

THE PIONEER COMMUNITY AUTHORITY BOARD (“CAB”)

450 E. 17th Avenue, Suite 400

Denver, CO 80203-1214

Phone: 303-592-4380

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, March 17, 2025

TIME: 2:00 p.m.

LOCATION: 23670 County Road 22
Hudson, CO 80642

AND: **Via Zoom**
Join Zoom Meeting
<https://us02web.zoom.us/j/82343154392?pwd=xSLreEWaM48nERnaruNke2pdjNOB3a.1>

Meeting ID: 823 4315 4392

Passcode: 049469

Dial In: 1-346-248-7799

<u>Board of Directors</u>	<u>Office</u>	<u>District Appointed From</u>	<u>Term / Expiration</u>
Joel Farkas	President	Pioneer Regional MD, Keenesburg Parkway MD No. 1, Keenesburg Parkway MD No. 2 and Pioneer MD No. 6	May, 2025 / 2025
Toni Serra	Treasurer	Pioneer MD Nos. 2 and 4	May, 2027 / 2027
Barry Fehr	Assistant Secretary	Pioneer MD No. 5	May, 2025 / 2025
Juliet Farkas	Assistant Secretary	Pioneer Regional MD	May, 2025 / 2027
Elizabeth Farkas	Assistant Secretary	Pioneer Regional MD	May, 2025 / 2025
Lisa Jacoby	Secretary		Non-elected

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approve agenda; confirm location of meeting and posting of meeting notice.
- C. Public comment.

II. CONSENT AGENDA - These routine items will be approved or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approve the February 17, 2025, Regular Meeting Minutes (enclosure).
- B. Approve AzTec Consultants, Inc. Change Order No. 27 for Fruition Parkway Survey Services (enclosure).
- C. Approve AzTec Consultants, Inc. Change Order No. 28 for Keenesburg Parkway Survey Services (enclosure).
- D. Approve MuniCap, Inc. Agreement for Consulting Services for financial advisory services (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of claims for the period ending March 17, 2025, in the amount of \$49,791.66 (enclosure).
- B. Review and accept the Schedule of Cash Position for the period ending December 31, 2024, updated as of March 12, 2025, 2025 (enclosure).
- C. Review and consider acceptance of Cost Certification Report #66 prepared by Independent District Engineering Services, LLC (“IDES”) for the total verified costs of \$27,553.23 (enclosure).
 - 1. Authorize reimbursement under Project Fund Requisition Certificate No. 33, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amount of \$1,515.00 (enclosure).
- D. Discuss and consider adoption of a Resolution authorizing the issuance of the CAB’s Special Revenue Bonds, Series 2025 in the maximum principal amount of up to \$11,000,000 (the “**2025 Bonds**”), for the purpose of paying, reimbursing and financing certain public improvements, funding a deposit to the Reserve Fund, and paying certain costs incurred in connection with the issuance of the 2025 Bonds; and, in connection therewith, approving an Indenture of Trust to be entered into by the CAB with BOKF, NA, Denver, Colorado, as Trustee thereunder (the “**Trustee**”) with respect to the 2025 Bonds, a Capital Pledge Agreement by and among the CAB, the Trustee and Keenesburg Parkway Metropolitan District No. 2, a bond purchase agreement, and other related documents and instruments (collectively, the “**Financing Documents**”); authorizing the execution and delivery of the Financing Documents and performance by the CAB under the Financing Documents; approving, ratifying and confirming other actions; making determinations and findings as to other matters related to such financing; authorizing incidental action; and repealing prior inconsistent actions (enclosure).

1. Discuss and consider authorization of reimbursement under Project Fund Requisition No. 1 pursuant to the 2025 Bonds.

IV. LEGAL MATTERS / PROJECT MATTERS

- A. Discuss and consider formal Notice of Award and authorize issuance of Contract to PERENfra DIF JV (“PERENfra”) for Design, Build, Finance, Operate and Maintain (“DBFOM”) Integrated Project Delivery Method for Completion of Water and Sewer Infrastructure (Pioneer Village).
 1. Discuss and consider termination of Strategic Site Designs, LLC Services Agreement/Task Order(s).
- B. Discuss and consider request from Mr. R. Huwa for change in electric meter billing for Well 31594-FP.
- C. Discuss and consider approval of the Facilities Funding and Acquisition Agreement between the CAB and Fruition Keenesburg, LLC (enclosure).

V. OTHER BUSINESS

- A. Confirm a quorum for the April 21, 2025, Regular Board Meeting to be held at 2:00 p.m., via Zoom.

VI. ADJOURNMENT

The next regularly scheduled Board Meeting is scheduled for Monday, April 21, 2025, at 2:00 p.m., via Zoom Teleconference.