

# BROADWAY STATION METROPOLITAN DISTRICT NOS. 1-3

2001 16<sup>th</sup> Street, Suite 1700  
Denver, CO 80202  
Phone: 303-779-5710  
www.broadwaystationmds.com

## **NOTICE OF JOINT REGULAR MEETING AND AGENDA**

**DATE:** March 23, 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/23181539272554?p=x1eElqGgNL75jx63By>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 339 820 052#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Mark Tompkins	President	May 2027
Lisa Ingle	Vice President/Secretary	May 2029
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

### **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 5, 2025 Joint Special Meeting, Minutes from the November 7, 2025 Joint Special Meeting and Minutes from the December 19, 2025 Joint Special Meeting (enclosures). (District Nos. 1-3)

## **II. CONSENT AGENDA**

- A. Review and consider ratification of past approved Change Orders and Task Orders (District No. 1):
  - 1. Change Order No. 15 (Revised) for District time extension R1 in the deductive amount of \$305,250.00 (enclosure).
  - 2. Change Order No. 16 (South Pedestrian Bridge) for RFI's #53 and #57 Force Account R1 in the amount of \$3,474.30 (enclosure).
  - 3. Change Order No. 17 (South Pedestrian Bridge) for debris stockpile hauling and electrical wiring in the amount of \$17,042.58 (enclosure).
  - 4. Change Order No. 18 (South Pedestrian Bridge) for lighting punch list items in the amount of \$38,092.30 (enclosure).
  - 5. Change Order No. 19 (South Pedestrian Bridge) for elevator tower glass lamination in the amount of \$35,800.00 (enclosure).
  - 6. Task Order No. 24 Addendum No. 1 with Matrix Design Group in the amount of \$6,000.00 (enclosure).

## **III. FINANCIAL MATTERS**

- A. Approve and/or ratify approval of payment of claims in the amount of \$638,116.67 (enclosure). (District No. 1)

## **IV. LEGAL MATTERS**

- A. Review and consider ratification of the Second Amendment to Redevelopment Agreement between DURA and the District (enclosure). (District No. 1)
- B. Conduct Public Hearing on Petition to Exclude Real Property. Consider adoption of Resolution for Exclusion of Real Property (District No. 1) (enclosure).
- C. Conduct Public Hearing on Petition to Exclude Real Property. Consider adoption of Resolution for Exclusion of Real Property (District No. 2) (enclosure).
- D. Review and consider approval of the Enforceable Agreement between District No. 1 and the Colorado Department of Public Health and Environment (District No. 1) (enclosure to be forwarded to Directors separately).
- E. Review and approve all documents required to close on the acquisition of the stadium property, including without limitation (enclosures to be forwarded separately):
  - 1. TD – 100 Real Property Transfer Declaration by Broadway Station Metropolitan District No. 1.

2. Agreement for Taxes between Broadway Station Metropolitan District No. 1 and BSP West, LLC.
  3. Utility Agreement between Broadway Station Metropolitan District No. 1 and BSP West, LLC.
  4. Disclosures regarding Fiduciary Funds to be signed by Broadway Station Metropolitan District No. 1 and BSP West, LLC.
  5. Settlement Statement signed by Broadway Station Metropolitan District No. 1 and BSP West, LLC
- F. Review and consider approval of or other action on the following documents, agreements and actions concerning the acquisition of property and construction, operation and maintenance of the Soccer Stadium in Filing No. 5 (Filing No. 4 before replatting) (enclosures to be forwarded to Directors separately):
1. Quitclaim Deed to Broadway Station Partners (BSP) for Filing No. 4 tracts.
  2. Special Warranty Deed for Filing No. 5 public property lots and tracts from BSP.
  3. Stadium Site Public Improvements Funding Agreement between District No. 1 and City & County of Denver (CCD).
  4. Option Agreement between District No. 1 and CCD.
  5. Stadium Development Agreement between District No. 1 and Denver Real Estate Ventures, LLC (DREV).
    - i. Discuss District representative under Stadium Development Agreement.
  6. Stadium Operating and Lease Agreement between District No. 1 and DREV
  7. Second Amendment to Service Plans of District Nos. 1-3.

**V. MANAGER MATTERS**

- A. Consider ratification of approval of submittal of the BUILD grant application and authorization for Director Tompkins to sign the application on behalf of the District. (District No. 1)

**VI. OTHER BUSINESS**

- A. Confirm quorum for June 22, 2026 meeting.

**VII. ADJOURNMENT**

**The next regular meeting is scheduled for June 22, 2026 at 1:00 p.m.**