

BROADWAY STATION METROPOLITAN DISTRICT NOS. 1-3
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Phone: 303-779-5710

www.broadwaystationmds.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, March 27, 2023
TIME: 1:00 p.m.
LOCATION: Via Microsoft Teams Videoconference

You can attend the meetings in the following ways:

1. Online Microsoft Teams Meeting via link below:

ACCESS: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzU0M2M5ZjMtZTQ4YS00MmJLTk4OGMtNDEwNTczZmQxMTk1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d

2. To attend via telephone, dial 720-547-5281 and enter the following additional information:

Conference ID: 840 778 38#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Tompkins	President	May, 2023
Lisa Ingle	Secretary	May, 2025
Elizabeth Lee	Treasurer	May, 2023
Tom Berger	Assistant Secretary/Treasurer	May, 2025
Dan Jacobs	Assistant Secretary/Treasurer	May, 2023

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of minutes from the November 21, 2022, November 23, 2022, January 2, January 23 and February 13, 2023 Special Meetings and the November 21, 2022 Regular Meeting (enclosed).

II. FINANCIAL MATTERS

- A. Conduct public hearings on the amendment of the 2022 Budgets and consider adoption of Resolutions to Amend 2022 Budgets (District Nos. 2 and 3) (enclosed).
- B. Approve and/or ratify approval of payment of claims in the amount of \$5,210,320.28 (District No. 1) (enclosed).
- C. Review and accept December 31, 2022 Unaudited Financial Statements (enclosed).
- D. Review and discuss Public Improvement Soft to Hard Cost Analysis (enclosed).

III. LEGAL MATTERS

- A. Review and consider adoption of Resolutions Establishing Regular Meeting Dates, Time and Location, Establishing District Website and Designating Location for Posting of 24-Hour Notices (enclosed).
- B. Review and consider approval of First Amendment to Loan Agreement with Broadway Station Partners, LLC (District No. 1) (to be distributed).
- C. Review and consider approval of Fifth Amendment to Reimbursement Agreement for Public Infrastructure Funding (enclosed).
- D. Review and consider ratification of Conflict Waiver Letter for Representation of Denver Urban Renewal Authority from Kutak Rock LLP (enclosed).
- E. Other.

IV. ENGINEERING MATTERS

- A. Review and ratify Change Order #2 for Filing 4 Overlot Grading with Concrete Express, Inc. in the amount of \$764,692.16 (District No. 1) (enclosed).
- B. Review and ratify Task Order #001 for VCUP Parcels 8 and 9 First Half Semi-Annual Groundwater Monitoring Event 2023 with 8550 Engineering and Consulting, LLC in the amount of \$43,500 (District No. 1) (enclosed).
- C. Review and ratify Task Order #002 for VCUP Parcels 8 and 9 Remediation System Operations, Maintenance, and Monitoring for First and Second Quarters (First Half Semi-Annual 2023) Operations with 8550 Engineering and Consulting, LLC in the amount of \$92,000 (District No. 1) (enclosed).

- D. Review and ratify Task Order #003 for VCUP Parcels 8 and 9 Quarterly 1, 4-dioxane Roadway Groundwater Monitoring with 8550 Engineering and Consulting, LLC in the amount of \$17,556 (District No. 1) (enclosed).
- E. Update on Filing 4 infrastructure.
- F. Other.

V. MANAGER MATTERS

- A. Other.

VI. OTHER BUSINESS

- A. Executive Session pursuant to 24-6-402(4)(b) and (e), C.R.S., relating to advice of counsel with respect to Denver Urban Renewal Authority negotiations and related matters.
- B. Other.

VII. ADJOURNMENT

The next regular meeting is scheduled for Monday, June 26th at 1:00 p.m.