



**MINUTES OF THE BUDGET HEARING BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
HELD JUNE 8, 2021
AT 9:00 AM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Bradley Heights Metropolitan District Nos. 1, 2 and 3 were held on Tuesday, June 8, 2021 at 9:00 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and at the tele/videoconference platform of GoToMeeting link: <https://global.gotomeeting.com/join/530123597>.

Attendance

In attendance were Directors:

Randle Case II, President

Bryan Long, Vice President

Lindsay Case, Treasurer/Secretary - Excused

Robert Case, Assistant Secretary (by phone)

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (by phone)

Kevin Walker, WSDM, District Manager

Eric Smith, Interim District Engineer (by phone)

Kyle Thomas, D.A. Davidson (by phone)

David Neville, Kiemele Family Partnerships (by phone)

Ross Jagers, Redemption Hill Church (by phone)

Jim Byers, Challenger Homes (by phone)

Ray O'Sullivan, Bradley Ridge

Jane Fredman, Redemption Hill Church counsel (by phone)

Tony Gordon, Gordon Construction, Redemption Hill Church contractor (by phone)

Combined Meeting:

The Board of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order by President Case II at 9:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Case II indicated that a quorum of the Boards was present and stated that each Director has been qualified as an eligible elector of the Districts pursuant to Colorado law. The Directors confirmed their qualification. Mr. Allen advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Walker reported that disclosures for those directors with potential or existing conflicts of interest were filed with the

Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Allen inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Consider appointment Mr. Ray O'Sullivan to vacant Board positions for Bradley Heights Metropolitan Districts Nos 1, 2, and 3: Mr. Allen explained that due to publication timing, the Board will need to postpone the appointment for the next meeting.
4. Approval of Agenda: Director Robert Case moved to approve the Agenda as presented; seconded by Director Long. Motion passed unanimously.
5. Approval of the May 11, 2021 Meeting Minutes: Director Long noted a correction to the fees on 8.d., it should be \$2,999 single-family building permit fee, \$2,499 mid-density building permit fee, \$1,999 for high-density building permit fee. Mr. Neville noted the correct spelling for Kiemele. Director Robert Case moved to approve the May 11, 2021 Meeting Minutes as amended; seconded by Director Long. Motion passed unanimously.
6. Public Hearing to consider approval of 2021 Budget Amendment: Mr. Walker presented the 2021 Budget Amendment. President Case II opened the public hearing for the 2021 Budget Amendment. After no public comment, President Case II closed the public hearing. Director Robert Case moved to approve the 2021 Budget Amendment; seconded by Director Long. Motion passed unanimously.
7. District Manager Report: Mr. Walker presented the District Manager Report. He noted that he continues to work on the bond disclosure documents as well as regular management tasks.
8. President of the Board Report: President Case II presented the President of the Board Report. He noted that he met with the developer of the Airport's Peak Innovation Park twice in the last 45 days and there is a lot of exciting development going on at the airport. Southwest Airlines is running at 70% occupancy with 13 new flights and a proposed east coast direct flight to Baltimore. Director Robert Case joined the meeting in person.
9. Development Status Review
 - a. Redemption Hill Church – PILOT Update: Mr. Gordon reported they are waiting for Challenger's review. Redemption Hill Church has already received their comments back and they should fall in line with Challenger's comments. Mr. Allen discussed the PILOT update and noted he will be providing sample PILOT agreements to Ms. Fredman.
 - b. Challenger Homes: Mr. Byers reported they have received their comments back and are currently working through them. They have met with the District engineers to discuss coordination items. They would like to meet with Mr. Gordon and Redemption Hill Church soon to coordinate as well. President Case II noted there is a coordination meeting scheduled tomorrow with Mr. Smith.
 - c. Bradley Ridge: There was no additional discussion.
 - d. Traffic Engineering study: Mr. Gordon discussed reducing the entrance road from Marksheffel from a collector status to a local street. He noted it could reduce the burden on the Metro District and funds could be used for other things. Mr. Smith said he discussed the traffic study with the City and that road specifically, and they agree it makes sense to reduce it. President Case II noted they also discussed a potential signal at Bradley Ridge

and Marksheffel. Mr. Smith reported they are 2 to 3 weeks out from a preliminary study that will be distributed for review. Once reviewed, it will be submitted to the City. Mr. Smith confirmed he can complete a traffic study for Mr. O’Sullivan and Bradley Ridge as well. President Case II discussed the comment back on Challenger’s submittal regarding no cuts to Bradley Road until 2026, and noted the road is repaved but going west into the County, the road is in rough condition. He is waiting to hear back from Public Works to be sure they will not prevent work along Bradley. Mr. Smith clarified the comment does not mean they will prevent road cuts, but they will require degradation fees. President Case II discussed Widefield School District and reported they will be needing a 35-acre school site in the project.

10. Bond Matters

- a. Bond issuance – Status Report - DA Davidson: Mr. Thomas updated the Board on the bond issuance status and reported the closing is anticipated for July 21, 2021. Mr. Thomas confirmed the offering document draft will be distributed by the end of this week for review.

The Board discussed the Boy Scout parcel and Mr. Smith noted that full movement will be needed from Marksheffel as well as a right-in, right-out with two points of access.

11. Financial Matters

- a. Update on turnover: Mr. Walker reported the money is in the bank now and they are able to provide accounts receivable and accounts payable services. Mr. Walker explained developer loans to help with additional payments before the bonds close and certain expenses can be reimbursed when the bonds close.
- b. Financial Reports and Payables: Director Long moved to ratify and approve the payment of the Payables; seconded by Director Robert Case. Motion passed unanimously.

12. Other Business

- a. Next Regular Meeting Date: July 13, 2021, at 9:00 a.m.
- b. Mr. O’Sullivan asked if there are Civil Engineering Contractors bidding on the project. Mr. Smith replied that is a bit premature at this point and recommended developing designs further before getting pricing.

13. Adjourn: The Board adjourned the meeting at 9:46 a.m.

Respectfully Submitted,

By: Kristina Kulick for the Recording Secretary