

## RECORD OF PROCEEDINGS

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**MINUTES OF THE SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF  
NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY  
Held at 12:00 PM on AUGUST 2, 2023 via online meeting at:**

Join Zoom Meeting

<https://us06web.zoom.us/j/84886638325?pwd=NXVLWDV6TUhBZ1JLclphZl1FTGhnZz09>

and via telephone conference at Dial In: + 1 720 707 2699, Meeting ID: 848 8663 8325;

Passcode: 986546

### ATTENDANCE

The special meeting of the Board of Directors (the “Board”) of the Northwest Parkway Public Highway Authority (the “Authority”) was called and held via ZOOM virtual meeting as shown, in accordance with Colorado law. The following Directors were present:

Austin Ward, Chair and Secretary of the Board  
(Councilmember, *City and County of Broomfield*)  
Stephanie Walton, Vice Chair and Treasurer of the Board  
(Councilmember, *City of Lafayette*)

Also present was:

Joel Meggers, President, Community Resources Services of Colorado

Kayla Blair, Assistant Manager, Community Resources Services of Colorado

Pedro Costa, Executive Director, Northwest Parkway, LLC

Brenda Shuler, Engineering and Maintenance Manager, Northwest Parkway, LLC

Nancy Rodgers, Counsel for the City and County of Broomfield

Alicia Corley, Icenogle, Seaver Pogue, P.C

Tamara Seaver, Icenogle, Seaver Pogue, P.C

Russ Dykstra, General Counsel for the Northwest Parkway, LLC

Marc Painter, Holland & Hart LLP

Jay Hardy, Brue Baukol

Michelle Brokaw, Fleisher Smyth Brokaw LLC

Rob Zuccaro, City of Louisville

Mark Hamilton, Holland & Hart, LLP

Evan Pesonen, Sterling Bay

Ryan Amos, Sterling Bay

Alec Shimell

Tim Stalker, member of the public

Sherry Sommer, member of the public

Dan Enderson

Bryce Hammerton, Traffic Engineer for City and County of Broomfield

Victoria Edington, Stantec

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Aaron Egbert, Stantec  
Nick Cioffredi, Stantec  
Ryan Nataluk, Stantec  
Matt Alexander, Stantec  
Arjun Garcha  
Don Guerra, Land Asset Strategies, LLC  
Alec Shimmel  
Ashley Kang  
Cameron Fowlkes, City Engineer, City of Louisville  
Summer Wahrman  
Cathern Smith  
Scott Kilgore, Fox Tuttle  
Issac Sendros, Advent Heath  
Ken Finch, Avista Adventist Hospital  
Cyndi Badell, member of the public

### CALL TO ORDER

Noting the presence of a quorum, Chair Ward called the meeting to order at 12:18 p.m.

Ms. Seaver reiterated for all present the limited purpose of the Authority, as well as its lack of land use authority.

### CONSENT AGENDA

Approval of Minutes for April 24, 2023, Board Meeting: After discussion, upon motion by Vice Chair Walton seconded by Chair Ward, a vote was taken, and the motion carried unanimously approving the April 24, 2023, Board meeting minutes.

### PUBLIC COMMENT

Sherry Sommer, Tim Stalker, and Cathern Smith addressed the Board related to Redtail Ridge and provided their opinions about the development's impact on traffic in the area and to the U.S. 36 interchange.

Marc Painter, counsel to the Redtail Ridge developer, provided his opinion regarding the level of service failures regardless of the Redtail Ridge development.

Cyndi Badell informed the Board that she will stop using the parkway if it gets busier because of the Redtail Ridge project.

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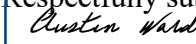
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**TRAFFIC STUDY IMPACT STUDY REPORT** Mr. Alexander gave an overview of this item to the Board. He explained that Stantec's study did not evaluate potential impacts to toll revenue, negative impacts to future widening of Northwest Parkway and related matters. Mr. Alexander introduced Ms. Edington to review the study. Ms. Edington then presented the study to the Board and explained the different areas. She explained the right in and right out requested by the hospital. She went into detail on the intersections analyzed and anticipated levels of services. She also reviewed the safety analysis and associated recommendations.

**EXECUTIVE SESSION** Upon motion of Vice Chair Walton and second by Chair Ward, the Board voted unanimously to retire into executive session 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, and pursuant to §24-6-402(4)(a), C.R.S., for the purposes of discussing the purchase, sale, acquisition, lease, transfer or sale of real, personal or other property related to the Redtail Ridge Off-site Improvements. The executive session started at 1:14p.m. and concluded at 2:05 p.m.

**OTHER BUSINESS** Vice Chair Walton requested that the staff provide an overview presentation that was previously tabled be added to the agenda for the next regular Board meeting in October.

**ADJOURNMENT** Upon a motion made, seconded and upon vote, unanimously carried, the meeting was adjourned at approximately 2:10 p.m.

Respectfully submitted,  
  
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Secretary for the Meeting