps Law	Developer Legal	16850	06/30/21	\$ 603.50	\$ 603.50	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	16850	07/31/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	84%	\$ 506.50	\$506.50
Jumps Law	Developer Legal	17186	08/31/21	\$ 3,372.50	\$ 3,372.50	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	17186	09/14/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	62%	\$ 2,095.50	\$2,095.50
Jumps Law	Developer Legal	17691	10/31/21	\$ 2,834.00	\$ 2,834.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	17691	11/10/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	67%	\$ 1,912.50	\$1,912.50
Jumps Law	Developer Legal	17851	11/30/21	\$ 12,103.00	\$ 12,103.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	17851	12/09/21			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	37%	\$ 4,443.00	\$4,443.00
Jumps Law	Developer Legal	18043	12/31/21	\$ 10,602.00	\$ 10,602.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Jumps Law	Developer Legal	18043	01/10/22			ULW	\$ 82,140.08	10/12/22	10/12/22	2	Multiple	31%	\$ 3,253.50	\$3,253.50
Jumps Law	Developer Legal	18382	01/31/22	\$ 105.00	\$ 105.00	ULW	\$ 82,140.08	10/12/22	10/12/22	1/2	Non-District	0%	\$ -	\$0.00
Olsson	Civil Engineering	431877	08/26/22	\$ 80,676.09	\$ 80,676.09	ULW	\$ 80,676.09	11/08/22	11/08/22	2	Multiple	63%	\$ 50,498.75	\$50,498.75
Norris Design	Landscape Design	72048	03/31/22	\$ 1,682.50	\$ 1,682.50	ULW	\$ 3,387.50	11/01/22	11/01/22	2	Parks and Recreation	100%	\$ 1,682.50	\$1,682.50
Norris Design	Landscape Design	73371	05/31/22	\$ 1,315.00	\$ 1,315.00	ULW	\$ 3,387.50	11/01/22	11/01/22	2	Parks and Recreation	100%	\$ 1,315.00	\$1,315.00
Norris Design	Landscape Design	74661	07/31/22	\$ 390.00	\$ 390.00	ULW	\$ 3,387.50	11/01/22	11/01/22	2	Parks and Recreation	100%	\$ 390.00	\$390.00
				\$ 833,910.87	\$ 833,385.87								\$ 262,008.84	\$593,106.39

RESOLUTION NO. 2022-11-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
AURORA CENTRETECH METROPOLITAN DISTRICT
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 2, 2023**

A. The terms of the offices of Directors Jeffrey A. Wikstrom and Susan K. Wikstrom shall expire upon the election of their successors at the regular election, to be held on May 2, 2023 (“**Election**”), and upon such successors taking office.

B. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to two (2) Directors to serve until the second regular election, to occur May 4, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Aurora CentreTech Metropolitan District (the “**District**”) of the County of Arapahoe, Colorado:

1. Date and Time of Election. The Election shall be held on May 2, 2023, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the second regular election, to occur May 4, 2027.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Steve Beck shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with Steve Beck, the Designated Election Official of the District, c/o Special District Management Solutions, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835, between

the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 25, 2023).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from Steve Beck, the Designated Election Official for the District, c/o Special District Management Solutions, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on February 28, 2023, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 2, 2023]**

RESOLUTION APPROVED AND ADOPTED on November 17, 2022.

**AURORA CENTRETECH
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

MASTER LICENSE AGREEMENT

M.L.A. 22-56B

THIS AGREEMENT is made this _____ day of _____ 2022, by and between the CITY OF AURORA, COLORADO, a home-rule municipal corporation, hereinafter referred to as "City," and Aurora CentreTech Metropolitan District, a Colorado quasi-municipal corporation and political subdivision of the State of Colorado, hereinafter referred to as "Licensee".

WITNESSETH:

WHEREAS, City desires to grant to Licensee a license, without warranting title or interest, allowing Licensee to access and use streets, public easements, and other public places within **Tract E, Buckley Yard Subdivision Filing No. 1 situated in NW ¼ of Section 16, Township 4 South, Range 66 West, of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado** for the installation, maintenance, repair and replacement of all privately owned and maintained improvements, as depicted in the attached Exhibit A Illustrations, hereinafter referred to as "Licensed Encroachment(s)"; and

WHEREAS, the City is authorized, through its' Department of Public Works, to enter into license agreements after a determination is made that any encroaching installations will not interfere with the City's use or interests; and

WHEREAS, the parties identified herein have agreed, for their mutual convenience, and consideration, to enter into this Agreement covering certain installations and subject to later modifications with respect to subsequent installation, upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the City and Licensee hereby agree as follows:

CITY APPROVAL OR REJECTION

Upon receipt of the drawings as provided by Licensee for this Agreement, the City shall either (a) grant the application of Licensee by the execution of the Agreement and returning the same to Licensee; or (b) return the Agreement to Licensee with required modifications which would make the Agreement acceptable to the City; or (c) notify Licensee of its rejection of the application.

TERMS OF LICENSE

At such time as the City has executed an Agreement and returned the same to Licensee, Licensee shall be granted a license for the construction of the facilities described in the Agreement and the drawing attached thereto. Said license shall be granted in accordance with and subject to the terms and conditions hereinafter set forth.

The term "Licensee" shall include employees, agents and contractors of Licensee and its affiliates.

The term "City Property" as used herein refers to real property and includes easements, rights-of-way and other City interests in land and may sometimes be referred to herein as "City Property."

The City, by these presents, without warranting title or granting any real property interest and subject to the covenants hereinafter set forth, does hereby authorize Licensee, its authorized successors and assigns to: construct, maintain, repair and replace privately owned and maintained the Licensed Encroachments within the City Property.

ADDENDUM TO AGREEMENT

Upon completion of this Agreement, and at such times as Licensee from time to time desires to construct in public property in the City, Licensee shall submit to City a drawing acceptable to the City setting forth a description of the facilities to be installed, including the manner of construction, the height or depth, size, and nature of facilities to be installed, at which time the City will enter into a proposed addendum form provided by the City.

CONSTRUCTION REGULATIONS

Any construction or maintenance operations initiated under this Agreement shall comply with and conform to the standards formulated by the City, including, but not by way of limitation, Rules and Regulations promulgated by the Directors of Aurora Water, Public Works, and Parks, Recreation and Open Space, all ordinances of the City, and any and all applicable state statutes and federal law.

PLAN REVIEW

Licensee, at least fifteen (15) days prior to the proposed date for commencement of the work hereby authorized, shall submit to the City for its approval a duplicate set of final detailed plans of the installation Licensee proposes to construct, utilize, modify, repair, replace or maintain hereunder. No construction will be permitted on the Property until the City has approved the plans therefor.

NOTICE OF CONSTRUCTION

Licensee shall notify the City's Directors of Public Works, Aurora Water, and Parks, Recreation and Open Space at least three (3) days prior to commencement of the construction of, modifications or repairs to the Licensed Encroachment, so that the City may make such inspections as it deems necessary. Such notice shall make reference to this Agreement number. In the event of emergency repairs required for safety or restoration of service to utility customers, Licensee shall not be required to furnish notice prior to commencing said repairs but shall notify the City of the nature and extent of any such emergency work.

RESERVATION OF RIGHTS IN PROPERTY

The City reserves the right to make full use of the Property involved as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any of its facilities located within the Property at any time and in such a manner as it deems necessary or convenient. In the event the Licensed Encroachment should interfere with the City's use or operation of its Property at any time hereafter, Licensee shall, upon request by the City and at Licensee's sole expense, immediately relocate, rearrange or remove its Licensed Encroachment so as not to interfere with any such City use.

COMPLETION AND CLEANUP

Licensee shall complete its installation, clear the area of all construction debris and restore the area to its pre-existing condition as nearly as may be possible within 30 days from the date of completion of construction. In the event clearing and restoration of the area is not completed within the time specified, the City may complete the work at the sole expense of Licensee.

RESTORATION OF ROADS, FENCES AND FACILITIES

All City roads, fencing and other facilities which are disturbed by the construction of the Licensed Encroachment shall, within the time prescribed in paragraph headed COMPLETION AND CLEANUP hereof, be restored to a condition satisfactory to the City. City roads and fencing disturbed by the reconstruction, maintenance, modification, operation, repair or replacement of the Licensed Encroachment shall immediately be restored by Licensee to a condition satisfactory to the City. Restoration of roads shall include, but is not limited to, resurfacing when deemed necessary by the City. If restoration is not accomplished by Licensee within the time specified then the City, at its election, may perform such restoration at Licensee's expense. Licensee shall conduct all construction, modification, operation, repair, replacement and maintenance of the Licensed Encroachment in such a manner that the City at all times shall have full and complete access to its Property.

MARKERS

Licensee shall, if required by the City, place and maintain permanent, visible markers of a type and at locations designated by the City to define the centerline of the Licensed Encroachment. If the placing of the centerline markers is not completed within the time specified, the City may complete the work at the sole expense of Licensee.

TREE TRIMMING

Licensee shall not trim or cut down any trees, shrubs or brush on the City's Property without permission of the City. When required by the City, Licensee, at its expense, shall trim or cut down trees, shrubs or brush and remove and dispose of the cutting debris to the satisfaction of the City.

SERVICE LINE INSTALLATION

All service lines within the City's Property from the facility herein licensed shall be installed in a manner satisfactory to the City.

BACKFILLING

All trenches and excavations within City Property shall be backfilled in the following manner: All material in embankments shall be compacted to the specified relative compaction. The moisture content of the soil at the time of compaction shall be as specified.

Within the areas indicated on the plans and to the designated depth below sub-grade, for the full width of roadway in all cut sections, earth shall be thoroughly scarified and the moisture content increased or reduced, as necessary, to bring the moisture to the content specified. This scarified layer shall then be compacted to the relative compaction specified. The remainder of the area up to subgrade elevation shall be constructed of suitable material placed at the moisture content specified and compacted to the percent relative compaction specified. Maximum dry density of all soil types encountered or to be used will be determined in accordance with AASHTO T99 or AASHTO T180. The minimum percent of relative compaction and moisture content shall be 95% of AASHTO T99 for soil classification (AASHTO M 145) A-6 & A-7 and 95% of AASHTO T180 for soil classification (AASHTO M 145) A-1 through A-5. Tamping equipment shall be subject to the approval of the City.

GATE INSTALLATIONS

Gate installations shall be installed according to City specifications attached hereto, at the expense of Licensee. Licensee, his or her successors and assigns shall be responsible for installation, maintenance and replacement of the Access Control Gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the Licensee, his successors and assigns, shall be required by the Aurora Fire Department Order Notice that all affected gates be chained and locked in the open position until repaired or replaced, and retested to all City standards at the time of the violation. If the gating system is not maintained to the satisfaction of the Aurora Fire Department, License for the Emergency Vehicle Gate Opening System will be revoked and the gating system must be removed. The gating system will include an Emergency Vehicle Gate Opening System utilizing a redundancy back-up system that consists of; A) siren operated system; B) automatic knox key switch; C) an electrical or battery back-up system that opens the gate on the loss of the primary electrical power; AND/OR D) manual override (in the event of system failure).

WATER DISCHARGE

Licensee shall not and will not be permitted to discharge water into or upon any City property or facility but shall provide for carriage of any water over or across City property or facility in a manner satisfactory to the City and at no expense to the City.

INTERFERENCE WITH CITY FACILITIES

At no time shall Licensee interfere with City facilities, Licensee shall assume all risks incident to Licensee's presence on City facilities.

CARE AND REPAIR OF CITY FACILITIES

Licensee will use all reasonable means to prevent any loss or damage to the City or to others resulting from the construction, modification, replacement, repair, operation and maintenance of the Licensed Encroachment. Any repair or replacement of any of the City's installation on its property made necessary in the opinion of the City, because of the construction, modification, operation, maintenance, repair or replacement of the Licensed Encroachment, shall be made only by the City and at the sole expense of Licensee.

INSURANCE AND INDEMNITIES

Prior to commencement of activities under this Agreement, Licensee shall maintain the following insurance coverages and provide a certificate of insurance evidencing the following coverages:

(a) Commercial General Liability Insurance. During the term of this Agreement, Licensee shall provide commercial general liability coverage against claims arising out of bodily injury, death, damage to or destruction of the property of others, including loss of use thereof, and including products and completed operations included in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general aggregate. The policy shall name the City of Aurora as additional insured by endorsement.

Licensee's general contractor shall maintain the following insurance coverages and, at the time of permitting, provide a certificate of insurance evidencing the following coverages:

(a) Commercial General Liability Insurance. During the term of this Agreement, Licensee's general contractor shall provide general liability coverage against claims arising out of bodily injury, death, damage to or destruction of the property of others, including loss of use thereof, and including products and completed operations with XCU (underground, collapse & explosion) included in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general Aggregate. The policy shall name the City of Aurora as additional insured by endorsement.

(b) Excess or Umbrella Liability. Licensee's general contractor shall maintain an Excess or Umbrella Liability policy on an occurrence basis in excess of the underlying insurance described in (a), which has coverages as broad as the underlying policy, with a limit of Two Million Dollars (\$2,000,000.00) per occurrence.

(c) Workers' Compensation and Employers' Liability Insurance. Licensee and/or its general Contractor shall provide proof of workers' compensation coverage with limits as required by the laws of the State of Colorado. Additionally, Licensee and/or its general contractor shall provide proof of Employers' Liability Insurance with limits as follows:

- \$1,000,000 bodily injury each accident
- \$1,000,000 bodily injury each disease
- \$1,000,000 bodily injury disease aggregate

(d) City as Additional Insured. All insurance policies required by this Agreement for Licensee and its general contractor, except workers' compensation, shall name the City, its officers and employees as an additional insureds by endorsement and shall contain a waiver of subrogation by endorsement.

(e) Limits of Insurance. The total limits of general and excess liability insurance set forth above may be provided to the City using a combination of primary and excess liability insurance.

(f) Certificates of Insurance. Prior to the execution of this Agreement, Licensee has provided, to the City's satisfaction, certificates of insurance to the City demonstrating that at the minimum coverages required herein are in effect. All certificates of insurance must be kept in force throughout the duration of this Agreement. If any of Licensee's or its general contractor's coverage is renewed at any time prior to the expiration of this Agreement, Licensee shall be responsible for obtaining updated insurance certificates from its insurance carrier and forwarding the replacement certificates to the City within ten (10) days of the City's written request therefor or expiration date of any previously delivered certificate.

Contractor shall provide a certificate of insurance to the City at the time of obtaining a permit to conduct the work with the same requirements as described paragraph (f).

The minimum A.M. Best rating of each primary insurer shall be A-VIII and the minimum A.M. Best rating of each excess insurer shall be A-VII. The Licensee shall provide copies of insurance policies to the City Risk Manager upon request.

Any of the minimum limits of insurance set out herein may be raised or lowered at the sole discretion of the Risk Manager for the City in response to the particular circumstances giving rise to this Agreement. Licensee's and its general contractor's insurance policies will be primary and non-contributory with respect to any and all self-insurance or insurance policies purchased by the City.

INDEMNIFICATION

Licensee shall indemnify and save harmless the City, its officers, employees and agents, against any and all claims, damages, actions or causes of action and expense to which it, or they, may be subjected by reason of the Licensed Encroachment being located within and across the property of the City or by reason of any work done or omission or negligence made by Licensee, its agents or

employees in connection with the construction, operation, modification, replacement, maintenance, repair or removal of the Licensed Encroachment. If the construction of all or any part of the Licensed Encroachment is to be performed by an independent contractor under contract with Licensee, then Licensee shall so notify the City and shall incorporate the stipulations and conditions of this Agreement into the contract specifications and, if required by the City, cause said independent contractor to obtain prior to commencement of the work, an insurance policy or policies in amounts and with companies satisfactory to the City, which will protect the City from any loss or damage resulting from the work performed by the contractor.

Nothing in this section shall be interpreted as a waiver by any governmental entity entitled to claim the rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Sections 24-10-101 et seq., C.R.S., (“CGIA”) as amended from time to time.

EXPENSES TO BE BORNE BY LICENSEE

All work authorized by this Agreement shall be performed by Licensee at no expense to the City and, except as otherwise set forth herein, Licensee shall own and maintain its installation thereafter.

NO WARRANTY OF TITLE

The rights and privileges granted in this Agreement are subject to prior written agreements, and conveyances, recorded or unrecorded, and it shall be Licensee's sole responsibility to determine the existence of any rights, uses or installations conflicting with Licensee's use of the City's property hereunder and to resolve any conflict.

REVOCATION AND REMOVAL

If Licensee does not use the right herein granted on its installation for a period of one (1) year, or if Licensee shall at any time fail or refuse to comply with or carry out any of the conditions of this Agreement, the City may, at its election, revoke this Agreement forthwith by written notice to the Licensee in person or by mail at Licensee's last-known address. Upon termination of the Agreement, Licensee shall have ten (10) days to remove its installation from the City's property. In the event Licensee does not remove said installation within the time allowed, the City may remove said installation at Licensee's expense and without liability to Licensee by such removal.

The City may, at any time, by giving Licensee thirty (30) days' written notice, terminate this Agreement.

If the City at any time during the period of this Agreement deems it necessary to excavate in the area of the crossing for which this Agreement is granted, for construction, modification, replacement, repair, operation of, or maintenance of any of its utility lines, mains or facilities, which work requires the moving of Licensee's utility lines, mains or facilities, such costs of movement of Licensee's utility lines, mains or facilities shall be borne by Licensee.

ABANDONMENT

Upon abandonment of any right or privilege herein granted, the right of Licensee to that extent shall terminate, but its obligation to indemnify and save harmless the City, its officers, employees and agents, shall not terminate in any event.

ASSIGNMENTS

The rights granted Licensee hereunder shall not be assigned without the prior written consent of the City.

FEES

The base license fee for this Agreement includes two (2) hours of processing, review, or inspection by the City; and if the City requires further inspection, Licensee shall pay at the rate set forth in the City's annual service fee schedule for any specific year. Work on holidays and weekends may be charge a 4-hour minimum.

SPECIAL CONDITIONS

This Agreement is subject to the foregoing conditions and to the following special conditions: **Changes to this Agreement may only be made through an approved addendum form provided by the City. Only Licensee may request a change to this Agreement. In case of a change of ownership by Licensee, a Consent to Assignment to this agreement must be obtained through the City.**

PARAGRAPH HEADINGS

The headings of the several paragraphs of this Agreement are inserted solely for convenience of reference and are not a part of and are not intended to govern, limit or aid in the construction of any term or provision hereof.

NOTICE

Wherever herein notice is required to be given to any party hereto, such notice shall be given by U. S. Postal Service first class delivery, or by personal hand delivery addressed as follows:

To the City:

City of Aurora
Real Property Services Division
15151 East Alameda Parkway
Aurora, CO 80012

To Licensee:

Aurora CentreTech Metropolitan District
C/O Special District Management Services
141 Union Blvd, #150
Lakewood, CO 80228

RECORDATION

Following execution of this Agreement by the parties hereto, the City shall cause this Agreement to be recorded with the County Clerk and Recorder's Office in Arapahoe County, Colorado.

IN WITNESS WHEREOF, this instrument has been executed as of the day and year first above written.

APPROVED:
CITY OF AURORA, COLORADO,
a home rule municipal corporation

By: _____
Haley B. Johansen
City Engineer

Reviewed by:

Darren Akrie
Real Property Services

EXHIBIT A ILLUSTRATION

SHEET 1 OF 4
RSN: 1526189

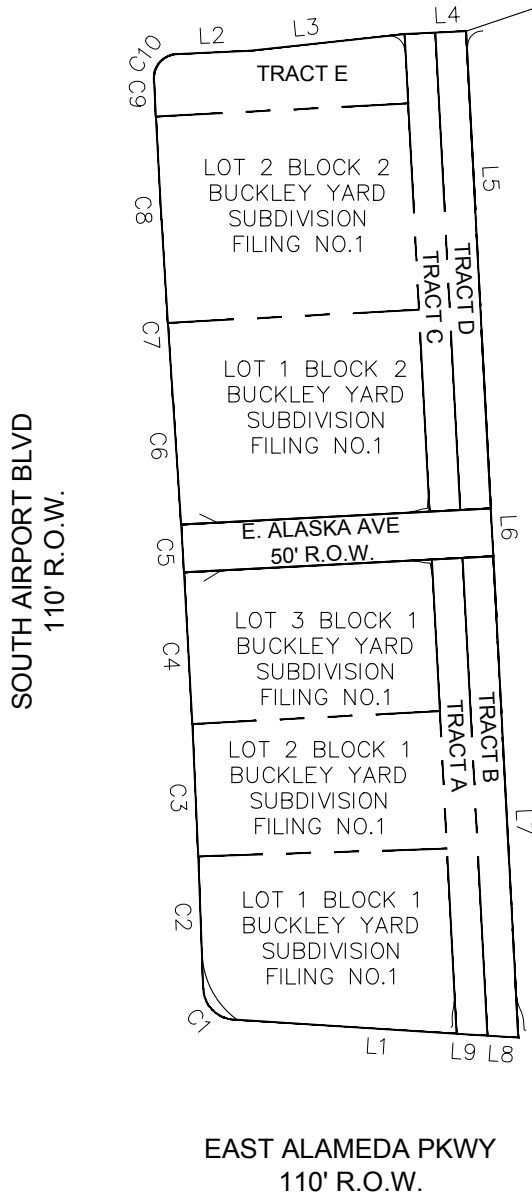
POINT OF COMMENCEMENT
NW CORNER, NW ¼, SEC 16, T4S, R66W, 6TH
PM, FOUND 3" BRASS MONUMENT, CITY OF
AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO, T4S-R66W, 1991 PLS 16419

NE CORNER, NE ¼, SEC 16, T4S,
R66W, 6TH PM, FOUND 3" BRASS
MONUMENT, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE
OF COLORADO, T4S-R66W, 1986
PLS 16848

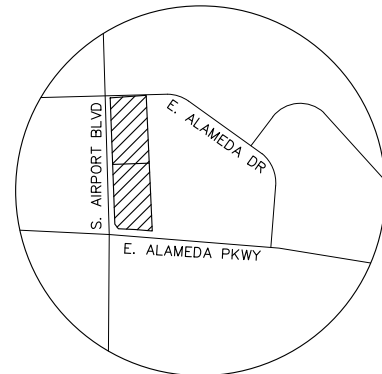
N89°56'56"W 2658.40'
(BASIS OF BEARING)

EAST ALAMEDA DR
50' R.O.W.

2335.95' (TIE TO NE
PROPERTY CORNER)
N75°12'24"E



BUCKLEY YARD
SUBDIVISION FILING NO.1,
TRACT F



VICINITY MAP
NOT TO SCALE



DEVELOPER CONTACT

AURORA CENTRETECH METROPOLITAN DISTRICT
450 E. 17TH AVE, SUITE 400
DENVER, CO, 80203
PHONE: (602) 808.8600
CONTACT: TYLER CARLSON

THIS ILLUSTRATION DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED TO
DEPICT THE ATTACHED DESCRIPTION.

PROJECT NO: 020-2569
DRAWN BY: BK
DATE: 05/03/2022

CITY OF AURORA,
COLORADO

EXHIBIT

1

DWG: F:\2020\2501-3000\40-design\AutoCAD\Exhibits\license agreement\License Agreement.dwg
 DATE: May 06, 2022 9:26am
 XREFS: C_XBASE_0202569 C_PBASE_ISP_0202569 C_PBASE_0202569 C_PBOUNDY_0202569 C_PUTIL_0202569
 USER: bkunz

EXHIBIT A ILLUSTRATION

SHEET 2 OF 4
RSN: 1526189

LINE TABLE		
ID	DIRECTION	LENGTH
L1	N86°23'06"W	232.93'
L2	N87°21'46"E	74.89'
L3	N83°53'41"E	165.30'
L4	N87°21'46"E	62.15'
L5	S02°58'12"E	497.79'
L6	S02°58'12"E	50.00'
L7	S02°58'12"E	501.97'
L8	N86°23'06"W	32.21'
L9	N86°23'06"W	32.21'

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	33.43	084°28'24"	49.29	N44°08'55"W	44.94
C2	17055.00	000°27'48"	137.94	N02°08'37"W	137.94
C3	17055.00	000°27'49"	138.03	N02°36'26"W	138.03
C4	17055.00	000°31'52"	158.09	N03°06'16"W	158.09
C5	17055.00	000°10'05"	50.00	N03°27'15"W	50.00
C6	17055.00	000°26'07"	129.56	N03°45'20"W	129.56
C7	16945.00	000°16'25"	80.96	N03°50'11"W	80.96
C8	16945.00	000°43'40"	215.24	N03°20'08"W	215.24
C9	16945.00	000°07'53"	38.87	N02°54'22"W	38.87
C10	25.00	090°12'11"	39.36	N42°15'40"E	35.42
C11	24882.88	001°07'31"	488.70	S03°28'20"E	488.69

DWG: F:\2020\2501-3000\020-2569\40-design\AutoCAD\Exhibits\license agreement\License Agreement.dwg
 DATE: May 06, 2022 9:26am
 XREFS: C_XBASE_0202569 C_PBNDY_0202569 C_PBASE_ISP_0202569 C_PBASE_ILP_0202569 C_PUTIL_0202569
 USER: bkunz

PROJECT NO: 020-2569
DRAWN BY: BK
DATE: 05/03/2022

CITY OF AURORA,
COLORADO

EXHIBIT
2

EXHIBIT A ILLUSTRATION

SHEET 3 OF 4
RSN: 1526189

NE CORNER, NE ¼, SEC 16, T4S,
R66W, 6TH PM, FOUND 3" BRASS
MONUMENT, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE
OF COLORADO, T4S-R66W, 1986
PLS 16848

POINT OF COMMENCEMENT
NW CORNER, NW ¼, SEC 16, T4S, R66W, 6TH
PM, FOUND 3" BRASS MONUMENT, CITY OF
AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO, T4S-R66W, 1991 PLS 16419

N89°56'56"W 2658.40'
(BASIS OF BEARING)

LICENSE ENCROACHMENT
POINT OF TERMINUS
CONCRETE PAN IN
DRAINAGE EASEMENT

EAST ALAMEDA DR
50' R.O.W.

2431.63' (TIE TO NE
PROPERTY CORNER)
N75°14'59"E

2412.47' (TIE TO NE
PROPERTY CORNER)
N75°16'27"E

N87°21'46"E 68.26'

N83°53'41"E 151.65'

TRACT E

N02°38'14"W 17.16'

LICENSE ENCROACHMENT
POINT OF BEGINNING
CONCRETE PAN IN
DRAINAGE EASEMENT

N03°05'45"W 49.27'

LICENSE ENCROACHMENT
POINT OF TERMINUS
RETAINING WALL IN
DRAINAGE EASEMENT

LICENSE
ENCROACHMENT
POINT OF BEGINNING
RETAINING WALL,
HANDRAIL &
CONCRETE PAN IN
DRAINAGE EASEMENT

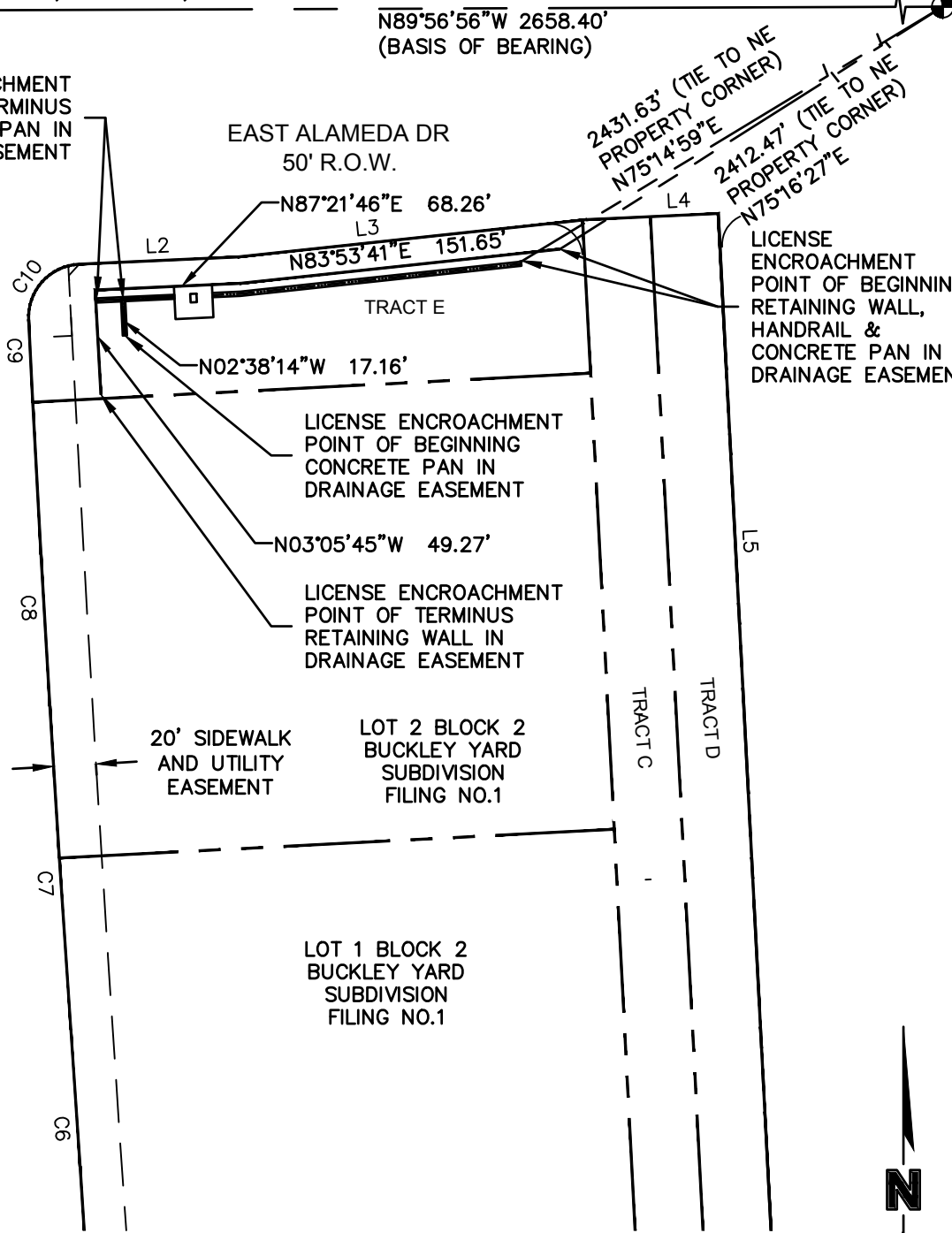
NOTE: TRACT E IS A
DRAINAGE EASEMENT
IN ITS ENTIRETY

20' SIDEWALK
AND UTILITY
EASEMENT

LOT 2 BLOCK 2
BUCKLEY YARD
SUBDIVISION
FILING NO.1

LOT 1 BLOCK 2
BUCKLEY YARD
SUBDIVISION
FILING NO.1

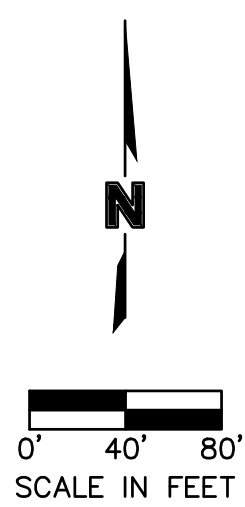
SOUTH AIRPORT BLVD
110' R.O.W.



DEVELOPER CONTACT

AURORA CENTRETECH METROPOLITAN DISTRICT
450 E. 17TH AVE, SUITE 400
DENVER, CO, 80203
PHONE: (602) 808.8600
CONTACT: TYLER CARLSON

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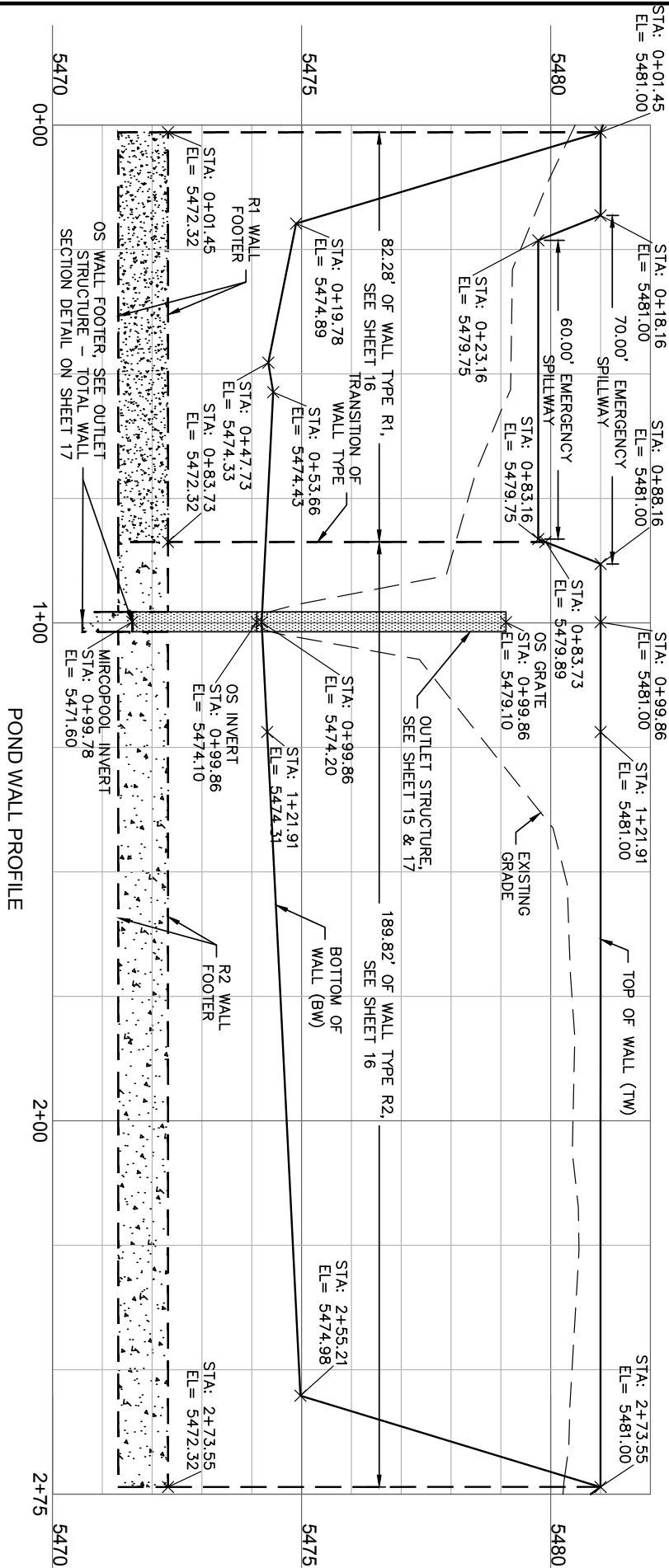
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 DATE: May 06, 2022 9:26am
 XREFS: C_XBASE_0202569 C_PBASE_ISP_0202569 C_PBNDRY_0202569 C_PUTIL_0202569
 USER: bkunz

PROJECT NO:	020-2569
DRAWN BY:	BK
DATE:	05/03/2022

**CITY OF AURORA,
COLORADO**

EXHIBIT
3

WALL - WALL PROFILE VIEW



**CITY OF AURORA
COLORADO**

EXHIBIT

PROJECT NO: 020-2569
 DRAWN BY: BK
 DATE: 05/03/2022

DWG: F:\2020\2501\020-2569\40-design\AutoCAD\Exhibits\license agreement\Lot 3.dwg
 USER: bkunz
 DATE: May 06, 2022 9:25am
 XREFS: C:\XBASE_0202569 C:\PBASE_ISP_0202569 C:\PUTIL_0202569

MONUMENT SIGN - SIGN PROFILE VIEW



FRONT VIEW

SIDE VIEW

DWG: F:\2020\2501-3000\020-2569\40-design\AutoCAD\Exhibits\license agreement\License Agreement Lot 3.dwg
 DATE: May 06, 2022 9:25am XREFS: C_XBASE_0202569 C_PBASE_ISP_0202569 C_PBNBY_0202569 C_PUTIL_0202569
 USER: bkunz

PROJECT NO: 020-2569
 DRAWN BY: BK
 DATE: 05/03/2022

CITY OF AURORA
 COLORADO

EXHIBIT



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: September 2, 2022

RE: Notice of 2023 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (8.5%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.



October 15, 2022

Dear Client:

Our Firm prides itself on providing the highest level of service in the most efficient manner. In the current economic environment, we are facing increased costs in all areas of the business. In order to continue to provide consistent high-level service we have found it necessary to implement a rate increase.

In accordance with the Firm's fee engagement letter, this letter is to advise you that effective January 1, 2023, the hourly rates of selected attorneys and staff will be adjusted. Hourly rates will be as follows: Shareholders \$425 - \$550; Of Counsel \$380 - \$425; Associates \$275 - \$375; Paralegals and Directors \$225 - \$240; Law Clerks \$150; File Clerks \$30.

Commencing on January 1, 2023, we will begin charging most costs incurred on your behalf as an administrative fee equal to 1% of the legal fees charged in a given month. This fee includes such costs as long-distance telephone calls, research requiring a subscription database, in-office photocopies and faxes, ordinary postage, and messenger and delivery services, and includes a small overhead component. This fee may be adjusted with notice.

This fee is based on our historic experience, as well as client feedback, that invoices that itemize every photocopy, fax, and delivery charge are confusing. Any advances made on behalf of the client as well as major costs, such as major travel expenses, application/submittal/recording fees, election expenses, court costs, publication costs, express delivery, and conference calls and videoconferencing where a third-party provider is used, will be separately invoiced at our actual cost. If you have any questions or concerns about this change, please let us know.

We appreciate your continued trust and confidence in our Firm and look forward to representing your interests in 2023 and beyond.

Very truly yours,

McGEADY BECHER P.C.

A handwritten signature in blue ink that reads "Cheryl L. Matlosz". The signature is written in a cursive, flowing style.

Cheryl L. Matlosz
Firm Administrator