

# RECORD OF PROCEEDINGS

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

Held at 3:30 PM on APRIL 24, 2023 via online meeting at:

Join Zoom Meeting

<https://us06web.zoom.us/j/89802666717?pwd=Z0Y3N2ViRUNsM2pBL3VHYVpMVCszZz09>

and via telephone conference at Dial In: +1 720 707 2699, Meeting ID: 898 0266 6717; Passcode: 595168

### 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*)  
Guyleen Castriotta, Alternate Director  
(*Mayor, City and County of Broomfield*)

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  
Karl Frundt, 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  
Marc Painter, Holland & Hart LLP  
Mike Hancock, E-470  
Jay Hardy, Land Asset  
Michelle Brokaw, Centura  
Rob Zuccaro, City of Louisville  
Mark Hamilton, Holland & Hart, LLP  
Evan Pesonen, Sterling Bay  
Alec Shimell, Stantec  
Andrew McLeod, Stantec  
Tim Stalker, member of the public  
Sherry Sommer, member of the public

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| CALL TO ORDER            | Noting the presence of a quorum, Chair Ward called the meeting to order at 3:39 p.m.   |
| PUBLIC COMMENT           | None.  |
| CONSENT AGENDA           | <u>Approval of Minutes for March 7, 2023, Board Meeting and the Financial Report:</u> After discussion, upon motion by Chair Ward seconded by Vice Chair Walton, a vote was taken, and the motion carried unanimously approving the consent agenda, comprising the March 7, 2023 Board meeting minutes and the Authority's financial report.   |
| GENERAL COUNSEL'S REPORT | <u>Update on Traffic Study and Redtail Ridge Referral Process:</u> Ms. Seaver reported that she has been working with counsel for the developer, and Stanec on this item, and anticipates the final traffic study at the end of June. Also, Ms. Seaver advised the Board that the Authority's comments on the Redtail Ridge preliminary plat application are due to the City of Louisville on April 27, 2023, and that the developer's counsel had requested that the Authority consider deferring its comments so that the developer could move forward with seeking preliminary plat approval. Mr. Painter was allowed to address the Board as a public comment matter, albeit out of order, and explained to the Board that the developer was requesting that the Authority allow it to move forward with the conditional preliminary plat application without any comments at this time, and that the Authority could present any objections following the conclusion of the final traffic study. Chair Walton asked about the process, objections, and pending application, which Ms. Seaver explained and the impact to the Authority. |
| EXECUTIVE SESSION        | Upon motion of Vice Chair Walton and second by Chair Ward, the Board voted unanimously to retire into executive session pursuant to §24-6-402(4)(e), C.R.S., to receive legal advice, develop negotiating positions, strategy, or instruct negotiators, pursuant to §24-6-402(4)(b), C.R.S., to consult attorney on specific legal questions, and pursuant to §24-6-402(4)(a), C.R.S., for the purposes of discussing the purchase, sale, acquisition, lease, transfer or sale of real, personal or other property related to the Redtail Ridge Off-site Improvements. The executive session started at 3:54 p.m. and concluded at 4:40 p.m.   |

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Chair Ward left the meeting, and Alternate Director Castriotta joined the meeting in place of Chair Ward to continue the meeting.

### AUTHORITY BUSINESS

Northwest Parkway, LLC Quarterly Report from Pedro Costa: Mr. Costa reported to the Board on the 1<sup>st</sup> quarter and mentioned that the traffic still has not recovered from COVID. He also spoke about the traffic breakdown and the toll revenue.

Independent Auditors Report of the Northwest Parkway, LLC for the Financial Statements for Years Ended December 31, 2022 and 2021: Mr. Costa presented this to the Board.

### OTHER BUSINESS

Authority Overview Presentation: After discussion, upon motion by Alternate Director Castriotta seconded by Vice Chair Walton, a vote was taken, and the motion carried unanimously to table this item until a future meeting.

### ADJOURNMENT

Upon a motion made, seconded and upon vote, unanimously carried, the meeting was adjourned at approximately 4:55 p.m.

DocuSigned by:  
Respectfully submitted,  
*Dustin Ward*  
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Secretary for the Meeting