

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY

Held at 1:00 PM on MARCH 7, 2023 via online meeting at:

Join Zoom Meeting

<https://us06web.zoom.us/j/89434998680?pwd=c0Y0eWxWTHpaU1RpMDd2MEpaZ2MzQT09>

and via telephone conference at Dial In: 719 359 4580, Meeting ID: 894 3499 8680; Passcode:
458714

ATTENDANCE

The special meeting of the Board of Directors (the “Board”) of the Northwest Parkway Public Highway Authority (the “Authority”) was called and held via ZOOM virtual meeting as shown, in accordance with Colorado law. The following Directors were present:

Austin Ward, Chair and Secretary of the Board
(Councilmember, *City and County of Broomfield*)
Stephanie Walton, Vice Chair and Treasurer of the Board
(*Councilmember, City of Lafayette*)

Also present was:

Joel Meggers, President, Community Resources Services of Colorado

Kayla Blair, Assistant Manager, Community Resources Services of Colorado

Pedro Costa, Executive Director, Northwest Parkway, LLC

Brenda Shuler, Engineering and Maintenance Manager, Northwest Parkway, LLC

Jennifer Hoffman, Broomfield City and County Manager

Nancy Rodgers, Counsel for the City and County of Broomfield

Alicia Corley, Icenogle, Seaver Pogue, P.C

Tamara Seaver, Icenogle, Seaver Pogue, P.C

Russ Dykstra, General Counsel for the Northwest Parkway, LLC

Michael Jewell, Jewell Jimmerson Natural Resources Law LLC

Joe Jehn, Jehn Engineering

Carter Laing, Sundar Engineering

Keely Downs, Moyer White LLP

Marc Painter, Holland & Hart LLP

Mike Hancock, E-470

Ryan Amos, Sterling Bay

Jay Hardy, Land Asset

Michelle Brokaw, Centura

Kurt Kowar, City of Louisville

Rob Zuccaro, City of Louisville

Jeff Durbin, City of Louisville

Mark Hamilton, Holland & Hart, LLP

Evan Pesonen, Sterling Bay

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CALL TO ORDER	Noting the presence of a quorum, Chair Ward called the meeting to order at 1:00 p.m.
PUBLIC COMMENT	None.
CONSENT AGENDA	Approval of Minutes for January 23, 2023 Board Meeting: After discussion, upon motion by Vice Chair Walton seconded by Chair Ward, a vote was taken, and the motion carried unanimously approving the January 23, 2023 Board meeting minutes.
AUTHORITY BUSINESS	<u>Quarterly Report from Pedro Costa:</u> Mr. Costa reported on the traffic breakdown and the toll revenue. He also gave a brief overview of the Marshall Fire toll relief fund. In closing, Mr. Costa reported that the Northwest Parkway, LLC has given notice of increasing the toll rates effective May 1 st ., which is required under the Concession Lease Agreement.
GENERAL COUNSEL'S REPORT	<u>Consider Approval of Easement Agreement for Sundar Project (Owner is Milestone) at the NW Corner of Hwy 287 & Dillon Road:</u> Ms. Corley presented the easement to the Board for granting access, stormwater drainage and utility easements for Sundar, a multi-family project located at the northwest corner of Highway 287 and Dillon Road/Northwest Parkway. Ms. Corley explained the Easement Agreement is in addition to previous easements granted by the Authority for the Sundar project in 2019. Mr. Jehn then gave an overview of the Sundar project and the need for the additional easement requests. After discussion, upon motion by Vice Chair Walton seconded by Chair Ward, a vote was taken, and the motion carried unanimously to approve the Access, Stormwater Drainage and Utility Easement Agreement. <u>Review and Consider Approval of a Traffic Study for the Redtail Ridge Project:</u> Ms. Seaver presented the proposal from Stantec Consulting Services Inc. to the Board for a traffic impact study in the vicinity of the proposed Redtail Ridge and Centura Health Hospital developments. Ms. Seaver presented an overview of the proposal and the anticipated timeline. The Board discussed the data collections for the study and the intersections that would be studied. Ms. Seaver also noted that there might be a potential need for a financial study following the initial traffic impact study. After discussion, upon motion by Vice Chair Walton seconded by Chair Ward, a vote was taken, and the motion carried

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unanimously approved the traffic impact study proposal from Stantec Consulting Services Inc.

Consider Approval of North Metro Fire Station #67 Installing a Sewer Service: Ms. Corley reported that there is no update at this time and that she needed to perform additional research on the previous agreements involving this project.

SPECIAL
REPORT

COUNSEL'S

Review and Discuss Checks issued to Northwest Parkway LLC from Civitas Resources for Mineral Rights: Mr. Jewell has been in touch with a representative of Civitas Resources, Inc. who issued the checks and advised the Board that the checks were made in error. Mr. Jewell reviewed correspondence from Civitas Resources requesting execution of Division Orders to release mineral payments and advised the Board that he would perform additional research.

MANAGING
ADMINISTRATOR'S
REPORT

Mr. Meggers provided an update on the Varra Park Project that the plans had been submitted to the City and County of Broomfield for their review and comment.

ADJOURNMENT

Upon a motion made, seconded and upon vote, unanimously carried, the meeting was adjourned at approximately 2:00 p.m.

DocuSigned by:
Respectfully submitted,
Christin Ward
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Secretary for the Meeting