

**NOTICE OF COORDINATED SPECIAL MEETING OF
BROADWAY STATION METROPOLITAN DISTRICT NO. 1,
BROADWAY STATION METROPOLITAN DISTRICT NO. 2 AND
BROADWAY STATION METROPOLITAN DISTRICT NO. 3**

NOTICE IS HEREBY GIVEN that a coordinated special meeting of the Boards of Directors (“Boards”) of the Broadway Station Metropolitan District Nos. 1, 2 and 3 (“Districts”), in the City and County of Denver, Colorado, will be held by teleconference due to the public health order, on Monday, October 25, 2021, at 2:30 p.m.

DUE TO PUBLIC HEALTH RESTRICTIONS, THIS MEETING WILL BE HELD VIA ZOOM:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join:

<https://us02web.zoom.us/j/83231529067>

Or by phone: 1 346 248 7799

Webinar ID: 832 3152 9067

AGENDA

1. Director disclosures of any potential conflicts of interest.
2. Approval of minutes of the January, 25, 2021 Special Meeting.
3. Financial Report (Diane Wheeler).
 - (a) Public hearing on 2022 budgets, adopt resolutions and certification of tax levies (certification of tax levies for District Nos. 2 and 3 only).
 - (b) Ratification and approval of bills.
 - (c) Ratification and acceptance of December 31, 2020 audited financials.
 - (d) Authorization of filing of Applications for Exemption from Audit and/or engagement of auditor to prepare financial statements for fiscal year 2021.
4. Legal Report (Paul Cockrel).
 - (a) Adoption of Resolutions Designating Posting Location
 - (b) Adoption of Resolutions Determining Not to Provide Workers’ Compensation Insurance Coverage for Uncompensated Members of the Board.
 - (c) Adoption of Resolutions Calling May 2022 Election.
 - (d) Adoption of Resolutions Authorizing Sale of Property.
 - (e) Ratification of 2020 Annual Reports.
 - (f) Discussion of 2022 Meeting Schedule.
 - (g) Ratification and approval of SAR Contract for Architectural Support.
 - (h) Ratification and approval of Purchase and Sale Agreements with (i) Santa Fe & Mississippi Real Estate Holdings, Inc. and (ii) Colorado Floorings Industries, Inc. for acquisition of Platte River Drive rights-of-way.
- (h) Ratification and approval of (i) Infrastructure Improvements Agreement, (ii) Omnibus Supplement to Infrastructure Improvements Agreement, (iii) Easement Agreement, (iv) Water Tower Agreement, (v) License Agreement (Parcel C) and License Agreement (use of Filing No. 2 streets) with Denver Broadway Station, Ltd. relating to acquisition, funding, construction, completion, operation, maintenance and repair of streets, parking facilities, pedestrian bridge,

I hereby certify that a copy of the foregoing Notice of Special Meeting (Broadway Station) was, by me personally, uploaded onto the Districts' public website at least twenty-four hours prior to the meeting.

A handwritten signature in black ink, appearing to read "Sarah D. Russell", is written over a horizontal line. The signature is cursive and extends to the right of the line.