

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE  
“DISTRICT”)  
HELD  
AUGUST 1, 2023

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, August 1, 2023, at 9:00 a.m. at 2000 16<sup>th</sup> Street, Denver, CO 80202 and via WebEx. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Amy Cara, President  
Derrick Walker, Secretary/Treasurer  
Michael Geiger, Assistant Secretary  
Jason Dorfman, Assistant Secretary

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Rachel Alles and Jason Carroll;  
CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law  
Offices, P.C.  
Brandon Fries; East West Urban Management  
Andy Garton and Dave Huntsinger; WSP USA  
Cole Kralik; Allied Universal  
Jordan Kind; Hines  
Vannessa Pederson; Stantec Architecture Inc.  
Todd Wenskoski; Livable Cities Studio

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Dorfman called the meeting to order at 9:08 a.m. Following review, upon a motion duly made by Director Cara, seconded by Director Walker 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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Director Dorfman disclosed his interests as an owner of property located in the District. He also disclosed he is executive manager for MH Blue Union Station, LLC, SBA Indigo Hotel. This disclosure is associated with the approval of items on the agenda that may affect his 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.

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 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.

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.

**Board Vacancy and Appointment of District Eligible Elector:** Ms. Kind introduced herself to the Board and expressed interest in filling the Board vacancy. Following discussion, upon a motion duly made by Director Walker, seconded by Director Cara and, upon vote, unanimously carried, the Board appointed Jordan Kind to the Board of Directors of the District.

CONSENT AGENDA

**Minutes of the July 18, 2023 Special Meeting:**

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### June 30, 2023 Financial Statements and Cash Position Report:

#### Current Claims:

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

Mr. Carroll noted that the District has three CDs.

#### FINANCIAL ITEMS

None.

#### PROJECT UPDATES

#### WSP Updates:

**Scope of Work and Asset Management Plan:** Mr. Garton provided an update to the Board on the ongoing project and process going forward, noting that construction is estimated to take four months to complete and is slated to begin in the summer of 2024. It was noted that WSP will finalize the three cost options and provide updated 2024 costs to CLA. Mr. Garton noted he will have the Asset Management Plan for review at the September meeting. No action was taken.

**\$30,000 NTE:** This item was not discussed.

#### MANAGER ITEMS

None.

#### DIRECTOR ITEMS

None.

#### ATTORNEY ITEMS

**CliftonLarsonAllen LLP Statements of Work for 2023:** Director Geiger and Mr. Carroll provided an update to the Board on the CliftonLarsonAllen LLP Statements of Work for 2023. Discussion ensued.

#### OTHER BUSINESS

It was noted that the September 5, 2023 meeting will be rescheduled to September 14, 2023 at 10:00 a.m.

#### 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 9:37 a.m.

Respectfully submitted,

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DocuSigned by:

*Michael Geiger*

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Secretary for the Meeting