

LEYDEN ROCK METROPOLITAN DISTRICT

SPECIAL MEETING

Via Teleconference

Thursday, November 7th, 2024 at 6:00 PM

<https://leydenrocklife.com/>

Brett Vernon, President	Term to May 2027
Scott J. Plummer, Secretary	Term to May 2027
Jeff Cunningham, Treasurer	Term to May 2025
Christian Ardit, Assistant Secretary	Term to May 2025
Jen Langhals, Assistant Secretary	Term to May 2025

Link:

<https://us06web.zoom.us/j/87277875309?pwd=ySrGSBGxKDRgsCVs0TWe5GdDKnDgK4.1>

Meeting ID: 872 7787 5309

Passcode: 103940

Call-in Number: +1-720-707-2699

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District on items not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Legal Matters
 - a. Discussion regarding Letter from JMT Acquisition, LLC for Land Purchase Offer (**enclosure**)
 - b. Other Legal Matters
6. District Management Matters
 - a. Other Management Matters
7. Capital Projects Discussion
 - a. Discussion Regarding Trail Improvements Schedule (**enclosure**)
 - b. Other Capital Project Matters
8. Director’s Matters
 - a. Other Director’s Matters
9. Executive Session
 - a. The Board intends to enter into executive session pursuant to §24-6-402(4)(e), C.R.S., to **2024 Regular Meetings**
January 16; February 20; March 19; April 16; May 21; June 18; July 16; August 20; September 17; October 15; November 19; and December 17 at 6:00 p.m. via teleconference.

determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiations as it pertains to a resident request that the Board write to the City Council in support of a request to halt construction in Barbara Gulch.

10. Other Business

11. Adjourn

2024 Regular Meetings

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1237.0008;

JMT Acquisitions LLC - Land Division
310 4th Ave S Suite 5010 PMB 93582
Minneapolis, MN 55415



11 * 3746 *****MIXED AADC 335
Leyden Rock Metropolitan Distr
2154 E Commons Ave Ste 2000
Littleton, CO 80122-1880

26-6086

jmtwebuyland.com

Dear Leyden Rock Metropolitan Distr:

We'd like to purchase your 5.8 AND 6.066 AND 4.558 AND 7.336 AND 8.394 AND 10.547 AND 12.476 AND 14.172 acre property in Jefferson County, Colorado. We've included a **Purchase Agreement on page 2** that outlines our offer.

JMT Acquisitions LLC is a professional real estate investment company that buys land directly from property owners. We pay cash and close quickly, as soon as title can complete the paperwork.

How to accept the enclosed offer (choose one):

- By Email - Take a photo of the signed Purchase Agreement and email it to contact@jmtwebuyland.com.
- By Text - Take a photo of the signed Purchase Agreement and text it to **(912) 470-4282**.
- By Mail - Return the signed Purchase Agreement to our address above.
- By Phone - Give us a call at **(912) 470-4282**.

Any Questions? Something not right with our offer?

Submit a counter offer:

- Call, text, or email us, OR
- Visit our website at jmtwebuyland.com / Scan the QR Code



Thank you for your time,
The JMT Land Acquisitions Team

Purchase Agreement



Parcel Number: 20-261-01-013 AND 20-271-06-061 AND 20-271-07-018 AND 20-262-16-044 AND 20-262-01-005 AND 20-262-20-002 AND 20-261-05-001 AND 20-233-01-015

Acreage: 5.8 AND 6.066 AND 4.558 AND 7.336 AND 8.394 AND 10.547 AND 12.476 AND 14.172

County, State: Jefferson, Colorado

Reference #: 26-6086

Purchase Price: \$900,632

Closing Date: ASAP (as soon as the attorney/title/escrow paperwork is ready, usually 30-45 days)

Closing Costs: Buyer to pay all Buyer and Seller Closing Costs (property taxes within reason, City/County taxes, attorney/title fees, title policy, etc.)

Attorney/Title/Escrow: Transaction to be handled by a reputable attorney/title company of Buyer's choosing at Buyer's expense.

Additional terms of this agreement:

- Property is to be sold free and clear of all encumbrances, with a good and marketable title, and with full possession of property available to Buyer at the date of closing.
- Buyer to conduct a full investigation of the subject property to include all physical and legal aspects. If discoveries are made during the due diligence process that the buyer does not approve of, Buyer may choose not to complete the transaction without ramifications. Due diligence period to include the entire length of the escrow period until the closing has occurred.
- Buyer may choose, at its full discretion, to complete and/or assign this transaction to a separate entity of its choosing without further seller approval in order to facilitate an expeditious closing.
- All oil/gas/mineral rights to be transferred with the sale of the property.

<p>BUYER</p> <p>JMT Acquisitions LLC - Land Division 310 4th Ave S. Suite 5010 PMB 93582 Minneapolis, MN 55415</p> <p>Phone: (912) 470-4282 Web: https://jmtwebuyland.com Email: contact@jmtwebuyland.com</p> <p>Buyer (sign): _____</p>	<p>SELLER</p> <p>Seller (sign): _____</p> <p>Seller (print): _____</p> <p>Date: _____</p> <p>Address: _____</p> <p>Phone: _____ Email: _____</p>
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Design Development and Construction Documents for Trail Improvements only

Leyden Rock Metropolitan District

Preliminary Project Schedule

October 21, 2024



	2024					2025						
	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
Obtain survey (Barbara Gulch)	█	█	█	█	█							
Prepare base map				█								
Prepare 75% submittal				█	█	█	█	█	█	█	█	█
Submit to City of Arvada												
LRMD and City review period							█	█				
Refine plans to 95% completion								█	█	█	█	█
Submit to City of Arvada												
LRMD and City review period									█	█	█	█
Refine plans to 100% completion										█	█	█
Submit to City of Arvada												
LRMD and City review period											█	█
Submit bid documents												█

Assumptions:

- ~ This schedule requires 3 business day response time for project coordination and questions between Architerra and Board representation
- ~ This schedule represents work products per task and fee dated July 16, 2024. Additional parcels or programmatic changes for existing parcels will require a new and/or revised schedule.
- ~ City requirements and coordination may require schedule modifications.
- ~ Outside agency requirements and coordination (Xcel Energy and/or Colorado Department of Transportation) may require schedule modifications.