

# ARTA Teams Info-20241211\_110802-Meeting Recording

December 11, 2024, 6:08PM

38m 18s

● **Carlson, Nicholas** started transcription

**CN** **Carlson, Nicholas** 0:04

We're gonna go ahead and.

Get started.

Go ahead, me. Call the meeting to order us the Aerotropolis Regional Transportation Authority. The chair does see equipment.

Please let the record reflect that all Members on.

Have exposures of conflict in consultation.

Good morning, Mr. chair.

Yes, they have.

Of course they have a meeting if any new or different for you, please let us know.

Any further disclosures this month?

I'm going to take item 5 after the consent agenda and item 4 is after that.

Everything else.

With that, the chair would make a motion to approve the agenda. Thank you.

Motion to made second all in favor.

Say aye, aye.

At this time, we'll invite any members of the public who wish to address the board.

Is there anyone here from the public who wishes to address board at this time?

Consent agenda and chair will entertain a motion to approve the consent agenda.

2nd, 2nd, 2nd. Thank you.

Motion has been made and 2nd all in favor, say aye.

This time, we're gonna I'd like to introduce Natalie.

You're here on the she's on our screen.

But here she is in person.

We're going to move on down to manager's report.

And I forgive us your date on the ADA compliance of the website we've selected, yes.

So someone streamline about some of the features that are on the RW website with the REPORTINGS in particular.

Streamline recommends uploading those videos to YouTube and providing link on

the website. That way, both the YouTube and streamline will provide accessibility measures. Both YouTube with closed captioning and streamline with scanning it intermediating any issues they find.

So that was one of the main updates for this month.

Question.

Steve, what two options are represented to us.

One was sippa, the state program. The other one was.

80 bucks a month.

They also have an identification, but also with.

This sounds like a win win.

We can still keep the transparency and have access to the Community that wants us reporting and everything, even if we just place it on a billboard.

I would still be OK with the streamlining, plus that YouTube thing that they're.

Concerning to me was the free versus 80 bucks a month, but \$1000 a year? Can you get better service?

I mean for something as big as what we're doing as long as we're not sacrificing transparency, then I'm OK either.

Saying this is a good update and make decision later or or always change it later.

Other comments, so does YouTube automatically do the closed captioning?

They will do a lot of go ahead.

Yeah, all the features they have already built.

For accessibility, like the build and such, but it's available on all of them, is in particular retroactively since you.

Got that?

So they did say that the generated section is going on.

Other questions? Comments.

We know that we've been talking about this for a while.

It sounds like they've come a long way from be nice to close, but we're on it, so the chair would make a motion to accept the proposal again, keeping us in.

The transparency videos are still available directly from our our website.

So I'll make that motion.

I'll I'll second that.

Function to cycle count.

All those in favor say aye. Aye, those opposed.

Move move on to item 4 E. Thank you, Madam.

You're welcome.

Don't feel like you need to stick around.

You got other reasons.

We're gonna move on to item 4. Ei know online, we have Mike Baldwin is with us as well as some of the other our bond team. And they're gonna get some update on the results of the 2024 bonds.

**MB** **Michael Baldwin** 5:38

Hey, good morning, gang.

Thank you for allowing me to talk.

**CN** **Carlson, Nicholas** 5:41

They're both of them.

**MB** **Michael Baldwin** 5:44

Can you guys hear me?

Hey, happy to report that our bond sale went incredibly well.

You know during the pre marketing process, we had 110 distinct investor accounts.

View the palm and download the investor roadshow presentation.

We had eighteen one-on-one investor calls and you know going into the pricing of you know the Tuesday before Thanksgiving, which is normally a slow week, we actually got in an incredible amount of attention on the financing and you know it was pretty exciting to watch the.

Order period.

Watch the orders come in.

I know Matt was participating in that.

We ended up receiving.

1.3 billion in orders for 209,000,000 worth of bonds.

From 30 investors, which was an incredible, incredible generation of orders, credibles sales performance and you know, that allowed us to reduce the interest rates by 12 1/2 basis points or an eighth on both the 20 and 30 year term bonds which were priced at 5:00 and.

1/2 percent on a 20 year term and then 5 3/4.

On the 30 year term bond and with that repricing, we are allowed to, we are enabled to generate an additional 4.3 million.

In order so from from my perspective, I mean it was an incredible, incredible sale that says something to the testament to arta what the board's doing, you know through those investor calls. One thing that came out that was very apparent is that the governance associated with you.

Know arta.

Granted, it's a Regional Transportation Authority, but you know, given the expansion of the boundaries, it's similar to a Colorado Med district.

I would say Colorado met District bond on steroids but great result. I'm really proud with. I think the working group.

Everybody on the team really stepped up, you know, particularly bond counsel and underwriters counsel, just in terms of getting the Council opinions.

And I know Tom George was very active.

We actually had a one week close which I think and Hein said I think they would have preferred A2 week closed but very successful result and here to ask any insert any questions if you'd like.

CN

**Carlson, Nicholas** 8:08

Any questions for Mike?

What's it do you have any extra comments?

I think Mike summed it up pretty well.

The whole transaction was a success overall.

For project proceeds, the true interest cost was about 576, which is roughly 25 basis points lower than what you would see in the market. And I think that really two artists credit.

Size also helps a little bit if you don't normally see.

In this market, something of 200 million, like most metro district transportation authorities, are a little bit different. But most Metro district finances are probably in the 20 to \$30 million range.

So I think investors really liked this.

Credit what Mike was talking about with pricing before Thanksgiving.

Agree. Normally it's a pretty quiet week and I think that worked to wardous advantage because it was the only bond issue in Colorado and it was the one of the largest issues pricing that pricing that week.

It captured.

Its attention, and I think that allowed Arta to lower its overall cost for a week.

So so all things considered, I think Jeffrey's and DA Davidson.

Who was the Co manager?

I think they did a phenomenal job, especially marketing.

And Mike, remind me, I think there's what 30 investors that received fund allocations, right?

So that's a substantial diversification from artists. Previous long issues, which is a positive when we think about the next bond issue and how far is the financing.

Questions for Mike and Melissa.

I would just echo.

I mean, congratulations to to everyone.

Good day again.

Anytime you see oversubscribed bonds of 1.3 billion.

Place on. Oh, I'm sorry, 209 million.

And that was a good day. I think being able to negotiate the interest rate down was in my favor.

And just to echo what Melissa said, having that diversification of our investors, next time we go to the market, those investors are the ones that we're going to look at next to say you want to invest more into arda's future.

When you start over leveraging with one which we were before, great investor with yielding, but having them all with.

Heavy with one particular institutions puts us in a tight position.

I think moving forward, this is gonna have.

I think chassis making that and Melissa's taking the month of December.

Rest of the month of December off. And then she's starting the 26th.

January so.

**MB** Michael Baldwin 11:01

Matt Matt, last week you only said two weeks.

Now you're giving her the month off.

What? What the heck?

**CN** Carlson, Nicholas 11:06

Well, we're already weekend, so you know I I there's yeah. There's only two weeks.

**MB** Michael Baldwin 11:08  
OK.

**CN** Carlson, Nicholas 11:12  
All right then.

Thank you so much for that update. I know you got to get on a plane, Mike.  
So thank you very much.

**MB** Michael Baldwin 11:18

Well, hey, and and thank you to the board for giving us the opportunity.  
We really appreciate it on behalf of the whole financing team, it's a pleasure.  
Thank you guys.

**CN** Carlson, Nicholas 11:30

We're going to move on to follow the agenda.

Now back to item 3.

If that will turn to to Dave Center and Tony's video for submitting.

Johnny want to start with.

So regarding the I-70 and air trappers. Pkwy. Interchanged. Ames has been a very patient contractor.

We still haven't finalized their their contract with them, but.

The following permits are really kind of what highlight.

Ed. All right, away on on the interchange has been now closed and all that information along with the cancellation of the Billboard leases that occurred in the property sales submission grid.

United properties. All that information, right?

C dot we get your back on umm.

Getting what we call right away.

Plan Review meeting is Roper. Uh set. Keep sleeping here, but I'm hoping before Christmas we get that meeting.

Keep pressing C dot staff over there for that meeting.

A little bit of a development that occurred in the last few months was the MS-4 swab. Originally we were planning to have all permitting done because it's in C dot right away through C dot.

See the city of Warren C dot have done a jurisdictional extension letter and since this is a city report project C dot has requested that city of water group burn do this jurisdictional extension letters that's being formulated and we're working through some M SMS permitting com.

That we received from the city this week.

Hopefully we'll have a path forward on that and then utilities excel at a design that.

Expired on us and it had to be reinitiated for passive meetings with Excel.

And we're trying to get this going now. The city has said that once we get all this, we can start, which kind of books this Excel relocated to the relocation, this relocation of this Excel line kind of into a potential contractor delay scenario that we're kind of analy.

Also.

Because we'd like to break ground when the game's moving, however.

There is a time here coordination with this Excel relocater.

Moving on to 38 good news there, the phase.

Two, the area off of E470 interchange, HEI has been awarded a notice to proceed to begin construction.

So excited about that.

And have them break ground so we can start working connecting the the interchange interchange to the West.

Majestic on the stretch, the phase three Odessa to Himalaya.

They they have a a contractor out there working on that design.

And then.

We're still in kind of a gap on the area over.

In late of Piccadilly, with the Audi and Aurora communication that continues to go on. But.

We our our goal is to get to Piccadilly right now and get that stretch open.

Real quick, one update on that. I did have a a meeting with.

They're gonna be kicking off the first election memo.

Is it there a theorem?

Oh, OK.

They're gonna be kicking off a breach, so I should be able to start it again.

City of more selected. Yeah, yeah. OK, good. Good. Thanks, Jay.

And then the next stretch of aircraft Pkwy. I7026. Continue to have good meetings with Olson. Who's the Union Pacific command.

Working on getting an access permit so that we get our geotechnical group in there. That permit has been submitted and we're kind of in a holding pattern to see how long that gets turned. At least we're making progress on that and our designer, Aegis has reached about 60% civil plans on that and they've got that going into a rough with you.

To leave next week.

Thank you, Tony.

I'll pick up on Aerotropolis Parkway in 20 6th Ave. Interchange which, following the DDI we are in the civil CD of that VR addressing comments currently from 60% civil. Proceed from the city of Aurora and we're looking at a recent development that 90% design level on December 20th.

We are seeing to work with the oil and gas industries pipelines that are out there to make sure that we're any obstructions or any conflicts that we need to mitigate or sign.

So we are looking at final design and approval of that early in 2025.

Air Travel's Parkway, 37 to 28. We are addressing a final comments on that 95%.

My inspection we are continuing to work with Excel on the electrical transmission lines and acquiring additional right away needed on the West side of the road as well as Excel gas transmission as pipeline West and Western Midstream currently has pipeline in the center of the alignment we're working.

With negotiating, relocation of that pipe on to the east of Fair Travels Parkway.

Into an existing Excel easement.

We are anticipating that final design is going to be approved in early 25. Instructions to speed start soon after that. Soon as we get the right way acquisition for Excel.

Roar Isles Parkway, phase two.

This connection basically that connects you 470 back down to that 30th Ave.

interchange which is open down to I-70 and the proper center change.

We are addressing the the per CDC middle comments right now. We were early January.

Recent middle of that at the.

95% level, we are working with City of Aurora, Aurora, Aurora Water and Wildlife Fund District on regional potential ponds.

As well as fighting flood plain.

For that, that area the the.

Homer is currently in with FEMA.



So we're both continuing to do not that one.

26th Ave. Project is in.

We're finalizing our comments responses to the 95% looking to get the signature sets Fidel in the city. We did have this project out for advertisement, but in old just due to some volunteer utility relocations self.

On the north side of the road.

City has.

Provided 1% funding to underground those electric lines.

So we're working with Excel and getting that design incorporated into the roadway layout such that it's not going to Hanford Construction going forward.

26th Ave. pal, Houghton to Monaghan.

Very far in the ISP phase of this project, and given the PDR approved, we're continuing to coordinate with Aurora Water.

They have, they just.

Provided US updates on water line sizing.

Basically eratropolis 26 into the DDI.

That were the accounts putting into the funds, apparently.

So if the resubmitted.

48th Ave.

We are at signature set on that.

We are finalizing right away transaction part of the city.

The project.

Was been.

We cancelled that vintage due to some changes.

In requirements for the project.

That project is currently out for pre advertisement and we are looking at.

Getting that projects revised.

Not nice doing bids in the next two weeks and awarding soon after that.

40th Ann Ave. Air Tropolis to Monaghan.

We are continuing to work with.

Our public schools in the city of Aurora on the layout for use Ave.

We kind of put the design on hold board through those issues.

For access.

Monaghan Rd.

The third ISP in it's been.

It's made it to the city and we were waiting on administrative decision, which we should have received.

We did not receive last week.

There is an issue on.

Utility requirements that are part of the development versus our requirements for building Greenwood for continue to work through that with the city. We think we have a path forward and with that we'll get the administrative decision approved. We're looking at submitting CDs for that improvement soon after that, hopefully in January.

And we anticipate that as a late spring approval 25.

32nd Ave. to 26th realignment.

We also have the administrative on that.

We are resubmitting the technical corrections to the ISPs for the city, and we're moving into the final design.

Of that corridor, we anticipate that being approved.

Spring summer of 25.

Last project is Piccadilly Road 356.

This is just a widening 3 lanes with a park down lanes be submitted. Our ISP and P city.

We received comments.

We're addressing those and they are going back into the city.

For the next phase, we reviewed probably in the January and we anticipate final delayed conditions of our 25.

That's an update on the projects.

Does anybody have any questions?

These are any updates from.

Steve Aurora.

Tech or Green Valley ranch?

To be foundation that put in your packet is ratification of approved draw #6465 also 66.

7677 and 77.5.

How many questions would you obtaining motion to ratify them so?

OK, Internet portion we made and 2nd all in favor say aye, aye.

Move on to budgets, James.

Are you doing that or is Erica Online too?

No, OK, he's verifying.

Oh.

**EW** **Eric Weaver** 23:49

I'm happy to go.

I'm happy to go ahead. Take it. If you guys like so first would be an amendment to the 2024 budget.

So if we skip down, I believe a couple pages.

One more after that, so no amendment needed to the general Fund budget honestly and skip one more page.

We will be amending that service fund for the sorry one more page still as I get to the bond issuance page, we are showing we if you remember, we did not budget for the bond issuance in 2024 even though we knew it would need to happen.

So we do have in here the shaded cells that you see.

Primarily the 209 million in bond proceeds and then the big part that's actually requiring the amended to the budget.

'Cause they were transferring out the 162,000,000 project funds down to the capital fund. Also, the cost of issuance is well if we go to the next page which is our capital fund with those bond proceeds, the one of the draws that was just R.

Here was a \$27 million requisition that is for all the advanced funded projects.

So it's worth that's been done and paid for.

And then Arden is now releasing the funds to do that.

That happened earlier this week.

I have gone in and put in very rough estimates.

Or use the forecast column is what basically Casa been spent to date, including these requisitions, and then I just put in a a \$2,000,000 in the forecast for additional costs for November and December that will be approved back in based on some of those forecasts I.

Done the best I can to come up with some amended budget figures and then just to make sure.

That just because I'm not sure how much work will actually be done in the next two months, I put a very healthy contingency of \$20 million.

There just to make sure we didn't need to come back and amend.

Happy to answer any questions anybody has on this budget amendment for 2024 before we move into public hearing.

**CN** **Carlson, Nicholas** 25:56

Next questions.

Help explain that that buffer of 2024.

**EW** **Eric Weaver** 26:07

I put in 20 million.

I just wanted to have a a big buffer since we issued the bonds and we have the funds.

I know that's way more than we need, and we're certainly not going to spend that, but I don't know how much we're going to go through in the next two months.

So I just wanted to air on the high side.

**CN** **Carlson, Nicholas** 26:26

I just don't look like a slush fund, but we still have total control.

Have to put the same level of of three weeks of scrutiny to new money coming in as we just wanted to burn a hole in our pockets.

We still need to.

Just curious as to yeah, still a necessity though. And and I I do think 20 is extremely high on some work that's already been done.

What we do is Eric books.

The Bills from December they get paid in January back to 12/4.

I saw the draw estimates for.

For the December December draw, which is our November bills, right?

And that was like 700,000.

So I would assume and that's on the construction site. I would assume it would probably be somewhere similar to that.

And so it's probably it's closer to a couple million like you said earlier, right, 10 times.

That doesn't sound like a best practice.

So I mean we we could put any number that that we wanted in.

Doesn't doesn't change anything and it gets appropriated in the 25 budget regardless.

125 S.

Once, if anybody can spend.

You do not.

**EW** **Eric Weaver** 27:55

Certainly fine by me. If we wanna lower down that contingency amount. I just didn't have enough time to talk about this yesterday as I was putting it out. So I wanted to shoot on the high side and we can put that in whatever number the board is comfort.

**CN** **Carlson, Nicholas** 27:55

I'm not.

**EW** **Eric Weaver** 28:06

With.

**CN** **Carlson, Nicholas** 28:07

Yeah, looks like the November bills are 741 million. I mean not million. I've been talking millions and 1000 and so again I would if we had a million in there. So you know, if we wanted to do something more like. One and a half million, I think that's probably even two or three million cores contingency, but 20 just seemed like it just because we don't have any construction that's kicking off until. Until January. On any of these projects of 482638, none of those would have started till January. So it's no reason necessarily have that that large of a number and we can always change it if we need. That's cool. Why don't we list the good practice? Why don't we just put 3 million there? Is that OK, Garrett? You changed that to 3 million.

**EW** **Eric Weaver** 29:02

That works great.

**CN** **Carlson, Nicholas** 29:02

It 10% is that agreeable to everyone? Tree will vote on it, but. Who has any comments or questions? I don't know if.

Right with that.

Then you're looking for a motion to approve the amendment.

I'll make that motion.

Is there a second?

**EW** **Eric Weaver** 29:19

We need to have the public hearing map.

**CN** **Carlson, Nicholas** 29:22

Do we not have like all this room, Mr. Chair?

We actually held the public hearing last board meeting, so I thought we don't have to have conducted a public hearing, but you're free to adopt your budget today without and with that then, and we're approving the currently the 24 budget with budget amendment on making that motion.

I think one second motion has been made and seconded all in favor.

Say aye, aye, Nikki.

So excuse me, Mr. Chairman, if I could just ask for board members to identify themselves.

I'm the chair. Made the motion Carter made the.

On to item 2, Eric 25 budget.

**EW** **Eric Weaver** 30:04

While we're here on this page, we can just stay there if you want.

So biggest obviously biggest portion of the budget is the capital projects. You know Matt and I talked earlier this morning, we have total projects in here, total expenses of 152,000,000. You know based on kind of the report that we just got from D.

You know, a lot of these projects are still under design in different phases, so it's doubtful that we would go through the 152,000,000 if we did, it says we would be out of funds and you can see highlighted down there at the bottom.

But we would be in in need of additional funds, which would really be the bond issuance that we are still planning for. And sometime as these funds run out.

So it's hard to know exactly timing wise how far we'll be in each one of these projects.

We've gone ahead and put that all in as in 2025.

Think in reality. You know some of these projects will not be completed by the time

we get to the end of their bad.

I'll, I'll let you add to that.

**CN** **Carlson, Nicholas** 31:02

Yeah, I'll just add to that. So, so the what?

The budget anticipates is the cost of a project and that's what's being appropriate is the total cost of the project.

What gets spent in 25?

Whatever is remaining on that contract will be appropriated in the 26 budget.

Not knowing when each project will start fund the entire amount.

Plus, under state law, you have to have the funds available to to sign those contracts.

So that's another reason that we we show that the the creation is there.

Is not anticipated that we would spend through all of that money in one year.

Many projects take most of our projects are 15 to 18 month construction cycle and so if you think something's going to start in April of this year, we obviously are not going to go through 18 months. That's going to push into 26 calendar year or budget.

Year.

So happy to answer any questions regarding what's been budget.

Without any questions, chair would make a motion to approve item 2 the your second.

Thank you.

Motion has been made and 2nd all in favor, say aye. Aye, aye.

Thank you all those in favor. Moving on to item L.

We were in trouble.

That was E by the way. I had a circle.

All right.

Any other financial business to come before today?

We have no need for an executive session.

Any legal matters, Tom? No, nothing.

Today, nothing.

And with that, I'd like to move into other business.

It is.

I think we've all had a great honor of serving with Commissioner Tedesco.

I will say that.

You know the back when when Arden was envisioned in in 2016 and all of the discussions in 2017 and finally the adoption in 2018.

Pre governing bodies, all the members at that time played a role in this.

I did just say that it's been an honor to serve with you.

It's been an honor to bring it to this this point. I think we've had a lot of great success.

I think that one of the things that I was reflecting back, Chaz, was that, you know, there's elected officials who serve to serve.

They serve for the position they serve for the honor they serve for. I'm not sure they serve for the paycheck, but they definitely serve for other.

Reasons.

The hope is that elected officials serve to leave behind something that's better than what they found, and I believe that you embody that.

And some black official and not speaking.

Open the floor for anyone else.

Round of bots.

Thank you for all being here in person.

I think that it was. It was.

With some of the tough meeting we had in the very beginning, I think again I think our to turn out great because of all that and it just didn't seem right for us to have a zoom meeting to send off one of the founding members here. Thank you.

All for taking the time to be here in person.

It's great to see you all not on the screen, but we meet some people for the first time, not on the screen.

Since there's no other business to come before this board, I would like to turn to colleague my friend Jessica for final motion to.

On my way, absolutely.

I just wanna tell you guys you know.

I'm not the expert in Celine, but I did see the fact that you have from 30.

I know that I've had this experience with a few of you on some of these issues over the time.

But I think that's natural.

I think we should have those discussions, but I do really respect from this Group of this course a lot of different works.

That doesn't exist.



This board has been put together.

Conducted business. This is gonna be a bond that I think call.

From a very proud part of that, to believe that you will do any expertise.

That's gonna help my future.

Phone to see what this actually becomes.

It's up and I know I will be here probably around from 54 but.

I I do wish everything fast. I think that this will, especially with Matt Hopper being.

Is extremely.

Beneficial for trying to do the development. I also want to say to you on the financial advisors.

Saying the bond issue with some interest in that.

It's extremely hard because.

Discussions we've had over the last year about looks like interesting. What kind of issues it was. It was kind of like holding the breath, telling the actual sum of the action.

And thank you, Tim.

Matt Hopwood, chair for keeping this updated time as to what was happening at Tennessee.

That right there justified everything.

Into that.

Just to see that kind of interesting, maybe some of that you have.

So for me, you know, I didn't get into this position to make money. I certainly haven't.

But to see the benefit that is come to North Adams County through this processes.

Absolutely amazing.

Say I appreciate your perspective.

Thank you, chance.

If you don't mind, just as a group of consultants over here and I'm looking at Tom and Nick who work with so many board members across so many communities and it's always such joy and pleasure to work with somebody who is so amenable, so reachable, so.

Willing to reach consensus and and and honestly it's it's it really has.

Been a real pleasure. So thank you.

So I moved to adjourn.

There's still food in there.

Don't have to.

You don't have to worry.

- **Carlson, Nicholas** stopped transcription