

**BARNES CENTER METROPOLITAN DISTRICT**  
**SPECIAL MEETING OF THE BOARD**  
**HELD ON MARCH 5, 2021 AT 9:00 A.M.**

MEETING MINUTES

Attendees:

Tim Hadjis, Director  
Kevin Walker, Director  
Stephen Engel, Director  
Marcus McAskin, Michow Cox & McAskin, LLP, District Counsel  
John F. Olive  
Silvia Fejka  
K.C. Veio, Bond Counsel

1. Call to Order: The meeting was called to order by Director Walker at 9:02 a.m.
2. Declaration of Quorum/Director Qualifications: Director Walker confirmed a quorum of the Board was present and Director qualifications were properly filed.
3. Approval of Agenda: Mrs. Fejka noted that Agenda item 4 was unnecessary. Director Walker moved to approve the Agenda as amended; seconded by Director Hadjis. Motion passed unanimously.
4. Financial Matters
  - a. Update on bond issuance: Director Walker reported the documents were submitted to the City's Budget Committee a few weeks ago. The proposal was to issue \$1.2 Million worth of taxable bonds payable from property taxes. The projection that was made by Piper Sandler was to pay off the bonds based on the property tax at 20 mills to have them paid off in 30 years with an interest rate of about 5%. Director Walker noted the District's Service Plan requires that if the bonds issued are more than 10% of the assessed valuation in the District, they need 2/3 approval from City Council in order to issue bonds. Director Walker expressed confidence in getting City Council approval.
    - i. Schedule: Director Walker reported that the issue will be heard at City Council next Monday during their work session. If approved, it will move forward to their formal meeting on March 23, 2021.
    - ii. Document Review: Director Walker discussed document review and noted the Board will need to review and adopt the Bond Resolution. Mr. Veio discussed the preconditions to authorize the issuance of bonds. Director Walker noted they hope to have the issuance done by the end of April. Director Engel asked about the bonds being issued to the entity, P&B Investments. Mr. Veio confirmed that they can issue the bonds to any entity that the developer

designates. Mrs. Fejka noted the Developer Reimbursement Agreement and having the correct entity for that agreement, P&B Investments. The Board discussed the developer obligations in the Reimbursement Agreement that have been satisfied. Mrs. Fejka noted the language that talks about the Acquisition Resolution will need to be revised since the District will not be acquiring the infrastructure. The Board discussed the interest rate for the Reimbursement Agreement, and Mr. Veio recommended making it higher than the bond rate such as 8%, or at least 6.75%.

Director Walker reported he now has the legal description to modify the Director parcel and he will coordinate with Mrs. Fejka prior to the next meeting.

Mr. Olive reported on the status of the apartment closing and the target date is May 1<sup>st</sup>. He noted the owners of the hotel made their quarterly interest payment.

5. Public Comment: There was no public comment.
6. Other Business – Next Meeting: There was no discussion.
7. Adjourn: The meeting was adjourned at 9:31 a.m.

*Kevin Walker*

---

Kevin Walker, Secretary