BROADWAY STATION METROPOLITAN DISTRICT NOS. 1-3

2001 16th Street, Suite 1700
Denver, CO 80202
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NOTICE OF JOINT REGULAR MEETING AND AGENDA

DATE: September 28, 2026

TIME: 1:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/meet/277590237706288?p=YmUy2iT7CLlTTPWbWx

To attend via telephone, dial 720-547-5281 and enter Conference ID: 769 782 510#

Board of Directors	Office	Term Expires
Mark Tompkins	President	May 2027
Elizabeth Lee	Vice President /Treasurer/Asst. Secretary	May 2027
Tom Berger	Vice President/Asst. Secretary	May 2029
Dan Jacobs	Vice President /Asst. Secretary	May 2029
Vacant	Director	May 2029

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 June 22, 2026 Joint Regular Meeting (enclosure). (District Nos. 1-3)

II. LEGAL MATTERS

A. Executive session for advice of counsel regarding UMB Bank negotiations pursuant to C.R.S. 24-6-402(4)(b).

B. Executive session for advice of counsel regarding the Fee for Remediation and Operational Services pursuant to C.R.S. 24-6-402(4)(b).

C. Review and consider approval of the Easement Agreement with Quest Corporation and Denver Real Estate Ventures, LLC (enclosure). (District No. 1)

D. Review and consider ratification of Signage Permit with Denver Real Estate Ventures, LLC (enclosure). (District No. 1)

III. MANAGER MATTERS

A. Review and discuss the Environmental Fee Allocation Basis Memo (enclosure).

B. Discuss district insurance.

IV. CONSENT AGENDA

A. Review and consider ratification of past approved Change Orders and Task Orders (District No. 1):

1. Task Order #21 Amendment #3 with Matrix Design Group for construction management services to close out remaining projects and provide support in the amount of $26,814.00 (enclosure).

2. Task Order #27 with Matrix Design Group for construction management services associated with estimating, soliciting and constructing soccer stadium pedestrian connection in an amount not to exceed $42,250.00 (enclosure).

3. Task Order #28 with Matrix Design Group for construction management services associated with Parcels H and S, cost estimating and value engineering for Filings 1 and 3, and north pedestrian bridge assistance in an amount not to exceed $62,000.00 (enclosure).

B. Review and consider ratification of agreement with Sturgeon Electric for bridge repair in the amount of $43,200.00 (enclosure).

C. Review and consider ratification of Ratification of Land Subject to Option Agreement (enclosure).

D. Review and consider ratification of invoice from LionHeart Electrical for dog park repair in the amount of $2,500.00 (enclosure).

V. FINANCIAL MATTERS

A. Review and consider acceptance of June 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosures).

B. Approve and/or ratify approval of payment of claims in the amount of $683,359.30 (enclosure). (District No. 1)

C. Review and consider acceptance of 2025 Audits. Authorize execution of management representation letter (enclosures). (District Nos. 1-3)

VI. STADIUM UPDATE

VII. OTHER BUSINESS

A. Confirm quorum for December 9, 2026 special meeting (Budget Hearing).

VIII. ADJOURNMENT

The next special meeting is scheduled for December 9, 2026 at 11:30 a.m. (Budget Hearing)