

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE “DISTRICT”)
HELD
OCTOBER 3, 2023

A special meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, October 3, 2023, at 9:00 a.m. at 2000 East West Partners, 1550 Wewatta Street, Suite 540, Denver, CO 80202 and via Zoom Videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jason Dorfman, President
Derrick Walker, Treasurer
Amy Cara, Assistant Secretary
Jordan Kind, Assistant Secretary

Also, In Attendance Were:

John Tryba, John Guenther and Isaac Anthony; WSP USA
Anna Jones, Shauna D’Amato, Rachel Alles, Jason Carroll, and Jenna Trujillo;
CliftonLarsonAllen LLP
Brandon Fries; East West Urban Management
Nessa Mogharreban; Denver Urban Gardens
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law
Offices, P.C.
Sabina Valencia Chavez, Downtown Denver Partnership

Secretary Michael Geiger was absent and excused.

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Dorfman called the District meeting to order at 9:03 a.m. Following review, upon a motion duly made by Director Walker seconded by Director Kind and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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.

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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 September 14, 2023 Special Meeting:

August 31, 2023 Financial Statements and Cash Position Report:

Current Claims:

September 9, 2023 Shakespeare in the Parking Lot Event:

Proposal for Installation of Tree Wraps from Downtown Denver Business Improvement District in the amount of \$239.33:

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

MANAGER ITEMS

17th Street Gardens Follow Up:

Livable Cities Studios and Denver Urban Gardens (“D.U.G”):

Project Overview and Status Update: Ms. Jones provided an update to the Board, noting that request for bidders will be posted beginning October 4 through the end of the month, with aim for work beginning in November.

Anticipated Budget Schedule and Updated Market Conditions and Cost Assumptions: This item was not discussed.

Denver Urban Gardens: Ms. Mogharreban provided an update regarding the 2nd Community Meeting occurring on October 9th to rehome perennials to other gardens and raise more interest for the gardens.

Millennium Bridge Due Diligence Report: Ms. D’Amato provided an update stating that Encore Electric are currently working on pricing.

Maintenance Coordination Report - EWUM: Mr. Fries provided his report to the Board.

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Hello Darling Permit Process: Mr. Fries provided an update to the Board.

Tree Maintenance/Bailey Tree Contract and Scope: Ms. D'Amato provided an update to the Board noting that Mr. Bailey, Mr. Fries, and herself performed a site visit to review all District trees, and the first watering will begin this week with a second watering third week in October.

2024 Vendors: Ms. D'Amato provided an update that Mr. Fries and herself are currently reviewing vendors for 2024 and will begin the renewal process.

FINANCIAL ITEMS Director Dorfman inquired about the increased costs for Denver Off Duty Police Officers since last year. Ms. Trujillo is expected to provide an update.

PROJECT UPDATES None.


DIRECTOR ITEMS None.

ATTORNEY ITEMS None.

OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Board at this time, upon a motion duly made by Director Cara, seconded by Director Walker and, upon vote, unanimously carried, the Board adjourned the meeting at 10:01 a.m.

Respectfully submitted,

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Secretary for the Meeting