

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT**  
**8390 E. CRESCENT PKWY., STE. 300**  
**GREENWOOD VILLAGE, CO 80111**  
**Phone: 303-779-5710 Fax: 303-779-0348**  
[www.cpvcmd.org](http://www.cpvcmd.org)

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, April 4, 2023

**TIME:** 9:00 a.m.

**LOCATION:** DaVita, Inc.  
2000 16<sup>th</sup> Street  
Denver CO, 80202

You can also attend the meetings in any of the following ways:

- 1. To attend via WebEx Videoconference, use the link below:

<https://village.webex.com/join/michael.geiger>

**ACCESS:**

- 1. To attend via telephone, dial 1-415-655-0001 and enter the following additional information:

Passcode: 801164611#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Amy Cara	President	May 2023
Derrick Walker	Secretary/Treasurer	May 2025
Lindsay Belluomo	Assistant Secretary	May 2023
Michael Geiger	Assistant Secretary	May 2023
Jason Dorfman	Assistant Secretary	May 2023

**I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

**II. CONSENT AGENDA**

- A. Review and consider approval of the minutes of the March 7, 2023 Regular Meeting (to be distributed).
- B. Accept February 28, 2023 Financial Statements and Cash Position Report (enclosed).
- C. Approve current claims (enclosed).
- D. Accept Weekly Security Report from DDP BID (enclosed).
- E. Other.

**III. MANAGER ITEMS**

- A. 17<sup>th</sup> Street Gardens follow up:
  - 1. Updates from Denver Urban Gardens (DUG).
  - 2. Updates from Livable Cities Studios and Stantec.
    - i. Review and consider approval of Livable Cities Studio scope of work (to be distributed).
    - ii. Review and consider approval of Stantec scope of work for audio and lighting enhancements (enclosed).
    - iii. Anticipated budget and schedule.
    - iv. Bidding process, preferred providers and potential contractors.
  - 3. Fencing options/artistic panels.
  - 4. Discuss potential public art components.
  - 5. Electrical/irrigation updates.
  - 6. Review and consider approval of Liz Viscardi Scope of Work for 2023 Activation (enclosed).
- B. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosed).
  - 1. Update on Hello Darling permit process.
- C. Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2023.
- D. Other.

**IV. FINANCIAL ITEMS**

A. Other.

**V. PROJECT UPDATES**

A. Update on holiday lighting in Gardens and throughout District.

1. Review and consider approval of proposal from Two Keys (enclosed).

B. Other.

**VI. DIRECTOR ITEMS**

A. Other.

**VII. ATTORNEY ITEMS**

A. Other.

**VIII. OTHER BUSINESS**

A. Other.

**IX. ADJOURNMENT**

**The next regular meeting is scheduled for Tuesday, May 2, 2023 at 9:00 a.m. at East West Partners (1550 Wewatta Street, Suite 540, Denver, CO 80202) and via Zoom.**

**CPV COORDINATION METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**FEBRUARY 28, 2023**

**CPV COORDINATION METROPOLITAN DISTRICT  
BALANCE SHEET - GOVERNMENTAL FUNDS  
FEBRUARY 28, 2023**

	<b>General</b>
<b>ASSETS</b>	
Cash - Checking	\$ 50,358
Due from Central Platte Valley MD	166,050
Accounts receivable	8,110
<b>TOTAL ASSETS</b>	<b>\$ 224,518</b>
<b>LIABILITIES AND FUND BALANCES</b>	
<b>CURRENT LIABILITIES</b>	
Accounts payable	\$ 163,498
Event deposits	1,500
Total Liabilities	164,998
<b>FUND BALANCES</b>	
Total Fund Balances	59,520
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 224,518</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted

**CPV COORDINATION METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2023**

**GENERAL FUND**

	<b>Annual Budget</b>	<b>Year to Date Actual</b>	<b>Variance</b>
<b>REVENUES</b>			
Other revenue	\$ -	\$ 116	\$ 116
<b>TOTAL REVENUES</b>	<u>-</u>	<u>116</u>	<u>116</u>
<b>EXPENDITURES</b>			
General government			
Accounting	65,000	9,582	55,418
Auditing	4,000	-	4,000
Directors' fees	6,000	800	5,200
Dues and licenses	4,500	1,238	3,262
Insurance and bonds	7,500	6,719	781
District management	95,000	12,651	82,349
Onsite management	80,000	11,322	68,678
Legal services	46,000	6,631	39,369
Website Maintenance	1,500	-	1,500
Miscellaneous	3,000	627	2,373
Engineering - administrative	10,000	-	10,000
Payroll taxes	458	-	458
Election expense	2,500	243	2,257
Operations and maintenance			
Landscaping and other maintenance	700,000	60,473	639,527
17th Street Gardens	380,000	13,464	366,536
Engineering - repairs and maintenance	40,000	-	40,000
Security	665,000	110,295	554,705
Millenium Bridge maintenance	860,000	21,772	838,228
Union Gateway Bridge maintenance	195,000	26,495	168,505
Capital			
Art Funds	350,000	-	350,000
Contingency	9,542	-	9,542
<b>TOTAL EXPENDITURES</b>	<u>3,525,000</u>	<u>282,312</u>	<u>3,242,688</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(3,525,000)	(282,196)	3,242,804
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from CPV MD - General	3,180,000	300,500	(2,879,500)
Transfers from CPV MD - Capital	350,000	-	(350,000)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>3,530,000</u>	<u>300,500</u>	<u>(3,229,500)</u>
<b>NET CHANGE IN FUND BALANCES</b>	5,000	18,304	13,304
<b>FUND BALANCES - BEGINNING</b>	<u>14,811</u>	<u>41,215</u>	<u>26,404</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 19,811</u>	<u>\$ 59,520</u>	<u>\$ 39,709</u>

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## **SUPPLEMENTARY INFORMATION**

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Denver on February 19, 2013 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City and County of Denver (City). The District operates under a Service Plan approved by the City Council on November 26, 2012.

The District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's physical boundaries.

On February 5, 2013, the District's voters authorized the District to collect, retain, and spend the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, service charges, inspection charges, administrative charges, grants or any other fee, rate, toll, penalty, or charges authorized by law or contract to be imposed, collected or received by the District during 2013 and each fiscal year thereafter, such amounts to constitute a voter-approved revenue change and be collected, retained and spent by the District without regard to any spending, revenue-raising, or other limitation.

The District has no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority, such as the Central Platte Valley Metropolitan District (CPV MD) to transfer revenues to the District, which would then use the funds to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

In accordance with its Service Plan, the District is entirely responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. It is anticipated that all capital improvements will be owned and maintained by CPV MD or dedicated to the City or to such other governmental entity as appropriate.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.



**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Intergovernmental Revenue**

On October 8, 2013, the District entered into an intergovernmental agreement (IGA) with Central Platte Valley Metropolitan District (CPV MD). Per this Agreement, payments from CPV MD represent transfers from CPV MD to the District to provide funding for the overall administrative and operating costs for both Districts, as well as to pay administrative capital costs.

During 2023, it is anticipated that the District will receive \$3,530,000 from CPV MD - \$3,180,000 will be used for general government, operations and maintenance expenditures, and \$350,000 will be used for administrative capital costs.

**Expenditures**

**Administrative and Operational Expenditures**

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, engineering, insurance, legal, management, and meeting expenses. Operational expenditures in 2023 include the security and maintenance of areas within the District and the excluded area, including the 17<sup>th</sup> Street Gardens, Union Gateway Bridge and the Millennium Bridge, fountain, and elevators. These expenditures are based on estimates of the District's Board of Directors and consultants.

**Capital Expenditures**

The 2023 anticipated capital expenditures include amounts for art funds within CPV MD as detailed on page 2 of the budget.

**Debt and Leases**

The District has no outstanding debt nor any capital or operating leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since all funds received by the District are transferred from CPV MD, an emergency reserve is not reflected in the District's 2023 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT**  
**Schedule of Cash Deposits & Investments**  
**February 28, 2023**  
Updated as of March 27, 2023

	<b>General Fund</b>
<b><u>Wells Fargo Bank - Checking Account</u></b>	
Balance as of 02/28/23	\$ 50,358.29
Subsequent activities:	
03/06/23 Denver Water ACH	(170.85)
03/07/23 Transfer from CPVMD	61,000.00
03/07/23 ADP Directors Fees returned	923.50
03/08/23 Xcel ACH	(4,768.62)
03/10/23 Bill.com Payables	(55,853.55)
03/16/23 Century Link ACH	(333.19)
03/24/23 Deposit - Riverfront Park Assoc	7,186.65
<i>Anticipated vouchers payable</i>	<i>(153,834.45)</i>
<i>Anticipated transfer from CPVMD</i>	<i>155,000.00</i>
<i>Anticipated Balance</i>	<i>\$ 59,507.78</i>

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Central Platte Valley Coordination Metropolitan District  
 Schedule of March Payables as of March 27, 2023  
 Paid April 4, 2023

<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Due Date</u>	<u>Approval Status</u>	<u>Payment Status</u>	<u>Open Balance</u>		
Century Link	303-436-9655 792February23	2/25/2023	2/25/2023	Approving	Unpaid	\$ 242.24		
Century Link	303-629-9660 658March23	3/4/2023	3/4/2023	Approving	Unpaid	90.95		333.19
CliftonLarsonAllen LLP	3598821	2/28/2023	2/28/2023	Approving	Unpaid	7,767.90		
CliftonLarsonAllen LLP	3601051	2/28/2023	2/28/2023	Approving	Unpaid	5,547.50		13,315.40
Denver Commercial Property Services	INV12379620	2/1/2023	2/1/2023	Approving	Unpaid	1,084.60		1,084.60
DENVER WATER	4987054226Mar23	3/14/2023	3/14/2023	Approving	Unpaid	66.86		
DENVER WATER	4661150000Mar23	3/14/2023	3/14/2023	Approving	Unpaid	17.90		
DENVER WATER	3804050000Mar23	3/14/2023	3/14/2023	Approving	Unpaid	40.04		
DENVER WATER	0592267648Mar23	3/14/2023	3/14/2023	Approving	Unpaid	17.90		
DENVER WATER	8291430350Mar23	3/14/2023	3/14/2023	Approving	Unpaid	17.90		
DENVER WATER	8489380088Mar23	3/14/2023	3/14/2023	Approving	Unpaid	17.90		178.50
Downtown Denver BID	CM-36368-23	1/1/2023	1/1/2023	Approving	Unpaid	528.00		
Downtown Denver BID	SEC-36266-23	2/24/2023	2/24/2023	Approving	Unpaid	9,840.39		
Downtown Denver BID	CM-36366-23	2/28/2023	2/28/2023	Approving	Unpaid	34,503.18		
Downtown Denver BID	SEC-36411-23	3/9/2023	3/9/2023	Approving	Unpaid	10,294.32		
Downtown Denver BID	SEC-36498-23	3/22/2023	3/22/2023	Approving	Unpaid	9,911.05		65,076.94
East West Urban Management	REIM 02/23	2/28/2023	2/28/2023	Approving	Unpaid	10.60		
East West Urban Management	02/23MGMT	2/28/2023	2/28/2023	Approving	Unpaid	5,661.05		
East West Urban Management	2/23 UG	2/28/2023	2/28/2023	Approving	Unpaid	4,995.35		
East West Urban Management	2/23 MB	2/28/2023	2/28/2023	Approving	Unpaid	4,631.34		15,298.34
Livable Cities Studio, Inc	1884	2/28/2023	2/28/2023	Approving	Unpaid	7,966.25		7,966.25
Miller and Associates Law Offices	559	2/28/2023	2/28/2023	Approving	Unpaid	3,373.50		3,373.50
Orkin Denver Commercial	241504623	3/3/2023	3/3/2023	Approving	Unpaid	88.99		88.99
Reflection Windows & Doors LLC	90256	1/6/2023	1/6/2023	Approving	Unpaid	500.00		
Reflection Windows & Doors LLC	90254	1/6/2023	1/6/2023	Approving	Unpaid	500.00		
Reflection Windows & Doors LLC	90845	3/9/2023	3/9/2023	Approving	Unpaid	500.00		
Reflection Windows & Doors LLC	90843	3/9/2023	3/9/2023	Approving	Unpaid	500.00		2,000.00
Riverfront Park Association	Sec 02/06/23-02/19/23	2/19/2023	2/19/2023	Approving	Unpaid	825.00		
Riverfront Park Association	Sec 02/06/23-02/19/23	2/21/2023	2/21/2023	Approving	Unpaid	10,425.00		
Riverfront Park Association	9928579261 Verizon	3/7/2023	3/7/2023	Approving	Unpaid	32.79		
Riverfront Park Association	Sec 02/20/23-03/05/23	3/7/2023	3/7/2023	Approving	Unpaid	11,887.50		
Riverfront Park Association	Allstream 19333545	3/13/2023	3/13/2023	Approving	Unpaid	96.96		23,267.25
Special District Association	2023 Dues	2/8/2023	2/8/2023	Approving	Unpaid	1,237.50		1,237.50
Stealth Monitoring Inc	IN327958	3/1/2023	3/1/2023	Approving	Unpaid	5,580.00		5,580.00
TK Elevator Corporation	6000632768	2/21/2023	2/21/2023	Approving	Unpaid	1,174.08		
TK Elevator Corporation	3007111817	3/1/2023	3/1/2023	Approving	Unpaid	870.00		
TK Elevator Corporation	3007112053	3/1/2023	3/1/2023	Approving	Unpaid	900.88		
TK Elevator Corporation	6000635408	3/2/2023	3/2/2023	Approving	Unpaid	4,936.57		7,881.53
Utility Notification Center of Colorado	223020315	2/28/2023	2/28/2023	Approving	Unpaid	296.70		296.70
Wastewater Management Division	02332-21-550-000Mar23	3/22/2023	3/22/2023	Approving	Unpaid	529.00		
Wastewater Management Division	02332-21-549-000Mar23	3/22/2023	3/22/2023	Approving	Unpaid	970.33		1,499.33
Xcel Energy	53-2026712-7Feb23	2/28/2023	2/28/2023	Approving	Unpaid	794.65		
Xcel Energy	53-9105366-2Mar23	3/15/2023	3/15/2023	Approving	Unpaid	3,302.40		
Xcel Energy	53-0010034496-2Mar23	3/15/2023	3/15/2023	Approving	Unpaid	202.01		
Xcel Energy	53-2026711-6Mar23	3/16/2023	3/16/2023	Approving	Unpaid	1,057.37		5,356.43
					Grand Total	\$ 153,834.45	\$ 153,834.45	

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Central Platte Valley Coordination Metropolitan District - General Fund								
Schedule of Maintenance Costs								
				2022	2023	2/28/23	2023	12
				Actual	Budget	Actual	Estimated	Budget
								Variance
Acct No.	Account Name:	Vendor/Description	Notes					
107606		Denver Police - Off Duty		291,282	350,000	60,110	350,000	-
		DDPBID Security		219,022	250,000	38,744	250,000	-
		Stealth Monitoring		59,341	65,000	11,440	65,000	-
		Additional Security		-	-	-	-	-
				<b>569,645</b>	<b>665,000</b>	<b>110,294</b>	<b>665,000</b>	<b>-</b>
	<b>Landscaping and Other Maintenance</b>							
107585	Landscaping and repairs	DCPS/Genesis	Annual contract	87,907	85,000	2,170	85,000	-
107584		Landscaping - Tree maintenance	DDBID/68 West	-	40,000	-	40,000	-
107584		Landscaping - Tree replacement		51,713	100,000	35,000	100,000	-
107586		Other - Irrigation and other repairs		7,045	10,000	-	10,000	-
107587	Lighting	Xcel	Pedestrian lights	11,410	12,000	2,170	12,000	-
107588	General maintenance/cleanup	DDPBID	Base contract	277,317	250,000	20,885	250,000	-
		Other	Encore	-	25,000	-	25,000	-
107593		Snow removal	DDBID	7,181	40,000	-	40,000	-
107589	Irrigation	Denver Water		6,838	6,000	249	6,000	-
107590	Fossil filters	Komac	Base contract - 55% to District	18,526	25,000	-	25,000	-
		Komac	Replacement	-	20,000	-	20,000	-
107592	Storm drainage	Annual storm drainage	2 locations	2,772	2,000	-	2,000	-
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical	16,694	50,000	-	50,000	-
		Seasonal Lighting		-	30,000	-	30,000	-
		Contingency		-	5,000	-	5,000	-
				<b>487,403</b>	<b>700,000</b>	<b>60,474</b>	<b>700,000</b>	<b>-</b>
	<b>17th Street Gardens</b>							
107810	Landscaping	Landscape design/renovations	Includes temporary fencing	17,978	100,000	7,966	100,000	-
		Western Proscape - annual contract		5,066	25,000	-	25,000	-
107812	Repairs and maintenance	DDBID		72,464	70,000	5,175	70,000	-
		Other repairs and maintenance	68 West/Orkin	38,006	45,000	310	45,000	-
		Seasonal lighting		12,968	12,000	-	12,000	-
107820		Activation		59,209	50,000	-	50,000	-
107815		Other	Musicians	61,081	75,000	-	75,000	-
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place	2,090	3,000	13	3,000	-
				<b>268,862</b>	<b>380,000</b>	<b>13,464</b>	<b>380,000</b>	<b>-</b>

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Central Platte Valley Coordination Metropolitan District - General Fund								
Schedule of Maintenance Costs								
				2022	2023	2/28/23	2023	13
				Actual	Budget	Actual	Estimated	Budget
								Variance
Acct No.	Account Name:	Vendor/Description	Notes					
	<b>Millennium Bridge/Mall/Fountain</b>							
107601	General Maintenance/Cleanup	EWUM/RPA		48,136	65,000	9,043	65,000	-
		DDPBID - Bridge maintenance		57,084	55,000	4,830	55,000	-
		Other		-	1,000	-	1,000	-
107602	Elevator	ThyssenKrupp	Maintenance contract	10,455	12,000	1,802	12,000	-
		ThyssenKrupp	Other repairs	22,367	25,000	1,174	25,000	-
		Other repairs	Gallegos/RPA	5,748	2,500	194	2,500	-
		JT Specialty Services	Graffiti	4,275	5,000	185	5,000	-
		Long Mechanical		10,419	5,000	984	5,000	-
		Reflection Windows	Housing glass cleaning	6,500	15,000	1,000	15,000	-
		Fire Alarm system		1,080	6,000	-	6,000	-
		Integra phone charges		-	1,000	-	1,000	-
		Elevator permits/inspections		-	1,500	-	1,500	-
107603	Lighting	Xcel	16th Street A&B - Power to bridge	15,565	16,000	2,477	16,000	-
107604	Irrigation	16th Street Fountain		4,593	2,000	83	2,000	-
		Promenade Lofts/Western Proscapes		2,472	1,500	-	1,500	-
107605	Snow removal	DDPBID		3,667	15,000	-	15,000	-
107609	Other	68 West - Bridge maintenance		41,831	40,000	-	40,000	-
		Landscaping		7,808	10,000	-	10,000	-
		Encore Electric/Mathias/Connect		17,422	10,000	-	10,000	-
		Fountain repair/deck repairs		857	5,000	-	5,000	-
		Gallegos		1,100	5,000	-	5,000	-
		Millennium Bridge inspection		-	55,000	-	55,000	-
		Wood refinishing	Railing and benches	-	-	-	-	-
		Bridge painting		-	500,000	-	500,000	-
		Contingency		-	6,500	-	6,500	-
				<b>261,379</b>	<b>860,000</b>	<b>21,772</b>	<b>860,000</b>	<b>-</b>

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Central Platte Valley Coordination Metropolitan District - General Fund								
Schedule of Maintenance Costs								
				2022	2023	2/28/23	2023	14
				Actual	Budget	Actual	Estimated	Budget
								Variance
Acct No.	Account Name:	Vendor/Description	Notes					
	<b>Union Gateway Bridge</b>							
107701	General Maintenance/Cleanup	EWUM		43,618	45,000	9,408	45,000	-
		DDPBID - Bridge maintenance		38,519	40,000	4,140	40,000	-
		Other		-	3,000	-	3,000	-
107702	Elevator	Century Link		3,833	4,000	666	4,000	-
		ThyssenKrupp	Maintenance contract	12,180	12,000	1,771	12,000	-
		ThyssenKrupp	Other repairs	6,767	15,000	1,174	15,000	-
		JT Specialty	Graffiti	3,365	3,000	315	3,000	-
		Long Mechanical		870	5,000	870	5,000	-
		Reflection Windows	Housing glass cleaning	6,500	6,000	1,000	6,000	-
		Elevator permits/inspections		1,000	1,000	-	1,000	-
		Fire Alarm system		540	1,500	-	1,500	-
		Other		-	1,500	-	1,500	-
107703	Lighting	Xcel		23,381	25,000	7,151	25,000	-
107704	Other	Other repairs	Encore	2,445	4,000	-	4,000	-
		68 West - Bridge maintenance		30,225	25,000	-	25,000	-
		Contingency		-	4,000	-	4,000	-
				<b>173,243</b>	<b>195,000</b>	<b>26,495</b>	<b>195,000</b>	<b>-</b>
				<b>1,760,532</b>	<b>2,800,000</b>	<b>232,499</b>	<b>2,800,000</b>	<b>-</b>
				-	-	-	-	-
		DDPBID		719,786	820,000	108,774	820,000	-
		Denver Commercial Property Services		100,781	120,000	2,170	120,000	-
		EWUM/RPA		91,754	110,000	18,451	110,000	-
		68 West		72,056	65,000	-	65,000	-
		ThyssenKrupp		51,769	64,000	5,921	64,000	-
		JT Specialty		7,640	8,000	500	8,000	-
		Long Mechanical		11,289	10,000	1,854	10,000	-
		Reflection Windows		13,000	21,000	2,000	21,000	-
		Gallegos		17,794	55,000	-	55,000	-
		Livable Cities/MGT		17,978	100,000	7,966	100,000	-

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**Alles, Rachel**

---

**From:** Kralik, Cole <Cole.Kralik@aus.com>  
**Sent:** Monday, March 27, 2023 11:50 AM  
**To:** dmiller@ddmalaw.com; jkincaid@eastwestum.com; Jones, Anna; Carlson, Nicholas; Alles, Rachel; bfries@eastwestum.com  
**Cc:** Ryan Ertman  
**Subject:** [External] 03-27-23 CPVMD Weekly Security Report

**Think Security – This email originated from an external source. Be cautious with any links or attachments.**

All,

The Central Platte Valley Security team reported no significant increase in specific log types. We observed no significant decrease in specific log types. All logs remained consistent with prior weeks.

**Map of Encounters**

(Safety, Ambassador, and Outreach) logged by our private security officers this past week by location. The darker color dots indicate increased number of encounters at that location. If the iPhone cannot log a GPS location, it will log the location of the cell phone tower it is connected to, hence some locations appear outside the CPVMD area.



Chart of Encounters




Chart of encounters (Safety, Ambassador, and Outreach) logged by our private security officers this past week (Sunday through Saturday) by time of day. Note our shift changes are at 5am and 3pm, this is when outgoing officers brief incoming officers.

### HOURLY ACTIVITY

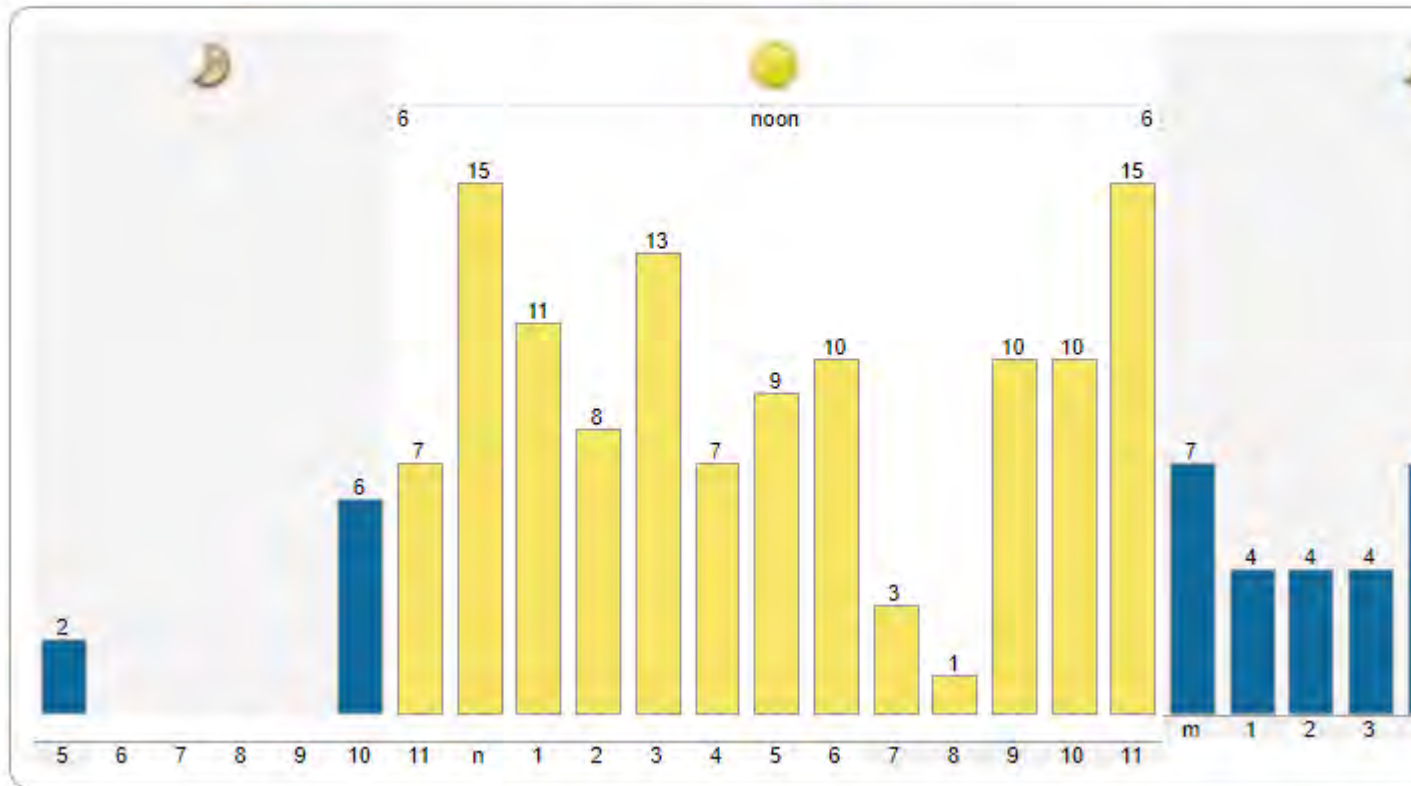
5/2023

ALL 

ALL 

CPVMD 

Go



Cole Kralik  
DDBID Account Manager

**Allied Universal**  
1515 Arapahoe Street | Tower 3 Suite 100 | Denver, CO 80202  
C:720.309.6564 | [cole.kralik@aus.com](mailto:cole.kralik@aus.com)  
[www.AUS.com](http://www.AUS.com)



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# Allied Universal Security Report

Safety	Feb 26-Mar 4	Mar 5-11	Mar 12-18	Mar 19-25	Mar 26-Apr 1	Totals	YTD	Wk Avg
Aggressive Panhandling	0	0	0	0		0	0	0
Assault	0	0	0	0		0	0	0
Disturbance	6	3	1	4		14	50	4
Injury/Illness	0	1	0	0		1	3	0
Park Curfew Violation	0	0	0	0		0	0	0
Public Intoxication	1	1	0	0		2	5	1
Public Urination	0	0	0	1		1	1	0
Public Use of Drugs	7	1	0	1		9	20	2
Trespass	8	9	8	9		34	88	9
Unauthorized Camping	3	1	2	2		8	29	2
Vandalism	5	8	5	5		23	39	6
<b>Totals</b>	<b>30</b>	<b>24</b>	<b>16</b>	<b>22</b>	<b>0</b>	<b>92</b>	<b>235</b>	

Safety	92
Ambassador	411
Outreach	90

Ambassador	Feb 26-Mar 4	Mar 5-11	Mar 12-18	Mar 19-25	Mar 26-Apr 1	Totals	YTD	Wk Avg
Assistance (Directions/Info)	27	37	23	36		123	464	31
Business Checks	79	66	69	70		284	831	71
Lost property	0	0	1	0		1	3	0
Positive Comment	0	1	1	1		3	9	1
<b>Totals</b>	<b>106</b>	<b>104</b>	<b>94</b>	<b>107</b>	<b>0</b>	<b>411</b>	<b>1307</b>	

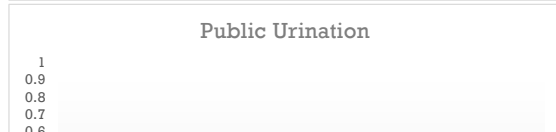
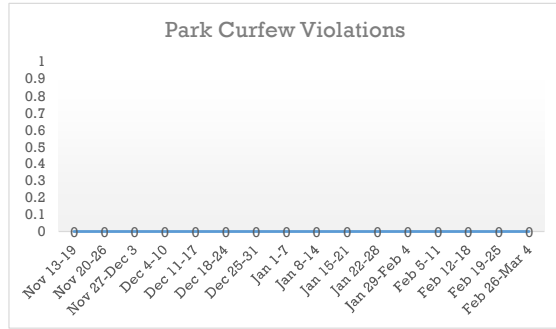
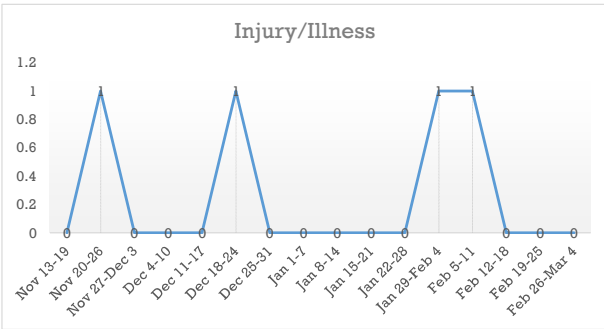
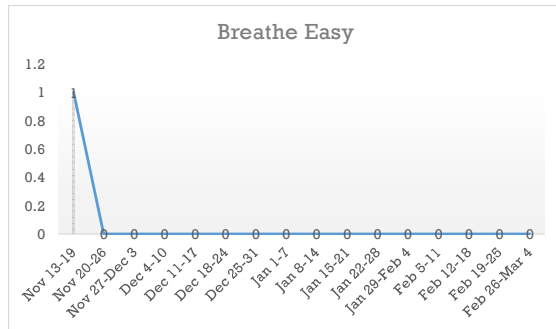
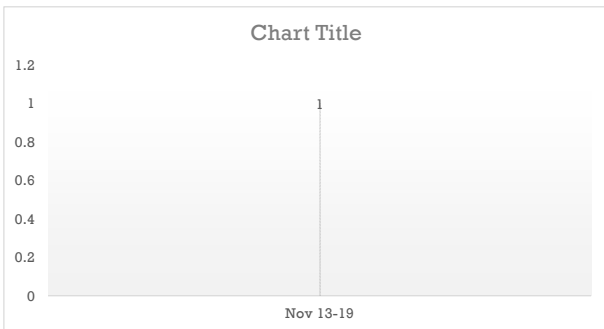
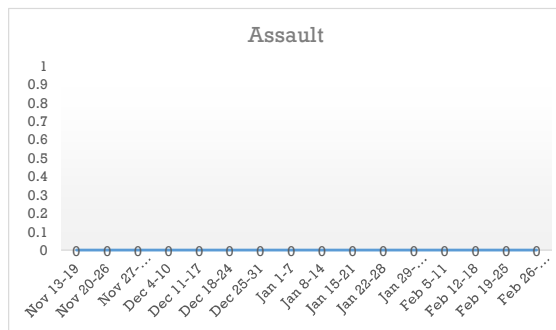
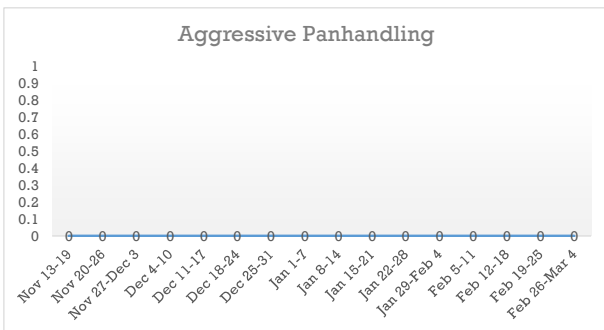
Outreach	Feb 26-Mar 4	Mar 5-11	Mar 12-18	Mar 19-25	Mar 26-Apr 1	Totals	YTD	Wk Avg
Welfare Check	38	19	12	21		90	285	23

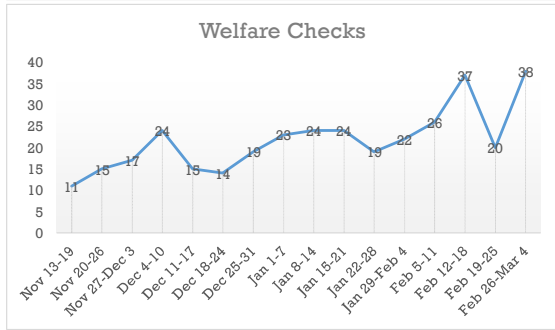
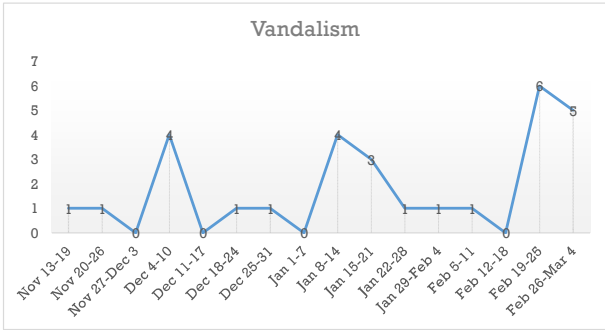
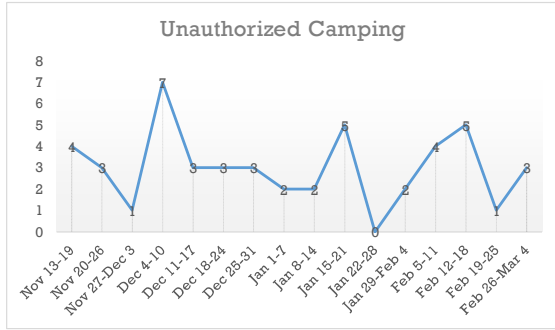
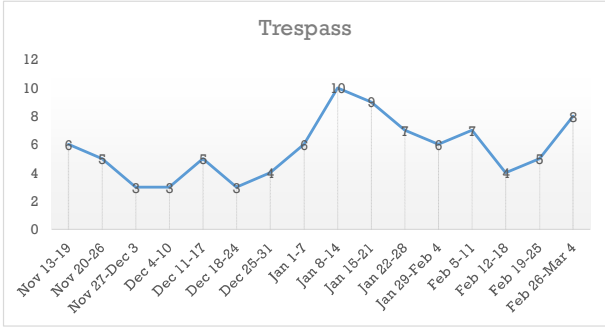
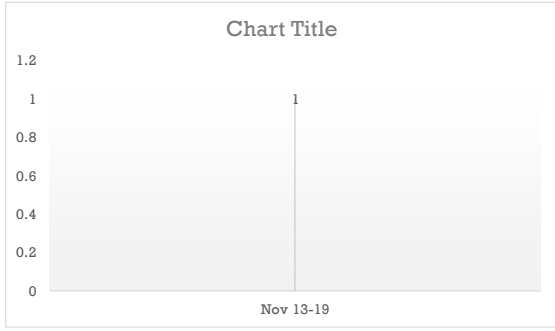
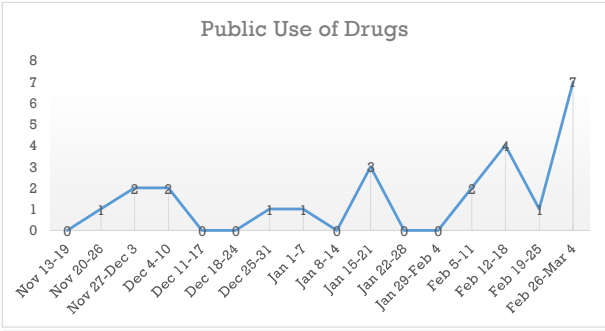
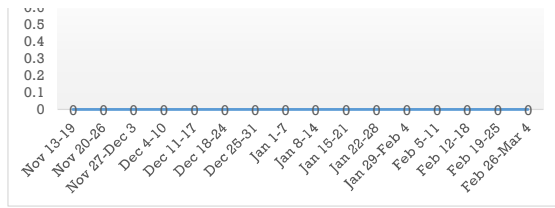
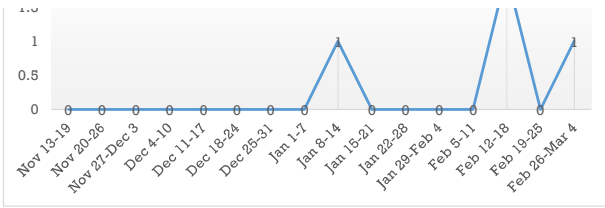


# Allied Universal Security Report

## Tracking Spreadsheet

Incident Response	Nov 13-19	Nov 20-26	Nov 27-Dec 3	Dec 4-10	Dec 11-17	Dec 18-24	Dec 25-31	Jan 1-7	Jan 8-14	Jan 15-21	Jan 22-28	Jan 29-Feb 4	Feb 5-11	Feb 12-18	Feb 19-25	Feb 26-Mar 4	Mar 5-11	Mar 12-18	Mar 19-25	Mar 26-Apr 1	5 Mth Total	5 Month Weekly Average	
Aggressive Panhandling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disturbance	2	10	7	2	2	2	5	2	11	3	1	4	9	4	2	6	3	1	4	4	4	75	4
Injury/Illness	0	1	0	0	0	1	0	0	0	0	0	1	1	0	0	0	1	0	0	0	0	5	0
Park Curfew Violations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Intoxication	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	1	1	0	0	0	0	5	0
Public Urination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Public Use of Drugs	0	1	2	2	0	0	1	1	0	3	0	0	2	4	1	7	1	0	1	0	0	25	1
Trespass	6	5	3	3	5	3	4	6	10	9	7	6	7	4	5	8	9	8	9	9	9	100	6
Unauthorized Camping	4	3	1	7	3	3	3	2	2	5	0	2	4	5	1	3	1	2	2	2	2	49	3
Vandalism	1	1	0	4	0	1	1	0	4	3	1	1	1	0	6	5	8	5	5	5	5	37	2
Welfare Checks	11	15	17	24	15	14	19	23	24	24	19	22	26	37	20	38	19	12	21	21	400	21	
<b>Totals</b>	<b>24</b>	<b>36</b>	<b>30</b>	<b>42</b>	<b>25</b>	<b>24</b>	<b>33</b>	<b>34</b>	<b>52</b>	<b>47</b>	<b>28</b>	<b>36</b>	<b>50</b>	<b>56</b>	<b>35</b>	<b>68</b>	<b>43</b>	<b>28</b>	<b>43</b>	<b>0</b>	<b>696</b>	<b>38</b>	







Stantec Architecture Inc.  
410 17th Street, Suite 1400, Denver CO 80202

March 30, 2023

Attention: Anna Jones  
The Central Platte Valley Metropolitan District  
8390 E Crescent Pkwy, Suite 300  
Greenwood Village, CO 80111  
Anna.Jones@claconnect.com

Dear Anna,

### **Reference: 17th Street Gardens – Specialty Concept Design Proposal**

We are pleased to offer you the following proposal for specialty design services for the 17<sup>th</sup> Street Gardens project. Below we have outlined our process, project understanding, associated scope, deliverables, and fees.

#### SPECIALTY DESIGN ELEMENTS

Combining science, technology, and aesthetics, Stantec's specialty design team creates inspired audio, visual, and lighting solutions that transform environments for the better. As a multidisciplinary firm, our designers come into each project with a deeper understanding of how immersive specialty elements enhance spaces and engage users as vital elements of public placemaking. Together, we develop inspired solutions that seamlessly integrate into our projects, reflecting the needs of the client, the users, and the surrounding environment.

#### METHODOLOGY

##### Process

The process starts with developing a clear understanding of how the spaces are to be utilized and how to meet the various needs of the client, occupants, and users. Attention is then placed on understanding the language and form of the architectural and site elements in proceeding to create design solutions that will meet the user needs while enhancing and integrating into the contextual elements of the buildings and exterior environments.

Design concepts then become realistic design solutions through specification research to select compatible source technologies and luminaire systems. Once the design is verified, integration efforts are continued by working with the design team to coordinate documentation of installation details and operational intent so that constructors and users have clear understanding of the design objectives.

##### Sustainability

We believe you don't have to sacrifice sustainability for a desired effect. Our LEED-accredited designers draw on Stantec's extensive experience designing net-zero energy and LEED-certified projects to source solutions that accomplish both the aesthetic goals for a project and achieve low energy use. As a result, Stantec's designs target energy savings that far surpass local and national baseline energy code standards.

*Design with community in mind*

## Wellbeing

Our lighting designers are at the forefront of designing lighting systems that support the health, happiness, and wellbeing of users. Our WELL Accredited Professional designers bring the latest research, studies, and metrics to each of our decisions with the goal of creating high quality, human-centric spaces that also perform efficiently and appeal aesthetically.

## SCOPE & DELIVERABLES

Stantec will provide conceptual design services for audio-visual and lighting scope elements of the project.

A note about consultancy services, audio-visual and lighting design are not licensed professions, therefore provided documents will not be stamped or sealed by Stantec for this scope of work.

## Project Understanding

It is our understanding that the 17<sup>th</sup> Street Gardens project, located along 17<sup>th</sup> Street between Chestnut Place and Wewatta Street in Denver, is to undergo enhancements. The re-envisioned public space is to consist of a fenced community garden, outdoor seating with patio tables, a performance area, and an audiorama area with a sound and light experiential garden.

Stantec's audio-visual and lighting scope of work will encompass the exterior plaza spaces noted above and will take into consideration the existing conditions. Stantec will work collaboratively with the ownership (The Central Platte Valley Metropolitan District) and broader design team (Livable Cities) for incorporation and integration of the outlined scope elements.

## Schedule

It's our understanding that this conceptual design work shall occur within eight (8) weeks following authorization of this agreement. The initial conceptual development shall be developed for presentation to the ownership team on April 4<sup>th</sup>, followed by refinement of the agreed upon conceptual design developments to outline the selected design intent.

## Scope of Services

The following design tasks are to be completed as part of this effort.

### Concept Design

Conceptual designs will be developed for the audio-visual and lighting elements of the project. This effort shall include:

- Development and presentation of three (3) “good, better, best” options for lighting and audio-visual elements.
- Up to two (2) revisions to initial concepts.
- One in-person presentation meeting.
- Up to two (2) additional client meetings for verification and discussion of design.

Reference: 17th Street Gardens – Specialty Concept Design Proposal

- Final delivery of a Concept Design package, outlining the design intent of the lighting and audio-visual elements. Deliverable shall include annotated PDF's for placement of equipment and annotated cutsheet package.
- Concept handoff meeting with design build contractor.

This effort shall include time for attending four (4) team / coordination meetings of one (1) hour each.

#### Calculations

As coordinated with the above deliverables, photometric studies and audio-visual calculations will be conducted on an as needed basis for verification of design intent and working copies can be provided for review. Delivery of any formal calculation reports would be an additional service.

#### SPECIALTY DESIGN TEAM

The following team has been identified to perform the outlined scope of work for this project. The team hourly rates are outlined as follows:

- Jason Whitlock, Design Principal - \$220
- Rachel Fitzgerald, Project Manager - \$220
- Stephen Shea, Principal, AudioVisual Design – \$250
- Josh Hamon, AudioVisual Designer – \$195
- Vannessa Pederson, Senior Lighting Designer - \$178
- Steph Powell, Senior Lighting Designer – \$178

#### PROJECT FEES

Our fees for the above outlined scope of work shall be billed as Time and Materials with an upset not to exceed value of:

<b>Concept Design of Specialty Elements</b>	<b>\$25,000</b>
---	-----------------

#### EXCLUSIONS & ADDITIONAL SERVICES

Any design scope, process, or deliverables not identified in this document may be provided for Additional Services.

1. Master specification documents or installation guidelines or details.
2. Life Cycle Cost Analysis of various lighting systems, comparative pricing, budget analysis, value engineering and associated redesign.
3. We will not provide lighting solutions for water features or fountains; however, we will coordinate design intent with fountain or pool consultant as required.
4. The design team will coordinate with the design team to provide input on lighting for rendered views, however the lighting team does not generate rendered views.
5. LEED, WELL or any other specific building rating systems.
6. Additional meetings or deliverables beyond those outlined would be considered additional scope.
7. Signed and Sealed documents for Bidding or Permitting.
8. Documentation of existing building / site conditions.
9. Electrical, structural or other engineering services.
10. Roadway lighting within the public right of way.

March 30, 2023  
The Central Platte Valley Metropolitan District  
Page 4 of 4

Reference: 17th Street Gardens – Specialty Concept Design Proposal

- 11. Dynamic lighting and sophisticated lighting control system requiring technical programming services or commissioning.
- 12. All electrical, structural, data, audio visual and other associated required elements of the design.

ACCEPTANCE

To accept this proposal and the included terms and conditions, please indicate your acceptance by signing below and returning a copy. We will not proceed with any work until provided with a return signed copy.

This Proposal is good for thirty (30) calendar days from the date of this letter, after which it is subject to revision. If you have questions, require additional information, modifications, or clarifications for this Proposal to better meet the needs of the project, please contact me.

Thank you for considering Stantec for this portion of your project.

Regards,

**Jason Whitlock** AIA  
Practice Lead, Design Principal  
Phone: 303-295-1717  
Jason.Whitlock@stantec.com

Accepted by (Signature) \_\_\_\_\_ Date \_\_\_\_\_

Name/Title \_\_\_\_\_

Client (Company Name) \_\_\_\_\_

ENCLOSURES

Attachment A: Project Terms and Conditions





Working with the Central Platte Valley Metropolitan District (CPVMD) was an honor last year. It was exciting to see the transformation of the space and see it activated in a positive way. I would be grateful to continue working with the CPVMD and seeing how we can improve these activations in the second year.

In the pages to follow, you will learn more about LV Events, our experience and why we are the best fit to return this summer.

## About the Owner

Liz Viscardi, APR, owner of LV Events, focuses on freelance public relations and corporate event management. She has more than 15 years of experience in public relations, communication and event planning, and has been worked in the corporate, agency and freelance fields. Her passion for efficient communications, high-quality public relations and extreme organization skills have been the foundation of the company.

Prior to starting LV Events and PR, she worked at CIG Public Relations for more than a decade where she had many roles and gained experience in a variety of industries including hospitality, construction, statewide public education and corporate event planning. She managed public relations and communication programs for both large-scale transportation clients – such as RTD FasTracks, US 36 Express Lanes and Central 70 – and smaller non-profit and corporate clients – including Biennial of the Americas and Starwood Hotels.

Liz has a bachelor's degree in Technical Journalism with a concentration in Public Relations and a minor in Business Administration from Colorado State University, and became Accredited in Public Relations (APR) by the Public Relations Society of America (PRSA) in 2012.

When she's not making checklists, writing content and reviewing spreadsheets, she's hanging out with her two young children, husband, two pups and two kittens at her home in south Denver.



Liz Viscardi, APR

## Proposed 2023 Activation Program

Liz is delighted to return to the CPVMD for another series of activations in the gardens. Based on the success of last year, it's recommended to continue with the following events:

- **Monthly Yoga Series** – Provide a monthly “Yoga in the Gardens” series that includes a free, 45-minute class for anyone who is interested. The classes in 2022 were held on Saturday mornings but LV Events will evaluate if another day of the week may garner more participation.
- **Urban Pumpkin Patch** – In partnership with Whole Foods, we will transform the gardens into an urban pumpkin patch again where attendees can pick their own pumpkin, decorate their pumpkins to take home and even get their faces painted. We will pursue refreshments from Whole Foods or local vendors to round out the event.
- **Continued Partnership with local businesses** – LV Events will continue to look for opportunities to partner with the surrounding business for both promotion and other activations as the CPVMD Board sees fit.



Inagural Urban Pumpkin Patch,  
October 2022

## Fee Estimate

LV Events and PR will charge hourly at the rate of \$90 per hour for labor and billed each month. Any direct costs and/or expenses will be billed at cost in addition to hours worked. Direct costs include permitting fees, printing of material, equipment rentals, etc. will be approved by the client prior to execution.



*Fitness in the Gardens, summer 2022*



## Central Platte Valley Coordination Metropolitan District Manager's and Property Update

**April 4, 2023**

**Bridge Elevators:** There was one (1) service call to TKE for the Millennium Bridge and two (2) for the Union Gateway Bridge.

**Bridge Camera Monitoring System (Stealth Monitoring): There were 58 incidents reported by Stealth Monitoring in the month of March in and around the elevators, which is slightly up from February.**

**EWUM Team Summary of Tasks-** Please see attached reports and work orders from our Maintenance Team.

- Daily walks of the Central Platte Valley Metropolitan District Areas.
- Daily cleaning of the elevator including vacuuming the tracks and removal of graffiti (2 graffiti removals)
- Elevator inspections two times per day.
- Weekly exterior lighting check on both bridges completed by East West maintenance.
- Security Coordination including payroll and scheduling adjustments as needed.

### **General Items**

- Gallegos Stone began repairs to pavers and curbs on Chestnut Street.
- Scheduled meeting with Gallego Stone to provide a quote for other sidewalk and paver repairs in the district.
- Met with Michael Baker Group and Bergeman Group to discuss Millennium Bridge project.
- Met with Stealth Monitoring and district residents to address an issue with a speaker emitting noise over acceptable decibel levels.
- Designed new signs with CLA to inform pedestrians of alternate routes in the event the elevators at Millennium and UGB are out of order.

### **Eponic Reporting and DPD Incidents**

17 incidents were reported by Eponic. A copy of the Eponic report is available following the Manager's update. The most reported issues were:

- Mechanical Issues, Safety: Vandalism/Graffiti.
- Mechanical Issues: Light out and electrical panel cover to be replaced.

### **DPD reported three (3) incidents.**

- 16th St/ Wewatta St 2300 hours - suspicious vehicle eluded, self-admitted South Side Krew gang.
- 1850 Chestnut white male with a gun in common areas, Officers searched area unable to locate suspect.
- Arrested a prolific tagger. He was processed on felony and his vehicle towed to the pound.

Submitted by Brandon Fries, East West Urban Management, LLC.



**STEALTH**  
MONITORING



# Customer Business Review Denver Millennium Bridge

Jan 1, 2023 – March 28, 2023



# Monitoring Center Summary



Events

206



Dispatches

45



Apprehensions

0



Audible Alarms

145



Incident Reports

191



Video Reviews

0



Guard Contacted

81



# Monitoring Center Summary



Improve  
Productivity of On-  
site Security Guard

11 instances of  
vandalism



Improve Safety  
and Security for  
Residents

81 instances of drug use



Prevent  
Trespassing

14 instances of lewd and  
erratic behavior



Reduce Transient  
Loitering

118 instances of  
Loitering



## Zachary Lindsey

Customer Success Manager

Main: 214-341-0123 x277

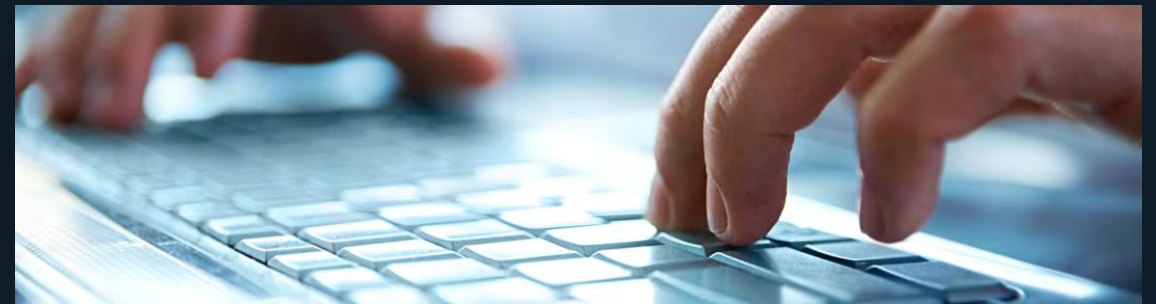
Mobile: 469-875-6665

zlindsey@stealthmonitoring.com

## Customer Support

support@stealthmonitoring.com

VISIT OUR WEBSITE: [stealthmonitoring.com](https://stealthmonitoring.com)



Incident ID	Customer Email	Site Identifier	Incident Datetime
310666	A wet floor was observed on NVR-1, camera 22 at approximately 5:19 pm. Upon further review, an individual was observed relieving themselves and appeared to leave the area with no further incident observed.	COMillenniumGate	3/1/2023 12:51:00 PM
311023	Two individuals were observed loitering on NVR - 1, camera 24 at approximately 2:33. Police dispatch was not warranted because the individuals appeared to leave after the audible alarms were activated.	COMillenniumGate	3/2/2023 2:14:00 PM
311084	Two individuals were observed loitering on NVR-1, camera 24 at approximately 7:33 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	COMillenniumGate	3/2/2023 7:31:00 PM
311108	Multiple individuals were observed loitering on NVR-1, camera 9 at approximately 8:54 PM. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individuals and appeared to direct to leave the area.	COMillenniumGate	3/2/2023 8:44:00 PM
311304	Two individuals were observed accessing the property on NVR-1, camera 1 at approximately 4:00 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/3/2023 3:54:00 AM
311353	An individual was observed using an unknown substance on NVR-1, camera 22, at approximately 9:13 a.m. The audible alarms were activated. Police dispatch was not warranted because the individual appeared to leave after the audible alarms were activated	COMillenniumGate	3/3/2023 9:04:00 AM
311382	Multiple individuals were observed loitering on NVR -1, camera 10 at approximately 2:41 am. The audible alarms were activated. Police dispatch was not warranted because the individuals appeared to leave with no further incident observed.	COMillenniumGate	3/3/2023 2:39:00 PM
311435	Two individuals were observed using unknown substance on NVR-1, camera 15 at approximately 7:48 pm. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incidents. The security officer was not observed on camera.	COMillenniumGate	3/3/2023 7:45:00 PM
311466	An individual was observed using an unknown substance on NVR-1, camera 16 at approximately 9:34 pm. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was observed patrolling area.	COMillenniumGate	3/3/2023 9:33:00 PM
311808	An individual appeared to be using an unknown substance on NVR-1, camera 17 at approximately 8:45 PM. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/4/2023 8:43:00 PM
311930	An individual was observed loitering on NVR-1, camera 13 at approximately 2:02 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	COMillenniumGate	3/5/2023 2:01:00 AM
311955	An individual was observed loitering on NVR-1 camera 13 at approximately 3:04 am. The audible alarms were activated. A voicemail was left for the security officer notifying them of the activity observed. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/5/2023 3:03:00 AM
312029	Two individuals were observed using an unknown substance on NVR - 1, camera 15 at approximately 7:27 am. The audible alarms were activated. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	COMillenniumGate	3/5/2023 7:24:00 AM
312123	Two individuals were observed loitering on NVR-1, camera 15 at approximately 5:19 pm. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	COMillenniumGate	3/5/2023 5:14:00 PM
312171	Two individuals were observed using an unknown substance on NVR-1, camera 24 at approximately 8:27 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The responding security officer was observed making contact with the individuals and appeared to direct them to leave the area.	COMillenniumGate	3/5/2023 8:24:00 PM
312450	An individual was observed dumping items on NVR-1, camera 15 at approximately 06:20 pm. The audible alarms were activated. Police dispatch was not warranted because the individual appeared to leave the area after the audible alarms were activated with no further incident observed.	COMillenniumGate	3/6/2023 6:20:00 PM
312486	An individual was observed loitering on NVR-1, camera 13 at approximately 8:13 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/6/2023 8:08:00 PM
312938	An individual was observed loitering on NVR-1, camera 13 at approximately 12:18 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	COMillenniumGate	3/8/2023 12:14:00 AM
312986	Two individuals were observed loitering on NVR-1, camera 8 at approximately 2:06 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/8/2023 2:03:00 AM
313470	An individual was observed loitering on NVR - 1, camera 9 at approximately 3:31 pm. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave before the police could arrive. The police were not observed on camera.	COMillenniumGate	3/9/2023 3:10:00 PM
313600	Two individuals were observed using an unknown substance on NVR-1, camera 15 at approximately 10:54 pm. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/9/2023 10:42:00 PM
313729	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 22 at approximately 7:24 a.m. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. Responding police officers were not observed on arriving.	COMillenniumGate	3/10/2023 7:23:00 AM
313841	We observed feces inside the elevator on NVR-1, camera 22 at approximately 9:03 PM. Upon review, it was determined that an individual was observed relieving themselves. Shortly after, the individual appeared to leave the area with no further incident observed.	COMillenniumGate	3/10/2023 7:58:00 PM
314013	Two individuals were observed loitering on NVR-1, camera 13 at approximately 2:47 a.m. The audible alarm was sounded. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area shortly without any further incident observed. The security officer was not observed on the camera.	COMillenniumGate	3/11/2023 2:10:00 AM
314200	An individual was observed loitering on NVR-1, camera 24 at approximately 4:33 pm. The audible alarms were activated. The individual appeared to leave the area shortly after with no further incident observed.	COMillenniumGate	3/11/2023 4:31:00 PM
314210	An individual was observed taking a bicycle on NVR-1, camera 24 at approximately 5:40 pm. An attempt was made to dispatch Denver Police due to the nature of the activity observed. The individual appeared to leave the area before police could arrive. The police officers were not observed on camera.	COMillenniumGate	3/11/2023 5:32:00 PM
314326	Three individuals were observed climbing over the wall on NVR-1, camera 13 at approximately 10:52 pm. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	COMillenniumGate	3/11/2023 10:50:00 PM
314904	An individual was observed loitering on NVR-1, camera 24 at approximately 1:45 pm. Another individual was observed using an unknown substance on NVR-1, camera 15 at approximately 1:55 pm. Denver Police were dispatched due to the nature of the activity observed. The other individual appeared to leave the area before the police could arrive. The responding police officers were observed making contact with the remaining individual and appeared to direct them to leave the area.	COMillenniumGate	3/13/2023 1:34:00 PM
314926	An individual was observed relieving themselves on NVR - 1, camera 22 at approximately 4:24 pm. Police dispatch was not warranted because the individual appeared to leave shortly after with no further incident.	COMillenniumGate	3/13/2023 4:24:00 PM
315221	An individual was observed using an unknown substance on NVR-1, camera 13 at approximately 11:31 am. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area before the police could arrive. The responding police officers were not observed on the camera.	COMillenniumGate	3/14/2023 11:29:00 AM
315452	Two individuals were observed loitering on NVR-1, camera 17 at approximately 2:27 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individual appeared to leave the area with no further incident observed. The security officer was not observed on the camera.	COMillenniumGate	3/15/2023 2:24:00 AM
315509	Two individuals were observed using an unknown substance on NVR-1, camera 22. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/15/2023 5:30:00 AM
315520	An individual was observed loitering on NVR-1, camera 15 at approximately 6:35 AM. The audible alarms were activated. A voicemail message was left with the security officer notifying them of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	COMillenniumGate	3/15/2023 5:51:00 AM
315525	Two individuals were observed using an unknown substance on NVR-1 camera 22 at approximately 7:03 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area with no further incident. The responding police officers were not observed on camera.	COMillenniumGate	3/15/2023 7:01:00 AM
315564	An individual was observed loitering on NVR-1, camera 24 at approximately 12:07 pm. The audible alarm were activated. The individual appeared to leave the area with no further incident observed.	COMillenniumGate	3/15/2023 11:54:00 AM
315674	Multiple individuals were observed using unknown substances on NVR-1, camera 15 at approximately 8:19 pm. The audible alarms were activated. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	COMillenniumGate	3/15/2023 8:18:00 PM



316113	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 24 at approximately 11:43 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individuals and appeared to direct them to leave the area.	COMillenniumGate	3/16/2023 11:35:00 PM
316291	Multiple individuals were observed using an unknown substance on NVR-1, camera 24 at approximately 2:25 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area before the police officers could arrive. The responding police officers were not observed on camera.	COMillenniumGate	3/17/2023 2:13:00 PM
316344	Two individuals were observed loitering on NVR-1, camera 24 at approximately 6:55 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	COMillenniumGate	3/17/2023 6:55:00 PM
316541	An individual was observed loitering on NVR-1, camera 9 at approximately 2:31 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/18/2023 2:20:00 AM
316662	An individual appeared to be using an unknown substance on NVR-1, camera 17 approximately at 10:42 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area before the police officers could arrive. The responding police officers were not observed on the camera.	COMillenniumGate	3/18/2023 10:14:00 AM
316853	An individual was observed loitering on NVR-1, camera 13 at approximately 12:08 am. The audible alarms were activated. Police dispatch was not warranted because the individual appeared to leave the area with no further incidents observed.	COMillenniumGate	3/19/2023 12:00:00 AM
317093	Two individuals were observed loitering on NVR - 1, camera 13 at approximately 3:07 pm. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area after the audible alarms were activated. The responding police officer was observed patrolling the area.	COMillenniumGate	3/19/2023 3:05:00 PM
317233	An individual was observed loitering on NVR-1 camera 22 at approximately 12:32 am. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the responding security officer was observed making contact with the individual and directed them to leave the area.	COMillenniumGate	3/20/2023 12:31:00 AM
317723	An individual was observed using an unknown substance on NVR-1, camera 24 at approximately 4:50 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. The police officers were not observed arriving.	COMillenniumGate	3/21/2023 4:44:00 PM
317810	Multiple individuals were observed loitering and using an unknown substance on NVR-1, camera 15 at approximately 9:42 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officers were observed making contact with the individuals and appeared to direct them to leave the area.	COMillenniumGate	3/21/2023 9:29:00 PM
318361	Two individuals were observed having an unknown transaction and appeared to be using an unknown substance on NVR-1, camera 4 at approximately 7:24 AM. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area before the police could arrive. The responding police officer was observed patrolling the area.	COMillenniumGate	3/23/2023 7:24:00 AM
318669	An individual was observed loitering on NVR-1, camera 15 at approximately 5:22 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/24/2023 5:20:00 AM
318679	Two individuals were observed using an unknown substance on NVR-1, camera 15 at approximately 6:04 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. An attempt was made to contact the security officer but there were no response. The individuals appeared to leave the area before any actions could be taken. The security officer was observed patrolling the area. The police officers were not observed on arriving	COMillenniumGate	3/24/2023 6:04:00 AM
318725	Two individuals were observed loitering on NVR - 1, camera 16 at approximately 3:07 pm. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	COMillenniumGate	3/24/2023 3:04:00 PM
318888	Two individuals were observed tampering the elevator on NVR-1, camera 16 at approximately 12:25 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/25/2023 12:25:00 AM
319320	Two individuals was observed vandalizing on NVR-1, camera 22 at approximately 12:34 a.m. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area shortly after the audible alarm was sounded. The responding security officer was not observed arriving.	COMillenniumGate	3/26/2023 12:30:00 AM
319610	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 22 at approximately 8:21 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave shortly. The security officer was observed checking the area.	COMillenniumGate	3/26/2023 8:21:00 PM
319672	Two individuals were observed accessing the property on NVR-1, camera 13 at approximately 11:22 pm. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/26/2023 11:22:00 PM
319698	An individual was observed loitering on NVR-1 camera 25 at approximately 12:29 am. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/27/2023 12:25:00 AM
319814	An individual was observed using an unknown substance on NVR-1, camera 22 at approximately 7:32 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity. The individual appeared to leave the before the officers could arrive. The responding police officers were not observed arriving.	COMillenniumGate	3/27/2023 7:27:00 AM
319965	An individual was observed using an unknown substance on NVR-1, camera 22 at approximately 9:43 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officers were observed checking the area and leaving shortly after.	COMillenniumGate	3/27/2023 9:40:00 PM
320047	Multiple individuals were observed using an unknown substance on NVR-1 camera 15 at approximately 12:58 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the responding security officer was observed making contact with the individuals and appeared to direct them to leave the area.	COMillenniumGate	3/28/2023 12:57:00 AM

**REPORT CRITERIA:**

Date Range: 3/3/2023 to 3/6/2023


Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**6 logs found**

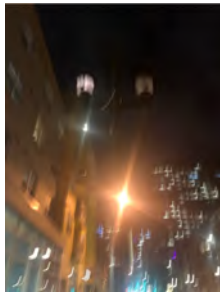
**Friday March 3**

 <b>Friday March 3 6:53 PM</b> near 1801 Chestnut Pl (Zone: ???) 57s	<b>Jay Stewart</b> 24197398
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**Safety : Mechanical Issues**

Ashley Apartments (1850 Chestnut Pl)

Lights out on street CS: 19th St & Chestnut Pl



### Sunday March 5



**Sunday March 5 10:09 AM**  
**Honor Society 16th St (Zone: ???)**  
32s

**Gavin Lawhead**  
24205689

**Safety : Vandalism/Graffiti**

Honor Society (1900 16th St)

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Noticed new graffiti CS: 16th St & Wewatta St



**Sunday March 5 1:47 PM**  
**18th St & Chestnut PI (Zone: ???)**  
42s

**Gavin Lawhead**  
24205695


**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Observed a broken window CS: 18th St & Chestnut PI



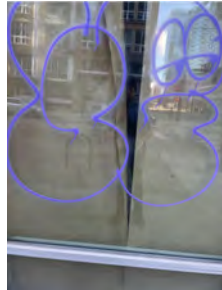
36  
Zuriel Williams  
24207644


 **Sunday March 5 4:19 PM**  
near 1801 Chestnut PI (Zone: ???)  
28s

**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Graffiti still hasn't been washed off CS: 19th St & Chestnut PI



 **Sunday March 5 5:48 PM**  
near 1801 Chestnut PI (Zone: ???)  
28s

Zuriel Williams  
24207648

**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Graffiti needs to be washed off CS: 19th St & Chestnut PI



# Monday March 6



**Monday March 6 6:43 AM**  
**City House Apartments Chestnut PI (Zone: ???)**  
23m 20s

**Gavin Lawhead**  
24210877

**Safety : Vandalism/Graffiti**

City House Apartments (1801 Chestnut PI)

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Observed new vandalism CS: 18th St & Chestnut PI



**REPORT CRITERIA:**

Date Range: 3/10/2023 to 3/13/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



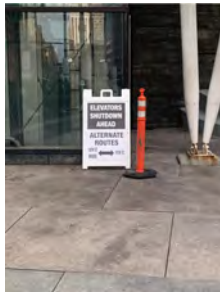
**5 logs found**

**Friday March 10**

	<p><b>Friday March 10 4:56 PM</b>  near <b>1959 16th Street Mall (Zone: ???)</b>  32s</p>	<p><b>Jay Stewart</b>  24235986</p>
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<b>Safety : Mechanical Issues</b>	<b>Millenium Bridge (2000 16th St)</b>
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Elevators are not in service CS: 16th St Mall & Chestnut PI



## Sunday March 12



**Sunday March 12 6:38 AM**  
near **1959 16th Street Mall (Zone: ???)**  
42s

**La'Ru Campbell**  
24244267

**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Noticed graffiti on wall needs cleaning CS: 16th St Mall & Chestnut Pl

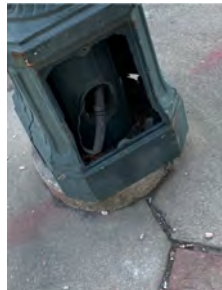


**Sunday March 12 5:38 PM**  
near **1515 Delgany St (Zone: ???)**  
29s


**Zuriel Williams**  
24246555

**Safety : Mechanical Issues**

Wires showing needs to be covered CS: Delgany St & Chestnut Pl



40  
Zuriel Williams  
24246556

 **Sunday March 12 5:59 PM**  
near 1801 Chestnut PI (Zone: ???)  
33s


**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Graffiti needs to be washed off CS: 19th St & Chestnut PI



Zuriel Williams  
24246562

 **Sunday March 12 8:58 PM**  
near 2001-2057 18th St (Zone: ???)  
26s

**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Graffiti still hasn't been washed off CS: 18th St & Chestnut PI





**REPORT CRITERIA:**

Date Range: 3/17/2023 to 3/20/2023


Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**3 logs found**

**Sunday March 19**

 <p><b>Sunday March 19 4:06 PM</b> near <b>2000-2056 18th St (Zone: ???)</b> 30s</p>	<p><b>Zuriel Williams</b> 24286627</p>
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**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Graffiti needs to be washed off CS: 18th St & Chestnut PI




 <p><b>Sunday March 19 5:11 PM</b> near <b>1515 Delgany St (Zone: ???)</b> 32s</p>	<p><b>Zuriel Williams</b> 24286631</p>
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**Safety : Mechanical Issues**

Wires need to be covered CS: Delgany St & Chestnut PI



 **Sunday March 19 5:18 PM**  
near 1850 Chestnut Pl (Zone: ???)  
31s

**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

Graffiti needs to be washed off CS: 19th St & Chestnut Pl



**REPORT CRITERIA:**

Date Range: 3/22/2023 to 3/23/2023


Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**2 logs found**

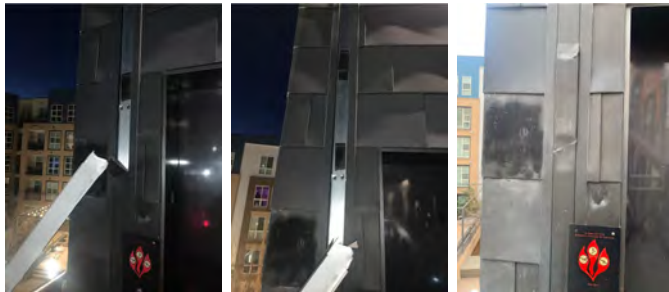
**Wednesday March 22**

 <p><b>Wednesday March 22 6:13 AM</b>  <b>18th St &amp; 18th St Bridge (Zone: ???)</b>          2m 57s</p>	<p><b>Tom McNassor</b>          24300284</p>
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**Safety : Vandalism/Graffiti**

Time DPD Called:  
 Time DPD Responded:  
 Officer's Name:  
 CAD Number:

Damage observed to East elevator bridge structure(trim).Pictures taken and east West management contacted. East west maintenance responded and did a temporary fix. CS: 18th St & Broadway



## Thursday March 23



Thursday March 23 6:17 AM  
near 1946 Chestnut Pl (Zone: ???)  
1m 28s

Tom McNassor  
24306743

### Safety : Vandalism/Graffiti

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

New tagging/graffiti on the side of private business. Picture taken and security professional contacted. CS: 20th St & Chestnut Pl



**REPORT CRITERIA:**

Date Range: 3/23/2023 to 3/24/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**1 log found**

**Thursday March 23**



**Thursday March 23 6:17 AM**  
near **1946 Chestnut Pl (Zone: ???)**  
1m 28s

**Tom McNassor**  
24306743

**Safety : Vandalism/Graffiti**

Time DPD Called:  
Time DPD Responded:  
Officer's Name:  
CAD Number:

New tagging/graffiti on the side of private business. Picture taken and security professional contacted. CS: 20th St & Chestnut Pl



Incident ID	Customer Email	Site Identifier	Incident Datetime
310666	A wet floor was observed on NVR-1, camera 22 at approximately 5:19 pm. Upon further review, an individual was observed relieving themselves and appeared to leave the area with no further incident observed.	COMillenniumGate	3/1/2023 12:51:00 PM
311023	Two individuals were observed loitering on NVR - 1, camera 24 at approximately 2:33. Police dispatch was not warranted because the individuals appeared to leave after the audible alarms were activated.	COMillenniumGate	3/2/2023 2:14:00 PM
311084	Two individuals were observed loitering on NVR-1, camera 24 at approximately 7:33 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	COMillenniumGate	3/2/2023 7:31:00 PM
311108	Multiple individuals were observed loitering on NVR-1, camera 9 at approximately 8:54 PM. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individuals and appeared to direct to leave the area.	COMillenniumGate	3/2/2023 8:44:00 PM
311304	Two individuals were observed accessing the property on NVR-1, camera 1 at approximately 4:00 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/3/2023 3:54:00 AM
311353	An individual was observed using an unknown substance on NVR-1, camera 22, at approximately 9:13 a.m. The audible alarms were activated. Police dispatch was not warranted because the individual appeared to leave after the audible alarms were activated	COMillenniumGate	3/3/2023 9:04:00 AM
311382	Multiple individuals were observed loitering on NVR -1, camera 10 at approximately 2:41 am. The audible alarms were activated. Police dispatch was not warranted because the individuals appeared to leave with no further incident observed.	COMillenniumGate	3/3/2023 2:39:00 PM
311435	Two individuals were observed using unknown substance on NVR-1, camera 15 at approximately 7:48 pm. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incidents. The security officer was not observed on camera.	COMillenniumGate	3/3/2023 7:45:00 PM
311466	An individual was observed using an unknown substance on NVR-1, camera 16 at approximately 9:34 pm. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was observed patrolling area.	COMillenniumGate	3/3/2023 9:33:00 PM
311808	An individual appeared to be using an unknown substance on NVR-1, camera 17 at approximately 8:45 PM. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/4/2023 8:43:00 PM
311930	An individual was observed loitering on NVR-1, camera 13 at approximately 2:02 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	COMillenniumGate	3/5/2023 2:01:00 AM
311955	An individual was observed loitering on NVR-1 camera 13 at approximately 3:04 am. The audible alarms were activated. A voicemail was left for the security officer notifying them of the activity observed. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/5/2023 3:03:00 AM
312029	Two individuals were observed using an unknown substance on NVR - 1, camera 15 at approximately 7:27 am. The audible alarms were activated. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	COMillenniumGate	3/5/2023 7:24:00 AM
312123	Two individuals were observed loitering on NVR-1, camera 15 at approximately 5:19 pm. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	COMillenniumGate	3/5/2023 5:14:00 PM
312171	Two individuals were observed using an unknown substance on NVR-1, camera 24 at approximately 8:27 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The responding security officer was observed making contact with the individuals and appeared to direct them to leave the area.	COMillenniumGate	3/5/2023 8:24:00 PM
312450	An individual was observed dumping items on NVR-1, camera 15 at approximately 06:20 pm. The audible alarms were activated. Police dispatch was not warranted because the individual appeared to leave the area after the audible alarms were activated with no further incident observed.	COMillenniumGate	3/6/2023 6:20:00 PM
312486	An individual was observed loitering on NVR-1, camera 13 at approximately 8:13 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/6/2023 8:08:00 PM
312938	An individual was observed loitering on NVR-1, camera 13 at approximately 12:18 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	COMillenniumGate	3/8/2023 12:14:00 AM
312986	Two individuals were observed loitering on NVR-1, camera 8 at approximately 2:06 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/8/2023 2:03:00 AM
313470	An individual was observed loitering on NVR - 1, camera 9 at approximately 3:31 pm. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave before the police could arrive. The police were not observed on camera.	COMillenniumGate	3/9/2023 3:10:00 PM
313600	Two individuals were observed using an unknown substance on NVR-1, camera 15 at approximately 10:54 pm. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/9/2023 10:42:00 PM
313729	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 22 at approximately 7:24 a.m. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. Responding police officers were not observed on arriving.	COMillenniumGate	3/10/2023 7:23:00 AM
313841	We observed feces inside the elevator on NVR-1, camera 22 at approximately 9:03 PM. Upon review, it was determined that an individual was observed relieving themselves. Shortly after, the individual appeared to leave the area with no further incident observed.	COMillenniumGate	3/10/2023 7:58:00 PM
314013	Two individuals were observed loitering on NVR-1, camera 13 at approximately 2:47 a.m. The audible alarm was sounded. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area shortly without any further incident observed. The security officer was not observed on the camera.	COMillenniumGate	3/11/2023 2:10:00 AM
314200	An individual was observed loitering on NVR-1, camera 24 at approximately 4:33 pm. The audible alarms were activated. The individual appeared to leave the area shortly after with no further incident observed.	COMillenniumGate	3/11/2023 4:31:00 PM
314210	An individual was observed taking a bicycle on NVR-1, camera 24 at approximately 5:40 pm. An attempt was made to dispatch Denver Police due to the nature of the activity observed. The individual appeared to leave the area before police could arrive. The police officers were not observed on camera.	COMillenniumGate	3/11/2023 5:32:00 PM
314326	Three individuals were observed climbing over the wall on NVR-1, camera 13 at approximately 10:52 pm. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	COMillenniumGate	3/11/2023 10:50:00 PM
314904	An individual was observed loitering on NVR-1, camera 24 at approximately 1:45 pm. Another individual was observed using an unknown substance on NVR-1, camera 15 at approximately 1:55 pm. Denver Police were dispatched due to the nature of the activity observed. The other individual appeared to leave the area before the police could arrive. The responding police officers were observed making contact with the remaining individual and appeared to direct them to leave the area.	COMillenniumGate	3/13/2023 1:34:00 PM
314926	An individual was observed relieving themselves on NVR - 1, camera 22 at approximately 4:24 pm. Police dispatch was not warranted because the individual appeared to leave shortly after with no further incident.	COMillenniumGate	3/13/2023 4:24:00 PM
315221	An individual was observed using an unknown substance on NVR-1, camera 13 at approximately 11:31 am. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area before the police could arrive. The responding police officers were not observed on the camera.	COMillenniumGate	3/14/2023 11:29:00 AM
315452	Two individuals were observed loitering on NVR-1, camera 17 at approximately 2:27 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individual appeared to leave the area with no further incident observed. The security officer was not observed on the camera.	COMillenniumGate	3/15/2023 2:24:00 AM
315509	Two individuals were observed using an unknown substance on NVR-1, camera 22. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/15/2023 5:30:00 AM
315520	An individual was observed loitering on NVR-1, camera 15 at approximately 6:35 AM. The audible alarms were activated. A voicemail message was left with the security officer notifying them of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	COMillenniumGate	3/15/2023 5:51:00 AM
315525	Two individuals were observed using an unknown substance on NVR-1 camera 22 at approximately 7:03 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area with no further incident. The responding police officers were not observed on camera.	COMillenniumGate	3/15/2023 7:01:00 AM
315564	An individual was observed loitering on NVR-1, camera 24 at approximately 12:07 pm. The audible alarm were activated. The individual appeared to leave the area with no further incident observed.	COMillenniumGate	3/15/2023 11:54:00 AM
315674	Multiple individuals were observed using unknown substances on NVR-1, camera 15 at approximately 8:19 pm. The audible alarms were activated. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	COMillenniumGate	3/15/2023 8:18:00 PM

316113	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 24 at approximately 11:43 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officer was observed making contact with the individuals and appeared to direct them to leave the area.	COMillenniumGate	3/16/2023 11:35:00 PM
316291	Multiple individuals were observed using an unknown substance on NVR-1, camera 24 at approximately 2:25 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area before the police officers could arrive. The responding police officers were not observed on camera.	COMillenniumGate	3/17/2023 2:13:00 PM
316344	Two individuals were observed loitering on NVR-1, camera 24 at approximately 6:55 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	COMillenniumGate	3/17/2023 6:55:00 PM
316541	An individual was observed loitering on NVR-1, camera 9 at approximately 2:31 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/18/2023 2:20:00 AM
316662	An individual appeared to be using an unknown substance on NVR-1, camera 17 approximately at 10:42 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area before the police officers could arrive. The responding police officers were not observed on the camera.	COMillenniumGate	3/18/2023 10:14:00 AM
316853	An individual was observed loitering on NVR-1, camera 13 at approximately 12:08 am. The audible alarms were activated. Police dispatch was not warranted because the individual appeared to leave the area with no further incidents observed.	COMillenniumGate	3/19/2023 12:00:00 AM
317093	Two individuals were observed loitering on NVR - 1, camera 13 at approximately 3:07 pm. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area after the audible alarms were activated. The responding police officer was observed patrolling the area.	COMillenniumGate	3/19/2023 3:05:00 PM
317233	An individual was observed loitering on NVR-1 camera 22 at approximately 12:32 am. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the responding security officer was observed making contact with the individual and directed them to leave the area.	COMillenniumGate	3/20/2023 12:31:00 AM
317723	An individual was observed using an unknown substance on NVR-1, camera 24 at approximately 4:50 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. The police officers were not observed arriving.	COMillenniumGate	3/21/2023 4:44:00 PM
317810	Multiple individuals were observed loitering and using an unknown substance on NVR-1, camera 15 at approximately 9:42 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the security officers were observed making contact with the individuals and appeared to direct them to leave the area.	COMillenniumGate	3/21/2023 9:29:00 PM
318361	Two individuals were observed having an unknown transaction and appeared to be using an unknown substance on NVR-1, camera 4 at approximately 7:24 AM. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area before the police could arrive. The responding police officer was observed patrolling the area.	COMillenniumGate	3/23/2023 7:24:00 AM
318669	An individual was observed loitering on NVR-1, camera 15 at approximately 5:22 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/24/2023 5:20:00 AM
318679	Two individuals were observed using an unknown substance on NVR-1, camera 15 at approximately 6:04 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. An attempt was made to contact the security officer but there were no response. The individuals appeared to leave the area before any actions could be taken. The security officer was observed patrolling the area. The police officers were not observed on arriving	COMillenniumGate	3/24/2023 6:04:00 AM
318725	Two individuals were observed loitering on NVR - 1, camera 16 at approximately 3:07 pm. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	COMillenniumGate	3/24/2023 3:04:00 PM
318888	Two individuals were observed tampering the elevator on NVR-1, camera 16 at approximately 12:25 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/25/2023 12:25:00 AM
319320	Two individuals was observed vandalizing on NVR-1, camera 22 at approximately 12:34 a.m. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave the area shortly after the audible alarm was sounded. The responding security officer was not observed arriving.	COMillenniumGate	3/26/2023 12:30:00 AM
319610	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 22 at approximately 8:21 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the individuals appeared to leave shortly. The security officer was observed checking the area.	COMillenniumGate	3/26/2023 8:21:00 PM
319672	Two individuals were observed accessing the property on NVR-1, camera 13 at approximately 11:22 pm. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	COMillenniumGate	3/26/2023 11:22:00 PM
319698	An individual was observed loitering on NVR-1 camera 25 at approximately 12:29 am. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.	COMillenniumGate	3/27/2023 12:25:00 AM
319814	An individual was observed using an unknown substance on NVR-1, camera 22 at approximately 7:32 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity. The individual appeared to leave the before the officers could arrive. The responding police officers were not observed arriving.	COMillenniumGate	3/27/2023 7:27:00 AM
319965	An individual was observed using an unknown substance on NVR-1, camera 22 at approximately 9:43 pm. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officers were observed checking the area and leaving shortly after.	COMillenniumGate	3/27/2023 9:40:00 PM
320047	Multiple individuals were observed using an unknown substance on NVR-1 camera 15 at approximately 12:58 am. The audible alarms were activated. The security officer was contacted and made aware of the activity. Police dispatch was not warranted because the responding security officer was observed making contact with the individuals and appeared to direct them to leave the area.	COMillenniumGate	3/28/2023 12:57:00 AM

## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
122104	RPA-BRDG	MKRU	Completed		2/26/2023	2/26/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
122209	RPA-BRDG	EHERBERT	Closed		2/27/2023	2/27/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122243	RPA-BRDG	EHERBERT	Closed		2/28/2023	2/28/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122295	RPA-BRDG	EHERBERT	Closed		3/1/2023	3/1/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122347	RPA-BRDG	EHERBERT	Completed		3/2/2023	3/2/2023	12:00 AM	0.50	elevator cabs are down not working in the millennium bridge
122660	RPA-BRDG	JP	Completed		3/11/2023	3/11/2023	12:00 AM	1.00	Bridge walk. Checked elevators.
122661	RPA-BRDG	JP	Completed		3/11/2023	3/4/2023	12:00 AM	1.00	Bridge walk. Checked elevators.
122861	RPA-BRDG	JP	Completed		3/18/2023	3/18/2023	12:00 AM	1.00	Bridge walk. Checked elevators.
123182	RPA-BRDG	JP	Completed		3/25/2023	3/25/2023	12:00 AM	0.75	Bridge walk. Moved elevator down signs.
122103	RPA-18BDG	MKRU	Completed		2/26/2023	2/26/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
122208	RPA-18BDG	EHERBERT	Closed		2/27/2023	2/27/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122244	RPA-18BDG	EHERBERT	Closed		2/28/2023	2/28/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122294	RPA-18BDG	EHERBERT	Closed		3/1/2023	3/1/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122346	RPA-18BDG	EHERBERT	Closed		3/2/2023	3/2/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122371	RPA-18BDG	EHERBERT	Closed		3/3/2023	3/3/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122429	RPA-18BDG	MKRU	Completed		3/6/2023	3/5/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
122444	RPA-18BDG	EHERBERT	Closed		3/6/2023	3/6/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122472	RPA-18BDG	JSNIDE	Closed		3/7/2023	3/7/2023	12:00 AM	0.00	Purchased graffiti remover 2/21/2023
122493	RPA-18BDG	EHERBERT	Closed		3/7/2023	3/7/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122535	RPA-18BDG	EHERBERT	Closed		3/8/2023	3/8/2023	12:00 AM	1.00	Removed the Graffiti in the stairs by the elevator cabs in the east side elevator cab and on the bridge area as well
122536	RPA-18BDG	EHERBERT	Closed		3/8/2023	3/8/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122603	RPA-18BDG	EHERBERT	Closed		3/9/2023	3/9/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122627	RPA-18BDG	EHERBERT	Closed		3/10/2023	3/10/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122662	RPA-18BDG	JP	Completed		3/11/2023	3/11/2023	12:00 AM	1.00	Bridge walk. Checked elevators.
122663	RPA-18BDG	JP	Completed		3/11/2023	3/4/2023	12:00 AM	1.00	Bridge walk. Checked elevators.



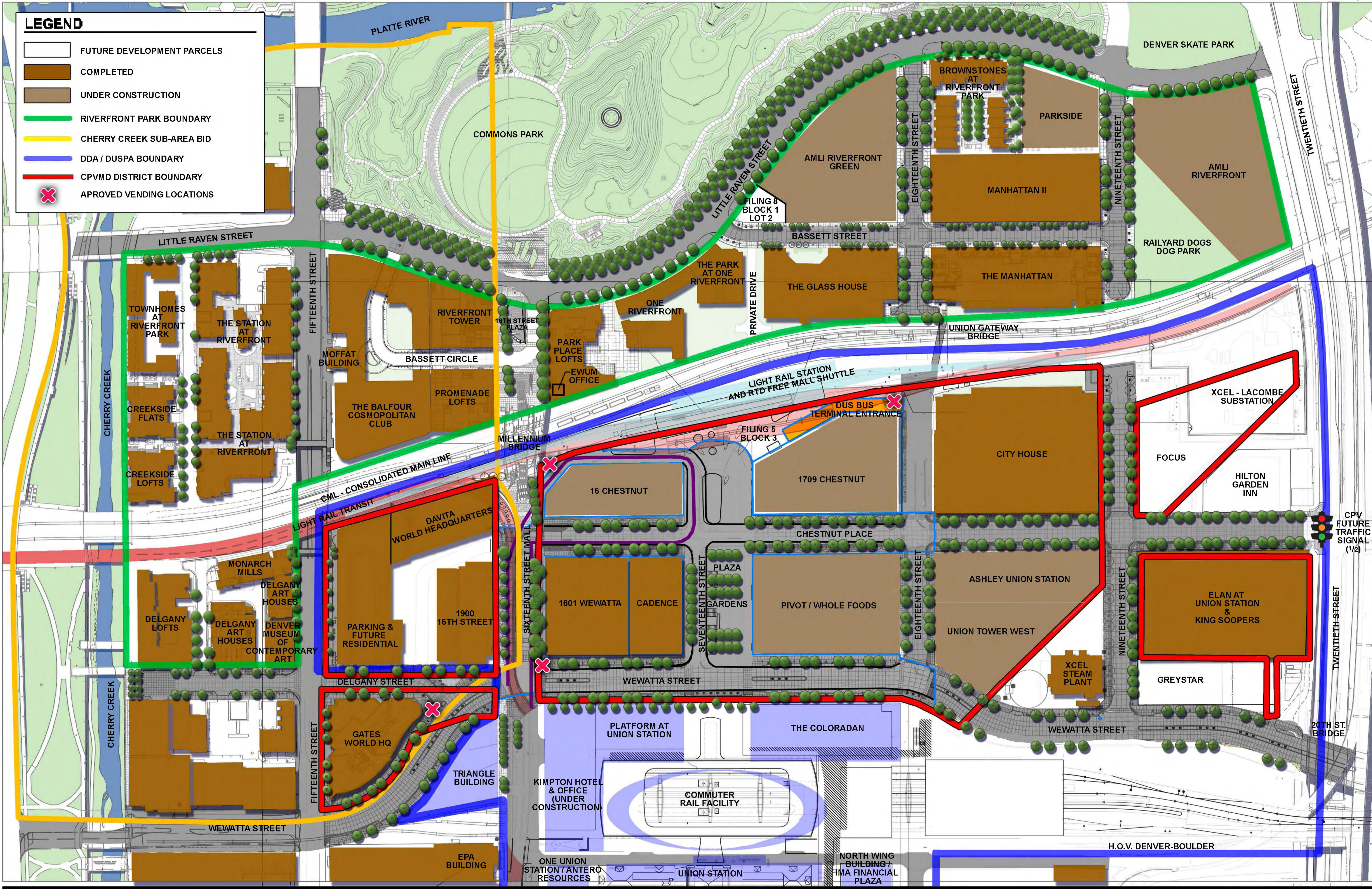
## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
122693	RPA-18BDG	EHERBERT	Closed		3/13/2023	3/13/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122709	RPA-18BDG	MKRU	Completed		3/13/2023	3/12/2023	12:00 AM	0.75	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism, cleaned up human fecal matter.
122725	RPA-18BDG	EHERBERT	Closed		3/14/2023	3/14/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122883	RPA-18BDG	MKRU	Completed		3/20/2023	3/19/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
122777	RPA-18BDG	EHERBERT	Closed		3/15/2023	3/15/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122814	RPA-18BDG	EHERBERT	Closed		3/16/2023	3/16/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122815	RPA-18BDG	EHERBERT	Closed		3/16/2023	3/16/2023	12:00 AM	0.50	Cleaned human waste off of the elevator cab in the west side.
122832	RPA-18BDG	EHERBERT	Closed		3/17/2023	3/17/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122860	RPA-18BDG	JP	Completed		3/18/2023	3/18/2023	12:00 AM	1.00	Bridge walk. Tested elevators.
122868	RPA-18BDG	EHERBERT	Closed		3/20/2023	3/20/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122909	RPA-18BDG	EHERBERT	Closed		3/21/2023	3/21/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
122940	RPA-18BDG	EHERBERT	Closed		3/22/2023	3/22/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
123047	RPA-18BDG	EHERBERT	Closed		3/23/2023	3/23/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
123091	RPA-18BDG	EHERBERT	Closed		3/24/2023	3/24/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
123183	RPA-18BDG	JP	Completed		3/25/2023	3/25/2023	12:00 AM	0.75	Bridge walk. Checked elevators.



**LEGEND**

- FUTURE DEVELOPMENT PARCELS
- COMPLETED
- UNDER CONSTRUCTION
- RIVERFRONT PARK BOUNDARY
- CHERRY CREEK SUB-AREA BID
- DDA / DUSPA BOUNDARY
- CPVMD DISTRICT BOUNDARY
- ✕ APPROVED VENDING LOCATIONS



**COMPOSITE PLAN**  
 CURRENT STREETSCAPE DESIGN  
 AND CONSTRUCTION PLAN

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
 DENVER, COLORADO

CLIFTONLARSONALLEN LLP  
 68WEST, INC.  
 DESIGN WORKSHOP, INC.  
 MILLER & ASSOCIATES, LLC



SEPTEMBER 2016

## Alles, Rachel

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**From:** DAmato, Shauna  
**Sent:** Wednesday, March 29, 2023 2:34 PM  
**To:** Alles, Rachel; Jones, Anna  
**Subject:** FW: [External] 2023-24 CPVMD Holiday Lighting Proposal  
**Attachments:** 2Keys\_Proposal.docx; 2Keys Map.pdf

Here are Dale's attached proposals – I've clarified pricing and for the map piece it's simply the "areas in red" (the District).

Here's this email below as well if you'd like to include it in the packet, Rachel.



**Shauna D'Amato (she/her/hers)**  
 Public Management Analyst  
 Business Operations (BizOps)

**Direct 303-265-7867**  
 CLA (CliftonLarsonAllen LLP)  
[shauna.damato@claconnect.com](mailto:shauna.damato@claconnect.com)

*We'll get you there.*  
[CPAs](#) | [Consultants](#) | [Wealth Advisors](#)

[Send me your files with secure file transfer.](#)

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See [CLAglobal.com/disclaimer](https://claglobal.com/disclaimer). Investment advisory services are offered through CliftonLarsonAllenWealth Advisors, LLC, an SEC-registered investment advisor.




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**From:** Dale De'Leo <dale@2keyscorp.com>  
**Sent:** Tuesday, March 28, 2023 5:59 PM  
**To:** DAmato, Shauna <Shauna.DAmato@claconnect.com>  
**Subject:** [External] 2023-24 CPVMD Holiday Lighting Proposal

**Think Security – This email originated from an external source. Be cautious with any links or attachments.**

Shauna,

I decided to stay late and get this done for your team.

It is important to note that we walked the district today and feel this is a job we can obviously handle, but there would have to be some follow up to power needs to complete it properly per my attached proposal. Basically the electrical outlets are sparse throughout the district but there are junction boxes on almost all the street light poles that could be tapped for power. I am not sure what the districts relationship is with Xcel Energy.

I know the DTDP struggles with getting them to allow use of their poles, but maybe it could be done. Having said that my proposal is assuming power is provided and is easily accessible.

Hope this makes sense, happy to follow up with a call if you need more info.



Dale DeLeo  
President

o | 303.910.1566

c | 303.807.4462

e | [daledaleo@icloud.com](mailto:daledaleo@icloud.com)

[www.2keyscorp.com](http://www.2keyscorp.com)

**THE FOLLOWING ARE POST PACKET ITEMS:  
ITEMS THAT WERE DISTRIBUTED AT THE MEETING  
AND NOT IN THE ORIGINAL PACKET**

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN  
DISTRICT (THE “DISTRICT”)  
HELD  
MARCH 7, 2023

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, March 7, 2023, at 9:00 a.m. at 2000 16<sup>th</sup> Street, Denver, CO 80202 and via WebEx. 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, Jason Carroll, Yelena Primachenko and Jenna Trujillo; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.  
Brandon Fries; East West Urban Management  
Andrew Uram; TK Elevator Corporation  
Linda Appel Lipsius, Lara Fahnestock and Nessa Mogharreban; Denver Urban Gardens  
Todd Wenskoski and Lauren Kelly; Livable Cities Studio  
Sabina Valencia; Downtown Denver Partnership  
Jordan Kind; Hines

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Cara called the District meeting and the Central Platte Valley Metropolitan District meeting to order concurrently at 9:00 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board of the Central Platte Valley Coordination Metropolitan District approved the agenda, as amended, moving the 17<sup>th</sup> Street Gardens discussion to the beginning of the agenda.

Mr. Wenskoski presented design ideas and cost schedule for the 17<sup>th</sup> Street Gardens to the Board. Discussion ensued. It was noted that Mr. Wenskoski will prepare technical drawings and more detailed cost estimates and schedules for consideration at the April meeting.

## RECORD OF PROCEEDINGS

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Director Cara and Mr. Wenskoski discussed the need for fencing plans and approval. It was noted that Mr. Wenskoski will communicate with the City regarding fencing requirements.

The Board discussed the District's need for an electrician and sound design work. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Belluomo and, upon vote, unanimously carried, the Board authorized Stantec and an electrical contractor to begin sound and lighting design work in an amount not to exceed \$25,000.

The Denver Urban Gardens team presented the 17<sup>th</sup> Street Gardens scope to the Board and reviewed the cost breakdown. Following review and discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the agreement and supplemental five-year continuing agreement with Denver Urban Gardens to be reviewed and approved annually, subject to final legal review.

**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 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



## RECORD OF PROCEEDINGS

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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 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 February 15, 2023 Special Meeting:**

#### **January 31, 2023 Unaudited Financial Statements and Cash Position Report:**

#### **Current Claims:**

#### **Weekly Security Report from DDP BID:**

#### **Other:**

Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items.

### MANAGER ITEMS

#### **17<sup>th</sup> Street Gardens Follow Up:**

**Denver Urban Gardens (DUG):** This item was previously discussed.

# RECORD OF PROCEEDINGS

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## Livable Cities Studios:

**Anticipated Budget and Schedule:** This item was previously discussed.

**Bidding Process, Preferred Providers and Potential Contractors:** This item was previously discussed.

**Contract for 2023 Music Series in the amount of \$55,000:** The Board reviewed the contract for the 2023 music series. Discussion ensued regarding flexibility in concert location due to potential 17<sup>th</sup> Street Gardens construction beginning in June or July. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the contract for the 2023 music series in the amount of \$55,000, subject to the addition of language regarding location changes due to construction.

**Maintenance Coordination Report – EWUM, Brandon Fries:** Mr. Fries reviewed the Maintenance Coordination Report with the Board.

**Concrete Work in the amount of \$38,000:** Mr. Fries reviewed the proposal from Gallegos with the Board. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the proposal from Gallegos for concrete work in the amount of \$38,000, as presented. It was noted that the District signatory will be changed from Mr. Fries to Director Cara.

**Other:** None.

## FINANCIAL ITEMS

**Other:** None.

## PROJECT UPDATES

**Other:** None.

## DIRECTOR ITEMS

**Other:** None.

## ATTORNEY ITEMS

**May 2023 Election Update:** Attorney Miller provided an update to the Board regarding the May 2023 election, noting that the election will be cancelled.

**Patio License Agreement for Hello Darling:** The Board discussed a patio license agreement for Hello Darling. It was noted that Mr. Fries will confirm that the patio does not interfere with snow removal and will coordinate with Hello Darling on the permit process. It was noted that Hello Darling will be required to submit plans to the City for approval, and Attorney Miller will draft the agreement once the City approves the plans.

## RECORD OF PROCEEDINGS

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**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 Geiger and, upon vote, unanimously carried, the Board adjourned the District meeting and the Central Platte Valley Metropolitan District meeting at 10:42 a.m.

Respectfully submitted,

---

Secretary for the Meeting

## Alles, Rachel

---

**From:** Kralik, Cole <Cole.Kralik@aus.com>  
**Sent:** Monday, April 3, 2023 11:51 AM  
**To:** dmiller@ddmalaw.com; jkincaid@eastwestum.com; Jones, Anna; Carlson, Nicholas; Alles, Rachel; bfries@eastwestum.com  
**Cc:** Ryan Ertman  
**Subject:** [External] 04-03-23 CPVMD Weekly Security Report  
**Attachments:** 04-03-23 CPVMD Weekly Security Report.xlsx

**Think Security – This email originated from an external source. Be cautious with any links or attachments.**

All,

The Central Platte Valley Security team reported no significant increase in specific log types. We observed no significant decrease in specific log types. All logs remained consistent with prior weeks.

### Map of Encounters

(Safety, Ambassador, and Outreach) logged by our private security officers this past week by location. The darker color dots indicate increased number of encounters at that location. If the iPhone cannot log a GPS location, it will log the location of the cell phone tower it is connected to, hence some locations appear outside the CPVMD area.

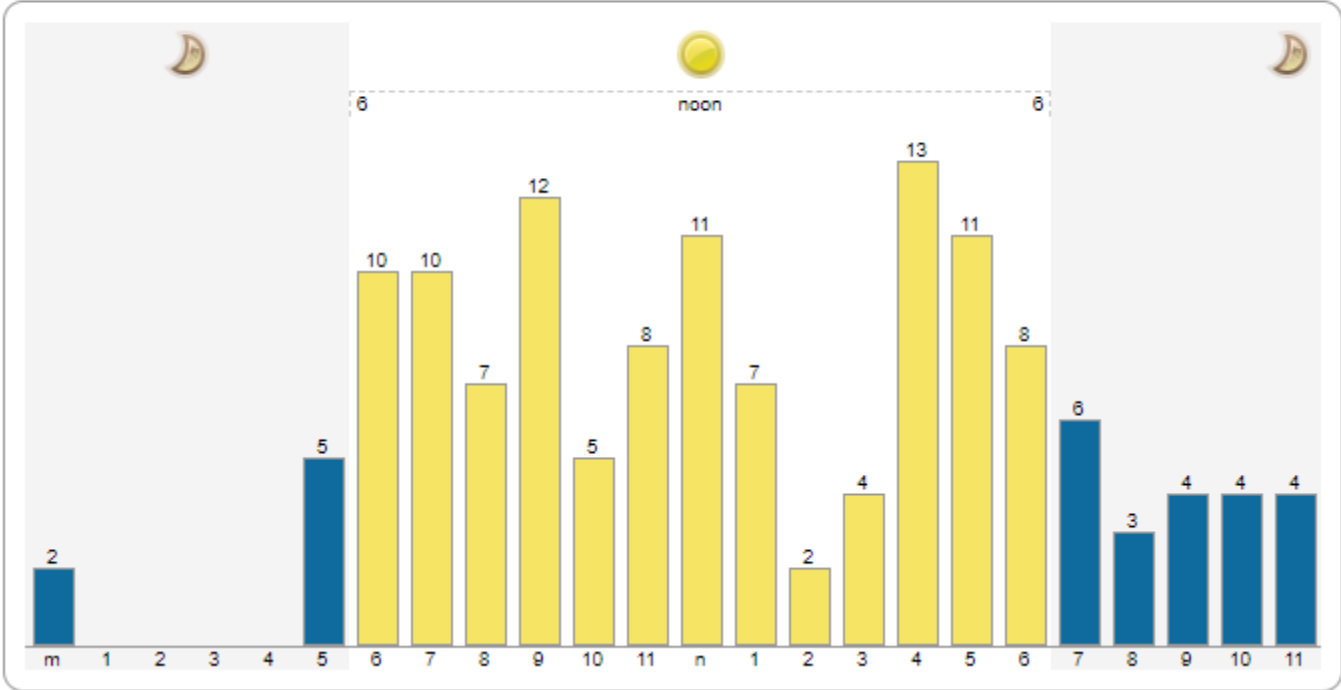


**Chart of Encounters**

Chart of encounters (Safety, Ambassador, and Outreach) logged by our private security officers this past week (Sunday through Saturday) by time of day. Note our shift changes are at 5am and 3pm, this is when outgoing officers brief incoming officers.

# HOURLY ACTIVITY

2023 ALL ALL CPVMD Go



Cole Kralik  
DDBID Account Manager

**Allied Universal**  
1515 Arapahoe Street | Tower 3 Suite 100 | Denver, CO 80202  
C:720.309.6564 | [cole.kralik@aus.com](mailto:cole.kralik@aus.com)  
[www.AUS.com](http://www.AUS.com)



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# Allied Universal Security Report

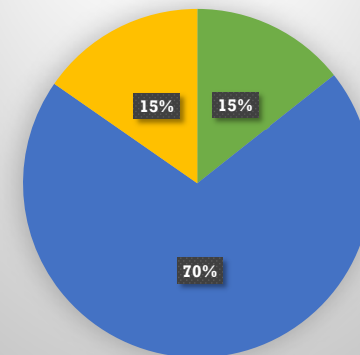
Safety	Feb 26-Mar 4	Mar 5-11	Mar 12-18	Mar 19-25	Mar 26-Apr 1	Totals	YTD	Wk Avg
Aggressive Panhandling	0	0	0	0	0	0	0	0
Assault	0	0	0	0	0	0	0	0
Disturbance	6	3	1	4	4	18	54	4
Injury/Illness	0	1	0	0	0	1	3	0
Park Curfew Violation	0	0	0	0	0	0	0	0
Public Intoxication	1	1	0	0	0	2	5	1
Public Urination	0	0	0	1	0	1	1	0
Public Use of Drugs	7	1	0	1	0	9	20	2
Trespass	8	9	8	9	7	41	95	9
Unauthorized Camping	3	1	2	2	0	8	29	2
Vandalism	5	8	5	5	1	24	40	6
<b>Totals</b>	<b>30</b>	<b>24</b>	<b>16</b>	<b>22</b>	<b>12</b>	<b>104</b>	<b>247</b>	

Safety	104
Ambassador	509
Outreach	111

Ambassador	Feb 26-Mar 4	Mar 5-11	Mar 12-18	Mar 19-25	Mar 26-Apr 1	Totals	YTD	Wk Avg
Assistance (Directions/Info)	27	37	23	36	30	153	494	31
Business Checks	79	66	69	70	68	352	899	71
Lost property	0	0	1	0	0	1	3	0
Positive Comment	0	1	1	1	0	3	9	1
<b>Totals</b>	<b>106</b>	<b>104</b>	<b>94</b>	<b>107</b>	<b>98</b>	<b>509</b>	<b>1405</b>	

Outreach	Feb 26-Mar 4	Mar 5-11	Mar 12-18	Mar 19-25	Mar 26-Apr 1	Totals	YTD	Wk Avg
Welfare Check	38	19	12	21	21	111	306	23

### Officer Focus

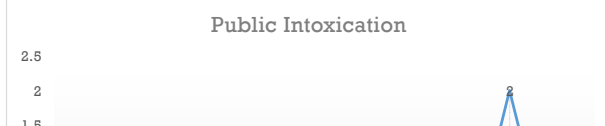
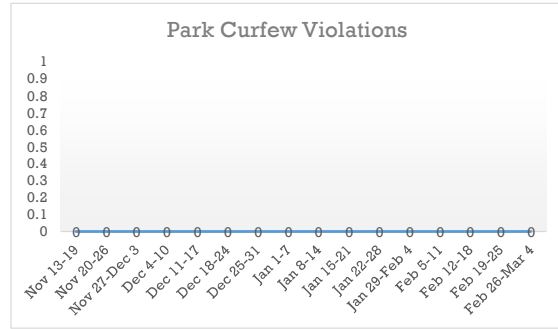
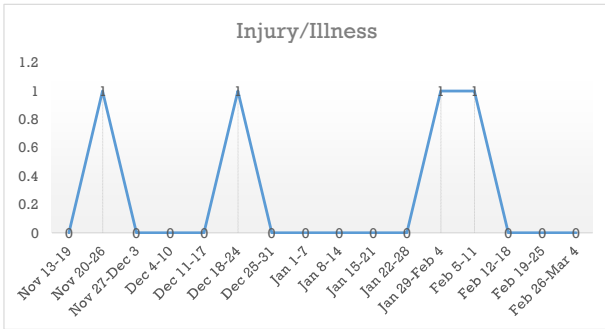
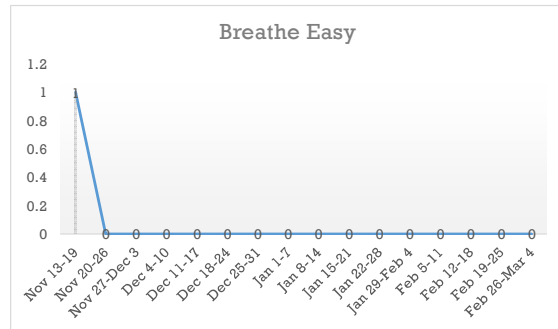
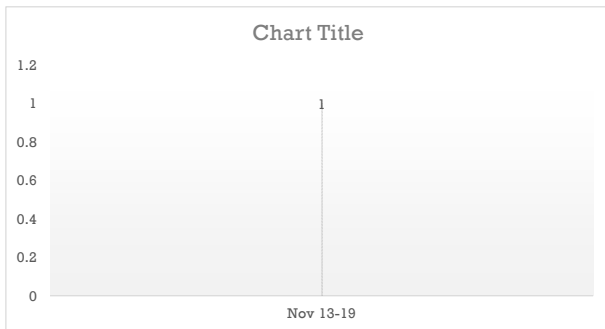
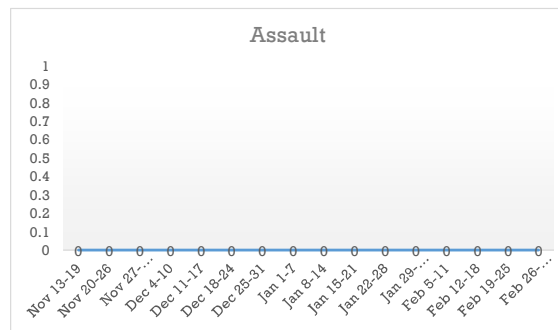
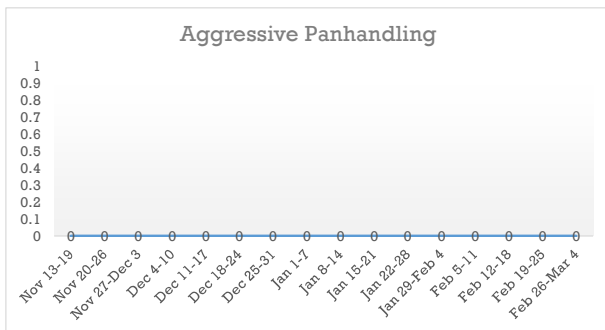


■ Safety ■ Ambassador ■ Outreach

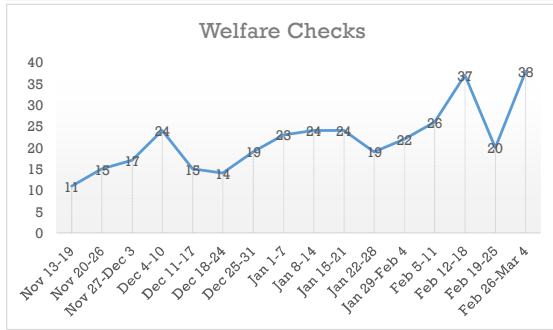
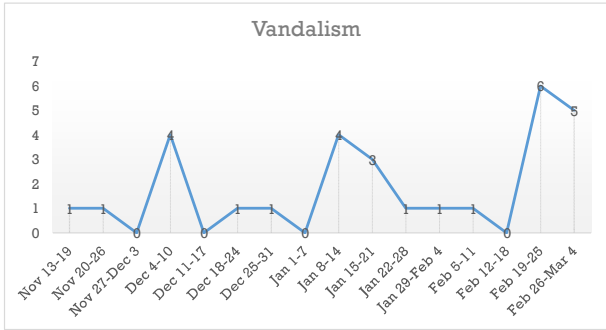
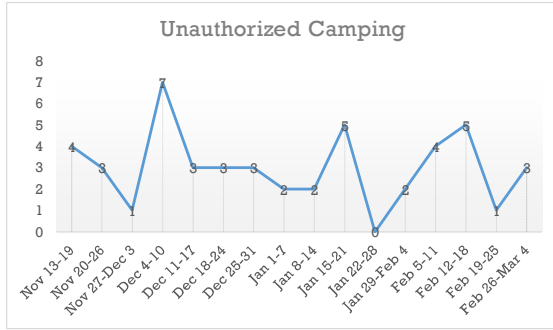
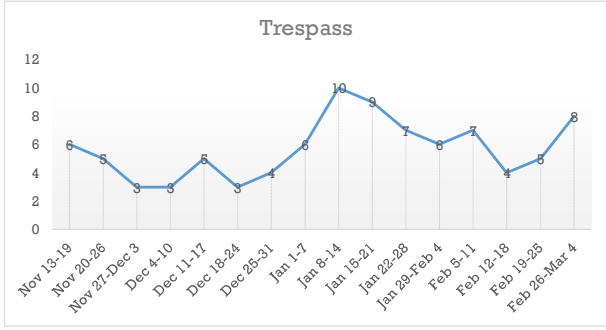
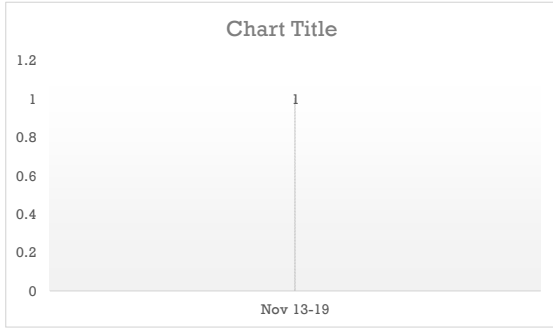
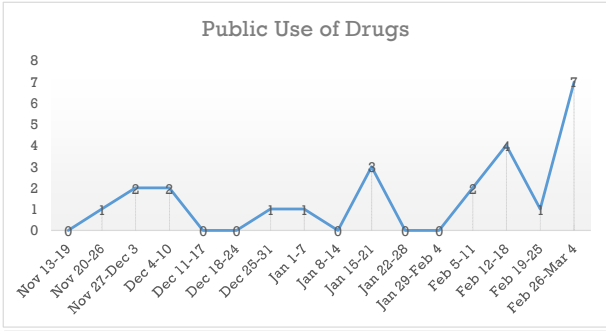
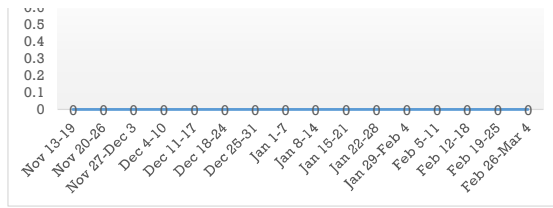
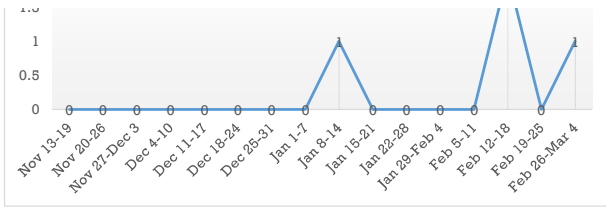
# Allied Universal Security Report

## Tracking Spreadsheet

Incident Response	Nov 13-19	Nov 20-26	Nov 27-Dec 3	Dec 4-10	Dec 11-17	Dec 18-24	Dec 25-31	Jan 1-7	Jan 8-14	Jan 15-21	Jan 22-28	Jan 29-Feb 4	Feb 5-11	Feb 12-18	Feb 19-25	Feb 26-Mar 4	Mar 5-11	Mar 12-18	Mar 19-25	Mar 26-Apr 1	5 Mth Total	5 Month Weekly Average
Aggressive Panhandling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disturbance	2	10	7	2	2	2	5	2	11	3	1	4	9	4	2	6	3	1	4	4	4	75
Injury/Illness	0	1	0	0	0	1	0	0	0	0	0	1	1	0	0	0	1	0	0	0	0	5
Park Curfew Violations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Intoxication	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	1	1	0	0	0	0	5
Public Urination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Public Use of Drugs	0	1	2	2	0	0	1	1	0	3	0	0	2	4	1	7	1	0	1	0	0	25
Trespass	6	5	3	3	5	3	4	6	10	9	7	6	7	4	5	8	9	8	9	7	100	6
Unauthorized Camping	4	3	1	7	3	3	3	2	2	5	0	2	4	5	1	3	1	2	2	0	49	3
Vandalism	1	1	0	4	0	1	1	0	4	3	1	1	1	0	6	5	8	5	5	1	37	2
Welfare Checks	11	15	17	24	15	14	19	23	24	24	19	22	26	37	20	38	19	12	21	21	421	21
<b>Totals</b>	<b>24</b>	<b>36</b>	<b>30</b>	<b>42</b>	<b>25</b>	<b>24</b>	<b>33</b>	<b>34</b>	<b>52</b>	<b>47</b>	<b>28</b>	<b>36</b>	<b>50</b>	<b>56</b>	<b>35</b>	<b>68</b>	<b>43</b>	<b>28</b>	<b>43</b>	<b>33</b>	<b>717</b>	<b>38</b>







April 2, 2023

Anna Jones  
District Representative  
CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 500  
Greenwood Village, CO 80111

RE: CPV Trees + Gardens – Landscape Architecture Services 2023

Dear Anna:

We are pleased to submit our proposal to provide continued landscape architecture consulting services and serve as an advisor to the CPV Metropolitan Coordination District for 2023. The scope of work included in this proposal is a continuation of our previous work and assisting with improvements to the 17<sup>th</sup> Street Gardens and any other services related to landscape or maintenance.

### **Basic Services for 2023**

This proposal includes the following services as a continuation of our ongoing activities:

#### **Task 1 - 17<sup>th</sup> Street Gardens**

Livable Cities will develop 17<sup>th</sup> Street Garden concepts and renovations plans based on input and guidance from the District Board. This task includes conceptual design, technical plans, and subsequent bidding and construction services through the installation and coordination of work with the selected contractor.

##### **1.1 Renovation Design & Technical Plans**

The renovation plans phase includes the development of preliminary concepts, final concept, and completion of the technical plan package for bidding and construction. Based on previous experience implementation garden improvements and due to its existing condition as a fully improved area, the technical plans will be developed to a Design Development (DD) level of detail with sufficient information for the contractor to construct and complete the installation. Specific activities in this task include:

- Prepare conceptual design plan
- Organize board work session and attend Board meetings
- Prepare technical plans to Design Development level

##### **1.2 Project Management**

Project Management includes coordination of activities related to the improvements. Specific activities in this task include:

- Preparation and management of the project schedule
- Coordination with other project partners and consultants (DUG, Stantec, etc.)

- Management of activities related to the preparation of the technical design and bidding package, including sound system design by Stantec, any lighting improvements, DUG specifications and community garden elements, etc.
- Research and coordination with potential fabricators and suppliers required for construction of the improvements

### 1.3 Construction Services

The Construction Services phase includes preparation of all bidding documents, working with CLA and others to advertise the project, contractor selection, coordination with the contractor on the construction schedule, and construction phase activities to address any questions and monitor construction work. Specific activities in this task include:

- Preparation of bid documents and assisting with advertising the project
- Pre-bid meeting with interested contractors
- Evaluate contractor bids and provide recommendation to the District Board
- Coordinate with selected contractor on construction and implementation schedule of activities
- Monitor construction activities including site visits and field observations
- Provide updates to the District Board on construction progress
- Respond to contractor questions or requests for information
- Project close out and site walk through with contractor

### Task 2 - General District Support

The following services may be required as part of the ongoing effort to assist the District with any District-wide activities related to the overall public realm, streetscape, and landscape areas within the broader District. The potential activities include:

- Attendance at Board meetings or preparation of Board packet material to provide updates, as requested
- Ongoing coordination with District management
- Periodic field observations & photographic inventory
- Recommendations for replacement or minor maintenance/improvement needs to keep the District in good condition

### Estimated Fees

Livable Cities Studio can provide the above services per the terms and conditions of our contract on a Time and Material (T&M) basis. Our estimated fees for the potential additional services listed above, not including expenses, is as follows:

#### Task 1 – 17<sup>th</sup> Street Gardens

1.1 Renovation Design & Technical Plans	\$28,000
1.2 Project Management	\$11,000
1.3 Construction Services	\$11,000

<b>Task 2 – General District Support</b>	<b>\$10,000</b>
--	-----------------

The hour rates currently in effect for all services described herein are as follows:

Principal	\$200 - \$250
-----------	---------------

Project Designer                      \$75 - \$130

Thank you again for the opportunity to continue working with you and the Board.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd Wenskoski", with a horizontal line extending to the right and a period at the end.

Todd Wenskoski  
Principal  
Livable Cities Studio, Inc.