

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT

Held: Thursday, January 13, 2022, at 9:00 a.m. at 1900 16<sup>th</sup> Street, Suite 1200, Denver, CO 80202 also available via video conference at

<https://us02web.zoom.us/j/82461496475?pwd=WW5vcVNtNzY5aXFuN2VLMHIGYkJsdz09;Telephone> 1-346-248-7799, Conference ID: 824 6149 6475, Passcode: 212845.

#### Attendance

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District was called and held as shown above and in accordance with the applicable laws of the State of Colorado. The following directors were in attendance at the meeting:

Amy Cara  
Josh Fine  
Jay Lambiotte  
Lindsay Belluomo

Director Walker was absent and excused.

Also present were:

Dianne Miller and Rhonda Bilek, Miller & Associates Law Offices, LLC; Debbie Sedgeley, Jenny Hackelman, and Anna Jones CliftonLarsonAllen; AJ Zabbia, 68West, Inc.; David Booth, East West Urban Management; Cole Kralik, Allied Security, Amanda Miller, Downtown Denver Business Improvement District, Jen Black, 16<sup>th</sup> Street & Chestnut.

#### Call to Order/ Approval of Agenda/Declaration of Quorum/Potential Conflicts of Interests

The meeting was convened, and Director Cara noted that a quorum of the Board was present and that the directors had confirmed their continuing qualification to serve, and, therefore, called the meeting of the Board of Directors of the Central Platte Valley Metropolitan District to order at 9:45 a.m. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

#### Disclosure Matters

Ms. 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

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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 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 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.

Public Comments

There were no public comments.

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- Consent Agenda                      The following items were unanimously approved by the Board after a motion from Director Walker and a second from Director Belluomo, subject to Workers' Compensation review by legal counsel:
- A. Approve Minutes of the December 7, 2021, Regular Meeting.
  - B. Accept November 30, 2021, Cash Position.
  - C. Approve Current Claims.
  - D. Accept Information Items.
  - E. Other.
- Financial Items                      Review and discuss the 2022 Bond Refinancing:
- Ms. Sedgeley presented the bond refinancing information, after discussion the refinancing was deferred to the February meeting. The Board directed Ms. Sedgeley to contact Piper Sandler and request a proposal from them to compare to the DA Davidson proposals.
- Engineer's Report
- A. Holiday Lighting Update.                      No report.
  - B. Millennium Bridge Painting Update.                      Mr. Zabbia note that there is deterioration of the mast base and the entrance to the elevator area and concerns for safety in the area. He will propose a fence or gate to secure the area.
  - C. Other    No report.
- Manager's Items                      None.
- Director Items                      None.
- Attorney's Items                      None.
- Other Business                      None.
- Adjournment                      There being no further business to discuss, upon motion by Director Lambiotte and second by Director Fine, the Board unanimously voted to adjourn the meeting at 10:00 a.m.

DocuSigned by:

*Josh Fine*

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Secretary for the Meeting

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