

PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NOS. 1-3

SPECIAL MEETING

5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111
Wednesday, February 24, 2016
2:00 p.m.

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

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 November 30, 2015 Meeting
6. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
7. Legal Matters
 - a. Ratification of Quitclaim Deed between Promenade Castle Rock, LLC and District No. 2 for Tracts A, B and D (Promenade at Castle Rock Filing No. 1) and Tract B (Castle Pines Commercial Filing No. 12)
 - b. Ratification of Quitclaim Deed between Dwarf Blue, LLC and District No. 2 for Tract D1 (Promenade at Castle Rock Filing No. 1, Amendment No. 3)
 - c. Ratification of Agreement and Consent to First Amendment to Assignment of Project Agreements between Town of Castle Rock and District Nos. 1-3 (Construction Loans to Affiliates of Promenade Castle Rock, LLC)
 - d. Ratification of Amended and Restated Agreement and Consent to Assignment of Project Agreements between Town of Castle Rock and District Nos. 1-3 (Construction Loans to Individual Borrowers)
 - e. Consider Approval of Infrastructure Reimbursement Agreement between Ledges Promenade at Castle Rock, LLC and District No. 2
 - f. Consider Approval of Drainage Improvements Maintenance Easement Agreement between Dwarf Blue, LLC and District No. 2
 - g. Consider Approval of Site Development Agreement between Japanese Tree Lilac, LLC, Ledges Promenade at Castle Rock, LLC and District No. 2
 - h. Consider Adoption and Ratification for Resolution Regarding Approval of Eligible Costs and Authorization for Requisition No. 4

- i. Consider Adoption and Ratification for Resolution Regarding Approval of Eligible Costs and Authorization for Requisition No. 5
 - j. Consider Adoption and Ratification for Resolution Regarding Approval of Eligible Costs and Authorization for Requisition No. 6
 - k. Consider Adoption and Ratification for Resolution Regarding Approval of Eligible Costs and Authorization for Requisition No. 7
 - l. Map Updates
8. Capital Improvement Matters
- a. Consider and Ratify Authorization of Bid for the Spine Infrastructure and Factory Shops Improvements Contract and Consider Notice of Award (District No. 2)
 - i. Consider and Ratify Approval of Agreement between District No. 2 and W. L. Contractors Inc. for the Spine Infrastructure and Factory Shops Improvements Contract and Authorize Notice to Proceed
 - b. Discuss Status of District Construction
9. Financial Matters
- a. Payables/Financials
 - b. Consider Approval of Auditor Engagement Letter for 2015 Audit
10. Other Business
- a. Next Meeting Date – March 7, 2016 at 3:00 p.m.
11. Adjourn