

**NOTICE OF MEETING**

**VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT**

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, February 10, 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](mailto: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. Consent Agenda - Items are considered self-explanatory and non-controversial and will be enacted in a single motion. There will be no separate discussion of these items unless so requested by at least one member of the Board, in which case such item will be removed from consent and considered after action on the remaining consent items:
  - a) Minutes of Board meeting held January 13, 2026;
  - b) General Manager's report, including Citizen Tracker inquiries;
  - c) Developer's report;
  - d) Communications and website report;
  - e) Bookkeeper's report, including payment of bills and fund transfers and orders to Trustee; and
  - f) Tax Collections Report, as of January 31, 2026.
3. Viridian Sailing Center Foundation Report, and take any appropriate actions.
4. Consider Viridian Residential Association matters, including landscaping, art installation, including potential approval of amendment to Ground Lease Agreement, and request for VRA events to be held on District property; take any related action.
5. Consider request for installation of street and wall banners for the Louise and Jackson multi-family areas and approval of any agreements necessary in connection therewith.
6. Committee Reports and related matters.
7. Discuss Viridian Beach access and/or repurposing matters, and take any appropriate action.

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.

8. 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 pedestrian facilities at Meadow Hawk Dr.
  - d. Approve award of construction contracts and issuance of notices to proceed as follows:

Public Bids- ≥ \$150,000.01 - None;

Solicited Bids - \$25,000.01 - \$150,000.00 - None; 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;

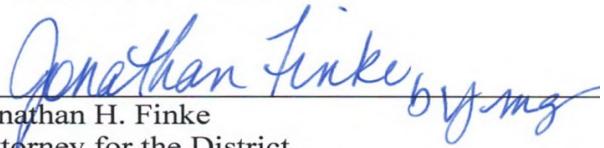
Change Orders: Magers Excavation, LLC - Viridian Control Structure A repair: grading and rip rap improvements;
  - g. Approve certificates of substantial completion and authorize final acceptance of improvements;
  - h. Approve engineering Task Orders, including contract with Symonds Ecology for Boyd Branch Channel restoration;
  - 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;

Proposals/Contracts: None;
  - 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.
9. Consider and accept conveyance of public areas.
10. Authorize renewal of District's insurance policies, including review of engineer's list of District facilities to be insured.
11. Consider proposal for arbitrage rebate compliance services, and take any related action.
12. Consider matters regarding entering into a contract for disclosure counsel legal services and adopt Resolution of the Board of Directors of the Viridian Municipal Management District Approving an Engagement Agreement Relating to Disclosure Counsel Services.

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13. Review and approve developer reimbursement report for Series 2026 Unlimited Tax Road Improvement Bonds and authorize disbursement of bond proceeds.
14. Adopt Resolution Concerning Exemptions from Taxation.
15. Consider review of grant application for TIRZ funding of commercial infrastructure.
16. Discuss future consent agenda items, and take related action.
17. 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.
18. Future agenda items.
19. Adjourn.



  
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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).*

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# 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: \_\_\_\_\_