SECOND CREEK FARM METROPOLITAN DISTRICT NOS. 1, 3 AND 4  
**450 E. 17th Avenue, Suite 400  
Denver, Colorado 80203   
Phone: 303-592-4380**[**https://secondcreekfarmmd.colorado.gov/**](https://secondcreekfarmmd.colorado.gov/)

NOTICE OF A SPECIAL MEETING AND AGENDA

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Board of Directors** | **Office** | **District No. 1**  **Term Expires** | **District No. 3**  **Term Expires** | **District No. 4**  **Term Expires** |
| Joel H. Farkas | President | May 2027 | May 2027 | May 2027 |
| Toni Serra | Treasurer | May 2025 | May 2027 | May 2027 |
| Jean Gold (only District Nos. 1 and 3) | Assistant Secretary | May 2027 | May 2025 | May 2025 |
| Davinder Sandhu (only District No. 4) | Assistant Secretary | May 2025 | May 2025 | May 2025 |
| Vacancy (District Nos. 1, 3 and 4) |  | May 2025 | May 2025 | May 2025 |
| Vacancy (District Nos. 1, 3 and 4) |  | May 2025 | May 2025 | May 2025 |
| Jennifer S. Henry | Secretary |  |  |  |

DATE: October 21, 2024

TIME: 1:00 P.M.

LOCATION: ZOOM

THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS:

**Join Zoom Meeting**

[**https://us02web.zoom.us/j/83161056808?pwd=2ux5CbrLrzV6b76Ys06cyYbUDyd294.1**](https://us02web.zoom.us/j/83161056808?pwd=2ux5CbrLrzV6b76Ys06cyYbUDyd294.1)

**Dial In: 1-719-359-4580**

**Meeting ID: 831 6105 6808**

**Passcode: 693611**

# ADMINISTRATIVE MATTERS

## Confirm quorum and Present Disclosures of Potential Conflicts of Interest.

## Approve Agenda, confirm location of the meeting and posting of meeting notice.

## 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.

# 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 items will be removed from the Consent Agenda and considered in the Regular Agenda.

## **District Nos. 1 and 3** – approval of Amended April 14, 2020 Special Meeting Minutes (enclosures).

## Approval of July 22, 2024 Regular Meeting Minutes (enclosures).

## Rescind approval of Amendment to Facilities Funding, Construction and Operations Agreement among Second Creek Farm Metropolitan District Nos. 1, 3 and 4 previously approved on April 26, 2021.

## **District No. 4** - approval of Termination of Facilities Funding, Construction and Operations Agreement by and among Second Creek Farm Metropolitan District Nos, 1, 2, 3 and 4, as to Second Creek Farm Metropolitan District No. 2.

# FINANCIAL MATTERS

## **District No. 1** - Review and ratify / approve the payment of claims (to be distributed).

## Discuss balance on District No. 4’s Series 2021A Bonds, consider adoption of Joint Resolution of Second Creek Farm Metropolitan District No. 1, No. 3 and No. 4 (the “Districts”) Regarding Allocations and Acceptance of Project Costs Pursuant to the Cost Sharing Intergovernmental Agreement among the Districts, as amended, and Facilities Funding and Acquisition Agreement (the “Third Draw Resolution”), authorize execution of District No. 4 Third Draw Request related to same and authorize necessary actions in connection therewith (enclosure).

## **District No. 1** – Discuss Developer Draw Down Cash Flow Bonds, Series 2024.

### Discuss and consider the engagement of Kutak Rock LLP as Bond Counsel (enclosure).

### Discuss and consider the engagement of Piper Sandler & Co. as Placement Agent.

### Discuss and consider the engagement of MuniCap, Inc. for External Financial Advisory Services.

### Discuss and consider the engagement of CliftonLarsonAllen LLP for Financial Forecast.

### Discuss and consider the engagement of King & Associates, Inc. for Market Study.

## **District No. 4** – Discuss Senior Cash Flow Bonds, Series 2024.

### Discuss and consider the engagement of Kutak Rock LLP as Bond Counsel (enclosure).

### Discuss and consider the engagement of Piper Sandler & Co. as District Underwriter.

### Discuss and consider the engagement of CliftonLarsonAllen LLP for Financial Forecast.

### Discuss and consider the engagement of King & Associates, Inc. for Market Study.

# LEGAL MATERS

## **District No. 4** - Discuss and consider approval of Facilities Funding and Acquisition Agreement between Second Creek Farm Metropolitan District No. 4 and 96th and Tower Road, LLC.

## **District Nos. 1 and 3** – Review and consider approval of Termination of Agreement Regarding Payment Obligations by and among Second Creek Farm Metropolitan District Nos. 1 and 3, Second Creek Holdings, LLC, and LGI Homes – Colorado, LLC.

## **District Nos. 1 and 3** – Review and consider approval of Termination of South Half of 88th Avenue Facilities Funding and Acquisition Agreement by and among Second Creek Farm Metropolitan District Nos. 1 and 3 and LGI Homes – Colorado, LLC.

# OTHER BUSINESS

## **District No**. **4** - confirm quorum for November 11, 2024 Regular Board Meeting / 2025 Budget Hearing at 3:00 p.m.

## **District Nos. 1 and 3** – confirm quorum for November 25, 2024 Statutory Annual Meeting and Regular Board Meeting / 2025 Budget Hearing at 2:00 p.m.

ADJOURNMENT

**The next regular meetings are scheduled via conference call as follows:**

**November 11, 2024 at 3:00 p.m. - District No. 4**

**November 25, 2024 at 2:00 p.m. - District Nos. 1 and 3.**