



BENT GRASS METROPOLITAN DISTRICT

Regular Board Meeting
Tuesday, February 11, 2025– 10:30 AM
119 North Wahsatch Ave
Colorado Springs, CO 80903,
or

Please join my meeting from your computer, tablet or smartphone.

<https://video.cloudoffice.avaya.com/join/425501245>

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United States: +1 (213) 463-4500

Access Code: 425-501-245

Board of Director	Title	Term
Randle W Case II	President	May 2025
Bryan T Long	Vice-President/ Secretary	May 2027
Stephanie Pierce	Treasurer	May 2025
Lena Gail Case	Director	May 2025
Erin Ganaway	Director	May 2027

AGENDA

1. Call to Order/Introductions
2. Approval of Agenda
3. Approval of the Minutes from Board Meeting on January 22, 2025 (see attached)
4. Public Comment (For items not on the Agenda)
5. Board President Report
6. Management Report
7. Legal Matters
 - a. Legal Counsel Review
 - b. HB 24-1267 and Impartial Decision Makers
8. Development Updates
9. Financial Report
 - a. Consider approval of unaudited Financial statements dated January 31, 2025 (under separate cover)
 - b. Ratify approval of payables through February 11, 2025 (under separate cover)
10. Old Business
 - a. Community Meeting/FAQ
 - b. Review 2025 Landscape Contract Bids (under separate cover)
 - c. Reimbursements Review Continued
 - d. D.A. Davidson Bond Refinance Discussion
11. New Business

12. Confirm and Set Next Meeting
 - a. Scheduled for March 4, 2025 at 10:30 AM
13. Adjournment





**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD JANUARY 22, 2025, AT 1:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Wednesday, January 22, 2025, at 1:00 p.m., via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President/Secretary
Stephanie Pierce, Treasurer
Lena Gail Case, Director, excused
Erin Ganaway, Director, excused

Also in attendance were:

Rebecca Harris, WSDM
Adam Noel, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie
Laci Knowles, DA Davidson, Managing Director of Development Finance Group

1. Call to Order/Introductions: President Case II called the meeting to order at 1:05 p.m. and confirmed a quorum was present.
2. Approval of Agenda: Mr. Noel recommended to move the new business item after the approval of the Agenda. After discussion, Director Long moved to approve the agenda as amended; seconded by Director Pierce. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on January 7, 2025: After review, Director Pierce moved to approve Minutes from the board meeting on January 7, 2025 as presented; seconded by Director Long. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Financial Report:
 - a. Ratify approval of payables through January 22, 2025: After review, Director Pierce moved to approve the payables through January 22, 2025 as presented; seconded by Director Long. Motion passed unanimously.
6. New Business:
 - a. Bond Refinancing- Presentation/Discussion with Laci Knowles: Ms. Knowles advised of the possibility of a bi-annual reassessment increase which meant the District was in an advantageous position to refinance the bonds, and she noted the current bond would be callable in June. Ms. Knowles also advised that the District could either refund or refinance the bond on a tax-exempt net basis in March. The Board discussed some possible goals regarding the refinancing including storm water reimbursements, existing bonds and raising additional funds for public infrastructure projects.

Ms. Knowles gave a report regarding the status of the outstanding bonds and provided details about current interest rates. President Case II agreed to give Ms. Knowles a draft of the commercial development schedule. Discussion was had regarding the process and length of time involving refinancing a bond, and Ms. Knowles highlighted the refinancing of the bond could be issued as early as May. Director Peirce motioned to move forward with fast tracking the closing on refinancing the bond; seconded by Director Long. Motion passed unanimously.

Ms. Harris provided an update on the process of getting the FAQ page set up on the website. Ms. Harris agreed to send the Board the draft of the FAQ page and that it would be posted to the website with a date with the page was updated. The Board decided at Ms. Harris's recommendation that the annual Town Hall meeting be combined with the Community meeting on February 6th.

7. Confirm and Set Next Meeting:
 - a. Scheduled for February 11, 2025 at 10:30 AM.
8. Adjournment: Meeting was adjourned at 1:52 p.m.