

JONES DISTRICT COMMUNITY AUTHORITY BOARD ("CAB")

8390 E. Crescent Pkwy., Ste. 300
Greenwood Village, CO 80111
Phone: 303-779-5710
www.JonesMetroDistricts.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: December 17, 2024
TIME: 3:00 p.m.
LOCATION: Via Microsoft Teams
ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWJjYWJjOWQtMGVmNy00MGQzLTkxMmItOTUxYzg4ZDAzYTlj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 294 858 545#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Cary Wicker , appointed by Jones MDs 1-5	President	May 2025
Andrea Ferber , appointed by Jones MD1	Vice President	May 2025
Jason Mitchell , appointed by Jones MD1	Treasurer	May 2027
James Priestley , appointed by Jones MD1	Assistant Secretary	May 2027
Whitney Skylar , appointed by Jones MD1	Assistant Secretary	May 2027
Denise Denslow	Secretary to the Board	Non-elected position

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting.
- D. Review and consider approval of Minutes from the November 12, 2024 Special Meeting and November 12, 2024 Joint Annual Meeting (enclosures).

II. FINANCIAL MATTERS

III. CAPITAL PROJECTS MATTERS

- A. Discuss and consider approval of real estate appraiser to determine fair market value for Lot 1, Block 3, Jones District Filing No. 1 ("**Parcel 11**").

- B. Discuss and consider approval of Real Estate Purchase Agreement between the CAB and The Jones District, L.L.C. for the conveyance of Parcel 11 from The Jones District, L.L.C. to the CAB for green space.
- C. Discuss process for amending the Regulating Plan and/or Development Agreement between The Jones District, L.L.C. and the City of Centennial; Consider authorizing or approving all necessary CAB actions related thereto.
- D. Discuss process and timing related to delivery of green space by the CAB on Parcel 11.
- E. Discuss potential CAB actions related to providing construction step-in rights regarding the delivery of green space on Parcel 11 within the time limitations set forth in the amended Regulating Plan and/or Development Agreement to a multi-family builder for “Parcel 9” (Lot 2, Block 2, Jones District Filing No. 1); and “Parcel 4”/“Parcel 5”(Lot 4, Block 1, Jones District No. 1) (collectively, the “**Multi-Family Parcels**”) in the Purchase and Sale Agreements between The Jones District, L.L.C. and the multi-family builder.
- F. Discuss process and timing related to inclusion of the Multi-Family Parcels into one of the Jones Metropolitan District Nos. 1-5.
- G. Consider appointing a Green Space Committee and authorizing the Green Space Committee to make decisions related to the green space project.

IV. LEGAL MATTERS

V. MANAGER MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular meeting is scheduled for January 23, 2025.