

CENTERRA SOUTH METROPOLITAN DISTRICT NOS. 1 – 3

NOTICE PURSUANT TO § 32-1-903(3), C.R.S., the Board of Directors of **CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1** intends to make a final determination to issue general obligation debt, and in connection therewith, adopt an authorizing resolution approving the form of financing documents including an Indenture of Trust regarding District No. 1's Special Revenue Improvement Bonds, Senior Series 2026A and Special Revenue Improvement Bonds, Subordinate Series 2026B, Capital Pledge Agreement (with District No. 2), Custodial Agreement, Continuing Disclosure Agreement, Bond Purchase Agreement, Preliminary Limited Offering Memorandum, Limited Offering Memorandum and all other financing documents related to the issuance of the Series 2026 Bonds.

NOTICE PURSUANT TO § 32-1-903(3), C.R.S., the Board of Directors of **CENTERRA SOUTH METROPOLITAN DISTRICT NO. 2** intend to make a final determination to issue general obligation debt, and in connection therewith, adopt a resolution approving the form of financing documents including a Capital Pledge Agreement with District No. 1, and approving such other documents as required in connection with the issuance of District No. 1's Special Revenue Improvement Bonds, Senior Series 2026A and Special Revenue Improvement Bonds, Subordinate Series 2026B.

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kyle Harris	President & Chairperson	May 2027
Amanda Steinle	Vice President	May 2027
Rishi Loona	Treasurer	May 2029
Sam Voelz	Secretary	May 2029
Ashley Keyes	Asst. Secretary	May 2029

Date: January 13, 2026 (Thursday)

Time: 11:00 A.M.

Place: MS TEAMS & Teleconference

[Join the meeting now](#)

Meeting ID: 235 808 114 078 88; Passcode: o5Aa9ru3

+1 720-721-3140,,644046041#; Phone conference ID: 644 046 041#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – December 4, 2025, Regular Meeting.
- B. Ratification of Contract Modifications.
 - 1. Work Order 2025-01 with Centerra South Metropolitan District No.1 and RVi.
 - 2. Work Order 2025-01 with Centerra South Metropolitan District No.1 and Architects Orange, LLP DBA AO.
- C. Ratification of Payment of Claims.
- D. Ratification of the engagement letter with Taft as bond and special counsel in connection with the issuance of bonds by Centerra South Metropolitan District No. 1.
- E. Ratification of the engagement letter with Kutak Rock LLP as bond counsel in connection with the issuance of bonds by Centerra South Metropolitan District No. 1.
- F. Ratification of the engagement letter with Sherman & Howard as underwriter’s counsel to Wells Fargo Securities, LLC in connection with the issuance of bonds by Centerra South Metropolitan District Nos. 1–3.
- G. Ratification of the engagement letter with Piper Sandler & Co. as financial services provider in connection with the planned issuance of the Centerra South Metropolitan District No. 1 2026 bonds.
- H. Ratification of the engagement letter with Causey Public Finance, LLC for preparation of a financial forecast in connection with the proposed issuance of Special Revenue Improvement Bonds by Centerra South Metropolitan District No. 1.

III. LEGAL ITEMS

- A. District No. 1: Consideration and approval of A Resolution Authorizing The Issuance Of Special Revenue Improvement Bonds, Senior Series 2026a And Special Revenue Improvement Bonds, Subordinate Series 2026b By Centerra South Metropolitan District No. 1 For The Purpose Of Paying The Costs Of (I) Funding Various Public Improvements, (Ii) Funding A Reserve Fund, (Iii) Funding Capitalized Interest And (Iv) Paying The Costs Of Issuance Of The Bonds; Authorizing The Execution Of An Indenture Of Trust And That All Actions Be Taken In Connection With The Issuance Of The Bonds; And Approving Other Documents Related To The Financing And To Security For Payment Of The Bonds.
- B. District No. 2: Consideration and Approval of a Resolution approving the form of financing documents including a Capital Pledge Agreement with District No. 1 and approving such other documents as required in connection with the issuance of District No. 1’s Special Revenue Improvement Bonds, Senior Series 2026A and Special Revenue Improvement Bonds, Subordinate Series 2026B.
- C. Consideration and Approval of Agreement for PIF Collection among the City of Loveland, Colorado, District No. 1 and Centerra South Development, Inc.
- D. Consideration and Approval of District No. 1 Acceptance of Assignment of PIF Revenues.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. Budget Approval and Contracting.
 - 1. Parking Garage.
 - a) Consider Ratification of the Pre-Construction Agreement with Centerra South Metropolitan District No.1 and Shaw Construction for services during the planning and design phases of the Parking Garage project to facilitate

development of Project plans and specifications with the goal of keeping the budgeted amount for the Project within five percent (5%) of the bid proposal submitted by Contractor.

V. FINANCIAL ITEMS

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT

*****The next Regular Meeting is scheduled for February 5, 2026*****