

PUBLIC NOTICE OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF  
CCP METROPOLITAN DISTRICT NO. 3

NOTICE IS HEREBY GIVEN that the Board of Directors of the CCP Metropolitan District No. 3 ("Board") will meet in regular session on February 21, 2020, at 11:30 a.m., at the offices of McGeady Becher P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203, at which meeting it is anticipated that the Board of Directors of the District will make a final determination concerning the incurrence of additional general obligation indebtedness by adoption of a Resolution authorizing the borrowing by the District in the form of an additional loan from BBVA Mortgage Corporation f/k/a Compass Mortgage Corporation, in an amount not to exceed \$3,500,000, for a total loan principal amount not to exceed \$16,000,000; approving a First Amendment to Loan Agreement, a Promissory Note, a First Amendment to Capital Pledge Agreement, and such other documents, certificates and instruments in connection therewith; providing details concerning the loan amendment and funds appertaining thereto; ratifying acts previously taken concerning said loan amendment; repealing all resolutions in conflict therewith; and providing for other matters relating thereto.

The Board will also take up such other business as may be before the Board. The meeting is open to the public.

Pursuant to the provisions of the Supplemental Public Securities Act, one or more members of the Board may participate in this meeting and may vote on the foregoing matters through the use of a conference telephone or other telecommunications device.

This notice is given by order of the Board of Directors of the District.

CCP METROPOLITAN DISTRICT NO. 3

By: /s/ Cameron R. Bertron  
Secretary

Posted at one (1) public place within the District not less than 24-hours days prior to the meeting.

**CCP METROPOLITAN DISTRICT NO. 3**  
**8390 East Crescent Parkway, Suite 300**  
**Greenwood Village, Colorado 80111**  
**303.779.4525**

**REGULAR MEETING AGENDA**

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Board of Directors

Sarah A. Lavery	President	Term Expires: May 2022
Cameron R. Bertron	Secretary	Term Expires: May 2022
Don Stage	Treasurer	Term Expires: May 2022/2020
Judy Duran	Asst. Secretary	Term Expires: May 2020
Andrew Derickson	Asst. Secretary	Term Expires: May 2020

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DATE: Friday, February 21, 2019  
TIME: 11:30 a.m.  
PLACE: McGeady Becher P.C.  
450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203

1. Call to Order/Declaration of Quorum

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2. Present Disclosures of Potential Conflicts of Interest

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3. Approve Agenda, Confirm Location of Meeting, Posting of Meeting Notices and Designate 24-Hour Posting Location

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4. Public Comments

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5. **CONSENT AGENDA**

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

- A. Approval of Minutes from the November 15, 2019 Regular Meeting (enclosed)
  - B. Ratify engagement of D.A. Davidson & Co. for Investment Banking Services (enclosed)
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6. Financial Items

- A. Review and Consider Approval and/or Ratify Approval of the Payment of Claims (enclosed)
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- B. Review and Consider Acceptance of the Unaudited Financial Statements for the Period Ending December 30, 2019 and Cash Position (to be distributed)

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- C. Conduct Public Hearing to consider amending 2020 Budget and consider adoption of Resolution Amending 2020 Budget, if necessary

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- 7. Manager Items
  - A. Discuss status of District website

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  - B. Consider approval of Amended Management Agreement with CliftonLarsonAllen LLP (to be distributed)

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- 8. Attorney Items
  - A. Review and consider ratifying the engagement of North Slope Capital Advisors for External Financial Advisor Services (enclosed)

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  - B. Review and acknowledge the External Financial Advisor Certificate required under the District’s Service Plan (to be distributed)

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  - C. Status of compliance with Service Plan submittal requirements (enclosed)

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  - D. Review and consider approval of a Resolution of CCP Metropolitan District No. 3 (the “District”) authorizing the borrowing by the District in the form of an additional loan from BBVA Mortgage Corporation f/k/a Compass Mortgage Corporation, in an amount not to exceed \$3,500,000, for a total loan principal amount not to exceed \$16,000,000; approving a First Amendment to Loan Agreement, Promissory Note, a First Amendment to Capital Pledge Agreement, Post-Issuance Tax Compliance Procedures And Other Documents in connection therewith; providing details concerning the Loan Amendment and funds appertaining thereto; ratifying acts previously taken concerning said Loan Amendment; repealing all resolutions in conflict herewith; and providing for other matters relating thereto (to be distributed)

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- E. Review and consider approval of Requisition No. 1 for disbursement of Loan Proceeds to Globeville I, LLC in the amount of \$\_\_\_\_\_ for reimbursement of amounts advanced under that certain Facilities Funding and Acquisition Agreement between the District and Globeville I, LLC dated January 29, 2015 with an effective date of January 21, 2015 (to be distributed)
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9. Operations and Maintenance Items

- A. Discuss parking policy and consider adoption of Resolution No. 2020-02-\_\_\_ Adopting Parking Policy for District Parking Areas
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- B. Rescind approval of Change Order No. 2 to Service Agreement for Contract Oversight with CBRE Group, Inc
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- C. Discuss status of litigation with Lightning Mobile Wash, Inc. d/b/a Lightning Mobile Inc. and consider approval of: [**Adjourn into Executive Session, if necessary**]

- i. Full and Final Mutual Release and Settlement Agreement
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- ii. Agreement for Design and Construction Services related to design and installation of improvements on Lightning Mobile and District Property
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10. Other Matters

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11. Adjournment

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**Next Meeting Scheduled for March 20, 2020 at 11:30 a.m. at the Offices of McGeady Becher P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, CO 80203**