

**NOTICE OF SPECIAL MEETING AND
NOTICE OF FINAL DETERMINATION TO ISSUE INDEBTEDNESS
REAGAN RANCH METROPOLITAN DISTRICT NOS. 1-4**

NOTICE IS HEREBY GIVEN that the Boards of Directors of the REAGAN RANCH METROPOLITAN DISTRICT NOS. 1-4 (collectively, the “Boards”) of the City of Colorado Springs, El Paso County, Colorado, will hold a special meeting at 3:00 p.m. on Tuesday, January 7, 2025, to be held via telephonic and videoconference means as well as in person at 90 S. Cascade Avenue, Suite 1500, Colorado Springs, Colorado 80903. Members of the public are encouraged to participate by teleconference as outlined below.

You can access the meeting via telephone by dialing 669-254-5252 and entering the following Phone Conference ID: 160 554 0297; Passcode: 114294.

You can access the meeting via Zoom by using the link below:

<https://spencerfane.zoomgov.com/j/1605540297?pwd=ZVAhlasEyDvfm8zr7GtBeCmVtQzU3s.1>

At such meeting, it is anticipated that the Reagan Ranch Metropolitan District No. 1 (“District No. 1”) will make a final determination to issue general obligation indebtedness. Specifically, the District No. 1 Board of Directors will consider the adoption of a resolution authorizing the issuance of Limited Tax General Obligation and Special Revenue Bonds, Series 2025, in a maximum aggregate principal amount not to exceed \$40,000,000 (the “Bonds”). Proceeds from the sale of the Bonds are expected to be used to (a) finance or reimburse a portion of the costs of acquiring, constructing, and/or installing certain public infrastructure related to the development; (b) fund a deposit to the Reserve Fund; (c) fund a deposit to the Interest Account of the Bond Fund; and (d) to pay the costs of issuing the Bonds. The Boards of Directors of Reagan Ranch Metropolitan District No. 2 (“District No. 2”) and Reagan Ranch Metropolitan District No. 4 (“District No. 4”) will also consider approval of a Capital Pledge Agreement whereby District Nos. 2 & 4 will each agree, among other things, to impose a mill levy and pledge the proceeds thereof to the payment of debt service on the Bonds. The Boards of Directors of District Nos. 2 & 4 will also consider such other matters as may be necessary or appropriate in connection with the issuance of the Bonds by District No. 1 and for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting, and for the purpose of conducting such other business as may properly come before the Boards. Pursuant to the Supplemental Public Securities Act, no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the authorization or issuance of such bonds may be commenced more than thirty days after the authorization of the Bonds pursuant to the aforementioned resolution.

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

The meeting is open to the public.

BY ORDER OF THE BOARDS OF DIRECTORS:
REAGAN RANCH METROPOLITAN DISTRICT NOS.
1-4
By: /s/ Danny Mientka, President

Posted in one public place within the Districts not less than 24 hours prior to the meeting.

AGENDA

REAGAN RANCH METROPOLITAN DISTRICT NOS. 1-4
90 S. Cascade Avenue, Suite 1500
Colorado Springs, Colorado 80903
www.reaganranchmds.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: January 7, 2025

TIME: 3:00 p.m.

LOCATION: Via Zoom and In Person at 90 S. Cascade Avenue, Suite 1500, Colorado Springs, Colorado

ACCESS: To attend via Zoom Videoconference, use the below link:

<https://spencerfane.zoomgov.com/j/1605540297?pwd=ZVAhlasEyDvfm8zr7GtBeCmVtQzU3s.1>

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<u>Boards of Directors</u>	<u>Office</u>	<u>Term</u>
Danny Mientka	President	(2023-2027)
Rebecca Mientka	Vice President/Assistant Secretary	(2022-2025)
Melissa Harrison	Treasurer	(2022-2025)
Deirdre Aden-Smith	Secretary	(2023-2027)
Kelly Nelson	Assistant Secretary	(2023-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment
5. Consider for Approval Minutes of the Meeting held November 18, 2024
6. Financial Matters
 - A. Ratify previous Claims
 - B. Accept Financial Statements
7. Bond Items (Reagan Ranch Metropolitan District No. 1 unless otherwise indicated)
 - A. Consider for approval the Limited Tax General Obligation and Special Revenue Bonds, Series 2025 (the "Bonds") in a maximum aggregate principal amount not to exceed \$40,000,000

- B. Discussion and possible action of Reagan Ranch Metropolitan District No. 1 to make a final determination to issue indebtedness through the issue of the Bonds by the Adoption of a Parameters Resolution and other documents and to approve the Capital Pledge Agreements
 - C. Discussion and possible action of Reagan Ranch Metropolitan District No. 2 to make a final determination to approve the Capital Pledge Agreement and to approve the Resolution Concerning the Approval of a Capital Pledge Agreement
 - D. Discussion and possible action of Reagan Ranch Metropolitan District No. 4 to make a final determination to approve the Capital Pledge Agreement and to approve the Resolution Concerning the Approval of a Capital Pledge Agreement
 - E. Such other matters as may be necessary or appropriate in connection with the bond issuance
 - F. Identify and authorize a District Representative to approve and execute documents and other items related to the proposed issuance of Bonds
 - G. Consider for approval the proposed Post Issuance Tax Compliance Policy related to the proposed bond issuance and identify a responsible person
 - H. Consider for Approval CliftonLarsonAllen LLP Engagement Letter Pertaining to Preparation of Financial Forecast
 - I. Consider for Approval PIF Covenant (Reagan Ranch Metropolitan District No. 2)
 - J. Consider for Approval PIF Collection Agreement between Reagan Ranch Metropolitan District No. 2 and CliftonLarsonAllen LLP
8. Inclusion Hearings
- A. Public Hearing on Petition to Include Property
 - i. Review and Consider Approval of the Resolution to Approve Petition for Inclusion
9. Attorney Items
- A. Consider for Approval Fee Resolution Amendment (Reagan Ranch Metropolitan District No. 4)
10. Director Items
11. Other Business
12. Executive Session - pursuant to Colorado Open Meeting Law C.R.S. § 24-6-402(4)(b) to consult with or receive advice from attorney regarding specific legal items, as necessary
13. Continuation/Adjournment

Dated: January 2, 2025