

**STC METROPOLITAN DISTRICT NO. 2**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032  
<https://stcmd1-3.colorado.gov>

**NOTICE OF SPECIAL MEETING AND AGENDA**

| <b><u>Board of Directors:</u></b> | <b><u>Office:</u></b> | <b><u>Term/Expires:</u></b> |
|-----------------------------------|-----------------------|-----------------------------|
| James A. Brzostowicz              | President             | 2027/May 2027               |
| Terry Willis                      | Treasurer             | 2027/May 2027               |
| VACANT                            |                       | 2027/May 2025               |
| VACANT                            |                       | 2025/May 2025               |
| VACANT                            |                       | 2025/May 2025               |
| Peggy Ripko                       | Secretary             |                             |

DATE: Wednesday, March 19, 2025

TIME: 8:00 A.M.

LOCATION: Special District Management Services, Inc.  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898

and

Zoom Meeting: The meeting can be joined through the directions below:

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

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

Phone Number: 1 (719) 359-4580

Meeting ID: 862 6755 0643

Passcode: 987572

**I. PUBLIC COMMENTS**

- A. 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 per person.
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**II. ADMINISTRATIVE MATTERS**

- A. Call to Order/Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda; confirm location of the meeting and posting of meeting notice.
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III. FINANCIAL MATTERS

- A.
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IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution authorizing the STC Metropolitan District No. 2 (the “District”) to issue general obligation and special revenue indebtedness in the combined aggregate principal amount not to exceed \$166,000,000 consisting of its (i) Limited Tax General Obligation and Special Revenue Refunding First Lien Bonds, Series 2025A-1; (ii) Limited Tax General Obligation and Special Revenue Refunding Second Lien Bonds, Series 2025A-2; and (iii) Subordinate Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2025B (collectively, the “2025 Bonds”) for the purpose of refunding all of the outstanding District’s (A) Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, (B) Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2019B(3) and (C) Junior Limited Tax General Obligation Bond, Series 2020C (collectively, the “Refunded Bonds”), financing or reimbursing the costs of certain public infrastructure; and approving and authorizing the related Indentures of Trust each between the District and UMB Bank, n.a., as trustee, Preliminary Limited Offering Memorandum, final Limited Offering Memorandum, Second Amended and Restated Capital Pledge Agreement by and between STC Metropolitan District No. 1, the District, STC Metropolitan District No. 3, and UMB Bank, n.a., the Continuing Disclosure Agreement, the Bond Purchase Agreement between the District and D.A. Davidson & Co. and the execution of certain other documents and taking of certain other actions relating to the 2025 Bonds and refunding of the Refunded Bonds (enclosures).
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- B. Review and consider adoption of Resolution authorizing the First Supplemental Indenture of Trust (Junior) and Second Supplemental Indenture of Trust (Junior), each between the District and UMB Bank, n.a., as trustee, and amendments to the related Series 2020C Bond and Series 2020D Bond; confirming and continuing the authorization of a resolution dated November 4, 2020 concerning the issuance of the District’s Junior Limited Tax General Obligation Bond, Series 2020C and Taxable Junior Limited Tax General Obligation Bond, Series 2020D; authorizing an increase of the principal amount of the Series 2020D Bond (to be made in one or more advances thereunder); and authorizing taking certain other actions by the District in connection therewith (enclosures).
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V. LANDSCAPING MATTERS

A. \_\_\_\_\_

VI. OPERATIONS AND MAINTENANCE

A. Review and consider approval of a proposal from Colorado Facility Management, LLC for the 2025 Water Fountain Operation (enclosure).  
\_\_\_\_\_

B. Review and consider approval of a proposal from Property Solutions Team LLC for fire lane painting on Canary Ln. (enclosure).  
\_\_\_\_\_

C. Review and consider approval of a proposal from Property Solutions Team LLC for Sign Stabilization and Replacement (enclosure).  
\_\_\_\_\_

D. Review and consider approval of a proposal from Property Solutions Team LLC for Curb Replacement & Gutter Damaged (enclosure).  
\_\_\_\_\_

E. Review and consider approval of Trash Cans for the Parking Garage (enclosure).  
\_\_\_\_\_

VII. CAPITAL PROJECTS

A. \_\_\_\_\_

VIII. DEVELOPER UPDATE

A. Status of Development.  
\_\_\_\_\_

B. Status of any Necessary Inclusions.  
\_\_\_\_\_

C. Status of Conveyances.  
\_\_\_\_\_

IX. OTHER MATTERS

A. \_\_\_\_\_

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 5, 2025.**