

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, October 14, 2025, at 9:00 a.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. Citizen's 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@abh.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 September 9, 2025, Board meeting.
3. Viridian Sailing Center Foundation Report, including approval of proposal(s) for updated facilities and equipment, and take any appropriate actions.
4. Consider approval of Management Services Agreement by and between the District and Blue Line Management & Consulting Services, LLC, for general management services.
5. Consider approval of Service Agreement by and between the District and Pristine Electric, LLC, related to lighting services; approve proposal for repair and replacement of bollard lights on District property across from The Jackson at Viridian.
6. Consider proposals by American Landscape System Inc. ("ALS") to (1) perform a one-time mowing of native areas in District and (2) regularly mow native areas in District, and approval of Amendment to Services Agreement by and between the District and ALS in connection therewith.
7. Developer's report.
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 Viridian Armentrout Dog Park and Viridian Armentrout Dog Park access driveway;

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- 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 - (1) American Landscape Systems - Phase 1H-4" Electrical Bore at Viridian Entry and (2) Artworks Commercial Graphics, Inc. - Elements Timberview Park Sign and Installation;
- 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;
- g. Approve certificates of substantial completion and authorize final acceptance of improvements;
- h. Approve engineering Task Orders as follows:
Contracts: (1) Landtec Engineers, LLC - Boyd's Branch Connection Restoration - Construction Materials & Testing Services (Developer funded); (2) Jessyca J Grenier Landscape Architecture and Site Planning - Viridian Beach Redevelopment Landscape Plan (District funded); (3) Graham Associates, Inc. - Viridian Beach Reconstruction Topographic and Boundary Survey; (4) Symonds Ecology - Viridian 404 Permit 2025 Mitigation Monitoring Report (District funded);
Change Orders: Westwood Professional Services - Collins at River Legacy traffic signal design and Westwood Professional Services - Blue Lake traffic signal modification;
- i. Approve plat(s);
- j. Discuss maintenance issues and authorize preparation of consultant recommendations; consider approval of proposals, contracts and invoices for payment under maintenance and repair projects, including:
Maintenance Issues: None
Proposals/Contracts: Landprint - Viridian Landscape Screening Concept Plan at 3801 Cascade Drive.
- k. Approve Notice of Warranty Repair Under Surety Bonds;
- l. Approve Permits for construction of public infrastructure; and
- m. Miscellaneous.
9. Consider acceptance of conveyance of property from Viridian Holdings, LP.
10. Status of discussions with City of Arlington regarding possible River Legacy Trail connection; take any appropriate action in connection therewith.
11. Status of Bird's Fort Cultural Center building changes; take any appropriate actions.
12. Consider request from RPM Living, LLC, to use District-owned poles at The Jackson at Viridian Apartments and The Louise Apartments for installation of

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- banners, and approve Property Use Agreement by and between the District and RPM Living, LLC, in connection with same.
13. Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
 14. Traffic, Safety and Security Committee report.
 15. Consider Viridian Residential Association matters, including (1) budget items related to landscaping matters, (2) shade sail replacement at District parks, and (3) request for street closures and/or traffic adjustments for the evening of October 31, 2025.
 16. Consider approval of Developer Certification Regarding Expenditures; Agreed Upon Procedures Report for Public Improvements for Viridian PID #2, PID #3, PID #5, PID #6, and PID #7 and Agreed Upon Procedures Report for Supplemental Services for Viridian PID #1, PID #2, PID #3, PID #5, PID #6, and PID #7; and Acknowledgement of Notice of Assignment and Consent regarding Reimbursement Obligations for expenditures for Public Improvements and Supplemental Services.
 17. 2025 Bond Elections, including authorize posting of Voter Information Document.
 18. Authorize District consultants to prepare for sale of Series 2025 Unlimited Tax Road Improvement Bonds, including request for proposals from underwriters, preparation of bond documents, application to bond insurers and rating agencies, and preparation of preliminary official statement.
 19. Adopt Resolution of the Board of Directors of the Viridian Municipal Management District Authorizing the Distribution of Certain Bond Documents to the City of Arlington, Texas.
 20. Financial and bookkeeping matters, including payment of bills, review of investments, and approval of fund transfers and orders to Trustee.
 21. Approve Tax Assessor Collector's report on tax collections and assessment collections.
 22. 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.
 23. Future agenda items.
 24. 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 ordinaria **el martes, 14 de octubre de 2025 a las 9:00 en la mañana en Lakeview**

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

17. Elecciones de Bonos de 2025, incluyendo autorizar publicación del documento con información para los votantes.

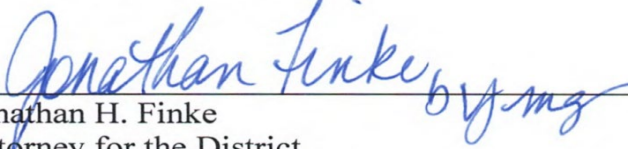
THÔNG BÁO HỌP

KHU QUẢN LĨT THỊNH PHỐ VIRIDIAN

Ban Giám Đốc của Khu Quản Lý Thành Phố Viridian sẽ tổ chức một cuộc họp cơ quan vào **thứ Ba, ngày 14 tháng Mười, 2025, lúc 9:00 sang, 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:

17. Cuộc Bầu Cử Trái Phiếu 2025, bao gồm Cho Phép và Niêm Yết Tài Liệu Thông Tin dành cho Cử Tri.




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? ☐ Yes ☐ No

Comments: _____
