

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, August 11, 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. 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 July 14, 2026;
 - b. Communications and website report; and
 - c. Tax Collections Report, as of July 31, 2026;
3. Discuss 2026 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
4. Discussion and approval for workshop sessions of Board of Directors.
5. Property Maintenance Coordinator's report;
6. Consider Viridian Residential Association matters, and take any appropriate actions, including:
 - a. approval of Second Amendment to Ground Lease Agreement.
7. Viridian Sailing Center Foundation report.
8. Developer's report.
9. Engineer's report, and the taking of any action necessary and appropriate relating to:
 - a. construction of improvement projects; authorize issuance of notices to contractors;
 - b. authorize preparation of construction plans and specifications;
 - c. approve construction plans and specifications and authorize advertising/soliciting for bids for contracts;

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.

- d. award 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;
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: Indigo Ecological Design – Viridian Railroad Buffer Phase 2 - Change Order No. 2;
 - g. approve Certificates of Substantial Completion and authorize final acceptance of improvements;
 - 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;
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, including roadway and ponding policy and various curb and sidewalk repairs and City of Arlington River Legacy Trail Relocation Access Easement/ Agreement.
10. Discuss Viridian Nature Preserve matters, including status of Phase 2 design and landscaping, and take appropriate action.
 11. Committee matters, policies, and procedures, including:
 - a. approval of District Communication Plan.
 12. Bookkeeper's report, including payment of bills and fund transfers and orders to Trustee.
 13. Discuss grant application for TIRZ funding of commercial infrastructure, and take any appropriate actions, including adoption of Resolution Approving TIRZ Chapter 380 Grant Agreement with Oakhollow Group, Ltd.
 14. Review of Risk Assessment Analysis prepared by Compass Risk and the taking of any appropriate actions.
 15. Future agenda items.

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16. Adjourn.



Jonathan 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: _____
