

## NOTICE OF MEETING

### VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on Tuesday, January 13, 2026, at 12:00 p.m., at the Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) - In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any new items brought before them at this time. Citizens' comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. If you desire to address the Board, please complete and submit a Public Input Form, a copy of which is attached hereto, to jfinke@abhr.com. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Approve Minutes of December 9, 2025, Board meeting.
3. 2026 Directors Election, including:
  - a. Adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Board of Directors Election Period;
  - b. Authorize Notice of Deadline to File Applications for Place on the Ballot;
  - c. Approve contracting for election services with Tarrant County;
  - d. Adopt Order Calling Directors Election; and
  - e. Authorize Notice of Election.
4. Sale of \$8,500,000 Unlimited Tax Road Improvement Bonds, Series 2026, including:
  - a. Review bids and award sale of the Bonds;
  - b. Adopt An Order Authorizing the Issuance and Sale of the Viridian Municipal Management District Unlimited Tax Road Improvement Bonds, Series 2026; Authorizing the Execution and Delivery of a Paying Agent Agreement and a Disclosure Counsel Engagement Letter; Authorizing the Execution and Delivery of the Series 2026 Road Bonds; Approving and Authorizing the Distribution of an Official Statement Pertaining Thereto; Levying a Continuing Direct Annual Ad Valorem Tax and Pledging Certain Revenues for the Payment of the Series 2026 Road Bonds; and Providing an Effective Date;
  - c. Authorize Board to sign all documents relating to the Bond sale and authorize attorneys and financial advisor to take all necessary action to deliver Bonds to the purchaser;
  - d. Approve payment to Attorney General relating to bond issue transcript review; and;
  - e. Authorize execution of Amendment to District Information Form.
5. Viridian Sailing Center Foundation Report, and take any appropriate actions.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

6. Consider General Manager's report, including Citizen Tracker inquiries, and authorize any appropriate actions.
7. Consider Viridian Residential Association matters, including landscaping matters, and discuss status of art installations, including potential approval of amendment to Ground Lease Agreement.
8. Committee Reports and related matters.
9. Discuss Viridian Beach access and/or repurposing matters, and take any appropriate action.
10. Developer's report.
11. Engineer's report, and the taking of any action necessary and appropriate relating to:
  - a. Status of construction of improvements projects within the District; authorize issuance of notices to contractors;
  - b. Authorize preparation of construction plans and specifications;
  - c. Approve construction plans and specifications and advertising/soliciting for bids for contracts, including Viridian MMD Pump & Well Maintenance Services Agreement;
  - d. Approve award of construction contracts and issuance of notices to proceed as follows:
 

Public Bids -  $\geq \$150,000.01$  - None;

Solicited Bids -  $\$25,000.01 - \$150,000.00$  - Armor Site Services, LLC - VMMD Boyd Branch Channel Stabilization -  $\$143,321.50$  (District Capital Improvement Project); and

Under \\$25,000.00 - None;
  - e. Approve three party agreement(s), community facilities agreement(s), and escrow agreement(s) with City of Arlington and/or City of Fort Worth, and adopt resolutions regarding same as necessary;
  - f. Approve pay applications and change orders to construction contracts for improvement projects;
 

Change Orders: American Landscape Systems - Phase 3C Parks; Graham Associates, Inc. - Armentrout Dog Park Access Roadway and Sidewalk; Graham Associates, Inc. - Water Well No. 6; Landtec Engineers - Phase 3C Construction Materials Testing; and Graham Associates, Inc. - Water Wells 4-6 Permit;
  - g. Approve certificates of substantial completion and authorize final acceptance of improvements, including Armor Site Services, LLC - Boyd Branch Channel Restoration;
  - h. Approve engineering Task Orders;
  - i. Approve plat(s);
  - j. Discuss maintenance and authorize preparation of consultant recommendations; consider approval of proposals, contracts and invoices for payment under maintenance and repair projects;

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

Proposals/Contracts: Landtec Engineers, LLC - Blue Lake Entry Construction Materials Testing and American Landscape Systems - Viridian Landscape Screening at 2801 Cascade Drive;

- k. Approve Notice of Warranty Repair Under Surety Bonds;
- l. Approve Permits for construction of public infrastructure;
- m. Consider deeds, easements, consents to encroachment, requests for service or utility commitment letters, and take appropriate action; and
- n. Miscellaneous, including Northern Trinity Groundwater Conservation District monitoring well agreements.

12. Consider and accept conveyance of public areas.

13. Review and approve Interlocal Agreement with City of Fort Worth regarding access to project site M-341.

14. Review and approve Right of Entry Agreement with City of Arlington for geotechnical testing in conjunction with relocation of River Legacy Trail.

15. Consider Amendment to Management Services Agreement with Blue Line Management and Consulting Services, LLC.

16. Authorize renewal of District's insurance policies, including review of engineer's list of District facilities to be insured.

17. Communications and website report.

18. Financial and bookkeeping matters, including payment of bills, review of investments, and approval of fund transfers and orders to Trustee.

19. Review Arbitrage Rebate Reports for Series 2018 and Series 2019 Unlimited Tax Utility Bonds and Series 2018 and Series 2019 Unlimited Tax Road Bonds.

20. Accept annual disclosure statements for Investment Officer and Bookkeeper.

21. Conduct annual review of Investment Policy and adopt related Resolution.

22. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.

23. Tax assessment and collection matters.

24. Discuss future consent agenda items, and take related action.

25. Discuss *Lakeview Loan Servicing, LLC v. Bryan J. Reese Sr., the Secretary of Housing and Urban Development, and Viridian Municipal Management District*, and take any appropriate actions.

26. Future agenda items.

27. Adjourn.

\*\*\*\*\*

## AVISO DE ASAMBLEA

### DISTRITO DE GESTIÓN MUNICIPAL DE VIRIDIAN

La Junta Directiva del Distrito de Gestión Municipal de Viridian llevará a cabo una asamblea extraordinaria **el martes 13 de enero de 2026, a las 12:00 p.m., en Lakeview**

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005, para debatir y, de ser necesario, actuar sobre los siguientes puntos:

3. Elección de Directores de 2026, incluyendo:
  - a. Adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de la Junta Directiva de 2026;
  - b. Autorizar el Aviso de Fecha Límite para Presentar una Solicitud de un Lugar en la Boleta;
  - c. Aprobar el contrato de servicios electorales con el Condado de Tarrant;
  - d. Adoptar una Orden Para Convocar una Elección de Directores; y
  - e. Autorizar el Aviso de Elección.

\*\*\*\*\*

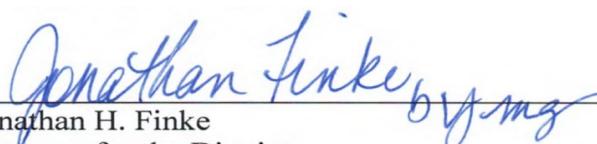
## THÔNG BÁO HỌP

### KHU QUẢN LÝ THỊNH PHỐ VIRIDIAN

Ban Giám Đốc của Khu Quản Lý Thịnh Phố Viridian sẽ tổ chức một cuộc họp cơ quan vào **thứ Ba, ngày 13 tháng Một, 2026, lúc 12 giờ chiều, tại Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, để thảo luận và, nếu thích hợp, thực hiện các công việc sau đây:

3. Cuộc Bầu Cử Giám Đốc 2026, bao gồm:
  - a. Thông qua Nghị Quyết Chỉ Định một Đại Diện của Thư Ký Ban Giám Đốc trong Thời Gian diễn ra Cuộc Bầu Cử Ban Giám Đốc 2026;
  - b. Phê duyệt Thông Báo Hạn Chót Nộp Đơn Xin ghi tên tranh cử trên Lá Phiếu;
  - c. Phê chuẩn hợp đồng dịch vụ bầu cử với Quận Tarrant;
  - d. Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Các Giám Đốc; và
  - e. Phê Chuẩn Thông Báo Bầu Cử.



  
Jonathan H. Finke  
Attorney for the District

*Viridian Municipal Management District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).*

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

# VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

Date of Meeting: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Representing: \_\_\_\_\_

Agenda item/Other:

Do you wish to speak at the meeting?  NO  DS  Yes  NO  DS  No

Comments: \_\_\_\_\_