

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
JUNE 7, 2022

A regular meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, June 7, 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
Josh Fine, Secretary/Treasurer
Derrick Walker, Assistant Secretary
Lindsay Belluomo, Assistant Secretary
Jay Lambiotte, Assistant Secretary

Also, In Attendance Were:

Anna Jones, Shauna D'Amato and Deb Sedgeley; CliftonLarsonAllen LLP
Dianne Miller, Esq. and Rhonda Bilek, Esq.; Miller & Associates Law Offices, P.C.
A.J. Zabbia; 68 West Engineers
Brandon Fries; East West Urban Management
Cole Kralik; Allied Universal
Amanda Miller; Downtown Denver Partnership
Jennifer Black; Hines Interests Limited Partnership
Jason Dorfman; McWhinney Real Estate Development

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Cara called the meeting to order at 9:48 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the agenda as 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.

RECORD OF PROCEEDINGS

Director Fine disclosed his interests as an owner of property located in the District and an employment relationship with Focus Property Group, which manages property located within and without the boundaries of the District. He also disclosed that he is on the board of the Central Platte Valley Coordination Metropolitan District and the RiNo Business Improvement District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Lambiotte disclosed his interests as an owner of property located in the District and an employment relationship with East West Partners (affiliate of Union Center, LLC, and hired by Chestnut Denver, LLC under a development management agreement for the 16 Chestnut Building). He also disclosed that he is on the boards of the Denver Union Station Metropolitan District Nos. 1-5 and the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his 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.

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 May 3, 2022 Special Meeting:

April 30, 2022 Financial Statements and Cash Position Report:

Current Claims:

RECORD OF PROCEEDINGS

Weekly Security Report from DDP BID:

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

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

Other: Ms. Sedgeley informed the Board that overdue security bills have recently been received by the District in the amount of \$16,000. Discussion ensued. It was determined that the overdue bills will be paid. Mr. Fries stated that he will look into why the invoices were delayed and provide an update at the July meeting.

MANAGER ITEMS

17th Street Gardens activation:

Kiosk update: Ms. Jones provided an update to the Board regarding the kiosks.

Events update: Ms. D'Amato provided an update to the Board regarding upcoming events, noting that Fitness in the Gardens will begin June 18th.

Music series: Ms. D'Amato informed the Board that the music series has begun with great success.

Fence configuration & associated landscape updates: Ms. Jones and Mr. Zabbia informed the Board that fence configuration and associated landscaping are working well and being adjusted as needs arise.

Electric cabinet replacement update: This item was not discussed.

Additional security needs: This item was not discussed.

Communication: Ms. D'Amato provided an update to the Board regarding communication.

Partnerships/resident communications/PR: Director Cara informed the Board that she will make efforts to include the Tri-

RECORD OF PROCEEDINGS

Angle building in the Gardens activation efforts.

17th Street Gardens operating hour signage: This item was not discussed.

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

Colorado Avalanche Playoff city lighting: Mr. Fries informed the Board that EWUM will be displaying the city lighting today or the following day.

Other: None.

ENGINEER’S
REPORT – A.J.
ZABBIA

Wewatta planter replacement update: Mr. Zabbia provided an update to the Board regarding the Wewatta planter replacement, noting that the new planters have been ordered.

Irrigation and Landscape Subcommittee contractor update: Mr. Zabbia provided an update to the Board regarding the Irrigation and Landscape Subcommittee contractor, noting that Genesis is working on irrigation and Denver Commercial Property Services has planted flowers.

Tree replacement bidding update: Mr. Zabbia provided an update to the Board regarding tree replacement bidding, noting that he is replacing the trees one at a time.

Other: None.

DIRECTOR ITEMS

Other: None.

ATTORNEY ITEMS

Other: None.

OTHER BUSINESS

Other: Director Lambiotte resigned his office on the Board of Directors of the District.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board adjourned the meeting at 10:08 a.m.

Respectfully submitted,

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RECORD OF PROCEEDINGS

Secretary for the Meeting