

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
AUGUST 2, 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, August 2, 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
Michael Geiger, Assistant Secretary
Derrick Walker, Assistant Secretary
Lindsay Belluomo, Assistant Secretary

Secretary/Treasurer Fine was absent and excused.

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
Cole Kralik; Allied Universal
Liz Viscardi; LV Events and PR
Jennifer Black; Hines Interests Limited Partnership
Amanda Miller, Ryan Ertman and Beth Moyski; Downtown Denver Partnership
Jason Dorfman; McWhinney Real Estate Development
Brandon Fries; East West Urban Management

ADMINISTRATIVE MATTERS

Call to order and Agenda: Director Cara called the meeting to order at 9:07 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

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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 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 disclosed 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.

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.

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. Director Fine was absent and excused.

Public comment: None.

At this time, Ms. Moyski introduced Mr. Ertman of Downtown Denver Partnership to the Board as the new Director of Safety and Security. Mr. Ertman presented a slideshow to the Board showing security officers in the District,

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issues to be addressed and position rates and increases. He noted that the purpose of the rate increase is to align current rates with similar positions in the area. Discussion ensued regarding strategies for solving staffing issues. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved an increase in the total amount for 2022 security patrol in the District to \$7,946.40.

CONSENT AGENDA

Minutes of the July 5, 2022 Special Meeting:

June 30, 2022 Financial Statements and Cash Position Report:

Current Claims:

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 Geiger and, upon vote, unanimously carried, the Board approved and/or accepted the Consent Agenda items.

FINANCIAL ITEMS

Other: Ms. Sedgeley noted that claims will be released today and claims to the musicians for the Lunchtime Music Series have already been distributed. She stated that the preliminary Assessed Valuation for the District should be received by the end of this month.

MANAGER ITEMS

17th Street Gardens:

Kiosk Update: Ms. D'Amato provided an update to the Board regarding the kiosks, noting the kiosks have been empty due to several issues with each vendor.

Events Update:

Lunchtime Music Series, Yoga, Art in the Park: Ms. D'Amato provided an update to the Board regarding the music series, noting that one noise complaint was received but all other feedback has been positive. Ms. Viscardi provided an update to the Board regarding Yoga and Art in the Park. Ms. D'Amato informed the Board that she has been coordinating additional signage for these events.

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Movie: Ms. D'Amato provided an update to the Board regarding the movie in the 17th Street Gardens.

Security and Maintenance Updates: Ms. D'Amato provided an update to the Board regarding security and maintenance updates.

Lessons Learned/Future Activities and Design Elements: Ms. Jones suggested that the Board consider Gensler as a designer for the 17th Street Gardens. It was noted that the Board will discuss the designer for a 17th Street Gardens redesign at the September meeting and Ms. Jones and Director Cara will discuss this topic further at the next Activation consultant meeting.

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

Wellness Winnie: Mr. Fries informed the Board that Wellness Winnie is a free mobile testing service which provides addiction resources and assistance located in front of Ink Coffee. He stated that surrounding residents have been upset by the trash and debris it is causing in the area. It was noted that Ms. D'Amato will coordinate with Mr. Fries regarding Wellness Winnie.

Proposal for Tree Installation, Fertilization and Winter Watering in front of The Coloradan from SavATree in the amount of \$3,800: Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the Proposal for Tree Installation, Fertilization and Winter Watering in front of The Coloradan from SavATree in the amount of \$3,800, as presented.

Other: None.

**ENGINEER'S
REPORT – A.J.
ZABBIA**

Other: Mr. Zabbia provided a report to the Board.

DIRECTOR ITEMS

Other: Director Cara informed the Board that Director Fine tendered his resignation from the Board. He will be in attendance at the September meeting to say goodbye. It was noted that a Notice of Vacancy will be published tomorrow.

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ATTORNEY ITEMS

Appointment of Officers: Following discussion, upon motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President: Amy Cara
Secretary/Treasurer: Derrick Walker
Assistant Secretary: Michael Geiger
Assistant Secretary: Lindsay Belluomo

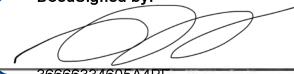
OTHER BUSINESS

Other: It was noted that the October meeting will be held as a hybrid meeting with an in-person option at DaVita.

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 10:10 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting