

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

NOTICE AND AGENDA OF REGULAR MEETING

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
John Strider	President	May 2025
Christa Stonehocker	Vice President	May 2027
Vacant	Secretary	May 2027
Jeffrey Schum	Assistant Secretary	May 2025
Brittany Watkins	Treasurer	May 2025

Date: April 23, 2024 (Tuesday)

Time: 5:00 P.M.

Place: ZOOM & Teleconference

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86560099270?pwd=RU1aem13S05PaHEveVpVb3hGOFJsdz09>

Webinar ID: 865 6009 9270; Passcode: 005552

Telephone: 1 669 444 9171; OR 1 719 359 4580 US

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1 – 2)**
- D. Consider Appointment to fill Board Vacancy.
 - a. Election of Officers.
- E. Public Comment. (Limited to 3-Minutes Per Person).
- F. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – February 27, 2023, Regular Meeting. **(Pages 3 – 6)**
- B. Ratification of Payment of Claims. **(Page 7)**

III. DISTRICT MANAGER ITEMS

- A. District Manager’s Report. (Informational Enclosure) **(Pages 8 – 11)**
- B. Operations & Maintenance Report. (Informational Enclosure) **(Pages 12 – 15)**

IV. FINANCIAL ITEMS

- A. Review Unaudited Financial Statements for the period ending March 31, 2024. **(Pages 16 – 20)**
- B. Public Hearing regarding the Proposed Amended 2023 Budgets.
- C. Consider Adoption of Amended 2023 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.

D. Review and Consider Approval of Municipal Advisor RFP's.
(Pages 21 – 47)

V. LEGAL ITEMS

- A. Public Entity Digital Accessibility Standards.
- B. Consideration of Proposal from Streamline to Provide Website and Accessibility Services. (Pages 48 – 58)

VI. DIRECTOR ITEMS

VII. OTHER MATTERS

VIII. ADJOURNMENT

****The next Regular Meeting is scheduled for Tuesday, July 23, 2024****

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RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

HELD
February 27, 2024

The Regular Meeting of Brighton Crossing Metropolitan District No. 4 was held via Zoom and Teleconference on Tuesday, February 27, 2024, at 5:00 p.m.

ATTENDANCE

Directors in Attendance:

John Strider
Christa Stonehocker
Dewayne Davis
Jeffrey Schum
Brittany Watkins

Also in Attendance:

Matt Gray and Heather Hartung; White Bear Ankele Tanaka & Waldron, P.C.
Kenny Parrish, Andrew Kunkel, and Tracie Kaminski; Pinnacle Consulting Group, Inc.
Lyndsey Paavilainen; Brookfield Residential

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the Brighton Crossing Metropolitan District No. 4 was called to order by Mr. Parrish at 5:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Gray noted that a quorum was present, with five out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Mr. Gray advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Gray reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Gray inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

RECORD OF PROCEEDINGS

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Stonehocker, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment:

Director Strider requested clarification regarding the future vacancy on the Board and Mr. Parrish noted the topic would be discussed during the District Manager's Report.

CONSENT AGENDA

Mr. Gray reviewed the items on the consent agenda with the Board. Mr. Gray advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Schum, Seconded by Director Stonehocker, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – November 30, 2023, Special Meeting.
- B. Payment of Claims.

DISTRICT MANAGER ITEMS

District Manager's Report: Ms. Parrish reviewed the District Manager's Report with the Board.

Operations and Maintenance Report: Ms. Parrish reviewed the Operations and Maintenance Report with the Board.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending December 31, 2023, with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Stonehocker, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending December 31, 2023, as presented.

RECORD OF PROCEEDINGS

Potential Bond RFP: Ms. Kaminski discussed the potential RFP for Bond refunding with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Stonehocker, and upon vote, unanimously carried, it was

RESOLVED to direct District staff to obtain municipal advisor proposals and present a recommendation for engagement at the next regular Board meeting.

LEGAL ITEMS

2024 Posting Locations Resolution: Mr. Gray presented the 2024 Posting Locations Resolution to the Board. Following review and discussion, upon a motion duly made by Director Stonehocker, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the 2024 Posting Locations Resolution, as presented.

Intergovernmental Agreement regarding Reimbursement of Park Fees for the Construction of Venture Park: Mr. Gray presented the Intergovernmental Agreement regarding Reimbursement of Park Fees for the Construction of Venture Park to the Board. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Stonehocker, and upon vote, unanimously carried, it was

RESOLVED to conditionally approve the Intergovernmental Agreement regarding Reimbursement of Park Fees for the Construction of Venture Park subject to non-substantive changes made by the City of Brighton.

DIRECTOR MATTERS

There were no Director Matters to come before the Board.

OTHER MATTERS

There were no Other Matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Strider, seconded by Director Stonehocker, and upon unanimous vote, the meeting was adjourned at 5:51 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

RECORD OF PROCEEDINGS

Respectfully submitted,

Andrew Kunkel, Recording Secretary for the Meeting

DRAFT

Brighton Crossing Metro District No. 4

Check Detail

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February 21 through April 15, 2024

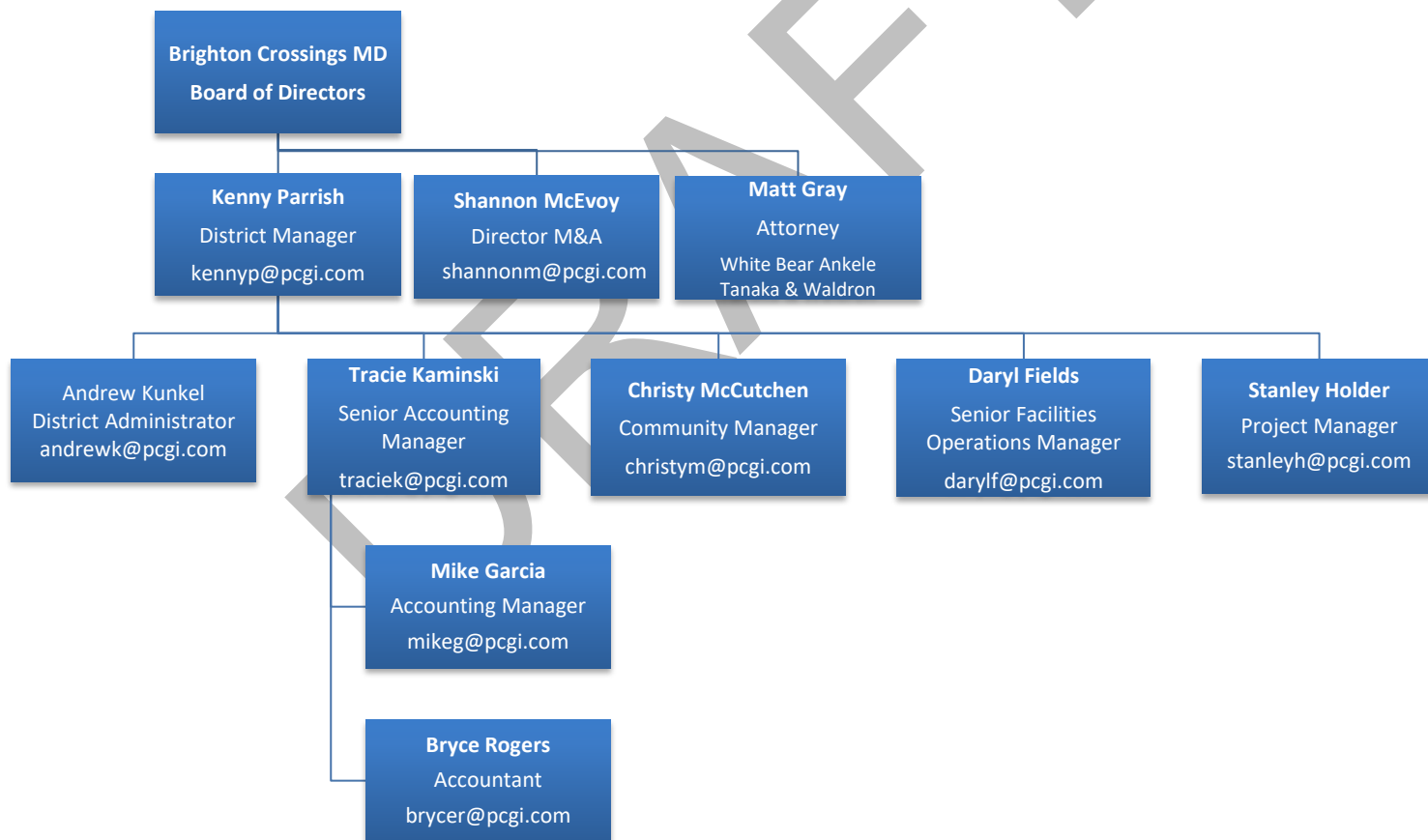
Num	Date	Name	Account	Paid Amount
Bill.com	02/26/2024	Special District Association	1072 · Bill.com Money Out Clearing	
2024 Membership	01/31/2024		1-51080 · General Administrative	699.73
TOTAL				<u>699.73</u>
Bill.com	02/27/2024	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
25711	01/31/2024		1-51040 · District Management	1,924.99
			1-51000 · Finance & Accounting	2,499.99
			1-51080 · General Administrative	15.09
TOTAL				<u>4,440.07</u>
Bill.com	02/27/2024	White, Bear & Ankele P.C.	1072 · Bill.com Money Out Clearing	
32972	01/31/2024		1-51110 · Legal	1,602.59
TOTAL				<u>1,602.59</u>
N/A	03/06/2024	Bill.com	1-11000 · First Bank	
24036412460	02/29/2024		1-51080 · General Administrative	74.98
TOTAL				<u>74.98</u>
Bill.com	03/26/2024	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
25853	02/29/2024		1-51040 · District Management	1,925.02
			1-51000 · Finance & Accounting	2,500.02
TOTAL				<u>4,425.04</u>
Bill.com	03/26/2024	White, Bear & Ankele P.C.	1072 · Bill.com Money Out Clearing	
33481	02/29/2024		1-51110 · Legal	3,037.59
TOTAL				<u>3,037.59</u>
			TOTAL	<u><u>\$ 14,280.00</u></u>



To: Brighton Crossings Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Managers' Report
 Board Meeting Date: April 23, 2024

General District Matters

- **Primary Contact:** Please contact Kenny Parrish District Manager, at kennyp@pcgi.com or BCMDAdmin@pcgi.com or BCOPSAdmin@pcgi.com for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- **Client Service Team:** Meet your Pinnacle Team:



- **District Matters:** The District's management team executed District matters since the February 27, 2024, Board meeting. Monthly, District management provides the following services:

Brighton Crossings Metropolitan District
 c/o Pinnacle Consulting Group, Inc.
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
 Phone: 970-617-2462
 Email: info@brightoncrossingsmd.live

Serving our clients and community through excellent dependable service.

- Adheres to administrative and compliance matters.
 - Processes monthly payables and financial reports.
 - Oversees District budget and operational expenditures.
 - Oversees District operations per the approved Service Plan and District needs.
 - Collaborates with legal counsel on legal matters.
 - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
 - The Manager consistently communicates with the Board including periodic status reports at each board meeting.
- **Management & Administration Updates & Activities:** Recently the District’s management team has prioritized the following items:
 - Conducted a special meeting for District No. 6 board on March 21st.
 - We will repost notice to fill vacancy on District No. 4 board.
 - The YMCA is in the process of hiring lifeguards for the upcoming pool season.
 - The Enhancement Committee recommended purchasing sun-sails for park area adjacent to Fitness Center. Looking to have installed by May.
 - **Conference Calls/Coordination Meetings:** District Management attended the Brighton Crossing Developer Coordination meeting on March 21, 2024, to discuss issues relevant to the community.
 - **Website Analytics:** Website analytics allows management to review website activity throughout the year.

Last Month	Data	Top 3 Pages Viewed
749 Visits	1m 1s is avg session duration	Member Login
Up 17% from previous month	62% of users access via desktop	Amenities Page
1825 Page Views	Top referrals are from E-Unify	Design Review

- **Compliance Matters:** Annually, District Management ensures the District meets required statutory responsibilities and tracks compliance accordingly.

Compliance Matters	Responsible	Due Date	Completion Date
File Boundary Map	PCGI	01/01/24	completed
Post Transparency Notice	PCGI	01/15/24	completed
File Certified Copy of Adopted Budget	PCGI	01/31/24	completed
Renew SDA Membership	PCGI	03/01/24	completed
File Audit Exemptions	PCGI	03/31/24	completed
Submit Audit to Governing Board	PCGI	06/30/24	
File Audit	PCGI	07/30/24	
File Annual Report	PCGI	10/01/24	
Draft 2024 Budgets Distributed to Board of Directors	PCGI	10/15/24	
Renew Property & Liability Insurance	PCGI	12/01/24	
Certify Mill Levies	PCGI	12/15/24	
Adopt Budget	PCGI	12/31/24	
Ensure Website Compliance	PCGI	12/31/24	

Payables	PCGI/Board	Monthly	Sent to Board the third week of the month
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Community Management Updates & Activities

- **Update on Lot Closings and Collection of Operations Fees:**
 - Operation Fees: In 2024 the Management Team has billed \$775,399.24 YTD. On April 1st, 2024, the Management Team billed Q2 operations fees. There was a total of 1,608 homes billed for a total of \$385,920 in operation fees.
 - O&M Collections: The District has 53 active accounts that remain in collections for O&M fees as of April 18, 2024. There have been 25 accounts sent over in 2024.

- **Phone and Email Communications:**
 - In order for our team to manage the structure and budget allocation adopted by the Brighton Crossings Operations Board all emails and voicemails are checked daily by team members and responded to or elevated for a response from management if necessary.
 - The Management team has made eleven posts on the District's website for news to the residents in 2024.
 - The District has sent out ten email blasts to the community in 2024.
 - The District has received 361 incoming calls and voicemails in 2024. The top reasons for voicemails are listed below:
 - Billing
 - Account login information.
 - Late fee questions.
 - Setting up scheduled payments,
 - ARC
 - Question on requirements on plans.
 - Question on how to submit a plan.
 - Question on how to pay for the plan.
 - Question on the status of landscaping plans.
 - Covenant Enforcement
 - Questions on letters sent out.
 - General
 - Venture Center/Pool Access
 - Question on status letter/closings.
 - New owners move in questions.

- **Covenant Inspections:**
 - Covenant inspections for the District occur monthly. There have been 80 violation letters issued in 2024. The top reasons for violation letters were as follows:
 - No submission of application for rear yard landscaping.
 - Trash cans.
 - Items installed without application.

- **Design Review Coordination:**
 - The District's management team has received 54 homeowner applications YTD in 2024.

- **Homeowner Closings:**

The District's management team processed 210 homeowner closings in 2024. This includes all sales, including from developer to builder, builder to owner, and owner to owner.

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Brighton Crossings Metropolitan District
c/o Pinnacle Consulting Group, Inc.
Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
Phone: 970-617-2462
Email: info@brightoncrossingsmd.live

Serving our clients and community through excellent dependable service.



Brighton Crossings Metropolitan District Monthly O&M Report: [April 2024]

Budget and Contract Notes

- The district remains within budget for the 2024 operations plan.

Current Month Updates

- Activate irrigation system.
 - Meet onsite with landscape contractors.
 - Turf aeration.
 - Spring fertilization.
 - Begin natural area mowing.
 - Assess flower bed areas for mulch & plant replacement needs.
-
- **Structural Tree Pruning & Large Dead Removals in Spring.**
 - Large cottonwood trees along 50th Ave will be structurally pruned to create 5-10 ft. clearance from homes.
 - Several large dead evergreens removed from Royal Pine Park.



- **Pool Maintenance Ongoing to Prepare for May 25th Opening.**
 - Electrical repairs have been completed. Electrical repairs addressed amperage issues with different pumps.
 - The splash pad feature will be cleaned and ready for opening in May.
 - (2) 6ft benches added at waiting area by the Brighton Enhancement Committee.



- **Spring Cleanup & Irrigation Startup.**

- Spring cleanup is complete and irrigation startup is ongoing.
- Spring aeration & fertilization complete.
- Please continue to reach out if you see a sprinkler running longer than 30 minutes.



- **Complete Flower Bed Enhancements in the community.**

- Various flower beds were enhanced due to lack of flower material or need to refresh.





Goals for Next Month (May)

- Install annual flowers.
- Activate drinking fountains.
- Open Pool and Splash Pad
- Spring Cleanup Event at Venture Center.



Management Financial Statements

BOARD OF DIRECTORS
BRIGHTON METROPOLITAN DISTRICT NO. 4

We have prepared the accompanying management financial statements for the periods ending as of December 31, 2023 and March 31, 2024.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the financial position and results of operations.

A handwritten signature in black ink that reads "Amanda Kae Carter". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.
April 16, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4			
BALANCE SHEET			
December 31, 2023 and March 31, 2024			
	Unaudited	Unaudited	
	Actual	Actual	
	<u>12/31/2023</u>	<u>3/31/2024</u>	
Assets			
Current Assets			
Cash - Checking	\$ 63,755	\$ 64,035	
ColoTrust	614,024	1,892,883	
UMB 2017 Bond	1,719	21,041	
UMB Sub Project Fund	496	503	
UMB Reserve	1,896,080	1,901,418	
UMB Surplus Fund	2,461,608	2,493,657	
Prepaid Expenses	12,870	-	
Due from County Treasurer	13,217	84,453	
Property Tax Receivable	3,145,245	1,554,965	
Total Current Assets	\$ 8,209,014	\$ 8,012,953	
Long-Term Assets			
Construction in Progress	\$ 47,215,770	\$ 47,215,770	
Fitness Center	1,623,401	1,623,401	
Accum Depreciation - Fitness Center	(1,220,306)	(1,220,306)	
Total Long-Term Assets	\$ 47,618,865	\$ 47,618,865	
Total Assets	\$ 8,209,014	\$ 8,012,953	
Liabilities			
Current Liabilities			
Accounts Payable	\$ 281,555	\$ 9,003	
Due to Operations Board	442,809	723,437	
Due to Brighton Crossing MD No. 6	-	-	
Deferred Property Taxes	3,145,245	1,554,965	
Escrow	1,022	1,022	
Total Current Liabilities	\$ 3,870,631	\$ 2,288,428	
Long-Term Liabilities			
General Obligation Bonds-Series 2017A	\$ 23,580,000	\$ 23,580,000	
General Obligation Bonds-Series 2017B	4,025,000	4,025,000	
General Obligation Bonds-Series 2017C	3,308,002	3,308,002	
Premium on Series 2017A	455,436	455,436	
Capital Advances Payable	8,307,166	8,307,166	
Debt Advances Payable	13,979,897	13,979,897	
Operating Advances Payable	1,813,082	1,813,082	
Interest Payable, Capital Adv	2,629,066	2,832,093	
Interest Payable, Debt Adv	5,078,916	5,410,029	
Interest Payable, Operating Adv	1,496,472	1,539,415	
Total Long-Term Debt	\$ 64,673,037	\$ 65,250,120	
Total Liabilities	\$ 68,543,668	\$ 67,538,548	
Fund Equity			
Net Investment in Capital Assets	\$ (17,054,172)	\$ (17,631,255)	
Fund Balance			
Restricted - TABOR	\$ 19,293	\$ 19,293	
Restricted - Debt Service	4,319,275	5,705,232	
Total Fund Balance	\$ 4,338,383	\$ 5,724,526	
Total Liabilities and Fund Equity	\$ 8,209,014	\$ 8,012,953	
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BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2024	3/31/2024	3/31/2024
Revenues						
Property Taxes	\$ 390,373	\$ 524,200	\$ 524,200	\$ 265,043	\$ 230,141	\$ 34,902
Specific Ownership Taxes	26,916	34,073	34,073	6,368	8,379	(2,011)
Conservation Trust Fund	22,610	15,000	15,000	-	3,000	(3,000)
Oil & Gas Royalties	152,552	20,000	75,000	27,171	5,001	22,170
Interest/Miscellaneous Income	42,719	5,000	5,000	10,288	1,251	9,037
Total Revenues	\$ 635,170	\$ 598,273	\$ 653,273	\$ 308,869	\$ 247,772	\$ 61,097
Expenditures						
Administration:						
Accounting and Finance	\$ 29,500	\$ 30,000	\$ 30,000	\$ 7,500	\$ 7,500	\$ -
District Management/Admin	21,000	23,100	23,100	5,775	5,775	-
Audit	6,000	6,600	6,600	-	-	-
Elections	3,641	-	-	-	-	-
General Admin/Bank Fees	2,176	3,500	3,500	977	876	101
Insurance	4,742	5,115	4,870	4,870	5,115	(245)
Legal	20,180	10,000	10,000	4,957	2,500	2,457
Treasurer's Fees	5,857	7,863	7,863	3,976	3,452	524
Transfer to BC Operations Board	550,000	498,450	498,450	280,628	124,614	156,014
Contingency	-	10,000	10,000	-	-	-
Total Expenditures	\$ 643,095	\$ 594,628	\$ 594,383	\$ 308,683	\$ 149,832	\$ 158,851
Revenues Over/(Under) Exp	\$ (7,925)	\$ 3,645	\$ 58,890	\$ 186	\$ 97,940	\$ (97,754)
Beginning Fund Balance	27,033	14,319	19,108	19,108	14,319	4,789
Ending Fund Balance	\$ 19,108	\$ 17,965	\$ 77,998	\$ 19,294	\$ 112,260	\$ (92,965)
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COMPONENTS OF ENDING FUND BALANCE:						
Emergency Reserve (3% of Revenues)	\$ 19,293	\$ 17,948	\$ 19,598	\$ 19,293		
Operating Reserve (25% of Expenses)	23,274	24,044	23,983	7,014		
Unrestricted	(23,458)	(24,028)	34,417	(7,012)		
TOTAL ENDING FUND BALANCE	\$ 19,108	\$ 17,965	\$ 77,998	\$ 19,295		
Mill Levy						
Operating	11.133	11.800	11.800	11.800		
Debt Service	55.664	59.001	59.001	59.001		
Total Mill Levy	66.797	70.801	70.801	70.801		
Assessed Value	\$ 34,379,410	\$ 44,423,730	\$ 44,423,730	\$ 44,423,730		
Property Tax Revenue						
Operating	\$ 382,746	\$ 524,200	\$ 524,200	\$ 524,200		
Debt Service	1,913,695	2,621,044	2,621,044	2,621,044		
Total Property Tax Revenue	\$ 2,296,441	\$ 3,145,245	\$ 3,145,245	\$ 3,145,245		

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
DEBT SERVICE FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2024	3/31/2024	3/31/2024
Revenues						
Property Taxes	\$ 1,951,826	\$ 2,621,044	\$ 2,621,044	\$ 1,325,237	\$ 1,150,722	\$ 174,515
Specific Ownership Taxes	134,577	170,368	170,368	31,840	41,896	(10,056)
Interest Income	244,242	200,000	200,000	56,759	50,000	6,759
Total Revenues	\$ 2,330,646	\$ 2,991,412	\$ 2,991,412	\$ 1,413,836	\$ 1,242,618	\$ 171,218
Expenditures						
Bond Interest - Series 2017A	\$ 1,175,700	\$ 1,163,100	\$ 1,163,100	\$ -	\$ -	\$ -
Bond Interest - Series 2017B	841,304	-	-	-	-	-
Bond Principal - Series 2017	315,000	360,000	360,000	-	-	-
Paying Agent Fees	8,000	8,000	8,000	8,000	8,000	-
Treasurer's Fees	29,282	39,316	39,316	19,879	17,261	2,618
Total Expenditures	\$ 2,369,287	\$ 1,570,416	\$ 1,570,416	\$ 27,879	\$ 25,261	\$ 2,618
Other Sources/(Uses) of Funds						
Transfer from Capital Projects Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Other Sources/(Uses) of Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues Over/(Under) Exp	\$ (38,641)	\$ 1,420,996	\$ 1,420,996	\$ 1,385,957	\$ 1,217,357	\$ 168,600
Beginning Fund Balance	4,357,915	5,112,955	4,319,275	4,319,275	5,112,955	(793,681)
Ending Fund Balance	\$ 4,319,275	\$ 6,533,952	\$ 5,740,271	\$ 5,705,232	\$ 6,330,312	\$ (625,081)
						=
COMPONENTS OF ENDING FUND BALANCE:						
Reserve Requirement	\$ 1,891,750	\$ 1,891,750	\$ 1,891,750	\$ 1,891,750		
Surplus Fund (\$2,456,000 Maximum)	2,427,525	2,456,000	2,456,000	2,456,000		
Excess Revenues	-	2,186,202	1,392,521	1,357,482		
TOTAL ENDING FUND BALANCE	\$ 4,319,275	\$ 6,533,952	\$ 5,740,271	\$ 5,705,232		

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
CAPITAL PROJECTS FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2024	3/31/2024	3/31/2024
Revenues						
Interest and Other Income	\$ 10,760	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 10,760	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures						
Developer Advance Repayment	\$ 264,836	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 264,836	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues Over/(Under) Exp	\$ (254,076)	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	254,076	-	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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**Request for Proposal
Brighton Crossing
Metropolitan District No. 4**

April 15, 2024

April 15, 2024

Amanda Castle, Pinnacle Consulting Group, Inc.
 (970) 699-3611
 AmandaC@pegi.com

Re: Proposal to provide Municipal Advisory Services to the Brighton Crossing Metropolitan District No. 4

Dear Ms. Castle:

On behalf of Stifel, Nicolaus & Company, Incorporated (“Stifel”), we are pleased to submit our proposal to Brighton Crossing Metropolitan District No. 4 (the “District”, or “Brighton Crossing”) to serve as Municipal Advisor for its upcoming financing. Our team has the combined experience and expertise locally within the Colorado market and nationally within the development sector to serve as a trusted advisor and to ensure the District accomplishes all of its objectives. Below we highlight several areas that set Stifel apart:

An Advisory Team with Unmatched Experience. As the #1 underwriter of negotiated transactions in the United States, the Stifel team is in the market more than any other firm, completing a wide variety of both rated and non-rated transactions. This experience allows us to be well versed with investor demand, structuring preferences, and legislative impacts, among other salient issues. This experience and skillset directly strengthen our ability to serve as a municipal advisor. Stifel’s robust underwriting and trading desk located in our Denver office is an invaluable resource to our municipal advisory clients as we always have access to real-time investor feedback.

Denver-Based Team with National Expertise. Stifel proposes to provide a team approach to collaborate with the District and its financing team by combining the firm’s national development specialists with senior leadership, underwriting and banking services from its Denver-based team. The District will benefit from the senior bankers’ direct experience working with numerous development projects from around the country to provide a national perspective, as well as the experience of local bankers who are well versed in successfully completing transactions for Colorado issuers, inclusive of metropolitan districts.

\$5.5 Billion of Colorado Municipal Advisory Experience. The Stifel team strategically engages with municipal advisor clients where we believe we can best add value and dedicate significant resources. Over the last five years, Stifel has served as municipal advisor on 67 transactions for total par amount of \$5.5 billion within Colorado. Notable municipal advisor clients include: Sterling Ranch Community Authority Board, Dawson Trails Metropolitan District, Canyon Pines Metropolitan District, Broadway Station Metropolitan District, Boulevard at Lowry Metropolitan District, West Globeville Metropolitan District, Douglas County, Parker Water and Sanitation District, the City of Lakewood, the City of Arvada, the City of Northglenn, the State of Colorado, Colorado Department of Transportation, and Colorado Springs Utilities.

Development District Financing Expertise. Stifel’s licensed advisors have significant experience structuring and pricing development district financings and our underwriters have unparalleled knowledge of the specialized buyer base for non-rated development district financings. Stifel has significant experience working on both rated and non-rated development financings throughout the nation, having served on over **70 transactions totaling \$1.4 billion in 2023 and 1,240 development financings in 34 states, totaling \$25.66 billion in par amount over the past decade**. This vast amount of experience provides Stifel the ability to better advise its clients and work **with** the underwriter to provide valuable feedback regarding market conditions and investor preferences to ultimately secure the best pricing execution for the issuer.

As signatories, we are authorized to commit the firm to the representations made within this proposal and appreciate this opportunity to present our qualifications to serve as Municipal Advisor to the District.



Josh Benninghoff
 Managing Director
 benninghoffj@stifel.com



Alan Matlosz
 Managing Director
 matlosza@stifel.com



Stacey Mast
 Vice President
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Brighton Crossing Metropolitan District No. 4

Request for Proposals to Serve as Municipal Advisor

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DISCLOSURE: Stifel is providing information and is declaring to the proposed municipal issuer and any obligated person that it has done so within the regulatory framework of MSRB Rule G-23 as a municipal advisor, as defined therein, and not an underwriter to the issuer for this proposed issuance of municipal securities. A “municipal advisory relationship” shall be deemed to exist when a firm enters into an agreement to render municipal advisory or consultant services to or on behalf of an issuer with respect to the issuance of municipal securities, including advice with respect to the structure, timing, terms and other similar matters. Accordingly, any services provided by Stifel as they relate to our role as municipal advisor should not be construed as those of an underwriter or placement agent.

These materials have been prepared by Stifel for the client or potential client to whom such materials are directly addressed and delivered for discussion purposes only. All terms and conditions are subject to further discussion and negotiation. Stifel does not express any view as to whether financing options presented in these materials are achievable or will be available at the time of any contemplated transaction. These materials do not constitute an offer or solicitation to sell or purchase any securities and are not a commitment by Stifel to provide or arrange any financing for any transaction or to purchase any security in connection therewith and may not be relied upon as an indication that such an offer will be provided in the future. Where indicated, this presentation may contain information derived from sources other than Stifel. While we believe such information to be accurate and complete, Stifel does not guarantee the accuracy of this information. This material is based on information currently available to Stifel or its sources and is subject to change without notice. Stifel does not provide accounting, tax or legal advice; however, you should be aware that any proposed indicative transaction could have accounting, tax, legal or other implications that should be discussed with your advisors and /or counsel as you deem appropriate.

THE STIFEL TEAM

State your firm’s name, address, telephone number, and the public finance personnel who will be assigned to this transaction and provide brief descriptions of their relevant experience.

The team that will serve the District is composed of public finance professionals located in Denver at:
 Stifel, Nicolaus & Company, Incorporated (“Stifel”)
 1401 Lawrence Street, Suite 900
 Denver, CO 80202

The Stifel Team. Stifel proposes to serve the District with a team approach led by Josh Benninghoff, *Managing Director*, Alan Matlosz, *Managing Director*, and Stacey Mast, *Vice President*. This team of bankers will additionally be supported by Hadley Seymour, *Analyst*, and brings development experience of the Colorado banking team, combined with the national expertise of the Stifel platform. Stifel’s Denver-based underwriter Lisa May, who oversees Stifel’s non-rated underwriting activity from the Denver underwriting desk, will provide market updates and underwriting/structuring advice and recommendations.

Lead Contacts			
Name/Title	Location	Phone	Email
Josh Benninghoff <i>Managing Director</i>	1401 Lawrence Street, Suite 900 Denver, Colorado 80202	(303) 291-5240	benninghoffj@stifel.com
Alan Matlosz <i>Managing Director</i>	1401 Lawrence Street, Suite 900 Denver, Colorado 80202	(303) 291-5333	matlosza@stifel.com
Stacey Mast <i>Vice President</i>	1401 Lawrence Street, Suite 900 Denver, Colorado 80202	(303) 291-5299	masts@stifel.com

JOSH BENNINGHOFF *Managing Director*

Josh Benninghoff manages the Denver office and oversees Stifel’s Mountain West region, spanning 9 states from Texas to Idaho. With 22 years of industry experience and over \$21 billion of senior managed experience, Mr. Benninghoff has served a diverse pool of issuers nationally and locally. Mr. Benninghoff received both a BA in Economics and an MA in Public Policy from the University of Michigan.

Relevant Experience: Sterling Ranch Community Authority Board, Dawson Trails Metropolitan District, State of Alaska, E-470 Public Highway Authority, Colorado Department of Transportation, Parker Water and Sanitation District, and Colorado Springs Utilities.

ALAN MATLOSZ *Managing Director*

In Alan Matlosz’s 32 years of experience in public finance banking, he has worked with a variety of counties, municipalities and special districts and has financed over 500 projects in Colorado. Alan Matlosz currently works primarily with special districts and has completed over 135 metropolitan district, urban renewal authority and improvement district financings. His volunteer activities have included: Board member and Treasurer of Water Education Colorado, Board member and Treasurer of Colorado Preservation Inc, Advisory Board member for the Colorado Main Street Program, Vice Chairman for Public Affairs and Board member of the South Metro Denver Chamber of Commerce, Chairman and Secretary of the Arapahoe County Retirement Board, instructor for the Colorado Government Finance Officers Association, and national instructor for the American Water Works Association. He holds a Bachelor’s Degree in Economics and Rhetoric from the University of Massachusetts, a Master’s Degree in City Planning from Cornell University, and a Master’s Degree in Finance from the University of Colorado.

Relevant Experience: Rudolph Farms Metropolitan District, West Globeville Metropolitan District, Boulevard at Lowry Metropolitan District, 3rd and Havana Metropolitan District, Clear Creek Transit Metropolitan District, Creekwalk Marketplace Business Improvement District, Broomfield Village Metropolitan District, Cascade Metropolitan District, Neu Towne Metropolitan District, Sorrel Ranch Metropolitan District, Stonegate Village Metropolitan District, and South Maryland Creek Ranch Metropolitan District.

STACEY MAST *Vice President*

Stacey Mast joined Stifel’s Public Finance team in 2017. Ms. Mast started her career in municipal finance at Piper Jaffray in 2013, where she worked on the fixed income sales and trading desk and in the public finance department. She will provide support and recommendations throughout all phases of each financing. Ms. Mast has over decade of experience providing debt structuring, investment banking, and financial advisory services to municipal issuers.

Relevant Experience: Sterling Ranch Community Authority Board, Dawson Trails Metropolitan District, Rudolph Farms Metropolitan District, Canyon Pines Metropolitan District, Broadway Station Metropolitan District, Clear Creek Transit

Metropolitan District, Great Western Park Metropolitan District No. 2, Creekwalk Marketplace Business Improvement District, Rendezvous Residential Metropolitan District, Villas Metropolitan District, Deer Creek Villas Metropolitan District, and Crossroads Metropolitan District No. 1.

Market Expertise			
Name/Title	Location	Phone	Email
Lisa May <i>Director</i>	1401 Lawrence Street, Suite 900 Denver, Colorado 80202	(303) 291-5365	mayl@stifel.com

LISA MAY *Director*

Ms. May is the lead underwriter at the firm for non- and lower rated bond issues and is responsible for evaluating the market dynamics to determine the optimal structure, timing and price to deliver exceptional results for Stifel’s clients. Ms. May’s pricing experience includes metropolitan district, multi-family housing project, water utilities, general municipalities, school districts, higher education/student housing, charter schools and other issuers. Lisa has been involved with more than 1,500 senior-managed negotiated transactions totaling approximately \$35 billion. She is a member of the National Federation of Municipal Analysts and she received her BS in Finance from Regis University.

Transaction Support			
Name/Title	Location	Phone	Email
Hadley Seymour <i>Analyst</i>	1401 Lawrence Street, Suite 900 Denver, Colorado 80202	(303) 291-5264	seymourh@stifel.com

HADLEY SEYMOUR *Analyst*

Hadley Seymour joined following her graduation from Kenyon College. Ms. Seymour provides transaction support to a variety of Rocky Mountain Region issuers and works alongside banking teams in Stifel’s Colorado and Utah offices. She received her B.A. in Economics and Environmental Studies.

COLORADO BOND EXPERIENCE

List your experience in the issuance of debt for Colorado municipalities of similar size to the District.

Leader in Colorado Public Finance. Stifel’s origins in the Colorado market date back to 1927. Stifel acquired the firm Hanifen Imhoff in 2000, and through the combination of this history, the firm has served Colorado issuers for over 90 years and offers the District a strong and growing local presence backed by the depth of resources of a national firm. We have an established track record in advising on, marketing and underwriting bonds for Colorado issuers. Today, the Denver office is among the largest and most productive public finance and municipal underwriting operations in the Stifel system. In addition, the Denver office houses trading, sales and underwriting operations, as well as broad-based equity research and corporate bond trading. As a consistent participant in the Colorado marketplace, Stifel is able to provide up to date information to our clients at a moment’s notice and provide insights that out of state firms cannot. With active, daily participation in the municipal market and **one of the largest trading desks in Colorado, Stifel is well advised of investor preferences regarding price and structure.** Since January 2019, Stifel has completed 349 transactions for \$15.0 billion in par amount as underwriter or placement agent, and 68 transactions for \$5.6 billion in par amount as municipal advisor within Colorado.

#1 Underwriter Nationally by Number of Issues. Each year since 2014, Stifel has been the #1 ranked underwriter of negotiated deals nationally by number of issues, inclusive of lead managing 632 deals in 2023, 729 deals in 2022, and 1,031 deals in 2021 (per SDC). This volume of market participation means Stifel’s underwriters and sales force are in the market daily, **resulting in established investor relationships, a strong knowledge and understanding of investor patterns and preferences, and up-to-date market feedback regarding pricing.** Competing firms are reducing headcount in their public finance departments, while Stifel continues to grow our national footprint.

#1 Underwriter of Colorado Mid-Size Bond Transactions. Over the last ten years, Stifel has been the #1 underwriter of Colorado bonds between \$25 million and \$75 million in par amount. Stifel continues to invest in and grow its municipal bond business through organic growth and strategic acquisitions—inclusive of the acquisition of George K. Baum’s public finance practice in September 2019—both nationally and within our Denver office. Through these acquisitions, Stifel has been able to enhance and expand our presence, experience and expertise, as well as develop and improve upon our relationships with retail and institutional investors.

Strong Underwriting Equals Strong Municipal Advising. Firms without their own underwriting desk cannot provide independent market intelligence. **The Stifel team strategically serves as municipal advisor to clients where we believe we can best add value and dedicate significant resources. Within the past five years, Stifel has served as municipal advisor on 68 transactions for \$5.6 billion in par amount in Colorado.** Municipal advisor clients that would attest to the firm’s level of service

include: Sterling Ranch Metropolitan District, Dawson Trails Metropolitan District, Canyon Pines Metropolitan District, Broadway Station Metropolitan District, Boulevard at Lowry Metropolitan District, West Globeville Metropolitan District, Parker Water and Sanitation District, the City of Lakewood, the City of Arvada, the City of Northglenn, the City of Englewood, the State of Colorado, Colorado Department of Transportation, and Colorado Springs Utilities.

COLORADO SPECIAL DISTRICT EXPERIENCE

List your experience in working with Colorado special districts in the past three years along with references who we may contact.

National Development Bonds Experience. Stifel is a national leader in underwriting bond issuances for development districts and is particularly experienced in credits backed by special assessments, special taxes, and limited taxes. Underwriting more transactions than any other firm, Stifel is exposed to more individual credits than any other firm. This provides our local and national team the ability to exchange both incremental marketing ideas and innovative financing approaches between regions and market sectors when serving as underwriter or municipal advisor.

Stifel’s experience includes all types of transaction structures, all sizes and complexity, and non-rated and rated bonds, throughout the United States. No other firm has the experience, expertise and exclusive commitment to serving the needs of development related issuers that Stifel brings to these detail oriented issues. Stifel has experience working with districts throughout all phases of development.

- For 2023, Stifel’s experience as lead manager for development districts totaled \$1.4 billion in par amount across 70 issues, and **over the past decade, Stifel has served as lead manager for 1,240 development financings in 34 states, totaling \$25.66 billion in par amount.**

Stifel’s Relevant Metropolitan District Experience. Within Colorado, Stifel has served as underwriter, municipal advisor, or placement agent on 67 metropolitan district transactions over the past five years (2019 – 2023) with an aggregate par amount of \$729 million. For 2024 YTD, Stifel has also been involved in 4 metropolitan district transactions. We have experience working with metropolitan districts throughout all phases of development, from non-rated “dirt” transactions, to mature developments where the boards are transitioning from developer controlled to residential control, and also with districts where development did not occur as projected and the outstanding debt needs to be restructured. Select transactions Stifel has worked on are shown below.

<p>\$2,000,000 Park Ridge Subdistrict of the West Point Metropolitan District LTGO Bonds Series 2024 <i>Sole Manager</i></p>	<p>\$74,610,000 Sterling Ranch Community Auth. Brd. Special Revenue and Refunding Bonds/Special Assessment Bonds <i>Municipal Advisor</i></p>	<p>\$39,190,000 Prairie Center Metropolitan District No.3 Ltd. Prop. Tax District Improv. Revenue Bonds Series 2024A and B <i>Sole Manager</i></p>	<p>\$12,115,000 Neu Towne Metropolitan District LTGO Refunding Bonds Series 2024 <i>Sole Manager</i></p>
<p>\$4,480,000 Cascade Metropolitan District Water Revenue Refunding Bonds, Series 2023 <i>Sole Manager</i></p>	<p>\$22,485,000 South Maryland Creek Ranch Metropolitan District LTGO Refunding Bonds, Series 2023 <i>Sole Manager</i></p>	<p>\$54,280,000 West Globeville Metropolitan District LTGO Bonds Series 2022 <i>Municipal Advisor</i></p>	<p>\$11,835,000 Rendezvous Residential Metropolitan District LTGO Refunding Bonds Series 2022 <i>Sole Manager</i></p>
<p>\$40,575,000 Rudolph Farms Metropolitan District No 6 Revenue Supported LTGO Bonds Series 2022 <i>Sole Manager</i></p>	<p>\$20,000,000 Crossroads Metropolitan District No 1 LTGO and Special Revenue Bonds, Series 2022 <i>Sole Manager</i></p>	<p>\$34,065,000 Clear Creek Transit Metropolitan District LTGO Bonds Series 2021AB <i>Sole Manager</i></p>	<p>\$13,540,000 Creekwalk Marketplace BID LT Supported and Special Revenue Bonds Series 2021AB <i>Sole Manager</i></p>

Stifel is proud of our commitment to metropolitan district issuers. Below are references that can confirm our quality of service.

Issuer	E-mail
Karly Haugen, Board Member Neu Towne Metropolitan District	khaugen@CFOCOLORADO.biz
Cameron Richards, General Counsel Sterling Ranch Community Authority Board	cameron.richards@sterlingranchcab.com
Larry Jacobson, Board Member Dawson Trails Metropolitan District	ljacobson@westsideinv.com

A LONG-TERM PARTNER FOR THE DISTRICT

What is unique about your firm that sets you apart from the competition for this particular transaction?

As the District’s Municipal Advisor, Stifel envisions a strong, long-term partnership with the District and its entire financing team. All parties will be encouraged participate and add value to every step of the financing process, from structuring the transaction, to providing comments to the legal documents, and then culminating with marketing and pricing the bonds, if required.

While the District’s Underwriter and Municipal Advisor have two clearly defined and regulated roles, when we can work together and collaborate, we believe the end result will ultimately be the District’s benefit.

Creating a Successful Partnership. Although Stifel frequently serves as underwriter to our Colorado Clients, we also have several clients that we serve from a municipal advisory role. **The Stifel team strategically serves as municipal advisor where we believe we can best add value and dedicate significant resources.** In these circumstances our experience as underwriter greatly improves our ability to advise on transaction decisions as we are in the market more frequently than other municipal advisors and we have direct access to our underwriting desk here in Denver. Firms without their own underwriting desk cannot provide independent market intelligence.

We take pride in transparency, openness, and professionalism of our relationships. We hear this consistently from our municipal advisor clients who point out particular areas where we stand out in our partnerships, including the following:

- **An understanding of everyone’s roles and expectations** for each step in the process.
- **Thoughtfulness of the big picture** and desire to have smart, thoughtful development with a realistic and achievable finance plan.
- **Analysis of complex information** and ability to translate to an easy to understand format for decision making.
- A **transparent process** that allows the District to feel comfortable and well supported.
- Respect for the role that the District expects of us and the expected work product.
- Stifel’s ongoing commitment to the industry and Colorado. Stifel has been doing work in Colorado for over 90 years and working on development transactions nationally for over 70 years.

Stifel’s Understanding of the Services to Be Performed. By hiring Stifel as its municipal advisor, the District is retaining a firm that is committed to serving as a valuable resource and to finding the financial structure(s) that best suits the needs of the District. Stifel will work with the Underwriter to make sure all of the District’s goals are identified and achieved. Stifel will serve as a full-service municipal advisor on the following tasks to ensure all the District’s goals are met and to ensure a successful financing.

Stifel has worked on a variety of both new money and refunding transactions for our select municipal advisor clients. Our services on transactions, and a list of services we would provide the District include:

- Prepare, disseminate, and review any RFPs (if required);
- Prepare the distribution list and financing schedule;
 - In today’s volatile market environment, Stifel understands the importance of flexibility with timing, especially for complex non-rated development transactions, such as the District’s
- Coordinate all calls with the working group for document review sessions and the rating agencies;
- Assist in preparation of all rating agency strategies materials (if required);

- Coordinate any discussions with bond insurance provider (if required);
- Attend any meetings or coordinate any discussions with the local municipality, if required;
- Attend Board meetings to provide an overview of the transaction and any other relevant information;
 - As a local, Denver-based team, Stifel is available to attend Board meetings to answer and discuss the proposed financing, market conditions, and other related questions of the District’s Board Members
- Actively review and provide feedback and comments on all legal documents throughout the financing process;
- Provide feedback on structure based on recent and relevant market experience;
- Add value to the pricing process with market updates and pricing feedback provided by Stifel’s underwriting desk;
 - Stifel’s underwriters would coordinate with the District’s Underwriting Team in preparing proposed price thoughts and compiling comparable transaction, providing regular market updates, and reviewing proposed final pricing and providing feedback as to whether or not Stifel believes the transaction is pricing “on market”
- Prepare final numbers in coordination with the underwriter(s);
- Prepare closing memo and coordinate the closing;
- Prepare any post-pricing materials and an updated debt book following each transaction;
- Assist in long-term planning, preparation and discussions regarding future financings; and
- Monitor any refinancing opportunities.

PROPOSED COMPENSATION

Proposed Compensation: State your anticipated fee or fee structure for this transaction.

Proposed Fee. Based on our current understanding of the proposed scope of services and subject to additional dialogue with the District’s leadership, Stifel’s proposed fee to provide municipal advisory services related to the Bonds is \$1.50/\$1,000 of bonds sold, with a minimum \$50,000 fee per financing. Please note Stifel’s proposed fees are only paid upon completion of a successful financing and are subject to negotiation with the District.

ADDITIONAL INFORMATION

Provide any other information you deem relevant to the selection process.

We have included a case study from this past week’s transaction for Sterling Ranch Community Authority Board and their General Obligation and Special Assessment Bonds, where Stifel served as Municipal Advisor:

STERLING RANCH COMMUNITY AUTHORITY BOARD
\$31,610,000 and \$43,000,000
General Obligation Limited Tax Bonds, Series 2024A and Subordinate General Obligation Limited Tax Bonds, Series 2024B
Special Assessment Bonds, Series 2024
Douglas County, Colorado

Issuer	<ul style="list-style-type: none"> • Sterling Ranch Community Authority Board is large master planned community located in Douglas County, Colorado. The portion of the Development that will secure the 2024 bond issuances contains approximately 166 acres and is anticipated to include single-family detached homes, townhomes and multifamily apartments. • This will be the first issuance of special assessment revenue bonds completed by Sterling Ranch Community Authority Board.
Project	<ul style="list-style-type: none"> • Proceeds from the sale of the limited tax general obligation bonds will be used for the purposes of financing or reimbursing the costs of public improvements benefiting Sterling Ranch; funding the Senior Reserve Fund; funding capitalized interest; and paying other costs in connection with the issuance. • Proceeds from the sale of the special assessment bonds will be used for the purposes of financing a portion of the cost of the public improvements; funding the capitalized interest; funding the reserve fund; and paying other costs in connection with the issuance.
Security and	<ul style="list-style-type: none"> • The Limited Tax General Obligation Bonds will be secured by the required mill levy, specific ownership

Rating	<p>taxes, pledged facilities fees, pledged storm water tap fee revenues, PILOT revenues, and any other legally available revenue.</p> <ul style="list-style-type: none"> • The Special Assessment Bonds will be secured by proceeds of Special Assessments on the property and any other legally available revenue. • All series of bonds will be non-rated.
Structuring Features	<ul style="list-style-type: none"> • The Limited Tax General Obligation Bonds are anticipated to be structured using a senior lien at 1.40x coverage and a subordinate cash flow lien, to maximize proceeds from the estimated revenue stream. • The Special Assessment Bonds are anticipated to be structured with a 20 year amortization, but to be paid in 3 years to match the estimated sales of the lots from the Developer to homebuilders. • Additional financings and refinancings for current and future filings are anticipated to continue over the next several years until the Development is fully built. <ul style="list-style-type: none"> ○ There is a possibility the District will be able to obtain its first investment grade rating in 2025, which Stifel anticipates assisting with.
Pricing Highlights	<ul style="list-style-type: none"> • Piper Sandler had been engaged as the underwriter. Leading up to pricing, Stifel and Piper coordinated a schedule to allow for investor one-on-one calls, status calls with the core financing team, and update for the CAB’s public board • Between posting the PLOMs and pre-pricing, Stifel and Piper worked together to tighten credit spreads. • Stifel and Piper also elected to issue two term bonds for the Senior LTGO structure, which significantly improved the borrowing costs on the shorter structure. • After a strong order period, Stifel and Piper collaborated on adjustments to further improve the CAB’s borrowing spreads for each component piece of the aggregate finance plan.
Stifel’s Role	<ul style="list-style-type: none"> • Municipal Advisor

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Brighton Crossings Metropolitan District No. 4

Proposal to Serve as Municipal Advisor

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April 15, 2024



Disclaimer

This proposal was prepared exclusively for the benefit of and internal use by the recipient for the purpose of considering the transaction or transactions contemplated herein. This presentation is confidential and proprietary to Tierra Financial Advisors, LLC ("Tierra Financial Advisors") and may not be disclosed, reproduced, distributed, or used for any other purpose by the recipient without Tierra Financial Advisors' express written consent.

By acceptance of these materials, and notwithstanding any other express or implied agreement, arrangement, or understanding to the contrary, Tierra Financial Advisors, its affiliates and the recipient agree that the recipient (and its employees, representatives, and other agents) may disclose to any and all persons, without limitation of any kind from the commencement of discussions, the tax treatment, structure or strategy of the transaction and any fact that may be relevant to understanding such treatment, structure or strategy, and all materials of any kind (including opinions or other tax analyses) that are provided to the recipient relating to such tax treatment, structure, or strategy.

The information and any analyses contained in this presentation are taken from, or based upon, information obtained from the recipient or from publicly available sources, the completeness and accuracy of which has not been independently verified and cannot be assured by Tierra Financial Advisors. The information and any analyses in these materials reflect prevailing conditions and Tierra Financial Advisors' views as of this date, all of which are subject to change.

To the extent projections and financial analyses are set forth herein, they may be based on estimated financial performance prepared by or in consultation with the recipient and are intended only to suggest reasonable ranges of results. The printed presentation is incomplete without reference to the oral presentation or other written materials that supplement it.

IRS Circular 230 Disclosure: Tierra Financial Advisors and its affiliates do not provide tax advice, and nothing contained herein should be construed as tax advice. Any discussion of U.S. tax matters contained herein (including any attachments) (i) was not intended or written to be used, and cannot be used, by you for the purpose of avoiding tax penalties; and (ii) was written in connection with the promotion or marketing of the matters addressed herein. Accordingly, you should seek advice based upon your particular circumstances from an independent tax advisor.

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Disclosures

Tierra Financial Advisors is registered with the Securities and Exchange Commission and the MSRB. The website for the MSRB can be located at: <http://www.MSRB.org>. On the homepage of the MSRB website there is a link to an investor brochure that describes protections that may be provided by the MSRB Rules and how to file a complaint with an appropriate regulatory authority.

Tierra Financial Advisors serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of the Client such as seeking to access the new issue market with advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair Tierra Financial Advisors' ability to fulfill its regulatory duties to the Client.

Tierra Financial Advisors, LLC is a wholly owned subsidiary of D.R. Horton, Inc. D.R. Horton, Inc. is a publicly traded corporation whose stock is listed on the New York Stock Exchange. D.R. Horton, Inc. owns a controlling interest in Forestar Group Inc., the developer in the District.

From time to time, D.R. Horton, Inc., may engage broker-dealers, commercial banks, and/or other financial institutions while conducting regular business operations. D.R. Horton, Inc. is a national homebuilder that is primarily engaged in the acquisition and development of land and the construction and sale of residential homes. D.R. Horton, Inc. is not registered as a municipal advisor, and therefore does not engage in municipal advisory services.

MSRB Rule G-42 requires that municipal advisors provide to their client's certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel.

There are no legal or disciplinary events that Tierra Financial Advisors deems material to the Client's evaluation of Tierra Financial Advisors, or the integrity of Tierra Financial Advisors management or advisory personnel assigned to the Client.

The SEC requires Tierra Financial Advisors as a registered municipal advisor and its individual employees who are registered as municipal advisors to file certain items of information on the SEC's Form MA or MA-I. Tierra Financial Advisors most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC's EDGAR system at <http://www.sec.gov/cgi-bin/browseedgar?action=getcompany&CIK=0000050916&type=&dateb=&owner=include&count=40>.

Tierra Financial Advisors has not made any material legal or disciplinary event disclosures on Form MA or any Form MA-I filed with the SEC.

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Cover Letter

April 15, 2024

Amanda Castle, Vice President of Client Operations and Director of Finance and Accounting
Pinnacle Consulting Group
550 W. Eisenhower Blvd
Loveland, CO 80537

Mrs. Castle,

Tierra Financial Advisors, LLC ("Tierra Financial Advisors" or "Tierra") is pleased to submit this proposal to provide municipal advisory services to Brighton Crossings Metropolitan District No. 4 ("Brighton Crossings" or the "District") for the *Request for Proposals to Serve as Municipal Advisor*. Tierra offers exceptional qualifications to serve the District as municipal advisor as summarized below and further described in this proposal.

Understanding Brighton Crossings Metropolitan District No. 4. Tierra Financial Advisors is excited about the opportunity to work for the District and assist with its refinancing transaction. We have gained a solid understanding of the District by reviewing the District's Service Plan, Budgets, 2017 Limited Offering Memorandum, Continuing Disclosure Reports, and other publicly available information.

Currently, the District has \$30.913mm of outstanding bonds across senior, subordinate, and junior liens. This debt is currently callable. We understand the District wants to refund the debt and repay developer advances.

Prepared to Serve the District and Deliver on the Scope of Services. Tierra's advisors are seasoned municipal finance professionals with over three decades of combined experience and expertise in delivering scope of services similar to those required by the District. We look forward to serving the District by drawing on our in-depth knowledge of municipal markets and vast client coverage experience. Tierra has leadership qualities, experiences, and technical capabilities that distinguish us from other municipal advisors. When serving clients as an advisor, we maintain our fiduciary duty of loyalty and care. We always put the goals of our clients first.

We are ready to get started soliciting underwriters to serve the District. For other Colorado special districts, we have managed a proposal process seeking qualifications, marketing strategies, credit spreads and bond structures from underwriters.

Given the District's most recent assessed valuation and fully built out status, we would recommend that the District pursue an investment grade bond rating and bond insurance. We have experience taking Colorado special districts through the bond rating and bond insurance process.

Municipal Advisor to Colorado Special Districts. Tierra Financial Advisors has served as municipal advisor to seven different Colorado special districts, all of which have financed debt. These districts have raised new money proceeds, refunded outstanding debt, defeased bank loans and tendered for bonds.

Currently, Tierra is working on one refinancing transaction for a Colorado special district. This financing is set to close in the fourth quarter of this year. Please see our response to *Question C. Experience with Colorado Special Districts* for more information.

In addition, Tierra Financial Advisors is working on eight different Colorado special district projects that are in various stages.

Development Finance Expertise. Tierra serves as municipal advisor to 39 development districts in Colorado, Texas, and Utah and is actively working on other development projects throughout the country. The firm's time and energy are spent helping to create districts, working with local municipal partners, providing on-going municipal advisory services to districts, and leading their bond financing processes. Nearly 80% of the special district clients we serve issue debt on a yearly basis.

The District's Municipal Advisory Team. Tierra has first-rate knowledge in all the different areas the District is seeking advisement. We have strong experience leading complex debt financings, financial modeling, working on large projects, public finance laws, and pricing and cost leadership across the municipal markets. While Tierra specializes in development finance, we have past experience working with every type of municipal client including cities, counties, infrastructure, transportation, state-level agencies, utilities, and special situation borrowers. Our experience across different markets allows us to bring best-in class service and strategy to support the District.

Creative Solutions for Clients and Strong Technical Capabilities. Tierra Financial Advisor's works hard to solve our clients most challenging financing situations. We do this by providing creative solutions, backed by our deep municipal industry experience, and through our strong technical capabilities.

Throughout their careers, Mr. Kist and Mr. Prugar have a history of going to great lengths for their clients. Whether they are creating bespoke models, financial analysis or researching a new topic, they work tirelessly for their clients, both big and small. They are interested in delivering useful information to key client decision-makers that lead to good decisions.

In closing, we look forward to providing municipal advisory services to the District and collaborating with Pinnacle Consulting Group ("Pinnacle") and White Bear Ankele Tanaka & Waldron ("White Bear") on this transaction. Tierra takes pride in fulfilling its duties as a fiduciary to clients and in being a dependable partner to the consultants working for districts.

Sincerely,



Evan D. Kist, CFA, Managing Director
Tierra Financial Advisors, LLC



Chris Prugar, Managing Director
Tierra Financial Advisors, LLC

A. Firm Information and Personnel

Established in October 2019, Tierra is a full service, municipal advisory firm registered with the Securities Exchange Commission and the Municipal Securities Rulemaking Board. The District's municipal advisory team is a group of seasoned professionals that have over 30 years of combined municipal finance experience.

Tierra Financial Advisors, LLC

1341 Horton Circle
Arlington, Texas 76011
P: 817-390-8372

Tierra specializes in municipal development finance and serves as municipal advisor to 39 development districts in Colorado, Texas, and Utah. In addition, the firm is actively working on other development projects throughout the country. All the firm's time and energy are spent helping to create districts, working with local municipal partners, providing on-going municipal advisory services to districts, and leading their bond financing processes.

Tierra Financial Advisors works with many different special districts and their consultants. Tierra takes pride in fulfilling its duties as a fiduciary to clients and in being a dependable partner to the consultants working for districts. Each district has its own unique and varying needs which requires thoughtful consideration, careful planning and execution.

When we serve as municipal advisor to a development district, we build a dynamic, bespoke cashflow and structuring model to project the financial capacity of the district. As a fiduciary to the client, our goal in creating this model is to be able to propose financing structures, security details, and terms and conditions that are independent of other advice the district may be receiving. In preparation of this proposal, Tierra Financial Advisors created, specific to the District, a bespoke financial analysis and structuring model. We used this model to run a refinancing analysis for the District. Please see our response to *Question F. Other Relevant Information* for more detailed information.

When serving clients as a municipal advisor, we maintain our fiduciary duty of loyalty and care. We always put the goals of our clients first. The following table highlights the experience and relevant attributes of the District's municipal advisory team.

Municipal Finance Experience & Relevant Attributes of the District's Team

- Specialize in serving as municipal advisor to special districts (CO MD experience) and land use clients
- Extensive knowledge of general municipal finance
- Collaborative advisor with a service-orientated approach
- Experience with complex projects
- Proven history of providing clients with innovative ideas and solutions
- Strong technical abilities (as it relates to cash flow modeling and bond structuring)
- Lead solicitation and selection process for underwriter(s)
- Methodical in reviewing legal and relevant deal-related documentation
- Extensive experience in long-term strategic financial planning
- Thorough understanding of public finance laws
- Passionate problem-solvers and creative thinkers
- In-depth rating agency experience and knowledge
- Knowledge and experience with a wide variety of debt structures, products, credits, and funding mechanisms
- Leadership in the marketing and pricing of municipal securities

Evan Kist, *Managing Director* and *Principal* of Tierra Financial Advisors will serve as the lead municipal advisor to the District and assume all day-to-day responsibilities related to the forthcoming financing. Mr. Kist will be assisted by Mr. Prugar who will serve as the backup contact for the District. Please find detailed resumes for both individuals in *Appendix A - Resumes*.

B. Experience with Colorado Municipalities

We have experience serving municipalities throughout the country and are well versed in local municipal government procedures and laws.

Although Tierra Financial Advisors does not have direct experience serving as municipal advisor to a Colorado municipality, we do have experience serving as municipal advisor to municipalities in many other states. Additionally, we have experience working with every other type of municipal client including counties, development districts, infrastructure, transportation, state-level agencies, utilities, tribal governments, and special situation borrowers. While working at his prior firm, Mr. Kist worked as a municipal advisor on a team that served 18 cities, 12 counties, 47 school districts, 7 universities and colleges, 4 hospitals and 9 state-level and transportation entities. On average, this team worked on \$680 million of bond financings per year across 65 different transactions.

Tierra Financial Advisors has a strong understanding of municipal finance and the bond financing process. Throughout their careers, the District's municipal advisory team has served as a trusted advisor (underwriter or municipal advisor) on over 100 deals for a total par amount in excess of \$30 billion. We are confident we can bring the highest-level of service to the District.

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C. Experience with Colorado Special Districts

Currently, Tierra Financial Advisors is working on eight different Colorado special district projects and has served as municipal advisor to seven districts that have financed debt. Additionally, Tierra serves as municipal advisor to 30 special districts in Texas and one in Utah. Each one of these districts are multiphase and require thoughtful planning and execution. Nearly 80% of these clients issue debt every single year. Specific services Tierra provides to these districts include leading the district's yearly bond financing process, tax rate management and yearly tax rate setting, securitization of developer incentives, opining on yearly budgets, cash flow management and presentations to resident boards.

Please find below three relevant examples of Tierra Financial Advisors Colorado special district experience and details regarding each.

St. Vrain Lakes Metropolitan District No. 2

Relevance to Brighton Crossing MD No. 4:

- *Refinancing Transaction*
- *Bond rating / Insurance process (expected)*

Tierra Financial Advisors Relevant Experience: Tierra is currently working a refinancing transaction for St. Vrain Lakes Metro District No. 2. This District has similarly sized debt outstanding and a large amount of developer advances. Tierra, along with the underwriter, plans to pursue an investment grade rating and bond insurance for the District's financing.

Tierra has been working on and off again on this financing for two years. Upon being hired, Tierra built a cashflow model to determine the potential refinancing capacity of the District, issued a bond underwriter request for proposals, drafted term sheets and developed a financing time schedule.

Most relevant to Brighton Crossing Metropolitan District No. 4 would be our current role serving as municipal advisor to St. Vrain Lakes Metropolitan District No. 2 ("SVL Metro District No. 2"). SVL Metro District No. 2 is located within a larger development called "Barefoot Lakes" and is being developed by Brookfield Residential. This District is similar in size and scope to Brighton Crossing Metro District No. 4, although it is 2 – 3 years away from being fully developed. At full buildout, SVL Metro District No. 2 is expected to have approximately 1,350 homes.

Upon being hired as the District's municipal advisor, Tierra built a cashflow model to determine the potential refinancing capacity of the District, issued a bond underwriter request for proposals, drafted term sheets and developed a financing time schedule. More recently, Tierra, in collaboration with Pinnacle, has hired various bond consultants (bond counsel, disclosure counsel, market study provider, financial forecaster provider, etc.) for the District's imminent financing. Currently, the District is in the process of refinancing their outstanding debt and expects to price and close their transaction in the fourth quarter of this year.

SVL Metro District No. 2 has had a similar financing path when compared to Brighton Crossing Metropolitan District No. 4. In 2017, SVL Metro District No. 2 issued debt across three series of bonds (2017A Senior Bonds: \$32.760mm; 2017B Sub. Bonds: \$3.247mm; 2017C Junior Bonds: \$7.284mm). Their debt is callable on December 1, 2024, at a 1% premium.

We believe the steps and processes established in this example could easily be replicated for Brighton Crossings Metro District No. 4. Tierra can quickly turn around a bond underwriter request for proposals, draft term sheets and outline a preliminary time schedule. Additionally, we have template materials should the District decide to go through the bond rating and bond insurance process (we would recommend this).

Heritage Ridge Metropolitan District

Relevance to Brighton Crossing MD No. 4:

- *Refunding & Tender Transaction*
- *Bond Insurance / Insured Rating*

Tierra Financial Advisors Relevant Experience: Tierra built a cashflow and structuring model for this financing to restructure the bonds and calculate long-term savings. Tierra worked closely with the District's consultants to put together a package of information for municipal bond insurers which led to the District receiving an insured rating from Build America Mutual ("BAM").

Based on Brighton Crossing's Metro District No. 4's most recent assessed valuation and build out status, Tierra would recommend the District pursue an underlying bond rating, bond insurance and surety enhancement.

In December 2021, Heritage Ridge Metropolitan District (the "District") sold \$11.265 million of senior lien bonds through a negotiated underwriting. The bonds were limited tax general obligations of the District secured by pledged revenues consisting of (i) required property tax levied by the District of 50 mills, and (ii) Specific Ownership Tax. Concurrently, with the negotiated financing, the District also executed a successful bond tender for all their outstanding 2019 Subordinate Bonds. These bonds became the District's Series 2021B Subordinate Lien bonds.

The District levies an Operations & Maintenance Tax of 15 mills. In modeling future District expenses, it was determined that this levy would not be sufficient to cover those projected expenses. Working closely with the District Manager and underwriter, a decision was made to carve out debt mill levy revenues and apply them to operations and maintenance expenses. Upon the termination date, the carved-out debt service mill revenues will be pledged back to the bonds.

At the time of the financing, the District was a substantially complete residential subdivision located in the Town of Berthoud. The development is planned to contain 382 detached single-family homes and approximately 50 single-family attached townhomes. All the lots have been sold to homebuilders.

The proceeds of the refunding were used to redeem the 2018 Bank Loan and pay costs of issuance. **The District was able to refinance the bonds for total gross savings of \$23.3 million or \$5.2 million on a present value basis or 33.09% of the outstanding par amount.** The Series 2021 bonds were financed over a 30-year period.

Tierra Financial Advisors was engaged as municipal advisor by the District in the summer of 2021. As the tax-exempt high-yield market continued to evolve through the fall and winter, Tierra worked on bond structures that would be marketable and provide the District with the greatest savings. Tierra worked closely with the underwriter to engage consultants for the market study and financial forecast and assisted in putting together a package of information to be sent to potential municipal bond insurers. The District was able to secure bond insurance which improved the District's borrowing costs and increased debt service savings during a challenging time in the high yield market.

Liberty Ranch Metropolitan District

Relevance to Brighton Crossing MD No. 4:

- *Refunding of Senior, Sub., & Junior Lien Bonds and Developer Advances*
- *Improving Credit Profile of New Bonds*

Tierra Financial Advisors Relevant Experience: This was a three series refinancing which restructured senior, subordinate, junior lien debt and developer advances. The developer held the subordinate and junior lien debt. Capitalizing on market rates, we were able to create capacity in the new senior lien bonds and pull up all of the outstanding subordinate lien bonds and a portion of the junior lien bonds into better credit profiles.

Preliminary refinancing analysis on Brighton Crossing's outstanding debt (please see our response to *Question F. Other Relevant Information*) suggests that the new senior lien bonds will be able to refinance the existing Series 2017A bonds and pull up to the senior lien level the outstanding 2017B & 2017C (and create developer advance repayment capacity as well).

In November 2021, Liberty Ranch Metropolitan District (the "District") sold \$13.180 million of senior lien cashflow bonds through a negotiated underwriting. The bonds are limited tax general obligations of the District secured by pledged revenues consisting of (i) required property tax levied by the District of 50 mills, (ii) Specific Ownership Tax, and (iii) the revenue received from the Mead Urban Renewal Area Cooperation Agreement. The District levies an Operations & Maintenance Tax of 8.7 mills.

At the time of the financing, the District was a partially built-out, mixed use residential and commercial subdivision located in the Town of Mead. The development is planned to contain 216 detached single-family homes, approximately 17 acres of commercial development, and approximately 78 single-family attached townhomes.

The proceeds of the refunding were used to discharge the Series 2017A Senior Bonds, Series 2017B Subordinate Lien Bonds, the Series 2017C Junior Lien Bonds and pay costs of issuance. **Even with a premium call, the District was able to refinance the bonds for total gross savings of \$9.1 million or \$1.2 million on a present value basis or 11.49% of the outstanding par amount.** Capitalizing on low rates and favorable market conditions, the District was able to obtain such savings results by creating additional capacity in its senior lien bonds and "pull up" the Series 2017B and Series 2017C bonds into the 2021 Senior Lien Bond series. The Series 2021 bonds were financed over a 30-year period.

Throughout the summer leading up to the bond sale, in collaboration with the underwriter, Tierra worked on different financing structures that would provide the District with the greatest savings and best market access. Additionally, Tierra worked closely with the underwriter to engage consultants for the market study, oil and gas report and financial forecast. Based on the District's actual valuation of \$85 million (\$7.1mm assessed valuation), the financing team decided not to pursue a bond rating for the District.

References

Below are references for developers, homebuilders and Colorado special district consultants who can opine on Tierra Financial Advisors capabilities as a municipal advisor.

Company & Role	Tierra's References
 <p>PINNACLE <i>(District Manager)</i></p>	<ul style="list-style-type: none"> Tierra is currently working with Pinnacle on St. Vrain Lakes Metro District No. 2's refinancing transaction <p>Contact: Amanda Castle, VP of Client Operations and Director of Financing and Accounting or Tracie Kaminski, Senior Accounting Manager, (970) 669-3611</p>
 <p>D·R·HORTON <i>America's Builder</i> (Developer/Homebuilder)</p>	<ul style="list-style-type: none"> Tierra is currently working on two transactions for D.R. Horton developed Colorado metropolitan districts (both are in close proximity to Brighton Crossings) Additionally, Tierra is working on multiple D.R. Horton projects in various stages throughout Colorado <p>Contact: Bill Carlisle, VP of Land, (407) 375-0658</p>
<p>Cassidy Development (Developer)</p>	<ul style="list-style-type: none"> Tierra is currently working with Cassidy Development on a new money transaction for a Colorado metropolitan district located in Adams County <ul style="list-style-type: none"> Assisted with the district's creation application <p>Contact: Kevin Chinoy, Partner, (917) 254-1214</p>
 <p>THE LANDHUIS COMPANY (Developer)</p>	<ul style="list-style-type: none"> Tierra worked for The Landhuis Company on Liberty Ranch Metropolitan District (case study highlighted above) <p>Contact: Jeffrey Mark, President, (719) 635-3200</p>
 <p>KLINE ALVARADO VEIO-PC (Bond / Disclosure Counsel)</p>	<ul style="list-style-type: none"> Tierra is currently working with Kline Alvarado Veio P.C. ("KAV") on St. Vrain Lakes Metro District No. 2's refinancing transaction Tierra has previously worked with KAV on five different Colorado metropolitan district financings <p>Contact: K.C. Veio, Partner, (303) 534-3390</p>
 <p>CEGR LAW (General Counsel)</p>	<ul style="list-style-type: none"> Tierra is working with Cockrel Ela Glesne Greher & Ruhland, P.C. ("CEGR") on multiple projects in various stages throughout Colorado Tierra has previously worked with CEGR on four Colorado metropolitan district financings <p>Contact: David Greher, Partner, (303) 218-7200</p>

D. Why Select Tierra Financial Advisors as Municipal Advisor?

Tierra Financial Advisors is excited about the opportunity to work for the District and assist with the District's potential refinancing transaction. We are familiar with the District's Service Plan, Series 2017 Limited Tax GO Bonds, Audits, District budgets, and other relevant information. In other words, we are ready to get to work!

Tierra Financial Advisors views its role as municipal advisor to the District to be an on-going responsibility that requires active engagement. Tierra has leadership qualities, experiences, and capabilities that distinguish us from other municipal advisors.

What Makes Tierra Unique as a Municipal Advisory Firm?

- **Relevant and Recent Deal Experience**
 - Working on a refinancing transaction for St. Vrain Lakes Metro District No. 2 where Brookfield is the developer and Pinnacle and White Bear are the District's manager and general counsel
- **Municipal advisory firm that solely focuses on development districts**
 - 100% of our clients are special districts
 - CO Metro District experience (served a MA on seven deals for an aggregate par amount of \$104mm)
- **Client focused with a clear direction**
 - Tierra only provides municipal advisory services
 - Our competitors flip-flop between underwriter and municipal advisory roles
 - Tierra only serves municipal clients (versus underwriters who serve investor clients)
- **Strong technical abilities**
 - For each client we build a dynamic cashflow and bond structuring model
 - This model aids in our ability to provide independent advice
- **Provide independent advice**
 - Fulfill our fiduciary duty to clients
 - Tierra does not "rubber stamp" the advice of others
 - Provide thoughtful advice based on rigorous analysis and research
- **Collaborative municipal advisor with a service-orientated approach**
- **Experience leading the RFP process for bonds underwriter(s)**
 - In partnership with Pinnacle, we drafted and led the RFP process for St. Vrain Lakes Metro District No. 2's upcoming refinancing transaction
- **Rating Agency Strategy**
 - Tierra has experience preparing rating agency strategies and presentations for Colorado metropolitan districts

E. Proposed Compensation

For any issuance of new money, refunding, privately placed or short-term obligations, the fee per series of bonds shall be three-tenths of one percent (0.300%) of such principal amount with a minimum fee amount of \$45,000 and a maximum fee amount \$75,000.

Please see the table below for an example of our fees based on varying par amounts.

Debt Issuance Type	Amount Issued (Per Series)	Amount per \$1,000 Issued (Per Series)
Limited Tax GO	\$5,000,000	\$9.00 per Bond / \$45,000
	\$10,000,000	\$4.50 per Bond / \$45,000
	\$20,000,000	\$3.00 per Bond / \$60,000
	\$30,000,000	\$2.50 per Bond / \$75,000
	\$40,000,000	\$1.88 per Bond / \$75,000
	\$50,000,000	\$1.50 per Bond / \$75,000
	\$60,000,000	\$1.25 per Bond / \$75,000

These fees do not include any expected deal expenses such as rating agency fees, printing, advertisements, CUSIP charges, etc.

Upon the successful closing of the District's bond financing, Tierra will invoice the District. If the District does not complete a financing, Tierra will not charge a fee to the District.

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F. Other Relevant Information

Brighton Crossing Metropolitan District No. 4 has \$30.913 million of bonds outstanding across three different series of bonds. The Series 2017A and Series 2017B bonds are callable anytime between now and November 30, 2024, at a 2% premium (we assume the 2017C bonds can also be redeemed on this schedule). On December 1, 2024, the premium drops to 1%. Based on the information listed in the RFP, we assume the District plans to close the new bonds / refund the existing bonds on or after December 1, 2024, to benefit from the drop in redemption premium. We have run our analysis with that assumption.

Issue	Bond Type	Security	Original Par Amount (\$)	Amount Outstanding (\$)	Callable Par Amount (\$)	Call Date	Tax Status	Est. Remaining Avg. Life	Weighted Average Rate	Final Maturity / Discharge Date
Series 2017A	Fixed Rate	LTGO (Senior)	24,560,000	23,580,000	23,580,000	12/1/2024 @ 101%	TE	15.93yrs	4.933%	12/1/47
Series 2017B	Fixed Rate	LTGO (Sub.)	4,025,000	4,025,000	4,025,000	12/1/2024 @ 101%	TE	23.66yrs	7.000%	12/15/47
Series 2017C	Fixed Rate	LTGO (Junior)	3,308,002	3,308,002	3,308,002		TE	23.66yrs	3.600%	12/15/47
Total			\$ 31,893,002	\$ 30,913,002	\$ 30,913,002					
									Portfolio Weighted Average Rate:	5.059%

Proposed New Money and Refunding. We understand the District wants to refinance its debt and create additional capacity in order to repay outstanding developer advances. The District stopped filing quarterly reports with development information (building permits, certificates of occupancy, land sales, etc.) December 31, 2020. Given this fact, we assume the development was fully built out sometime between then and early 2021. This would be consistent with the development schedule listed in the 2017 offering memorandum. Using this assumption and the District's 2023 assessed valuation of \$44,423,730 (market value of \$650,651,484), we modeled a potential refinancing for the District. Please see the table on the following page for more detailed information.

Using conservative financing assumptions, we determined that the District could finance \$41.020 million of senior lien bonds and \$10.663 million of subordinate lien bonds over a 30-year period for a combined total par amount of \$51.683 million. All of the District's 2017 debt plus accrued interest (2017C bonds included) could be refinanced into the 2024 senior lien bonds with \$8.7 million remaining to pay towards outstanding developer advances. The entirety of the District's 2024 subordinate lien bonds would go towards repaying developer advances. The security for this new debt would continue to be the District's pledged revenues of 50 mills (annually adjusted) on net taxable assessed valuation, specific ownership taxes and a small amount of oil and gas lease revenues.

Assuming an underlying investment grade rating, bond insurance and a surety, **we estimate the District could realize \$18.8 million in total gross savings or \$6.7 million in present value savings.** The final maturity for the refunding bonds would be December 2047 to match the current debt outstanding. The remaining new money / developer advances repayment proceeds would have a final maturity of 2054.

Summary. In summary, the District could refund all \$30.913 million of its outstanding debt for substantial present value savings. In addition, the District has projected financial capacity to raise an additional \$19.040 million to pay down developer advances. Per the RFP, the District has \$55.013 million in long-term obligations. This is made up of \$30.913 million in bonds (plus accrued interest) and developer advances (capital, reimbursement, and operations). Based on information in the District's audit and 2017 offering memorandum, the District is likely accruing interest on developer advances at a rate of 8 - 10%. **The proposed refinancing is projected to pay off 98% of the District's long-term obligations by refunding the District's bonds for interest rate savings and increasing the credit quality of the new outstanding bonds.**

Sources and Uses

	Senior Lien Bonds - Series 2024A	Subordinate Lien Cashflow Bonds - Series 2024B	Total
Par Amount of Bonds:	\$41,020,000	\$10,663,000	\$51,683,000
Other Sources of Funds:			
Existing Senior Debt Service Fund ⁽¹⁾	\$4,344,593		4,344,593
TOTAL SOURCES OF FUNDS:	\$45,364,593	\$10,663,000	\$56,027,593

Uses of Funds

	Senior Lien Bonds - Series 2024A	Subordinate Lien Cashflow Bonds - Series 2024B	Total
Est. Reimbursement Amount (Towards Developer Advances)	\$8,697,708	\$10,343,110	\$19,040,818
Refund 2017A Bonds (Est.) ⁽²⁾	24,397,350		24,397,350
Refinance 2017B Bonds (Est.) ⁽²⁾	6,446,287		6,446,287
Refinance 2017C Bonds (Est.) ⁽²⁾	4,231,426		4,231,426
Underwriters' Discount	820,400	319,890	1,140,290
Costs of Issuance	400,000		400,000
Bond Insurance / Surety	371,423		371,423
TOTAL USES OF FUNDS:	\$45,364,593	\$10,663,000	\$56,027,593

Key Assumptions:

Delivery Date	12/1/2024	12/1/2024	12/1/2024
First Interest Date	6/1/2025	6/15/2025	6/1/2025
First Maturity Date	12/1/2020	12/15/2035	12/1/2020
Final Maturity Date	12/1/2054	12/15/2054	12/1/2054
First Par Call Date	12/1/2031		12/1/2031
Capitalized Interest Period (Omos)	12/1/2024		12/1/2024
Debt Service Coverage	1.20x	1.00x	
Biennial Reassessment			2.00%

1) Note 1 of the District's 2022 Audit

2) Includes accrued interest

Appendix A - Resumes

Evan Kist, CFA, Managing Director and Principal, Tierra Financial Advisors
Primary Contact / Municipal Advisor to the District
Arlington, Texas

Evan has 18 years of municipal finance experience and currently manages Tierra's municipal advisory business and strategy. He is the firm's Principal and leads the firm's quantitative development, structuring and solution delivery for existing and new clients. He also directs the supervisory procedures and legal, compliance and regulatory requirements for the organization.

Evan currently serves as municipal advisor to development districts in Colorado, Texas and Utah. His special district clients in Colorado and Utah include Liberty Ranch Metropolitan District, Parkside Metropolitan District, Heritage Ridge Metropolitan District, Northridge Estates Metropolitan District No. 3, Cottonwood Greens Metropolitan District No. 2, Mulberry Metropolitan District No. 2, Serratoga Falls Metropolitan District No. 1, St. Vrain Lakes Metropolitan District No. 2, Ellston Park Metropolitan District, Silver Peaks Metropolitan District No. 6 and Viridian Farm Public Improvement District. In Texas, Evan serves as municipal advisor to 12 municipal utility districts.

Prior to joining Tierra in August 2019, Evan worked for RBC Capital Markets, where he served a large portfolio of clients as either a municipal advisor or senior managing underwriter. In both of these roles his clients included cities, counties, state-level agencies, regional water authorities, transportation systems, development districts, tribal governments and school districts.

In total, Evan has over 20 years of diverse finance experience, including investment banking, debt structuring and origination, equity derivatives trading and risk management. He spent 10 years working for Merrill Lynch (now BofA Securities) in their New York and Chicago offices covering municipal issuers throughout the country. Evan covered a broad base of sectors, including power and energy, transportation, water, infrastructure, hospital systems, and special situation borrowers. He worked on 50+ senior managed public finance transactions totaling \$8 billion.

During his career at Merrill Lynch, Evan was involved in many sophisticated financings and advisory assignments for clients such as New York City, Texas Department of Transportation, Dallas Area Rapid Transit, CPS Energy, State Revolving Funds (ND, IN), Jefferson County, AL (special advisor to County during bankruptcy proceedings) and Parkland Hospital. He also worked on corporate transactions for clients including Samsung and the Seminole Tribe of Florida.

Evan Kist graduated Phi Beta Kappa with a degree in Economics and minor in Finance from the University of New Mexico and is also a Chartered Financial Analyst ("CFA") charter holder. He is a SEC registered municipal advisor holding the Series 50 and 54 licenses.

Chris Prugar, *Managing Director*, Tierra Financial Advisors
Backup Contact / Municipal Advisor to the District
Houston, Texas

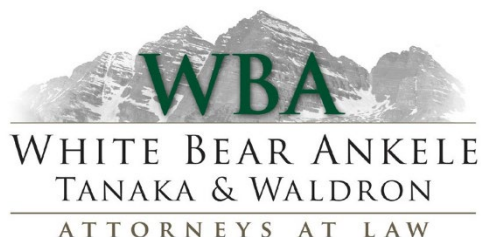
Chris has over 15 years of public finance experience and has served in a wide variety of roles structuring, executing, and managing municipal bond transactions. Chris joined Tierra in April 2022 and serves as municipal advisor to many special districts located in Texas. Chris serves as municipal advisor to many municipal utility districts, including Austin County MUD No. 1, Montgomery County MUD No. 139 & No. 199, Fort Bend County MUD No. 188 & No. 222 & No. 246, Brazoria-Fort Bend Counties MUD No. 3, Harris County MUD No. 555, Brazoria County MUDs No. 81 & 87 and East Montgomery County MUDs No. 13 & 14. Chris also supports Tierra's municipal advisory efforts in Colorado, Utah and Arizona.

Prior to joining Tierra, Chris worked for BofA Securities where he sourced negotiated bond transactions for special districts, water and sewer authorities, cities, counties, school districts, and special projects. Chris' experience includes detailed cash flow modeling, client presentation, rating agency presentation, interfacing with the sales desk and transaction execution. Focused primarily on Texas and other southwestern states, Chris has been involved in over \$20 billion of transactions for a range of issuers with different financing objectives and execution strategies.

Chris has been involved in some of the most sophisticated and noteworthy transactions in the municipal markets such as Texas Municipal Gas Supply and Acquisition Corporation III (Gas Prepays), Unemployment Trust Fund financings (transactions for Michigan, Texas, Illinois and Pennsylvania), Texas Private Activity Bond Surface Transportation Corporation (deal included private activity bond allocation, TIFIA loan, and equity contributions from project sponsors), Louisville Arena Authority, Louisiana Stadium and Exposition Authority (New Orleans Superdome) and the City of Houston Airport System.

Chris graduated cum laude from Washington and Lee University with a Bachelor of Science in Business Administration. He is a SEC registered municipal advisor holding the Series 50 license.

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MEMORANDUM

TO: Brighton Crossing Metropolitan District Nos. 4-8 (each, individually, a “**District**”), and Brighton Crossings Operations Board

FROM: White Bear Ankele Tanaka & Waldron (“**WBA**”)

DATE: April 23, 2024

RE: Public Entity Digital Accessibility Standards

INTRODUCTION

The Colorado legislature passed House Bill 21-1110, Colorado Laws for Persons with Disabilities, on June 30, 2021. Under this statute, public entities (which, as defined, include Title 32 special districts)¹ must develop and implement a plan to make digital content accessible to everyone,² using the standards set by the Office of Information Technology (“**OIT**”) by July 1, 2024.³ On February 23, 2024, OIT adopted a final version of 8 CCR 1501-11, Rules Establishing Technology Accessibility Standards (the “**Rules**”).⁴

The scope of the Rules is broad, applying to information technology and other equipment, systems, technologies, or processes, for which the principal function is the creation, manipulation, storage, display, receipt, or transmission of electronic data and information, as well as any associated content (collectively, “**information and communication technology**” or “**ICT**”), including both internal and public facing, procured, developed, maintained, or used by the public entity. Examples of ICT include websites, applications, kiosks, digital signage, digital documents, video, audio, and third-party tools that are owned or controlled by the public entity.

This memorandum reviews the accessibility requirements under the Rules, identifies vendors who provide accessibility services (“**Accessibility Vendor**”), and reviews state and municipal requirements specifying information and documents that must be posted on a district’s website, all of which must be accessible.

¹§ 24-34-301(18), C.R.S.

²§ 24-34-802(b)-(c), C.R.S.

³§ 24-85-103(2.5), C.R.S.

⁴[CCR 1501-11, Rules Establishing Technology Accessibility Standards](#)

ACCESSIBILITY REQUIREMENTS

The Rules apply to the following categories of ICT (collectively, “Active ICT”), all of which must be remediated in order to make the same accessible:

- All ICT that is newly created, acquired, developed, or purchased on or after July 1, 2024, and
- Any ICT that is in “active use” on or after July 1, 2024, including any ICT used by employees of the public entity (which does not include district consultants or contractors) to perform their job duties.

Remediation is the process by which documents and websites are reviewed for compliance and modified, as needed, by an Accessibility Vendor to comply with the Rules.

The Rules define “active use” as ICT that is “regularly used by members of the public to apply for, gain access to, or participate in a public entity’s services, programs, or activities,” as well as ICT that is “currently used by employees to perform their job duties.” Drafts, previous versions, archives, and working products are not considered Active ICT; however, any ICT becomes Active ICT at the time an authorized, official version of the ICT is “altered or updated, or when an accessible version is requested by an individual with a disability.” Active ICT includes, but is not limited to, any documents posted to the public entity’s website, community emails, newsletters, and any other digital content regularly accessed by the public.

The technical standards and required disclosures under the Rules require the following:

- All Active ICT shall comply with W3C WCAG 2.1 conformance levels A and AA (the “**WCAG 2.1 Standards**”); and
- The public entity shall adopt and conspicuously post a technology accessibility statement, which must include: (1) a commitment to a timely response to reports of inaccessible ICT or requests for reasonable accommodation or modification; (2) a prominent notice providing at least two contact methods for individuals with disabilities to submit requests for reasonable accommodation or modification to personnel knowledgeable about the accessibility of the ICT (collectively the “**Accessibility Statement**”).

In situations where a public entity’s Active ICT does not fully conform with the WCAG 2.1 Standards,⁵ it can remain in compliance under the Rules if the public entity: (1) adopts a sufficient Accessibility Statement; (2) provides reasonable accommodations or modifications for nonconforming Active ICT; and (3) can provide evidence of making “good faith progress” on its plan to remove accessibility barriers across its inventory of Active ICT.

PENALTIES FOR NON-COMPLIANCE

Under the Rules, public entities are subject to certain penalties for non-compliance if websites and Active ICT are not accessible beginning July 1, 2024. Individuals with disabilities who experience discrimination due to noncompliance with the Rules may bring a civil suit against the public entity, which may result in a court order requiring that the public entity bring all Active

⁵ [WCAG 2.1 Standards](#)

ICT into compliance with the Rules and either remit monetary damages or pay a statutory fine of \$3,500 to the plaintiff for each violation.⁶

STEPS FOR COMPLIANCE

As discussed above, the scope of the Rules is broad, and the requirements are technical. To comply, the District will need to:

- Identify documents to remain on the District website and begin remediation.
- Engage a Website Accessibility Vendor.
- Adopt an Accessibility Statement and post it to the District’s website, including two contact methods to report inaccessible Active ICT and make accessibility requests for any other ICT.
- Identify a compliance officer who will be responsible for responding to reports of inaccessible Active ICT and accessibility requests (the “**Compliance Officer**”).
- Ensure that Active ICT created, posted, altered, or updated after July 1, 2024 is in compliance with the Rules.
- Be prepared to remediate District documents into an accessible format upon request.
- Regularly generate an accessibility report for the District's website. Checkmydistrict.org is a robust evaluation and reporting tool developed in collaboration with the Special District Association available at no charge.⁷ Many other free reporting tools are available as well.⁸

ACCESSIBILITY VENDORS

WBA recommends that all contractors and Accessibility Vendors are reviewed to confirm that the services provided meet the standards set in the Rules. We have found that accessibility widgets, third-party software that temporarily changes the website to provide accessible features for users with assistive technologies, are not sufficient to establish compliance and have been identified as a potential source of liability under the Rules. If the District is considering an Accessibility Vendor not listed below, we strongly recommend that our office be involved in the vetting process to provide guidance. A list of Accessibility Vendors, which WBA has researched, that provide various services to assist public entities in complying with the Rules, is available upon request.

Document Accessibility Vendor

WBA has obtained a membership with 247 Accessible Documents for document remediation services.⁹ WBA can submit District documents to 247 Accessible Documents on behalf of the District through this membership. Membership pricing is on a per-page basis below based on document type, complexity, Alternative Text and Table Summary requirements, and delivery timeline:

Document & Delivery Type	Premium (Per Page)
Static PDF – Normal Delivery	\$6.50

⁶ § 24-34-802(2)(a), C.R.S.

⁷ www.checkmydistrict.org

⁸ [W3C Accessibility Tools Index](#)

⁹ [247 Accessible Documents](#)

Static PDF – Expedited Delivery	\$7.00
Static PDF – Rush Delivery	\$7.50
Static Word & PPT – Normal Delivery	\$4.00
Static Word & PPT – Expedited Delivery	\$4.50
Static Word & PPT – Rush Delivery	\$5.00
Dynamic PDF/Word	\$27.00
Extended Alt Text (Per Image)	\$0.25
Table Summary (Per Table)	\$0.25

Table Summaries are a feature where a description is given to an Excel or similar table for use by a screen reader. Extended Alternative Text is the same process for an image. Both of these are required to remediate Active ICT with financial tables or images, such as a budget or map, and have an additional cost for the service.

Delivery timelines are dependent on the page count, document type and delivery type selected. Expected timelines are as follows: normal delivery within 5-10 business days, expedited delivery within 2-3 days, and rush delivery within 1-2 days.

Website Accessibility Vendors

WBA has reviewed and identified several Accessibility Vendors to assist with website accessibility and ongoing compliance with the Rules. A proposal from Streamline is attached hereto as **Exhibit A** and includes document remediation partnership with Allyant,¹⁰ at a flat fee of \$7/page. Document remediated services are handled through the Streamline platform and remediated documents are automatically added to the website.

STATE REQUIREMENTS FOR TRANSPARENCY*

Due to the costs associated with remediating documents and the upcoming deadline for compliance under the Rules, WBA is recommending that districts scale back the information posted on their websites by July 1, 2024, or sooner if possible, to include only the information required under statute and governing documents, as well as the public records request policy and any rules and regulations/fee schedules/amenity policies as applicable.¹¹

¹⁰ [Allyant-Commonlook](#)

¹¹ § 32-1-104.5, C.R.S.

The specific requirements and recommendations for the District are below:

Applies to District?	Item	Statutory References / Comments
<input checked="" type="checkbox"/>	Map of District boundaries	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	Current Fiscal Year Budget	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	Budget Amendments to current fiscal year budget (<i>if applicable</i>)	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	Date, Time, and Location of Regularly Scheduled Board Meetings	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	Date, Time, and Location of Annual Meeting (<i>if applicable</i>)	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	Names, Terms, and Contact Information for Directors	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	Name and Contact Information for District Manager (<i>if applicable</i>)	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	Financial Information <ul style="list-style-type: none"> • Prior Year's Audit OR Application for Exemption from Audit 	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	Annual Report (<i>most current</i>)	§ 32-1-207(3)(c), C.R.S.
<input checked="" type="checkbox"/>	Call for Nominations (<i>Board may elect to post to Official Website</i>)	§§ 1-13.5-501(1.5)(c); 1-13.5-501(1.7)(b)(III), C.R.S.
<input type="checkbox"/>	*Certified Election Results - Resolution/Notice of Cancellation OR Canvass Board Statement of Certified Election Results	§ 32-1-104.5(3)(a), C.R.S., Requirements
<input checked="" type="checkbox"/>	809 Transparency Notice (<i>most current</i>)	§ 32-1-809, C.R.S.
<input type="checkbox"/>	Notice of Intent to Fix/Hearing Water or Sewer Rates (<i>as applicable</i>)	§ 32-1-1001(2), C.R.S.
<input checked="" type="checkbox"/>	Technology Accessibility Statement	8 CCR 1501-11
<input type="checkbox"/>	**Governing Document Requirements (<i>as applicable</i>)	See below for further guidance regarding applicability of these requirements
<input type="checkbox"/>	Accounting of Land Development Charges (<i>if applicable</i>) ¹² :	§ 29-1-506(1), C.R.S.; See FN 1 for further guidance regarding applicability of this requirement
<input checked="" type="checkbox"/>	Public Records Request Policy	§ 24-72-205(6)(a)(b), C.R.S.; Posting allows the District to collect research and retrieval fees
<input checked="" type="checkbox"/>	Rules & Regulations (<i>if applicable</i>)	

¹² Required only if a district imposes land development charges, including tap fees, system development fees, capital improvement fees, plant investment fees, or similar charges, related to a capital expenditure imposed as a prerequisite for obtaining service for an improvement, facility, or equipment necessitated by construction, reconstruction, or redevelopment resulting in an increase in the number of service units required.

<input checked="" type="checkbox"/>	Fee Resolutions and Schedules (<i>if applicable</i>)	
<input checked="" type="checkbox"/>	Covenant Enforcement Documents (<i>if applicable</i>)	Including, but not limited to: <ul style="list-style-type: none"> • Declaration of Covenants • Collection and Enforcement Policies • Rules & Regulations • Design Guidelines • Submission Forms

*Required if election is held in the current fiscal year.

**Certain districts have additional requirements under the jurisdiction's specific governing documents (Service Plan, IGA, Municipal Code, County Code/Rules).

CONCLUSION

On an immediate basis, WBA recommends that the Board identify which documents, outside those required under statute, will remain posted to the website and be sent for remediation. We also recommend the District adopt an accessibility statement, identify the Compliance Officer, engage an Accessibility Vendor, and begin to implement compliance plans no later than May 1, 2024. The website, all content posted thereto, and all digital communication under the control of the District must meet the accessibility standards established in the Rules no later than July 1, 2024.

EXHIBIT A
(Streamline Partnership Proposal)

DRAFT



STREAMLINE

(916) 900-6619

info@getstreamline.com

www.getstreamline.com

3301 C Street #1000, Sacramento, CA 95816

Streamline Platform - Subscription Agreement

CUSTOMER: **White Bear Ankele Tanaka & Waldron**

ORDER DATE: **03 / 18 / 2024**

This Software as a Service Agreement (“Agreement”) is entered into on the start date listed below, between Streamline (DBA of Digital Deployment, Inc.) with a place of business at 3301 C Street #1000, Sacramento, CA 95816 (“Company”), and the Customer listed above (“Customer”). This Agreement incorporates the [Streamline Terms of Service](#). *W9 is available online*. **Most customers prefer annual billing for convenience, but all subscriptions are cancellable anytime with a written 30-day notice.**

DESCRIPTION OF SERVICES: See Page 2 for an overview of what Streamline Web includes, and for more information please review our [subscription-based website toolkit for local government](#).

SUBSCRIPTION ORDER:

Name	Price
Streamline Partnership Agreement - White Bear Ankele Tanaka & Waldron	\$0.00



STREAMLINE

(916) 900-6619

info@getstreamline.com

www.getstreamline.com

3301 C Street #1000, Sacramento, CA 95816

One-Time Build Costs: **\$0**

Order #: **NA**

Invoice Frequency: **TBD**

Original Order? **NA**

Additional Billing Details: **Streamline Partner Agreement**

Billing Start Date: **3/18/2024**

Billing Person:

[Redacted]

Phone:

[Redacted]

Billing Address:

Email:

City, State, Zip:

Streamline:

Customer:

Name:

Name:

Title:

Title:

Date:

Date:

Signature:

Signature:

What Your Subscription Includes



Technology

- **Easy-to-use website tool allows you to control your content** - no more waiting on a vendor or IT.
- **Built-in ADA compliance** (the platform is fully accessible out of the “box”).
- **State-specific transparency dashboard** with checkpoints for all posting requirements.
- **Meeting dashboard with agenda reminders**, one-click agenda and minute upload that takes seconds.
- **Ongoing improvements** to existing features included at no cost - your software will never be out of date.



Setup and Training

- **Multiple options** for initial site build and migrating existing content.
- **Introduction to your state requirements** so you know what needs to be posted.
- **Training** for anyone on your staff via remote meeting to help you learn the system.
- **Free domain** included (acmemud.specialdistrict.org) or connect your own custom domain / web address.
- **Free SSL security certificate** so that your site is served over https and visitors are protected.



Ongoing Support

- **Unlimited support** is included for anyone on your staff responsible for updating the website.
- **Support system is built into your website** - get help with the click of a button.
- **Unlimited hosting** of content and files so you never have to “upgrade” your account.
- **Extensive knowledge base** of how-to articles and getting started guides are available 24/7.
- **Can't figure out how to send your question? That's ok, you'll have our technical support number, too.**

And if (when) your state passes additional website mandates, Streamline Web will be updated to help you comply as effortlessly as possible.



Partnership Packages & Features (Per District):

Compliance Basics

Essential tools for districts to meet compliance standards & regulations. **Look professional while meeting state requirements & best practices.**

\$80

/month

Subscription Includes:

- Website hosting + content management
- Amplify™ design & experience builder (new in 2024)
- Google maps & locations Integration (new in 2024)
- Social feed integration
- Annual design reviews
- Annual board reports
- Compliance + posting checklist
- ADA accessibility assistant
- Meetings assistant
- One-click social sharing
- One-click email marketing & subscription building
- Payments / commerce tools
- E-Signature Forms
- Internal communications hub
- Support with integration of embedded tools
- Training + support

Community Pro

Everything that is offered in our compliance plan + design tools, email mktg, payments, e-signatures, & more. **Perfect for districts that are active in their community.**

\$120

/month

Subscription Includes:

- Website hosting + content management
- Amplify™ design & experience builder (new in 2024)
- Google maps & locations Integration (new in 2024)
- Social feed integration
- Annual design reviews
- Annual board reports
- Compliance + posting checklist
- ADA accessibility assistant
- Meetings assistant
- One-click social sharing
- One-click email marketing & subscription building
- Payments / commerce tools
- E-Signature Forms
- Internal communications hub
- Support with integration of embedded tools
- Training + support

Operations Pro

Everything that is offered in our compliance & community plans + intranet, social feeds, board reports, & reviews. **Perfect for districts who want to streamline operations.**

\$390

/month

Subscription Includes:

- Website hosting + content management
- Amplify+™ design & experience builder (new in 2024)
- Google maps & locations integration (new in 2024)
- Social feed integration
- Annual design reviews
- Annual board reports
- Compliance + posting checklist
- ADA accessibility assistant
- Meetings assistant
- One-click social sharing
- One-click email marketing & subscription building
- Payments / commerce tools
- E-Signature Forms
- Internal communications hub
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