

**PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NOS. 1-3**

JOINT SPECIAL MEETING  
5750 DTC Parkway, Suite 210  
Greenwood Village, CO 80111  
Thursday, March 5, 2015  
2:30 p.m.

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| Peter Cudlip, President              | Term to May 2018 |
| Steven Zezulak, Secretary/Treasurer  | Term to May 2016 |
| Bryan McFarland, Assistant Secretary | Term to May 2018 |
| Donald Provost, Assistant Secretary  | Term to May 2018 |
| Nicole Haselden, Assistant Secretary | Term to May 2016 |

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**AGENDA**

1. Call to Order
2. Declaration of Quorum
3. Director Qualifications / Conflicts of Interest / Reaffirmation of Disclosures
4. Approval of Agenda
5. Approval of Minutes from the February 2, 2015 Meeting (**enclosure**)
6. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
7. Legal Matters
  - a. Discuss and Consider Approval of Amended and Restated Public Finance Agreement by and among the Districts, Promenade Castle Rock, LLC, and the Town of Castle Rock (**enclosure**)
  - b. Discuss and Consider Approval of the Promenade at Castle Rock Development Agreement by and among the Districts, Promenade Castle Rock, LLC, and the Town of Castle Rock (**enclosure**)
  - c. Discuss and Consider Approval of Funding and Reimbursement Agreement (Capital and O&M) Between District No. 2 and Promenade Castle Rock, LLC (**enclosure**)
  - d. Discuss and Consider Approval of District Administrative Services Agreement Between District No. 2 and District Nos. 1 and 3 (**enclosure**)
  - e. Discuss and Consider Approval of Intergovernmental Agreement between District No. 2 and the Castle Pines Commercial Metropolitan District Nos. 1, 3 and 4 Regarding District Construction Administration (**enclosure**)
  - f. Discuss and Consider Approval of Purchase and Sale Agreement between District No. 2 and Grace Chapel Castle Rock for the Purchase of 1.52 Acres of Real Property (**enclosure**)
  - g. Discuss and Consider Approval of Reciprocal Easement and Maintenance Agreement between District No. 2 and Grace Chapel Castle Rock (**enclosure**)

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- h. Authorize Disclaimer of Interest Related to Petition in Condemnation of the Town of Castle Rock for the North Meadows Extension Project
- 8. Capital Improvement Matters
  - a. Discuss and Consider Approval of Agreement between District No. 2 and Galloway & Company, Inc. for Architectural Services (**enclosure**)
  - b. Discuss and Consider Approval of Agreement between District No. 2 and Ground Engineering Consultants, Inc. for Retaining Wall Design Engineering Services (**enclosure**)
  - c. Discuss and Consider Approval of Agreement between District No. 2 and Ground Engineering Consultants, Inc. for Materials Testing Services for Blocks 1 through 6 (**enclosure**)
  - d. Discuss and Consider Approval of Agreement between District No. 2 and Ground Engineering Consultants, Inc. for Materials Testing Services for Blocks 7 and 8 (**enclosure**)
  - e. Ratify Approval of District No. 2 Application for Block 7 Site Work Permit and GESG Permit (**enclosure**)
  - f. Review Statements of Qualification and Recommendation from District Construction Manager to Establish Contractor Shortlist for Project Overlot Grading (**enclosure**)
  - g. Discuss Status of Requests for Qualification for Remaining Project Trades
  - h. Discuss Status of Contract Negotiations and Notice to Proceed for Blocks 7 and 8 Contracts
  - i. Discuss District Acceptance of Improvements
  - j. Consider Approval of Addition of Builders' Risk / Course of Construction Coverage to District No. 2 Insurance Policy (**to be distributed**)
- 9. Financial Matters
  - a. Payables/Financial Statements (**to be distributed**)
  - b. Discuss Status of Bond Issuance
- 10. Other Business
  - a. Next Meeting Date (Bond Meeting)
- 11. Adjourn