

INDY OAK TOD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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<https://indyoaktodmd.colorado.gov/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Jonnye Phifer	President	2027/May 2027
Hunter Thompson	Treasurer	2027/May 2027
Nicholas Coy	Asst. Secretary	2025/May 2025
Aaron Anderson	Asst. Secretary	
Eric Knorr	Asst. Secretary	2025/May 2025
Peggy Ripko	Secretary	

DATE: May 22, 2023

TIME: 6:00 P.M. LOCATION: VIA ZOOM

Please email Peggy Ripko if there are any issues (pripko@sdmsi.com)

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Call-In: 1-253-215-8782

Meeting ID: 862 6755 0643

Passcode: 987572

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest and confirm quorum.
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- B. Approve Agenda, confirm location of the meeting, and posting of meeting notice.
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- C. Review and consider approval of Minutes from the April 25, 2023 Special Meeting (enclosure).
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- D. Discuss results of May 2, 2023 Regular Election (enclosure).
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E. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. Secretary _____
Asst. Secretary _____
Asst. Secretary _____

II. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District that are otherwise not listed on the agenda as public hearings. Comments will be limited to three (3) minutes per person.

III. FINANCIAL MATTERS

A. Discuss matters related to potentially refinancing the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2020A, in the amount of \$3,220,000, and Subordinate General Obligation Limited Tax Bonds, Series 2020B, in the amount of \$736,000 (collectively, the “2020 Bonds”) with a General Obligation Refunding Loan (Taxable Converting to Unlimited Tax) (the “2023 Loan”).

1. Review responses/proposals for the Potential 2023 Refinancing.
 2. Discuss Public Comment regarding the Potential 2023 Refinancing.
 3. Discuss and consider approval of a term sheet for the Potential 2023 Refinancing.
 4. Discuss and consider appointing a Loan Committee related to the Potential 2023 Refinancing.
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5. Discuss and consider authorizing the Loan Committee to work with staff to obtain proposals for the engagement of various consultants for the Potential 2023 Refinancing, including, without limitation, an underwriter/placement agent, bond/loan counsel and an external financial advisor.
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- B. Approve/ratify approval of the payment of claims for the period ending _____ in the amount of \$_____ (to be distributed).
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- C. Review unaudited financial statements for the period ending _____ (to be distributed).
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- D. Discuss draft of 2022 Audit (enclosure).
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IV. OPERATIONS AND MAINTENANCE MATTERS

- A. Landscaping Matters.
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1. Oak Street Update.
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2. Pearson Grove Update.
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3. Ratify approval of Change Order No. 1 under Service Agreement for Landscape Maintenance with Environmental Designs, Inc., for mulch refreshment and tree staking (enclosure).
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- B. Parking Committee Update.
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1. Discuss status of the two motorcycle parking spaces at the Oak Street Townhomes in front of the property located 1098 Oak Circle.
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2. Discuss Oak Circle parking matters.
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- C. Discuss sidewalk conditions
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V. LEGAL MATTERS

- A. Discuss status of Intergovernmental Agreement for Oak Street Trail Connection Costs between the City of Lakewood and the District.
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- B. Discuss status of Letter Agreement with Century at Oak Street, LLC regarding conditional acceptance of Tracts A and B Oak Street Subdivision Filing No. 1 for Motorcycle Parking.
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VI. COVENANT ENFORCEMENT/DESIGN REVIEW

- A. Community Manage Update – Violation Report.
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VII. OTHER MATTERS

- A. _____
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VIII **ADJOURNMENT THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 21, 2023.**