

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE  
“DISTRICT”)  
HELD  
APRIL 5, 2022

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, April 5, 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, Jenny Penoncello and Deb Sedgeley; CliftonLarsonAllen LLP  
Dianne Miller and Rhonda Bilek; Miller & Associates Law Offices, P.C.  
A.J. Zabbia, 68 West Engineers  
Brandon Fries and Jordan Kincaid, East West Urban Management  
Cole Kralik, Allied Universal

### ADMINISTRATIVE MATTERS

**Call to order and approval of agenda:** Director Cara called the meeting to order at 10:09 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Fine 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 also disclosed that he is on the board of the Central Platte Valley Coordination

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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 Coordination 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.

### FINANCIAL ITEMS

**Bond refinancing update:** Ms. Sedgeley reviewed the bond refinancing documents from D.A. Davidson and Piper Sandler with the Board. Discussion ensued and the Board directed Ms. Sedgeley to contact D.A. Davidson for next steps. It was noted that approximately \$11,000,000 will be saved if the District moves forward with refinancing at the current rates. No action was taken.

**Other:** None.

### CONSENT AGENDA

**Minutes of the March 1, 2022 Special Meeting:**

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### February 28, 2022 Financial Statements and Cash Position Report:

#### Current Claims:

#### Information items:

#### Other:

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

#### ENGINEER'S REPORT – A.J. ZABBIA

**Tree replacement bidding update and consider appointment of award committee:** Mr. Zabbia provided an update to the Board regarding tree replacement bidding, noting that he has experienced difficulty finding a vendor due to labor shortages. He stated that he will continue to reach out to prospective companies.

**Holiday lighting update:** Mr. Zabbia provided an update to the Board regarding the holiday lighting, noting that bids will be distributed in a couple of weeks with updated specs.

**Other:** None.

#### MANAGER ITEMS

**Other:** None.

#### DIRECTOR ITEMS

**Other:** None.

#### ATTORNEY ITEMS

**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 Fine, seconded by Director Walker and, upon vote, unanimously carried, the Board adjourned the meeting at 10:27 a.m.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting