

## RECORD OF PROCEEDINGS

---

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE  
"DISTRICT")  
HELD  
SEPTEMBER 6, 2022

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

### ATTENDANCE

#### Directors In Attendance Were:

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

#### Also, In Attendance Were:

Anna Jones, Shauna D'Amato and Deb Sedgeley; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek, Esq. and Sonja Steele, Esq.; Miller & Associates Law Offices, P.C.  
A.J. Zabbia; 68 West Engineers  
Cole Kralik; Allied Universal  
Amanda Miller and Sabina Valencia-Chavez; Downtown Denver Partnership  
Jason Dorfman; McWhinney Real Estate Development  
Brandon Fries and Jordan Kincaid; East West Urban Management

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Cara called the meeting to order at 10:18 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger 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.

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

## RECORD OF PROCEEDINGS

---

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

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

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

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

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 August 2, 2022 Special Meeting:**

**July 31, 2022 Financial Statements and Cash Position Report:**

**Current Claims:**

**Information items:**

## RECORD OF PROCEEDINGS

---

**Other:**

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

**FINANCIAL ITEMS**

**Draft 2023 Budget:** Ms. Sedgeley informed the Board that she will present the draft 2023 Budget at the October meeting.

**Other:** None.

**ENGINEER'S  
REPORT – A.J.  
ZABBIA**

**Holiday Lighting Update:** It was noted that the holiday lighting project will be bid out before the end of 2022 and will begin in the spring of 2023. Mr. Zabbia informed the Board that in order for all permits to be approved by the City of Denver, the District must have 18-meter pedestals installed to complete the circuits. He noted that he will coordinate with Xcel Energy and the City for the bidding process. The Board reviewed a temporary holiday lighting plan. No action was taken.

**Tree Planting Update:** The Board reviewed the two bids received. It was noted that the project will be divided into two phases: 30 trees for each phase. Discussion ensued. Following discussion, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the bid from Genesis Landscaping in the amount of \$78,900, as presented.

**18<sup>th</sup> Street Bridge Circuit Repair:** Mr. Zabbia informed the Board that the circuit is out on the 18<sup>th</sup> Street Bridge. He stated he will arrange a contractor to look at the splice box and he will provide an update to the Board once the issue is diagnosed.

**Other:** None.

**MANAGER ITEMS**

**Manager Spending Authority:** This item was not discussed.

**Other:** None.

**DIRECTOR ITEMS**

**Other:** None.

**ATTORNEY ITEMS**

**Vacancy on the Board and Appointment of District Eligible Elector to the Board of Directors of the District:** The Board discussed the vacancy on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from

## RECORD OF PROCEEDINGS

---

qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible elector, Jason Dorfman, was nominated to serve on the Board. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board appointed Jason Dorfman to fill the vacancy on the Board.

**Appointment of Officers:** Attorney Miller stated that she will administer Mr. Dorfman's Oath of Office outside of the meeting. The appointment of officers was deferred to the October meeting.

**Engagement Letter for Counseling Concerning ADA Accessibility Issues from Fox Rothschild LLP:** Attorney Miller reviewed the Engagement Letter with the Board. Following review, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the Engagement Letter for Counseling Concerning ADA Accessibility Issues from Fox Rothschild LLP, as presented.

**Executive Session Pursuant to C.R.S. 24-6-402-(4)(b) to Receive Legal Advice Regarding ADA Accessibility Issues and Discuss Media Inquiry Protocol:** The Board and Attorney Miller entered into Executive Session at 10:38 a.m. All other participants were excused.

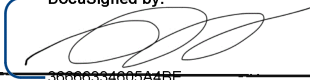
### OTHER BUSINESS

**Other:** None.

### ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 10:47 a.m.

Respectfully submitted,

DocuSigned by:  
  
30000334005A48E...  
Secretary for the Meeting