



AGENDA

REGULAR MEETING OF THE BOARD OF DIRECTORS

Date: Monday, February 7, 2022

Time: 5:00 p.m.

Place: REMOTE VIDEO CONFERENCE

Join Zoom Meeting

<https://zoom.us/j/96714233708?pwd=L1BMS2FSK2JJeU9Ga2x4cm9HWkJDUT09>

Meeting ID: 967 1423 3708

Passcode: 186290

via teleconference by dialing +1 669 900 6833

1. Call to Order
2. Public Comments Regarding Non-Agenda Items
3. Authority Business
 - a. Resolution No. 22-01, Concerning the Election of the Officers of the Board (enclosure)
 - b. Approval of October 18, 2021 Board Meeting Minutes (enclosure)
 - c. Resolution No. 22-02, Concerning the Delegation of Authority to the Managing Administrator and Legal Counsel (enclosure)
 - d. Resolution No. 22-03, Designating Public Place for Notices and Scheduling of Regular Public Meetings (enclosure)
 - e. Financial Report for Northwest Parkway Public Highway Authority (enclosure)
 - f. Report from Pedro Costa, Executive Director, Northwest Parkway, LLC (enclosure)
 - g. Maintenance Management Plan (MMP) Report (enclosure)
 - h. Report from Stantec regarding the Review of the Lighting at the On-ramp at Highway 287 and Dillion Road (enclosure)
 - i. Notice of Pending Toll Changes (enclosure)
4. General Counsel Report – Icenogle Seaver Pogue
 - Provide Update on Ryan Companies Medtronic Development (enclosure)
5. Managing Administrator’s Report – Community Resource Services
 - Provide Update on Varra Park Project (enclosure)
6. Special Counsel Report – Jewell Jimmerson Natural Resource Law (enclosure)
 - Provide Update on Authority’s Rights & Responsibilities regarding Oil & Gas Offers
7. Other Business as Requested by Board Members
8. Next Meeting Date
9. ADJOURN INTO EXECUTIVE SESSION IF NECESSARY Pursuant to §24-6-402(4)(e), C.R.S. to receive legal advice, develop negotiating positions, strategy, or instruct negotiators, pursuant to §24-6-402(4)(b), C.R.S. to consult attorney on specific legal questions, pursuant to §24-6-402(4)(a) for the purposes of discussing the purchase, sale, acquisition, lease, transfer or sale of real, personal or other property related to the Medtronics development



NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY

BOARD OF DIRECTORS – AGENDA MEMORANDUM

FOR: Board Meeting – February 7, 2022
TO: Board of Directors
FROM: Joel Meggers, Managing Administrator for the Northwest Parkway Public Highway Authority
SUBJECT: **Agenda Item 3(a): Resolution No. 22-01, Concerning Election of Officers of the Board**

BACKGROUND

The Bylaws of the Northwest Parkway Public Highway Authority provide for annual elections of officers for the Board, including the Chairman, Vice Chairman, Treasurer, and Secretary. Article VII-Officers of the Board – provides as follows:

ARTICLE VII.

Officers of the Board

A **General.** The Chairman, Vice Chairman, Treasurer and Secretary shall be known as the officers of the Board. The officers shall be elected annually by the Board at the first meeting of the Board held on or after January 15. If the election of officers shall not be held at such meeting, such election shall take place as soon thereafter as a meeting may be conveniently held. The Board shall elect a Chairman, Vice Chairman and Treasurer, each of whom must also be a Member-appointed Director. The Board shall also select a Secretary, who may be, but need not be, a Director. Each officer shall serve at the pleasure of the Board. The same person may hold two or more offices.

B **General Duties.** All officers and agents of the Authority, as between themselves and the Authority, shall have such authority and shall perform such duties in the management of the Authority as may be provided in these Bylaws or as may be determined by resolution or action of the Board not inconsistent with these Bylaws.

C **Term/Removal of Officers.** An officer shall hold office until he/she is no longer qualified to serve or his/her successor is chosen, unless he/she is sooner removed from office by his/her appointing Member as provided in these Bylaws, his/her death occurs, or he/she resigns. Any officer may be removed from office by the Board, with or without cause, upon a majority vote of the Member-appointed Directors.

The Board's 2021 officers were:

Chair and Secretary – City and County of Broomfield Mayor Guyleen Castriotta
Vice-Chair and Treasurer - City of Lafayette Councilmember Chelsea Behanna

The City and County of Broomfield appointees to the Board for 2021 are City and County of Broomfield Mayor, Guyleen Castriotta, as Representative; and City of Lafayette Councilor Chelsea Behanna, as Representative; and City of Lafayette Councilor Stephanie Walton, as Alternate.

Specific Duties of Officers: Article VII, Section D. 1. of the Bylaws provides the following regarding specific duties of officers:

- 1 Chairman. The Chairman shall preside at all meetings of the Board and, except as otherwise delegated by the Board, shall execute all legal instruments of the Authority.
- 2 Vice Chairman. The Vice Chairman shall, in the absence of the Chairman, or in the event of the Chairman's inability or refusal to act, perform the duties of the Chairman and when so acting shall have all the powers of and be subject to all the restrictions upon the Chairman. The Vice Chairman shall also perform in such other duties as may be prescribed by the Board from time to time.
- 3 Treasurer. The Treasurer shall serve as financial officer of the Authority and except as the Board may otherwise decide by resolution, shall be responsible for the receipt, custody, investment and disbursement of the Authority's funds and securities and for the performance of such other duties as are incident to the office of Treasurer. The Treasurer shall have the duty to prepare and recommend an annual budget and annual performance report to the Board. The form of the budget shall be in substantial compliance with the requirements of the Colorado Local Government Budget Law. The Treasurer shall also perform such other duties as the Board may prescribe from time to time and report to the Board upon request.
- 4 Secretary. The Secretary shall maintain the official records and files of the Board and the Authority, including the minutes of the meetings of the Board, and a register of the names and addresses of the Members, Directors, Associate Members, Ex-Officio Directors and Advisory Committee and shall issue notice of the meetings, attest and affix the corporate seal to all documents of the Authority. The Secretary shall also perform such other duties as the Board may prescribe from time to time.

A draft resolution making the annual appointments has been prepared and is attached for the Board's use.

Recommended Motion...

Following the appointment of officers for the Board of Directors, it is recommended that Resolution No. 22-01 be approved.

**RESOLUTION 22-01
OF THE
BOARD OF DIRECTORS
OF THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
REGARDING THE ELECTION OF THE OFFICERS OF THE BOARD**

Be It Resolved by the Board of Directors of the Northwest Parkway Public Authority that

- **Guyleen Castriotta** is hereby appointed as Chair for the Board of Directors; that
- **Stephanie Walton** is hereby appointed as Vice Chair for the Board of Directors; that
- **Stephanie Walton** is hereby appointed as Treasurer for the Board of Directors; and that
- **Guyleen Castriotta** is hereby appointed as Secretary for the Board of Directors.

APPROVED AND ADOPTED THIS 7th DAY OF FEBRUARY 2022.

NORTHWEST PARKWAY PUBLIC HIGHWAY
AUTHORITY

By: _____
Chairman

ATTEST:

Secretary

RECORD OF PROCEEDINGS
Northwest Parkway Public Highway Authority
Board of Directors
October 18, 2021

MINUTES OF THE REGULAR MEETING OF THE BOARD
OF DIRECTORS OF THE
NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY

Held: Monday, October 18, 2021, at 5:00 p.m. via ZOOM Virtual Meeting

Attendance:

A regular meeting of the Board of Directors of the Northwest Parkway Public Highway Authority was held in accordance with applicable statutes of the State of Colorado. The following Directors were in attendance:

Guyleen Castriotta, Chair and Secretary of the Board
(Mayor, City and County of Broomfield)
Chelsea Behanna, Vice Chair and Treasurer of the Board
(Councilmember, City of Lafayette)

Also attending were: Jennifer Hoffman, Managing Administrator of the Northwest Parkway Public Highway Authority and Broomfield City and County Manager; Brenda Richey, Broomfield Finance Director; Lisa Castro, Broomfield Senior Accountant; Anne Marie Brouker, Broomfield Administrative Analyst; Nancy Rodgers, Broomfield City and County Attorney; Pedro Costa, Executive Director of Northwest Parkway, LLC; Brenda Shuler, Engineering and Maintenance Manager for Northwest Parkway, LLC; Linda Nguyen, Finance Manager, Northwest Parkway, LLC; Matthew Alexander, Stantec Consulting; Fred Schulz, Stantec Consulting; Alicia Corley Legal Counsel, Icenogle, Seaver Pogue, P.C. ; Phyllis Bown, Director of Finance for Community Resource Services of Colorado; Joel Meggers, President of Community Resource Services of Colorado.

1. Call to Order:

Noting the presence of a quorum, Chair Castriotta, called the meeting to order at 5:00 p.m.

2. Pledge of Allegiance Chair Castriotta asked everyone to join in reciting the Pledge of Allegiance.
3. Public Comments Regarding Non-Agenda Items None.
4. Authority Business
- 4(a) Approval of Minutes for August 5, 2021, Board Meeting After discussion, upon motion to by Vice Chair Behanna, and second by Chair Castriotta, the minutes were unanimously approved by the Board.
- 4(b) Presentation of 2021 Annual Inspection Report by Stantec Consulting Chair Castriotta introduced Fred Schulz, Senior Construction Inspector; and Mr. Matthew Alexander, Construction Program Manager, with Stantec Consulting, and asked them to present the Annual Inspection Report for 2021.
- Mr. Schulz reported that the first initial inspection was conducted from August 16 through August 18 of 2021. A re-inspection was completed on September 22, 2021. There were no Category 1 defects observed during the 2021 Annual Inspection. The Category 2 defects were identified and noted so that the Concessionaire can schedule repairs and take other actions as necessary. A night inspection was conducted on August 23, 2021.
 - Mr. Schulz explained the purpose of the annual inspections and reviewed how to read the inspection report.
 - Mr. Schulz reported that two new Variable Message Boards and ten Variable Toll Rate Signs have been added at various locations along the Parkway.
 - As with every year, inspections were conducted on all of the buildings and infrastructure conditions, safety features, and operating conditions of the tolling facilities.
 - The inspections include right-of-way, including but not limited to the right-of-way fences, snow fence, roadway and bridge surfaces, traffic signs, drainage, striping, guardrails, and operability of variable message signs, delineators, buildings, grounds within the lease area of the Northwest Parkway. Inspection of the ramps and testing of the cashless tolling equipment as also included.

Vice Chair Behanna asked about the low rating of the striping. Mr. Schulz explained that the rating was done at the initial inspection and then was corrected by the time the night inspection was conducted.

Chair Castriotta asked Mr. Schulz to review the lighting at the on-ramp at Highway 287 and Dillon Road.

There were no further questions and no action was required by the Board.

4(c) Financial Report for the Northwest Parkway Public Highway Authority

The financial report was included in the meeting packet, and no further action was required of the Board.

4(d) Public Hearing on Proposed Resolution No. 21-06, Approving the 2021 Budget Amendments and Public Hearing on Proposed Resolution No. 21-07, Approving the Proposed 2022 Budget

Chair Castriotta introduced Resolution No. 21-06 and opened the public hearing on the 2021 budget amendment. She asked for a staff summary from Ms. Brenda Richey, Broomfield Finance Director.

- The proposed 2021 budget amendment includes revenue related to an easement agreement and expenditures consisting of legal fees through August 31, 2021.

There were no questions or comments and the public hearing was closed. Vice Chair Behanna made a motion to approve Resolution No. 21-06 approving the proposed 2021 budget amendments. The motion was seconded by Chair Castriotta and approved unanimously.

Chair Castriotta introduced Resolution No. 21-07 and opened the public hearing on the 2022 budget. Ms. Richey discussed the proposed 2022 budget, which includes expected increases in expenditures for administrative services, insurance premium fees, and legal fees. There were no questions or comments and the public hearing was closed.

Vice Chair Behanna made a motion to approve Resolution No. 21-07 approving the proposed 2022 budget. The motion was seconded by Chair Castriotta and approved unanimously.

4(e) Report from Pedro Costa, Executive Officer, Northwest Parkway LLC

Mr. Pedro Costa presented the quarterly report for the 3rd Quarter:

- The overall traffic is still being impacted by COVID-19. As of the end of the 3rd quarter we are trailing 2016 traffic levels. In the month of June the traffic flattened out, which may be attributed to the completion of the improvements on Dillon Road and 144th.

- Traffic has recovered from 2020 but still 25% below 2019 levels.
- Toll Revenues have increased 20% as compared to last year. New toll rates were implemented as of January 15, 2021.
- Traffic Accidents through the end of September 2021, there were no reported accidents with any personal injury.
- When comparing the Northwest Parkway Public Highway to other public highways, the Northwest Parkway Public Highway is still one of the safest roads to travel.

One added note with respect to the Independent Engineering Report from Stantec:

- Out of the 82 categories inspected, the Northwest Parkway, LLC scored an average score of 4.95 out of 5.0. There were two category 2 defects which have been resolved already. This inspection scored one of the highest scores since the start of the Concession.

There were no further questions or comments, and no action was required by the Board.

4(f) Resolution No. 21-08 Approving the Consulting Services Agreement with Community Resource Services of Colorado, LLC, as the New Managing Administrator for the Northwest Parkway Public Highway Authority

Alicia Corley, legal counsel for the Northwest Parkway Public Highway Authority (NWPPHA) presented the proposed Consulting Services Agreement for management and administrative services between the Authority and Community Resource Services (CRS) of Colorado, LLC that was included within the meeting packet.

- Following discussion with Ms. Hoffman, Managing Administrator for the Authority, the Board directed that the agreement would be effective as of October 18, 2021.
- Chair Castriotta made a motion to approve Resolution No. 21-08, approving the Consulting Services Agreement with Community Resource Services of Colorado. The motion was seconded by Vice Chair Castriotta and approved unanimously.

4(g) Termination of the IGA between the City & County of Broomfield and the NWPPHA Regarding Management and Administrative Services for the Northwest Parkway

- Ms. Corley presented the letter of termination of the Intergovernmental Agreement between the City and County of Broomfield and the Northwest Parkway Public Highway Authority regarding Management and Administrative Services for the Northwest Parkway that was included within the meeting packet. Vice Chair Behanna made a motion to approve the letter of termination of the Intergovernmental Agreement between the City and County of Broomfield and the Northwest Parkway Public Highway Authority regarding Management and Administrative Services. The motion was seconded by Chair Castriotta and approved unanimously.

5. General Counsel
Report

None.

6. Managing
Administrator's
Report

Ms. Hoffman reported that over the next 60 days, Broomfield staff will work with the new Managing Administrator to assure that all documents will be transferred efficiently and effectively so that Community Resource Services of Colorado, LLC ("CRS") can begin working on any outstanding projects.

6(a) Transition Plan
from City & County of
Broomfield to New
Managing
Administrator

Ms. Hoffman introduced Mr. Joel Meggers and Ms. Phyllis Brown, both of CRS, as the new Managing Administrators.

7. Other Business as
Requested by
Board Members

None.

8. Next Meeting
Date

The next meeting is scheduled for 5:00 p.m. on Monday, January 24, 2022.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5:44 p.m.

Secretary



NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY

BOARD OF DIRECTORS – AGENDA MEMORANDUM

FOR: Board Meeting - February 7, 2022
TO: Board of Directors
FROM: Joel Meggers, Managing Administrator for the Northwest Parkway Public Highway Authority
SUBJECT: **Agenda Item 3(c): Resolution No. 22-02, Concerning the Delegation of Authority to the Managing Administrator and Legal Counsel**

BACKGROUND

Colorado Revised Statutes provided for the creation of the Northwest Parkway Public Highway Authority and empowered the Authority to finance, construct, operate and maintain the Northwest Parkway. In accordance with certain provisions of Public Highway Authority Law and Local Government Budget Law, proposed Resolution No. 22-02 provides for the following annual administrative matters:

- Directs the Managing Administrator to prepare and submit a budget.
- Authorizes the Managing Administrator to execute documents on behalf of the Authority.
- Directs the General Legal Counsel to record and retain recordings of Executive Sessions in compliance with Colorado Law.

Recommended Motion...

If the Board wishes to approve the delegation of authority to the Managing Administrator and Legal Counsel as outlined above, the appropriate motion is:

That Resolution 22-02 be approved.

**RESOLUTION 22-02
OF THE
BOARD OF DIRECTORS
OF THE NORTHWEST PARKWAY
PUBLIC HIGHWAY AUTHORITY
CONCERNING THE DELEGATION OF AUTHORITY TO THE MANAGING
ADMINISTRATOR AND LEGAL COUNSEL**

WHEREAS, the Northwest Parkway Public Highway Authority (the “Authority”) was created pursuant to the Public Highway Authority Law, §§ 43-4-501, *et seq.*, C.R.S., to finance, construct, operate and maintain the Northwest Parkway Public Highway; and

WHEREAS, pursuant to § 43-4-505(3)(c), the Authority has the power to make and pass orders and resolutions necessary for the government and management of the affairs of the Authority and the execution of the powers vested in the Authority; and

WHEREAS, the Board of Directors of the Authority (the “Board”) has a duty to perform certain obligations in order to assure the efficient operation of the Authority; and

WHEREAS, the Local Government Budget Law, §§ 29-1-101, *et seq.*, C.R.S. requires the Board to designate or appoint a person to prepare yearly budgets and submit the same to the Board, to hold a public hearing on the proposed budgets and any amendments thereto, to adopt budgets and to file copies of the budgets and amendments thereto with the proper governmental entities; and

WHEREAS, the Colorado Open Meetings Law at § 24-6-402(2)(d.5)(II)(A), C.R.S., specifies that discussions that occur in an executive session of a local public body shall be electronically recorded; and

WHEREAS, pursuant to § 24-6-402(2)(d.5)(II)(E), C.R.S., such electronic recording of executive sessions shall be retained for at least ninety (90) days after the date of the executive session.

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY AS FOLLOWS:

1. The Board directs the managing administrator for the Authority to prepare and submit a final budget and budget amendments as necessary, to the governing body of the Authority; and to file the approved budgets and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law.
2. The Board authorizes the managing administrator, in addition to any other grants of authority, to execute on behalf of the Authority all documents, including but not limited to, contracts, options, purchase agreements, deeds and easements, which have been approved by the Board.
3. The Board directs legal counsel to retain all required electronic recordings of executive sessions for purposes of the Colorado Open Meetings Law for ninety (90) days after the date of the executive session. The Board further directs legal counsel to systematically delete all recordings of executive sessions made for purposes of the Colorado Open Meetings Law at its earliest convenience after the ninetieth (90th) day after the date of the executive session.

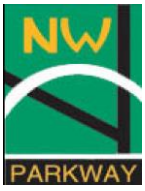
ADOPTED AND APPROVED THIS 7 DAY OF FEBRUARY 2022.

NORTHWEST PARKWAY PUBLIC HIGHWAY
AUTHORITY

By: _____
Chair

ATTEST:

By: _____
Secretary



NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY

BOARD OF DIRECTORS – AGENDA MEMORANDUM

FOR: Board Meeting- February 7, 2022

TO: Board of Directors

FROM: Joel Meggers, Managing Administrator for the Northwest Parkway Public Highway Authority

SUBJECT: **Agenda Item 3(d): Resolution No. 22-03, Designating Public Place for Notices and Scheduling of Regular Public Meetings**

BACKGROUND

Colorado Revised Statutes provided for the creation of the Northwest Parkway Public Highway Authority and empowers the Authority to finance, construct, operate and maintain the Northwest Parkway. In accordance with certain provisions of Public Highway Authority Law and Local Government Budget Law, Proposed Resolution No. 22-03 provides for the following annual administrative matters:

The George Di Ciero City and County Building, located at One DesCombes Drive, Broomfield, Colorado, is designated as the Authority’s principal offices.

The following locations are designated posting places for the Authority for public legal notices:

- Broomfield’s George Di Ciero City and County Building (One DesCombes Drive, Broomfield, CO),
- Lafayette City Hall (1290 South Public Road, Lafayette, CO); and

The Northwest Parkway Administrative Building (3701 Northwest Parkway, Broomfield, CO).

The *Denver Post* is the designated newspaper for publication of legal notices; and

The Board determines to hold its regular meetings four times a year, typically on the fourth Monday of the month. The regular meetings for 2022 shall be held as follows:

- February 7 - 5:00 p.m.
- April 25 - 5:00 p.m.
- July 25 - 5:00 p.m.
- October 24 - 5:00 p.m.

The meetings will be held virtually until the Board should deem it safe to meet in person due to the potential spread of the COVID-19 virus, at which time, the meetings would be held at the Northwest Parkway’s Administration Building (3701 Northwest Parkway, Broomfield, Colorado, 80023); and

The Board may hold special meetings in accordance with the applicable provisions of its Bylaws.

Recommended Motion...

If the Board wishes to approve the designated public places for posting public notices, designate the *Denver Post* as the newspaper to publish legal notices, set a schedule of regular public meetings, and hold special meetings in accordance with the applicable provisions of its Bylaws as outlined above, the appropriate motion is:

That Resolution 22-03 be approved.

**RESOLUTION 22-03
OF THE
BOARD OF DIRECTORS
OF THE NORTHWEST PARKWAY
PUBLIC HIGHWAY AUTHORITY
REGARDING DESIGNATION OF PUBLIC PLACES FOR NOTICES AND SETTING A
SCHEDULE OF REGULAR PUBLIC MEETINGS**

WHEREAS, the Northwest Parkway Public Highway Authority (the “Authority”) was created pursuant to the Public Highway Authority Law, §§ 43-4-501, *et seq.*, C.R.S., to finance, construct, operate and maintain the Northwest Parkway Public Highway; and

WHEREAS, pursuant to § 43-4-505(3)(c), the Authority has the power to make and pass orders and resolutions necessary for the government and management of the affairs of the Authority and the execution of the powers vested in the Authority; and

WHEREAS, the Board of Directors of the Authority (the “Board”) has a duty to perform certain obligations in order to assure the efficient operation of the Authority; and

WHEREAS, Section 43-4-505(3)(e), C.R.S., empowers the Board to maintain offices at such place or places as the Board may designate; and

WHEREAS, Section 43-4-505(3)(b), C.R.S., empowers the Board to fix the time and place of the Board’s meetings; and

WHEREAS, Section 24-6-402(2)(c), C.R.S., requires the Board to designate the posting location(s) for notice to the public of meetings; and

WHEREAS, in accordance with certain provisions in the Public Highway Authority Law, and the Local Government Budget Law, Sections 29-1-101, *et seq.*, C.R.S., the Board is to publish certain legal notices in a newspaper of general circulation within the boundaries of the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY AS FOLLOWS:

1. The Board designates the George Di Ciero City and County Building at One DesCombes Drive, in the City and County of Broomfield, Colorado as the Authority’s principal offices.
2. The Board determines to hold its regular meetings on February 7, April 25, July 25, and October 24, 2022, at 5:00 p.m., via virtual format until the Board should deem it safe to meet in person due to the potential spread of COVID 19, at which time, the meetings would be held at the Northwest Parkway’s Administration Building (3701 Northwest Parkway, Broomfield, CO).
3. The Board may hold special meetings in accordance with the applicable provisions of its Bylaws.
4. The Board designates the George Di Ciero City and County Building (One DesCombes Drive), the Lafayette City Hall (1290 South Public Road), and the Northwest Parkway Administration Building (3701 Northwest Parkway), as the Authority’s posting places for notice to the public of regular and special meetings.
5. The Board designates the Denver Post as the newspaper of general circulation within the boundaries of the Authority, for publication of legal notices to the public.

ADOPTED AND APPROVED THIS 7th DAY OF FEBUARY 2022.

NORTHWEST PARKWAY PUBLIC HIGHWAY
AUTHORITY

By: _____
Chair

ATTEST:

By: _____
Secretary

**NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
FINANCIAL REPORT - BUDGETARY BASIS
AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2021
UNAUDITED**

Description	Actual 2020	Amended Budget 2021	Year to Date 12/31/21
FOR THE YEAR ENDED DECEMBER 31, 2021			
Beginning balance	\$ 1,728,183	\$ 1,934,228	\$ 1,931,798
Revenues			
Concessionaire payments	317,034	320,946	320,947
Interest	7,690	1,000	582
Misc/Easement fees (2021)	2	101,767	101,767
Total revenues	<u>324,726</u>	<u>423,713</u>	<u>423,296</u>
Expenditures			
Administrative services	1,947	500	1,168
Insurance	1,719	1,800	1,779
Legal	24,882	40,000	29,214
Professional services	2,563	10,000	22,581
Broomfield management fees	90,000	90,000	90,000
Total expenditures	<u>121,111</u>	<u>142,300</u>	<u>144,742</u>
Ending balance	\$ 1,931,798	\$ 2,215,641	\$ 2,210,353

CASH BALANCE AS OF DECEMBER 31, 2021	
COLOTRUST	\$ 1,050,260
VECTRA BANK	1,177,156
VECTRA BANK - OUTSTANDING CHECKS	(3,077)
	<u>\$ 2,224,339</u>

Northwest Parkway LLC Quarterly Report

NWPPHA Board Meeting



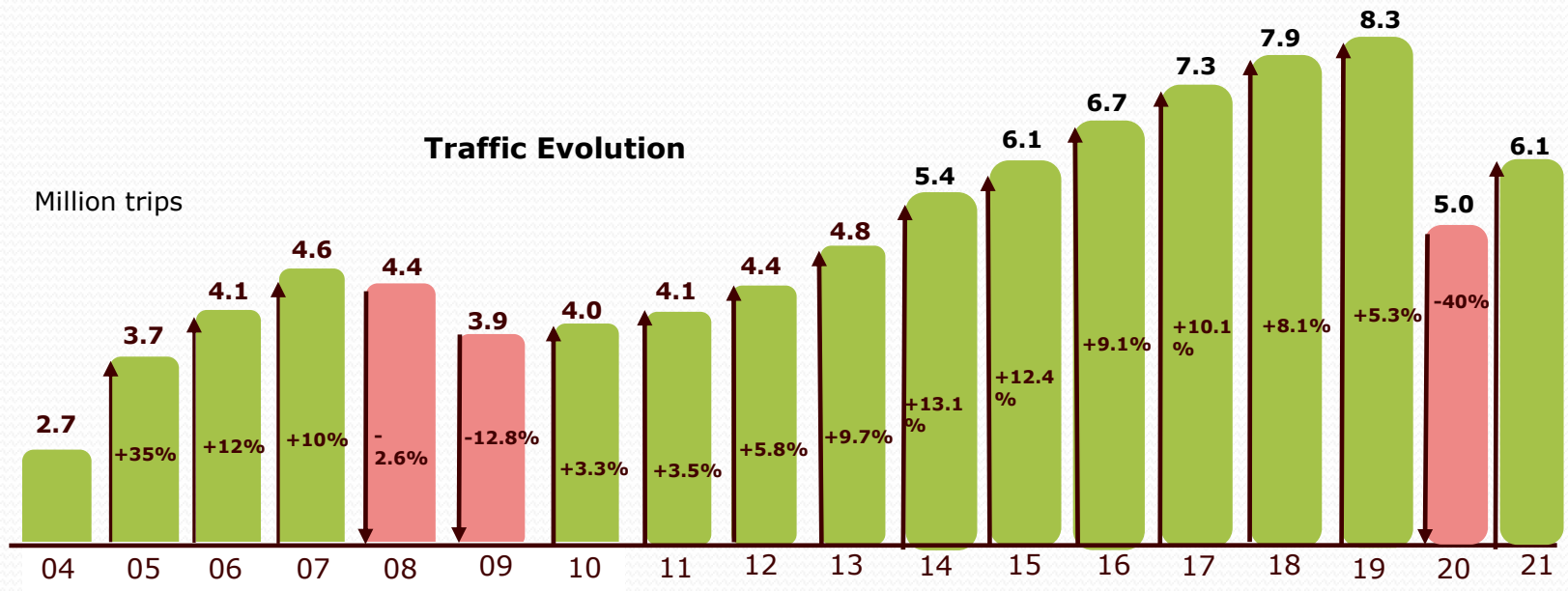
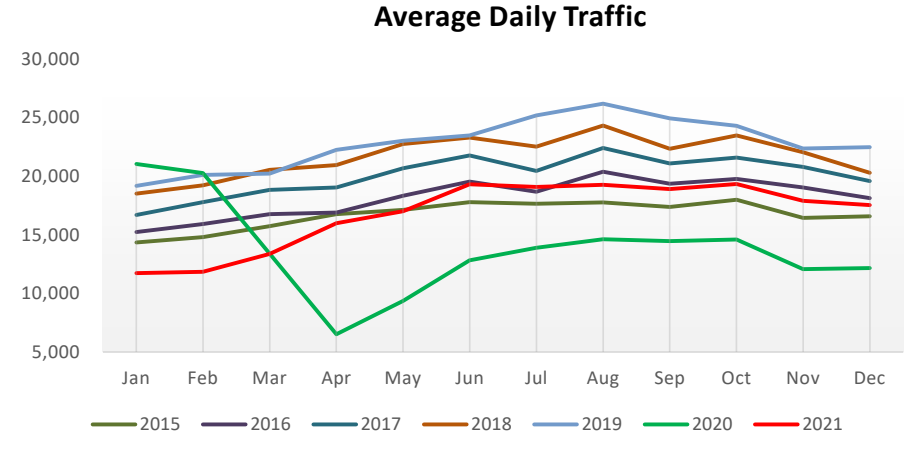
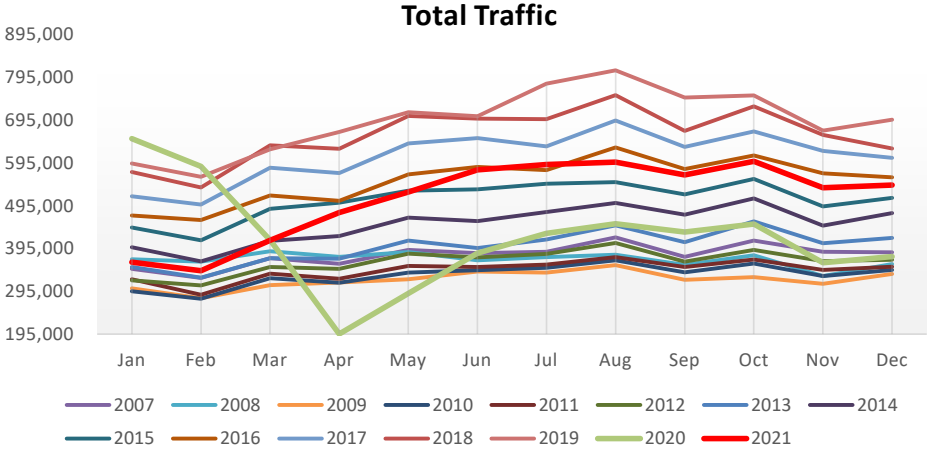
TOLL SCHEDULE	
1000 & 2 AXLX TRUCKS	\$6.00
1 AXLX TRUCKS	\$4.00
2 AXLX TRUCKS	\$8.00
3 AXLX TRUCKS	\$12.00
4 AXLX TRUCKS	\$16.00
5 AXLX TRUCKS	\$20.00
6 AXLX TRUCKS	\$24.00
7 AXLX TRUCKS	\$28.00
8 AXLX TRUCKS	\$32.00
9 AXLX TRUCKS	\$36.00
10 AXLX TRUCKS	\$40.00
11 AXLX TRUCKS	\$44.00
12 AXLX TRUCKS	\$48.00
13 AXLX TRUCKS	\$52.00
14 AXLX TRUCKS	\$56.00
15 AXLX TRUCKS	\$60.00
16 AXLX TRUCKS	\$64.00
17 AXLX TRUCKS	\$68.00
18 AXLX TRUCKS	\$72.00
19 AXLX TRUCKS	\$76.00
20 AXLX TRUCKS	\$80.00
21 AXLX TRUCKS	\$84.00
22 AXLX TRUCKS	\$88.00
23 AXLX TRUCKS	\$92.00
24 AXLX TRUCKS	\$96.00
25 AXLX TRUCKS	\$100.00
26 AXLX TRUCKS	\$104.00
27 AXLX TRUCKS	\$108.00
28 AXLX TRUCKS	\$112.00
29 AXLX TRUCKS	\$116.00
30 AXLX TRUCKS	\$120.00
31 AXLX TRUCKS	\$124.00
32 AXLX TRUCKS	\$128.00
33 AXLX TRUCKS	\$132.00
34 AXLX TRUCKS	\$136.00
35 AXLX TRUCKS	\$140.00
36 AXLX TRUCKS	\$144.00
37 AXLX TRUCKS	\$148.00
38 AXLX TRUCKS	\$152.00
39 AXLX TRUCKS	\$156.00
40 AXLX TRUCKS	\$160.00
41 AXLX TRUCKS	\$164.00
42 AXLX TRUCKS	\$168.00
43 AXLX TRUCKS	\$172.00
44 AXLX TRUCKS	\$176.00
45 AXLX TRUCKS	\$180.00
46 AXLX TRUCKS	\$184.00
47 AXLX TRUCKS	\$188.00
48 AXLX TRUCKS	\$192.00
49 AXLX TRUCKS	\$196.00
50 AXLX TRUCKS	\$200.00
51 AXLX TRUCKS	\$204.00
52 AXLX TRUCKS	\$208.00
53 AXLX TRUCKS	\$212.00
54 AXLX TRUCKS	\$216.00
55 AXLX TRUCKS	\$220.00
56 AXLX TRUCKS	\$224.00
57 AXLX TRUCKS	\$228.00
58 AXLX TRUCKS	\$232.00
59 AXLX TRUCKS	\$236.00
60 AXLX TRUCKS	\$240.00
61 AXLX TRUCKS	\$244.00
62 AXLX TRUCKS	\$248.00
63 AXLX TRUCKS	\$252.00
64 AXLX TRUCKS	\$256.00
65 AXLX TRUCKS	\$260.00
66 AXLX TRUCKS	\$264.00
67 AXLX TRUCKS	\$268.00
68 AXLX TRUCKS	\$272.00
69 AXLX TRUCKS	\$276.00
70 AXLX TRUCKS	\$280.00
71 AXLX TRUCKS	\$284.00
72 AXLX TRUCKS	\$288.00
73 AXLX TRUCKS	\$292.00
74 AXLX TRUCKS	\$296.00
75 AXLX TRUCKS	\$300.00
76 AXLX TRUCKS	\$304.00
77 AXLX TRUCKS	\$308.00
78 AXLX TRUCKS	\$312.00
79 AXLX TRUCKS	\$316.00
80 AXLX TRUCKS	\$320.00
81 AXLX TRUCKS	\$324.00
82 AXLX TRUCKS	\$328.00
83 AXLX TRUCKS	\$332.00
84 AXLX TRUCKS	\$336.00
85 AXLX TRUCKS	\$340.00
86 AXLX TRUCKS	\$344.00
87 AXLX TRUCKS	\$348.00
88 AXLX TRUCKS	\$352.00
89 AXLX TRUCKS	\$356.00
90 AXLX TRUCKS	\$360.00
91 AXLX TRUCKS	\$364.00
92 AXLX TRUCKS	\$368.00
93 AXLX TRUCKS	\$372.00
94 AXLX TRUCKS	\$376.00
95 AXLX TRUCKS	\$380.00
96 AXLX TRUCKS	\$384.00
97 AXLX TRUCKS	\$388.00
98 AXLX TRUCKS	\$392.00
99 AXLX TRUCKS	\$396.00
100 AXLX TRUCKS	\$400.00



AGENDA

2021 Q4 Report

Traffic History

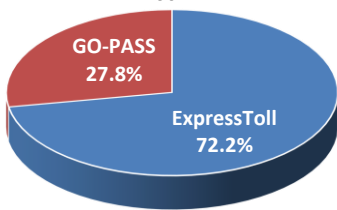


Traffic still impacted by COVID-19 but coming back

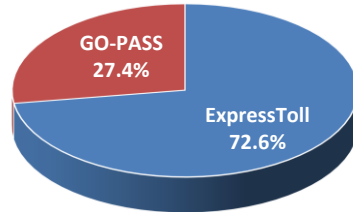
Traffic Breakdown

NWP	2021 Transactions				Traffic Distribution		Change over 2020 (%)			
	Mainline	Ramps		Total	Mainline	Ramps	Mainline	Ramps		Total
		US 287	Sheridan					US 287	Sheridan	
Jan-21	266,143	37,455	59,796	363,394	73.2%	26.8%	-46.1%	-38.9%	-38.3%	-44.3%
Feb-21	255,169	34,137	54,076	343,382	74.3%	25.7%	-43.4%	-36.0%	-35.1%	-41.6%
Mar-21	311,610	38,384	64,658	414,652	75.1%	24.9%	-1.1%	-0.5%	5.3%	-0.1%
Apr-21	359,491	43,381	76,788	479,660	74.9%	25.1%	154.0%	109.9%	133.1%	145.8%
May-21	397,729	45,618	84,218	527,565	75.4%	24.6%	89.3%	41.3%	75.3%	81.7%
Jun-21	437,590	47,558	94,168	579,316	75.5%	24.5%	55.7%	14.3%	52.0%	50.7%
Jul-21	449,971	48,588	93,248	591,807	76.0%	24.0%	41.9%	7.8%	36.5%	37.5%
Aug-21	450,913	50,892	95,341	597,146	75.5%	24.5%	32.8%	11.4%	39.7%	31.7%
Sep-21	425,750	48,978	92,370	567,098	75.1%	24.9%	31.0%	16.8%	38.0%	30.7%
Oct-21	448,442	51,502	99,391	599,335	74.8%	25.2%	31.9%	21.0%	41.8%	32.4%
Nov-21	398,226	46,570	92,386	537,182	74.1%	25.9%	46.7%	31.8%	66.9%	48.3%
Dec-21	398,336	53,310	92,209	543,855	73.2%	26.8%	42.6%	35.3%	59.2%	44.4%
Total	4,599,370	546,373	998,649	6,144,392	74.9%	25.1%	22.2%	9.8%	29.5%	22.1%

2021 Transactions by Payment Type



2020 Transactions by Payment Type



Transactions by Payment Type					ETC
2021	GO-PASS	20/21	ExpressToll	20/21	%
Jan	102,074	-37.7%	261,320	-46.5%	71.9%
Feb	93,900	-35.5%	249,482	-43.6%	72.7%
Mar	113,444	5.1%	301,208	-2.0%	72.6%
Apr	134,492	135.5%	345,168	150.1%	72.0%
May	148,220	80.9%	379,345	81.9%	71.9%
Jun	164,153	51.7%	415,163	50.2%	71.7%
Jul	172,485	38.7%	419,322	37.0%	70.9%
Aug	165,444	26.6%	431,702	33.8%	72.3%
Sep	155,175	25.8%	411,923	32.7%	72.6%
Oct	165,329	28.1%	434,006	34.1%	72.4%
Nov	145,737	41.0%	391,445	51.3%	72.9%
Dec	146,016	38.5%	395,670	45.9%	73.0%
Total	1,706,469	23.6%	4,435,754	21.4%	72.2%

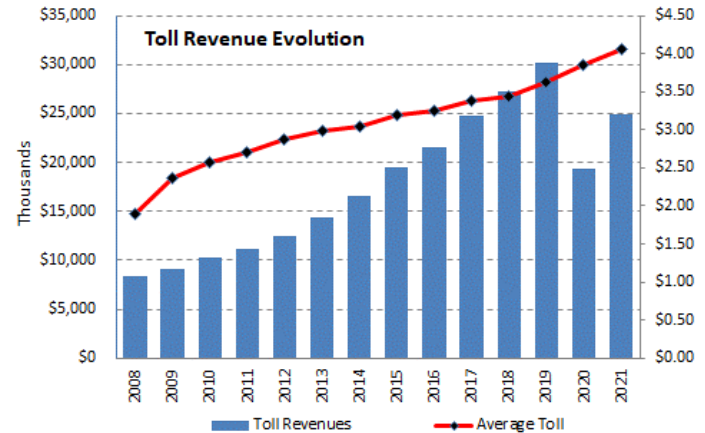
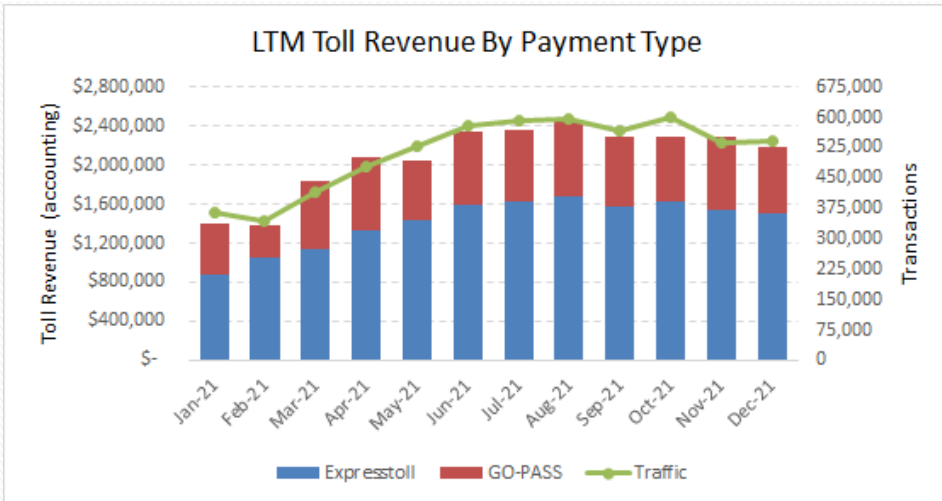
2021 traffic increased 22.1% YoY



Toll Revenue

2021	Toll Revenues *			2020	Var. 20/21	Accumulated Revenue	
	ExpressToll	GO-PASS	Total			2020	2021
Jan	\$ 874,389	\$ 529,625	\$ 1,404,014	\$ 2,613,029	-46.3%	\$ 2,613,029	\$ 1,404,014
Feb	\$ 1,046,896	\$ 336,286	\$ 1,383,182	\$ 2,092,518	-33.9%	\$ 4,705,547	\$ 2,787,196
Mar	\$ 1,136,859	\$ 694,167	\$ 1,831,025	\$ 1,816,312	0.8%	\$ 6,521,860	\$ 4,618,221
Apr	\$ 1,325,901	\$ 752,711	\$ 2,078,612	\$ 822,985	152.6%	\$ 7,344,845	\$ 6,696,833
May	\$ 1,433,451	\$ 604,644	\$ 2,038,095	\$ 1,163,398	75.2%	\$ 8,508,243	\$ 8,734,928
Jun	\$ 1,594,733	\$ 750,982	\$ 2,345,715	\$ 1,422,761	64.9%	\$ 9,931,004	\$ 11,080,642
Jul	\$ 1,628,649	\$ 737,959	\$ 2,366,608	\$ 1,879,484	25.9%	\$11,810,488	\$ 13,447,251
Aug	\$ 1,676,120	\$ 789,503	\$ 2,465,622	\$ 1,658,759	48.6%	\$13,469,247	\$ 15,912,873
Sep	\$ 1,582,995	\$ 712,643	\$ 2,295,638	\$ 1,643,298	39.7%	\$15,112,544	\$ 18,208,511
Oct	\$ 1,630,194	\$ 661,511	\$ 2,291,705	\$ 1,624,754	41.0%	\$16,737,299	\$ 20,500,215
Nov	\$ 1,532,147	\$ 760,621	\$ 2,292,768	\$ 1,310,039	75.0%	\$18,047,338	\$ 22,792,984
Dec	\$ 1,502,623	\$ 680,098	\$ 2,182,721	\$ 1,346,117	62.1%	\$19,393,455	\$ 24,975,704
Total	\$ 16,964,957	\$ 8,010,748	\$ 24,975,704	\$ 19,393,455	28.8%		
	67.9%	32.1%					

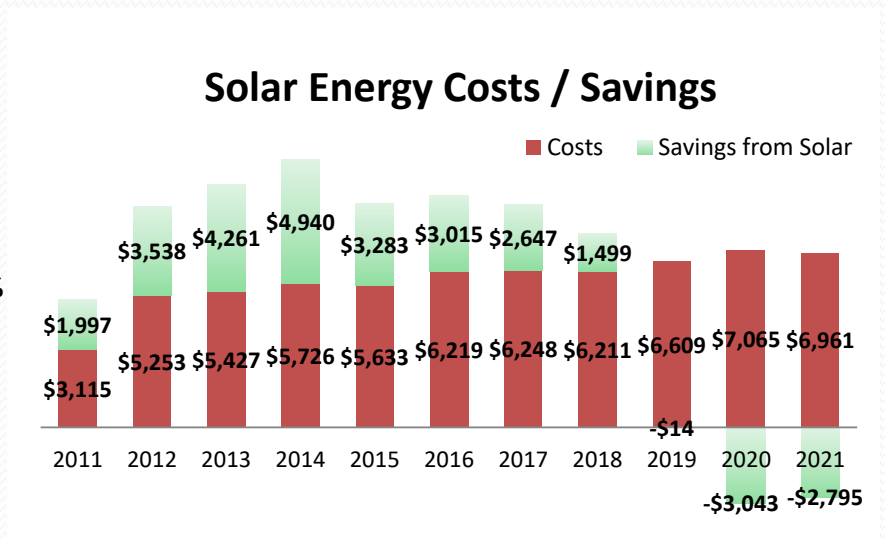
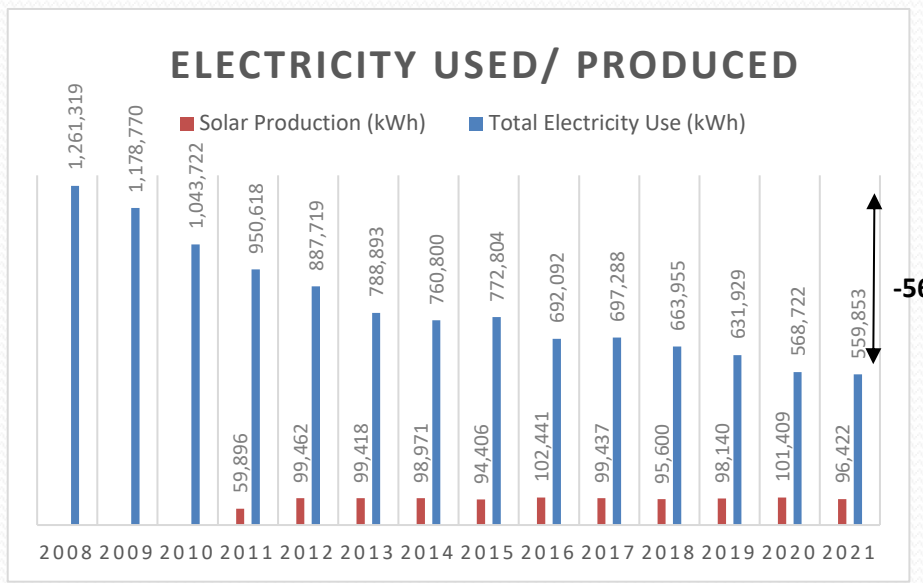
* - Includes receivables. Not audited and not final





NWP has been reducing its energy usage and carbon footprint by 56% between 2008-2021.

NWP solar project, so far, accounted for an estimated cost savings of \$19,329.



- ✓ NWP was pioneer adopting renewable energy to offset its carbon footprint (since 2011)
- ✓ 7 solar sites produced 1,045,602 kWh, equivalent to about 741 tons of CO2 emissions reduction
- ✓ NWP has also been invested in replacing the roadway lights with LED

Marshall Fire



The Northwest Parkway (NWP) wishes to support those in our community who had their homes destroyed by the Marshall fire. This program is meant to help families that had their lives turned upside down by the fire, by offering reimbursement for their tolls on the Northwest Parkway. The program will offer up to **\$100,000** in toll relief to those families.

Eligible customers who apply will get a toll credit posted to their ExpressToll Account for tolls on the Northwest Parkway occurred between February 1 – December 31, 2022. Credits will be applied on a first served basis until the \$100,000 has been disbursed or until the program's expiration – 12/31/2022.

NWP is finalizing the program implementation and changes to our website to include information and the application form, planning to go public with a press-release soon.

Stay Tuned



Toll Rate Changes

The Concessionaire decided on the following Pending Toll Changes, effective May 2nd, 2022, per notice given to the Authority:

- Effective toll rate change at the Main Plaza from **\$4.40 to \$4.70** (2 axle vehicle)
- Effective toll rate change at the Ramps from **\$1.45 to \$1.55** (2 axle vehicle)

Below the “Maximum Toll Level” of \$4.80.

The Concessionaire will be notifying the Public through its available communication channels

“Maximum Toll Level Adjustments Beginning January 1, 2010 ...shall increase each one-year anniversary of January 1, 2009 until the End Date, by the greater of the following: (i) the applicable maximum toll level applicable to the immediately preceding one-year period being Adjusted for Inflation for the one-year period; (ii) the applicable maximum toll level applicable to the immediately preceding one-year period being Adjusted for Per Capita GDP Increase for the one-year period; and (iii) the applicable maximum toll level applicable to the immediately preceding one-year period being increased at a rate of 2% for the one-year period...”

TABLE V1-1

NORTHWEST PARKWAY PASSENGER CAR TOLL STRUCTURE

Location	Year of Toll Increase										
	2004	2005	2006	2009	2012	2015	2018	2021	2024	2027	2030
Sheridan (E)	-	-	\$0.50	\$1.00	\$1.25	\$1.50	\$1.75	\$2.00	\$2.25	\$2.50	\$2.75
Mainline Barrier	\$1.75	\$1.75	\$2.00	\$3.00	\$3.50	\$4.25	\$5.00	\$6.00	\$7.25	\$7.75	\$8.75
Lowell (W)	-	-	-	-	-	-	-	\$2.75	\$3.25	\$3.50	\$4.00
US 287 (W)	\$0.75	\$0.50	\$0.50	\$0.75	\$0.75	\$1.00	\$1.25	\$1.50	\$1.75	\$2.00	\$2.25

Note: Toll increases in all future years are assumed to occur on January 1st.

Authority’s toll rates projections – “Vollmer’s 2006 traffic and revenue study used on the Concession Procurement”



THANK YOU





Stantec Consulting Services Inc.
2000 South Colorado Boulevard Suite 2-300
Denver CO 80222
Tel: (303) 758-4058
Fax: (303) 758-4828

Stantec

January 21, 2022

Mr. Pedro Costa
Northwest Parkway, LLC
3701 Northwest Parkway
Broomfield, CO 80023

**Reference: Northwest Parkway
Maintenance Management Plan
2022 Status**

Dear Mr. Costa:

Section 2.1 of the Operating Standards of the Concession and Lease Agreement between the Northwest Parkway Public Highway Authority and the Northwest Parkway LLC requires the submittal and compliance with a Maintenance Management Plan (MMP). Section 2.1 further requires the plan to be updated at least annually to meet current industry standards.

In 2020 Stantec raised a concern regarding references made in the Concession Lease Agreement to "the current edition of the Colorado Department of Transportation's Standard Specifications for Road and Bridge Construction", which then subsequently ties into the Maintenance Management Contract. While this referenced document is appropriate to be used as a resource, it is only updated when CDOT determines it needs to be. Between revisions, the CDOT Chief Engineer can issue policy directives or memorandums that can immediately clarify or change CDOT's approach to maintenance or construction, but these are not memorialized in the Standard Specifications until the next edition is published.

Stantec recently received a copy of a contract amendment to the NWPLLC's Maintenance Management Contract that adds the requirement for the contractor to adhere to CDOT's Standard Specifications, the M&S Standards and all current and relevant CDOT Chief Engineer policy directives and/or memorandums. This amendment resolves our concern.

Further, it is our understanding that the NWPLLC proposes no changes to the MMP this year. We are in concurrence with this approach as the industry standards related to the operations and maintenance of toll roads have not materially changed.

Sincerely,

A handwritten signature in blue ink that reads "J. Matthew Alexander". The signature is fluid and cursive, with a long horizontal line extending from the end.

STANTEC CONSULTING SERVICES INC.
J. Matthew Alexander, PE
Deputy Manager, Construction Services

On Jan 27, 2022, at 10:45 AM, Brenda Shuler <bshuler@nwpsy.com> wrote:

Joel,

To answer your questions, Matt Alexander with Stantec will attend the Board meeting. In order to provide an answer to the question proposed by Chair Castriotta at the last meeting regarding the lighting at the on-ramp at Highway 287 and Dillon Road, we viewed the area at night and offer the following answer.

For illustration purposes I copied a snapshot from Google Earth and one from the maintenance agreement with CCoB at the Hwy 287 area - red circles are the NWP lights, blue circles are within CCoB maintenance responsibility. By inspection at night, we found that all the NWP lights are working in the area, but there are 6-7 lights out on the ramps at the Hwy 287 intersection that are within CCoB maintenance responsibility.

Hopefully, this answers the question, but if you need further clarification Matt will be on the call.

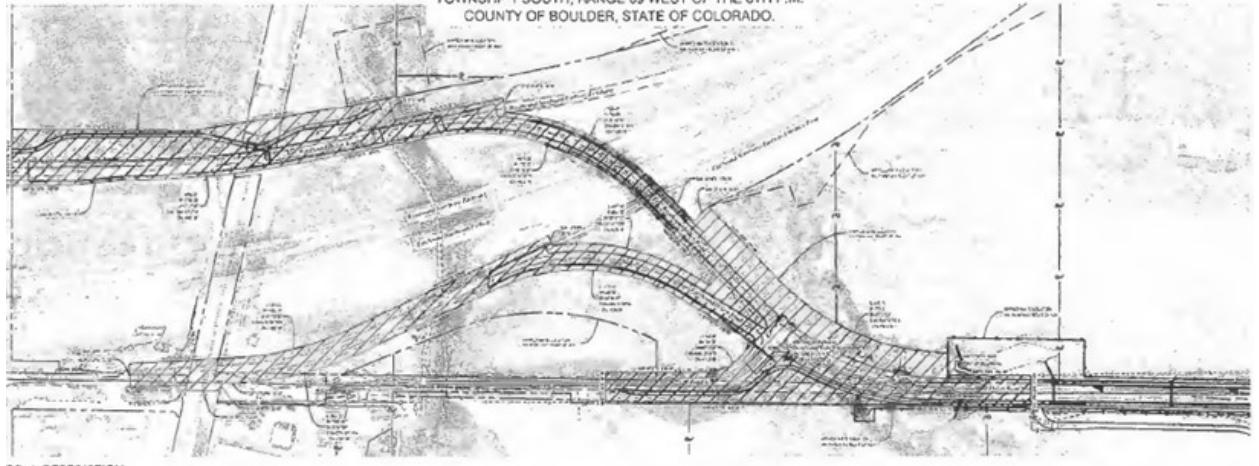
Thanks,
Brenda



EXHIBIT A - EXPANSION AREA

SITUATED IN THE NE 1/4 AND NW 1/4 OF SECTION 23
 & THE SE 1/4 AND SW 1/4 OF SECTION 14
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
 COUNTY OF BOULDER, STATE OF COLORADO.

NOTES	
1.	SEE EXHIBIT B FOR
2.	SEE EXHIBIT C FOR
3.	SEE EXHIBIT D FOR





Northwest Parkway LLC

3701 Northwest Parkway
Broomfield, CO 80023
Phone: (303) 533-1200 Fax: (303) 926-2501
Email: info@nwpky.com
www.nwpky.com

January 31, 2022

Northwest Parkway Public Highway Authority
7995 E Prentice Avenue, Suite 103E
Greenwood Village, CO 80111-2710

Attention: Managing Administrator
Mr. Joel Meggers

Re: Notice of Pending Toll Changes for Northwest Parkway

Dear Sir:

Pursuant to the Concession and Lease Agreement dated August 29, 2007 between the Northwest Parkway Public Highway Authority (the "Authority") and Northwest Parkway LLC (the "Concessionaire"), as amended by the First Amendment to Northwest Parkway Concession and Lease Agreement dated as of November 21, 2007, (the "Agreement") and the Waiver of Toll Change Notice between the Authority and Concessionaire dated July 21, 2020 ("Waiver"). All capitalized terms used herein without definition are defined in the Agreement.

This letter will serve to provide written notice to the Authority in connection with a Pending Toll Change for both the Mainline and Ramps pursuant to Section 2(a) of Schedule 5 of the Agreement.

Pursuant to Section 3(b) and (d) of Schedule 5 of the Agreement the Maximum Toll Level is now set at **\$4.80** by considering the greater of three indexes available at this time. Such Maximum Toll Level shall be increased to an amount equal to the next greatest tenth of a dollar denomination. As such, the Concessionaire is setting the new Pending Toll Change as follows:

- Fourty cents (\$0.40) increase in the toll level applicable to the use of the Parkway in each direction by two-axle vehicles, from the current amount of \$4.40 to **\$4.80**. In addition, such increase shall apply to vehicles with more than two axles, which toll shall increase from the current amount of \$4.40 to **\$4.80** for each additional axle. Per Section 3 of Schedule 5 of the Agreement, the Pending Toll Change for the Northwest Parkway Mainline.
- Fifteen cents (\$0.15) increase in the toll level applicable to the use of the Parkway in each direction by two-axle vehicles, from the current amount of \$1.45 to **\$1.60**. Maintaining the \$2.15 surcharge for each additional axle beyond the 2-axles. Per Section 3(g) of Schedule

5 of the Agreement the Pending Toll Change for the Northwest Parkway Ramps (US287 and Sheridan).

However, pursuant to Section 2(c) of Schedule 5 of the Agreement, the Concessionaire is proposing to offer a **Temporary Discount** so that the **effective** Pending Toll Change be as follows:

- A twenty cents (\$0.20) discount at the Northwest Parkway Mainline, so that the toll rate charged for a two axles vehicle and per each additional axle is effectively **\$4.60**.
- A ten cents (\$0.10) discount at the Northwest Parkway Ramps, so that the toll rate charged for a two axles vehicle axle is effectively **\$1.50**. Maintaining the \$2.15 surcharge for each additional axle beyond the 2-axles.

This temporarily discounted Toll Rates shall become effective [90] days after the date hereof, on May 2, 2022 ("Effective Date") pursuant to Section 2(a) of Schedule 5 to the Agreement.

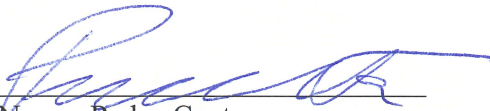
This Temporary Discount is being proposed considering the current circumstances namely, the Pandemic and the Marshall fire; however, the Concessionaire reserves the right to increase the tolls later up to the Maximum Toll Levy with notice to the Authority, per Section 2(c) of Schedule 5 of the Agreement.

Pursuant to Section 2(b) of Schedule 5 of the Agreement, the Concessionaire will use commercially reasonable efforts to provide notice to the public of the aforementioned Pending Toll Change during the sixty (60) day period prior to the Effective Date and shall provide subsequent notice if there will be changes to the Temporary Discount.

Moreover, we strive to offer our customers as many payment options as possible benefiting from the same convenience of an Express lane, not having to carry cash or to stop to make the payment. Customers can simply pay their tolls, without any additional fees, by signing up for an ExpressToll or GO-PASS Auto-bill account. More details about these options can be found at the websites: www.expresstoll.com and www.go-pass.com respectively.

Very truly yours,

NORTHWEST PARKWAY LLC

By: 
Name: Pedro Costa
Title: CEO

CC:

Icenogle, Seaver & Pogue, P.C.
4725 South Monaco Street, # 360
Denver, Colorado 80237
Attention: Tamara Seaver

Spencer Fane LLP
1700 Lincoln Street, #2000
Denver, CO 80203
Attention: Russell Dykstra

PLOT DATE: Monday, April 19, 2021 5:19 PM LAST SAVED BY: MSUNDSTROM
 DRAWING LOCATION: e:\thornbrough\201038-metrocreek-office-campus - info\plans\c250 - OVRG GRADING.dwg

NOTES:

- SEE SHEET C100 FOR LEGEND AND ABBREVIATIONS. SEE SHEETS C101 & C102 FOR ADDITIONAL NOTES.
- ALL NEWLY CONSTRUCTED ACCESSIBILITY ROUTES SHALL COMPLY WITH THE RULES AND REGULATIONS SET FORTH BY ADA, ADAAG, CITY, STATE, FEDERAL OR JURISDICTION HAVING AUTHORITY, INCLUDING BUT NOT LIMITED TO: 5% MAXIMUM GRADE ON WALKS WITHOUT HANDRAILS, 8.33% MAXIMUM GRADE ON WALKS WITHOUT HANDRAILS, 8.33% MAXIMUM GRADE ON WALKS WITH HANDRAILS AND LEVEL LANDINGS (MAXIMUM 2% COMPOSITE SLOPE), 2% MAXIMUM CROSS SLOPE ON WALKS AND 2% MAXIMUM COMPOSITE SLOPE IN HANDICAP PARKING/LOADING AREAS.
- MINIMUM SLOPE IN LANDSCAPED AREAS ADJACENT TO THE BUILDING SHALL BE 10% AWAY FROM THE BUILDING.
- MINIMUM SLOPE AT ALL DOOR LOCATIONS SHALL BE 1.8% AWAY FROM THE BUILDING.
- ALL STORM SEWER AND FULL SPECTRUM PONDS SHALL BE PRIVATELY OWNED AND MAINTAINED.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S89°48'55"E AND BEING MONUMENTED BY A FOUND REBAR WITH 2-1/2" ALUMINUM CAP PLS #23528 AT THE NORTHWEST CORNER AND A FOUND REBAR WITH 2-1/2" ALUMINUM CAP PLS #35597 AT THE EAST QUARTER CORNER.

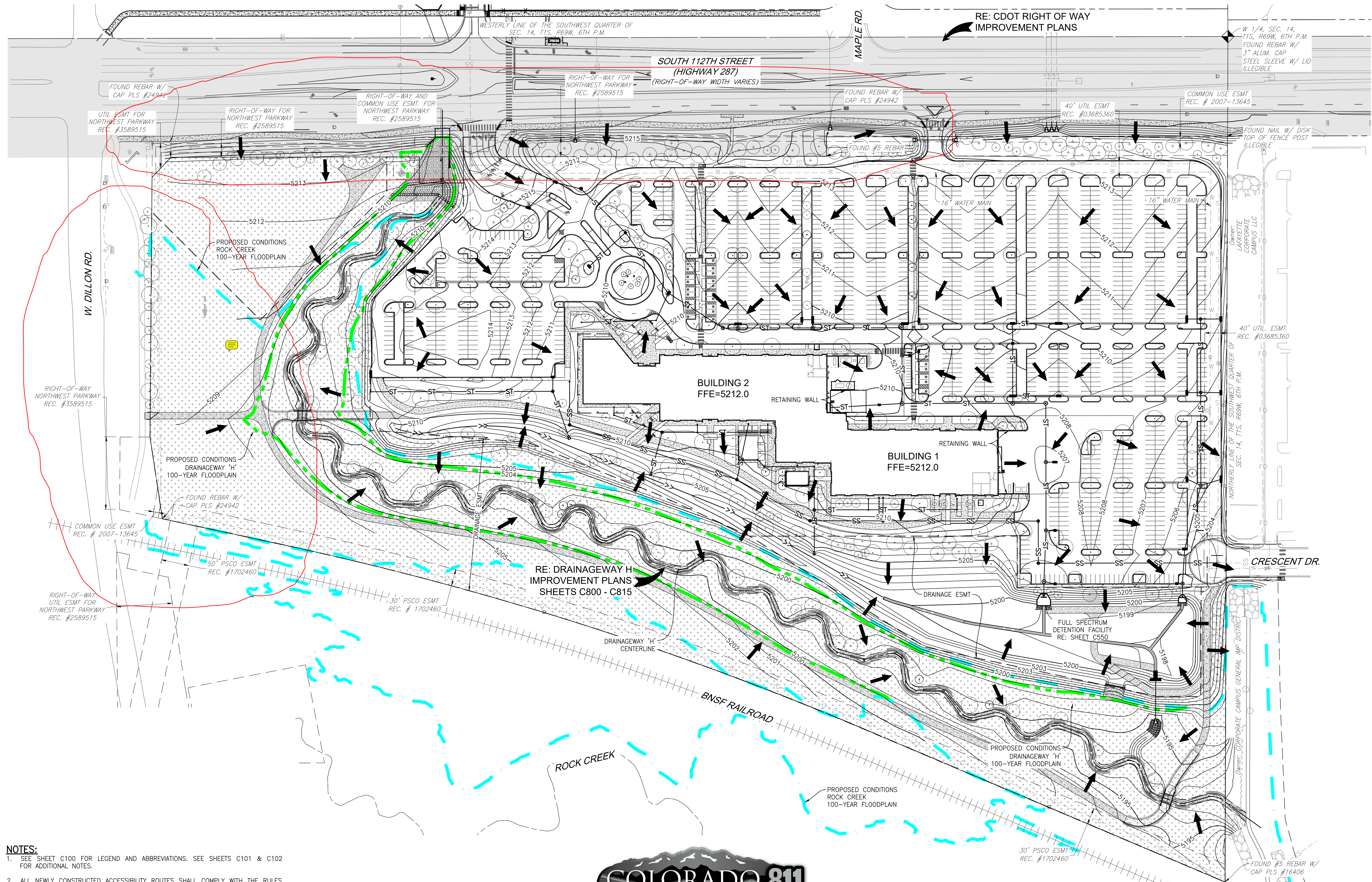
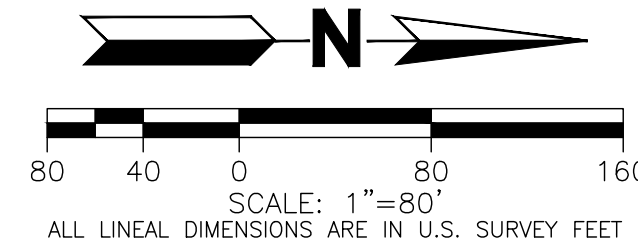
BENCHMARK

ELEVATIONS ARE BASED ON THE WEST QUARTER CORNER OF SECTION 14, T1S, R69W OF THE 6TH P.M. BEING A 3" ALUMINUM CAP IN RANGE BOX ON THE WEST SIDE OF HIGHWAY 287 APPROXIMATELY 2400 FEET NORTH OF THE NORTHWEST PARKWAY. ELEVATION = 5214.38 (NAVD 88)



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE EXISTING UTILITIES SHOWN HEREON HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_D) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



APPROVED:
Joliette Woodson, P.E. May 12, 2021
 City Engineer Date

Review is for general conformance with the City of Lafayette "Standards and Specifications," latest edition. Sole responsibility for completeness and/or accuracy of these Documents shall remain with the Registered Professional Engineer sealing these Plans. The City does not accept liability for facilities designed by others.

MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE
 LAKEWOOD, COLORADO 80215
 303.431.6100
 MARTINMARTIN.COM

RYAN
 ENVIRONMENTAL CONSULTANTS
 Tailwater

SWCA
 ENVIRONMENTAL CONSULTANTS
 Tailwater

COLORADO LICENSED PROFESSIONAL ENGINEER
 No. 43239
 Exp. 05/10/2025

FOR CONSTRUCTION

MEDTRONIC OFFICE CAMPUS
 LAFAYETTE, COLORADO

OVERALL GRADING PLAN

No.	Issue / Revision	Date	Name
1	AGENCY REVIEW	02/01/21	REF
2	AGENCY REVIEW	03/23/21	REF
3	AGENCY REVIEW	04/20/21	REF
4	FOR AGENCY APPROVAL	05/10/21	REF

Job Number: 19.1391
 Project Manager: R. FRANKENBERGER
 Design By: M. SUNDBSTROM
 Drawn By: DB/AK/MB/JH
 Principal in Charge: M. THORBROUGH

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF MARTIN/MARTIN, INC. AND CAN NOT BE REPRODUCED, COPIED, OR OTHERWISE EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

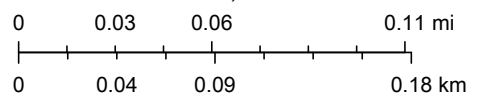
Sheet Number:
C250
 18 OF 85

Parcel Map



2/23/2021, 10:28:09 AM

1:4,514



Addresses

— Broomfield Boundary

— Neighborhoods

— Parcels

USDA FSA, GeoEye, Maxar, Esri Community Maps Contributors, City of Westminster, Boulder County, City and County of Broomfield, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Parcel Number: 157521310002

Situs Full Address	13951 S 96TH ST
Ward	WARD-2
Account Number	R8867630
Owner Name	NORTHWEST PARKWAY PUBLIC HWY AUTHORITY
Platted Subdivision	BROOMFIELD BUSINESS CENTER FILING NO 1 REPLAT B
Account Type	EXMPT
Architecture Style	
Tax Area	0070
Actual Year Built	
Gis Acres	3.52
Zoning	B-PUD
Detailed Parcel Information	More info

Agenda

To: Mr. Joel Meggers
From: Michael Jewell, Partner
Re: Oil & Gas Option Guide – Northwest Parkway Public Highway Authority Board Meeting
Date: February 2, 2022

- I. Considering Offers to Purchase Minerals
 - a. Entirely discretionary
 - b. Recommended process for received offers
 - c. Market price depends on location, data, and possibly appraisal
 - d. Implications for sold minerals
 - i. Future operations
 - ii. Standing and current COGCC rules

- II. Leasing Offers
 - a. Options
 - i. Participate
 - ii. Lease
 - iii. Non-participation
 - 1. Pooling
 - 2. Process
 - 3. Financial Implications
 - 4. Standing
 - b. Title Considerations
 - i. Knowledge by the Authority
 - ii. Reliance on title by third parties
 - iii. If leasing is an option, then power to require form lease
 - 1. Balance of power shifted
 - 2. Helpful examples

- III. General Considerations
 - a. COGCC Mission Change Rulemaking
 - i. Standing
 - ii. OGDG Process
 - iii. Location of drilling locations
 - b. Financial Assurance
 - c. Other/Questions

*Option for Executive Session for the rendering of specific legal advice.