

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
MARCH 1, 2022

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 Tuesday, March 1, 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 and Deb Sedgely; CliftonLarsonAllen LLP
Dianne Miller and Rhonda Bilek; Miller & Associates Law Offices, P.C.
A.J. Zabbia, 68 West Engineers
David Booth, East West Urban Management
Amanda Miller, Downtown Denver Partnership

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Cara called the meeting to order at 9:03 a.m. Following review, upon a motion duly made by Director Lambiotte, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosures of potential conflicts of interest: 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 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 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

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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 February 1, 2022 Special Meeting:

January 31, 2022 Financial Statements and Cash Position Report:

Current Claims:

Weekly Security Report from DDP BID:

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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 Lambiotte and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items.

FINANCIAL ITEMS

Other: Ms. Sedgeley stated that the draft 2021 Audit will be presented at the April meeting.

MANAGER ITEMS

Safety coordination efforts and updates:

Activation:

Follow up regarding DDP conversation: Director Cara provided an update to the Board and indicated several programming strategies such as slack lines, putt-putt golf, etc. Ms. Jones stated that she will follow up with Ms. Hackelman for coordination of programming strategies. Director Cara suggested that the District consider moving the fencing to allow for a shaded area for musicians in the spring music series, specifically the area near the Wewatta entrance of Whole Foods. The Board discussed removal of the wooden benches in the Gardens and replacement with temporary chairs and benches. Director Cara informed the Board of an opportunity to work with the Ladies Fancy Work Society to decorate the fence and mentioned coordinating with Arts and Venues for temporary activation ideas and strategies. It was noted that the District can consider using public art funds for activation efforts. Mr. Zabbia suggested projecting movies onto wall faces near the bus entrances.

Pop-up storefronts: Ms. Jones discussed pop-up storefronts with the Board.

Restrooms: The Board discussed restrooms and determined to follow the Downtown Denver Partnership's lead on this issue. No action was taken.

17th Street design strategies: This item was discussed earlier in the meeting.

Downtown-wide efforts and coordination: This item was not

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discussed.

Vendor policy review: Attorney Miller noted for the Board that the vendor policy only applies to carts and that the District has no jurisdiction to approve or disapprove trucks, as that decision is guided by the City of Denver's policy. Following discussion, it was noted that the District will follow Downtown Denver Partnership's lead on vendor policies and coordination with the City of Denver.

Maintenance Coordination Report – EWUM, David Booth: Mr. Booth reviewed the Maintenance Coordination Report with the Board.

Landscape contractor: Mr. Booth provided an update to the Board regarding the landscape contractor, noting a recent increase in graffiti which is being addressed.

2022 tree replacement and bidding: Mr. Zabbia noted for the Board that he has a bid package for tree replacement that will be ready to be sent by the end of the week. Following discussion, upon a motion duly made by Director Walker, seconded by Director Fine and, upon vote, unanimously carried, the Board appointed Directors Walker and Lambiotte to the tree replacement bidding committee and approved the work in an amount not to exceed \$110,000.

Other: None.

**ENGINEER'S
REPORT – A.J.
ZABBIA**

Wewatta median damage and insurance coverage: Mr. Zabbia discussed the damaged planter on the Wewatta median with the Board. Ms. Jones indicated she is working on the insurance claim.

Median replacement in an amount not to exceed \$5,500: Following discussion, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the median replacement in an amount not to exceed \$5,500.

Routine maintenance – tree protective grates, etc.

Routine maintenance in an amount not to exceed \$15,000: The Board discussed replacing the tree fences in an amount not to exceed \$15,000. Mr. Zabbia and Mr. Booth noted the possibility of removing some fencing at the 17th Street Gardens to replace broken tree fences on the sidewalks. It was noted that Mr. Zabbia and Mr. Booth will coordinate with Proscapes to potentially fix the fences.

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Other: None.

DIRECTOR ITEMS

16th and Chestnut circulation issues update: Director Cara reviewed the reconfiguration of the intersection, which will include pedestrian refuge and bike lanes. She noted that the work is scheduled to begin in the spring.

Other: None.

ATTORNEY ITEMS

Election update: Attorney Miller provided an update to the Board regarding the May 2022 election, noting that Directors Cara, Fine and Lambiotte are re-elected to 3-year terms. She stated that Notices of Cancellation of the election will be published and Oaths of Office will be sent to the Board in May.

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 Fine and, upon vote, unanimously carried, the Board adjourned the meeting at 10:07 a.m.

Respectfully submitted,

DocuSigned by:

Josh Fine

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Secretary for the Meeting