

**LEGACY PARK METROPOLITAN DISTRICT NOS. 1 - 5**

**NOTICE OF SPECIAL MEETING AND AGENDA**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Conley Smith	President	May 2027
Greg Ludlow	Vice President	May 2029
Kenneth Spencer	Treasurer	May 2027
Dale Bruns	Secretary	May 2027
Vacant		May 2029

**DATE: Monday, October 27, 2025**

**TIME: 10:45 a.m.**

**PLACE: Via MS Teams**

**[Join the meeting now](#)**

**Meeting ID: 295 305 797 494 7**

**Passcode: uJ6kS9Ac**

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**Dial in by phone**

**+1 872-240-4491,,105452772# United States, Chicago**

**Find a local number**

**Phone conference ID: 105 452 772#**

**I. ADMINISTRATIVE ITEMS**

- A. Declaration of Quorum
- B. Call to Order.
- C. Disclosure of any potential Conflicts of Interest.
- D. Approval of Agenda.
- E. Confirm Location of Meeting, Posting of Meeting Notices.
- F. Consent Agenda Items
  - Minutes from January 23, 2025 Continued Organizational Meeting.
  - Minutes from September 19, 2025 Special Meeting.
  - Approval of Administrative Matters Resolution (enclosure).
  - Approval of 2026 Meeting Resolution (enclosure).
- G. Public Comment. Limited to three (3) minutes per person.

**II. DISTRICT MANEMENT ITEMS**

- A. Other.

**III. FINACIAL MANAGEMENT ITEMS**

- A. Review and ratify approval of the payment of claims and review cash position (enclosures).
- B. Conduct Public Hearing to consider Amendment to 2025 Budget (if necessary) and consider adoption of Resolution to Amend the 2025 Budget and Appropriate Expenditures.
- C. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Set Mill

Levies for General Fund, Debt Service Fund, and Other Fund(s) (enclosures – preliminary AV, draft 2026 Budget, and Resolutions)

D. Other.

#### **IV. LEGAL ITEMS**

- A. Consideration and approval of First Amendment to Funding and Reimbursement Agreement between District No. 1 and LP Communities, LLC (LPC) and in connection therewith, the refunding of the 2025 Note and issuance of new Subordinate Note to LPC to secure repayment of operating advances.
- B. Consideration and approval of First Amendment to Improvement Acquisition, Advances and Reimbursement Agreement between District No. 1 and LPC.
- C. Public Hearing to Consider Petition for the Inclusion of Land into Legacy Park Metropolitan District No. 1 for Certain Real Property Owned by Legacy Park Investors, LLC.
- D. Public Hearing to Consider Petition for the Inclusion of Land into Legacy Park Metropolitan District No. 2 for Certain Real Property Owned by Legacy Park Investors, LLC, Smilin' 11, LLC, Jean E. Cowles, and S. Reid Ludlow.
- E. Public Hearing to Consider Petition for the Inclusion of Land into Legacy Park Metropolitan District No. 3 for Certain Real Property Owned by Legacy Park Investors, LLC.
- F. Public Hearing to Consider Petition for the Inclusion of Land into Legacy Park Metropolitan District No. 4 for Certain Real Property Owned by Legacy Park Investors, LLC.
- G. Public Hearing to Consider Petition for the Inclusion of Land into Legacy Park Metropolitan District No. 5 for Certain Real Property Owned by Legacy Park Investors, LLC.
- H. Public Hearing to Consider Petition for the Exclusion of Land from Legacy Park Metropolitan District No. 2 for Certain Real Property Owned by Legacy Park Investors, LLC.
- I. Public Hearing to Consider Petition for the Exclusion of Land from Legacy Park Metropolitan District No. 3 for Certain Real Property Owned by Legacy Park Investors, LLC.
- J. Public Hearing to Consider Petition for the Exclusion of Land from Legacy Park Metropolitan District No. 4 for Certain Real Property Owned by Legacy Park Investors, LLC.
- K. Public Hearing to Consider Petition for the Exclusion of Land from Legacy Park Metropolitan District No. 5 for Certain Real Property Owned by Legacy Park Investors, LLC.

#### **V. OTHER ITEMS**

#### **V. ADJOURNMENT**