

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, November 11, 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. 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@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 October 14, 2025, Board meeting.
3. Sale of Series 2026 Unlimited Tax Road Improvement Bonds, including:
 - a) Approve Cost Summary;
 - b) Matters regarding entering into contract for disclosure counsel legal services and adoption of Resolution Regarding Approval of Legal Services Contract;
 - c) Authorize auditor to prepare developer reimbursement report;
 - d) Adopt Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value;
 - e) Update on City approval of sale;
 - f) Engage rating company to perform credit rating analysis;
 - g) Authorize advertisement and schedule bond sale; and
 - h) Schedule Disclosure Working Group meeting.
4. Consider General Manager's report and authorize any appropriate actions; preauthorize the General Manager for certain maintenance and repair expenses.
5. Discuss maintenance of District ponds and waterways and approve proposal regarding same.
6. Consider Viridian Residential Association matters, including:
 - a. Landscaping and VRA budget matters; and
 - b. Installation of art, and approval of amendment to Ground Lease Agreement.
7. Consider and approve agreement with Viridian Commercial Association regarding repairs and access to District facility.
8. Discuss installation of banners, signs and/or A-frame signs at The Jackson at Viridian apartments and The Louise Townhomes and Apartments, and take any appropriate action.

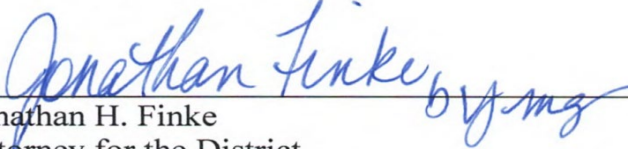
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

9. Committee Reports, and take any appropriate actions.
10. Discuss Viridian Beach access and/or repurposing matters, and take any appropriate action.
11. Developer's report, including withdrawal of request for approval of plans and specifications and authorization to advertise for bids related to the Armentrout Dog Park.
12. 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;
 - 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 - 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: American Landscape Systems - Viridian Railroad Buffer Phase 2 Parks - Schedule I and ; American Landscape Systems - Viridian Phase 3C Parks; Mario Sinacola & Sons - Viridian Village 3C - Schedule III - Paving and Grading Improvements; and Mission Site Services - Viridian Village 3C Street Light Installation.
 - g. Approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. Approve engineering Task Orders;
 - 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: Graham Associates, Inc. - Water Wells 4 -6 - Operating Permit Acquisition (System Permit); Nortex Concrete Lift & Stabilization - Polyurethane Foam Injection Services; and 1784 Coopers Hawk Dr and 3916 Jasmine Fox Ln Slabjacking and Subsealing;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure;

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- m. Consider deeds, easements, consents to encroachment, requests for service or utility commitment letters, and take appropriate action; and
- n. Miscellaneous.
- 13. Status of Bird's Fort Cultural Center building changes; take any appropriate actions.
- 14. Report on District website and Citizen Tracker Inquiries and take any appropriate actions.
- 15. Historical bond and tax report to Comptroller.
- 16. Financial and bookkeeping matters, including payment of bills, review of investments, and approval of fund transfers and orders to Trustee.
- 17. Approve Tax Assessor Collector's report on tax collections and assessment collections.
- 18. 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.
- 19. Future agenda items.
- 20. Adjourn.




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: _____
