

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE “DISTRICT”)
HELD
DECEMBER 6, 2022

A regular meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, December 6, 2022, at 9:00 a.m. via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Amy Cara, President
Derrick Walker, Secretary/Treasurer
Lindsay Belluomo, Assistant Secretary
Michael Geiger, Assistant Secretary
Jason Dorfman, Assistant Secretary

Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Deb Sedgeley, Yelena Primachenko and Jason Carroll; CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.
A.J. Zabbia; 68 West Engineers
Cole Kralik; Allied Universal
Brandon Fries and Jordan Kincaid; East West Urban Management
Linda Appel Lipsius; Denver Urban Gardens
Todd Wenskoski; Livable Cities Studio

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Cara called the meeting to order at 9:08 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the agenda, as amended to move the Denver Urban Gardens discussion to the beginning of the agenda.

Mr. Wenskoski provided an update to the Board regarding recent Denver Urban Gardens efforts. Discussion ensued. It was noted that Mr. Wenskoski, Ms. Jones and Ms. Appel Lipsius will meet to discuss next steps for design and scope before the January meeting.

Disclosures of Potential Conflicts of Interest: Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written

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disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The directors then reviewed the agenda for the meeting and previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

Director Cara disclosed that she is an owner of property located in the District and that she is employed by East West Partners, a developer within the District (affiliate of Union Center, LLC, and hired by Chestnut Denver, LLC under a development management agreement for the 16 Chestnut Building). She also disclosed that she is on the boards of the Denver Union Station Metropolitan Districts 1-3 and Central Platte Valley Metropolitan District. She also disclosed that she is a member of the Riverfront Park Community Foundation, and treasurer of the Railyard Dogs. This disclosure is associated with the approval of items on the agenda that may affect her interests.

Director Walker disclosed his interests as an owner of property located in the District. He also disclosed that he is an owner of Infield, which has an equity interest in the operating company that owns and manages 1801 Wewatta Street, Denver, Colorado, 80202. He also disclosed that he is on the board of the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Belluomo disclosed her interests as an owner of property located in the District. She also disclosed she is on the Board of the Central Platte Valley Metropolitan District. She also disclosure her employment as Property Manager at 1601 Wewatta (a building within the District), which is owned by Morgan Stanley. This disclosure is associated with the approval of items on the agenda that may affect her interests.

Director Geiger disclosed his interests as an owner of property located in the District. He also disclosed he is Vice President of DaVita Inc. He also disclosed that he is on the board of the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Dorfman disclosed his interests as an owner of property located in the District. He also disclosed he is executive manager for MH Blue Union Station, LLC, SBA Indigo Hotel. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

Quorum, Location of Meeting, and Posting of Meeting Notice: It was noted

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that a quorum was present allowing the Board to act on all matters to come before them at this meeting. The Board confirmed the location of the meeting and the posting of the meeting notice.

Public Comment: None.

CONSENT AGENDA

Minutes of the October 4, 2022 Special Meeting:

October 31, 2022 Financial Statements and Cash Position Report:

Current Claims:

Weekly Security Report from DDP BID:

Monthly Millennium Bridge and Union Gateway Bridge Elevator Report from Stealth Monitoring:

Resolution Regarding 2023 Annual Administrative Matters:

2023 Addendum to Agreement for Anti-Graffiti Services with JT Specialty Services, L.L.C.:

2023 Addendum to Agreement for Fossil Filter Maintenance Services with Komac, L.C.C.:

2023 Addendum to Agreement for Landscape Maintenance Services with Denver Commercial Property Services:

2023 Addendums to Agreements for Millennium Bridge and Union Gateway Bridge Maintenance Services with ThyssenKrupp Elevator Corporation:

Holiday Lighting Agreement with 2 Keys Asset Management Corp. in an Amount Not to Exceed \$11,300:

Resolution Calling a Regular Election for Directors on May 2, 2023, Appointing the DEO and Authorizing the DEO to Perform All Tasks Required for the Conduct of a Mail Ballot Election:

Resolution Waiving Workers' Compensation Insurance:

Requirements of Section 32-1-809, C.R.S. and Compliance for 2023 (District Transparency Notice):

2023 Insurance Renewal Documents Needed to Obtain or Maintain

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Insurance Coverage Through the Colorado Special Districts Property and Liability Pool and T. Charles Wilson Risk Management and Membership in the Special District Association:

Other:

Following review, upon a motion duly made by Director Dorfman, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved, accepted, adopted and/or ratified the Consent Agenda items.

MANAGER ITEMS

17th Street Gardens Follow Up:

Denver Urban Gardens (DUG) Updates and Discussion: This item was previously discussed.

Redesign Discussion: This item was previously discussed.

Design Budget and Scope: This item was previously discussed.

Kiosk Update:

License Agreement with Cupbop Highlands Square, LLC:

Following review, upon a motion duly made by Director Geiger, seconded by Director Belluomo and, upon vote, unanimously carried, the Board ratified the License Agreement with Cupbop Highlands Square, LLC as amended to revise the termination date to May 31, 2023.

Events Update: Ms. D'Amato provided an overview of 2022 activation efforts and the pumpkin patch event debrief to the Board. The Board acknowledged the updates.

Maintenance Coordination Report – EWUM, Brandon Fries: Mr. Fries reviewed the Maintenance Coordination Report with the Board, noting that the elevator closure times have been updated to reflect 12:00 a.m. to 4:00 a.m.

Other: None.

FINANCIAL ITEMS

Public Hearing to Consider Amendment of the 2022 Budget: Ms. Sedgeley noted that no amendment to the 2022 Budget is needed.

Public Hearing on the Proposed 2023 Budget and Resolution to Adopt the 2023 Budget and Appropriate Sums of Money: Upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board opened the public hearing at 10:14 a.m. to consider the

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proposed 2023 Budget and to discuss related issues for the District and Central Platte Valley Metropolitan District.

It was noted that Notice stating that the Boards would consider adoption of the 2023 budgets and the date, time and place of the public hearings was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Boards closed the public hearings at 10:15 a.m.

Ms. Sedgeley reviewed the estimated 2022 expenditures and the proposed 2023 expenditures with the Board.

Upon motion duly made by Director Geiger, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the 2023 Budget, as discussed, and adopted the Resolution to Adopt the 2023 Budget and Appropriate Sums of Money, as presented.

District Accountant to Prepare the DLG-70 Certification of Tax Levies Form for Certification to the Board of County Commissioners and Other Interested Parties: It was noted that the District will not file a DLG-70 Certification of Tax Levies form, as the District does not levy taxes. No action was taken.

Appointment of Board Member to Sign the DLG-70 Certification of Tax Levies: It was noted that the District will not file a DLG-70 Certification of Tax Levies form, as the District does not levy taxes. No action was taken.

Appointment of District Accountant to Prepare 2024 Budget: Upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board appointed the District accountant to prepare the 2024 Budget.

Proposals to Prepare the 2022 Audit: Ms. Sedgeley reviewed the various proposals for the preparation of the 2022 Audit. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the engagement of Simmons & Wheeler, P.C. to prepare the 2022 Audit, as presented.

Other: None.

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ENGINEER'S
REPORT – A.J.
ZABBIA

Budget Items: Mr. Zabbia reviewed the budget items related to maintenance within the District. The Board acknowledged this memo.

Other: None.

DIRECTOR ITEMS

Other: None.

ATTORNEY ITEMS

Other: None.

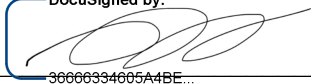
OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board adjourned the meeting at 10:58 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting