

## RECORD OF PROCEEDINGS

---

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN  
DISTRICT (THE "DISTRICT")  
HELD  
SEPTEMBER 6, 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, September 6, 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  
Derrick Walker, Secretary/Treasurer  
Michael Geiger, Assistant Secretary  
Lindsay Belluomo, Assistant Secretary

#### Also, In Attendance Were:

Anna Jones, Shauna D'Amato and Deb Sedgeley; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek, Esq. and Sonja Steele, Esq.; Miller & Associates Law Offices, P.C.  
A.J. Zabbia; 68 West Engineers  
Cole Kralik; Allied Universal  
Amanda Miller and Sabina Valencia-Chavez; Downtown Denver Partnership  
Jason Dorfman; McWhinney Real Estate Development  
Brandon Fries and Jordan Kincaid; East West Urban Management

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** The meeting was called to order at 9:02 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the agenda, as amended to move appointment of officers to the beginning of the agenda.

**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.

Director Cara disclosed that she is an owner of property located in the District

## RECORD OF PROCEEDINGS

---

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.

**Public Comment:** None.

### CONSENT AGENDA

**Minutes of the August 2, 2022 Special Meeting:**

**July 31, 2022 Financial Statements and Cash Position Report:**

**Current Claims:**

## RECORD OF PROCEEDINGS

---

### 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.

At this time, Director Cara introduced Jason Dorfman to the Board as a Board candidate, who is the Vice President of Asset Management for the Indigo Hotel and McWhinney, who oversees the hospitality portfolio. It was noted that Ms. Jones and Attorney Miller will coordinate schedules to meet with Mr. Dorfman for an informal orientation.

### ATTORNEY ITEMS

Vacancy on the Board and Appointment of District Eligible Elector to Board of Directors of the District: The Board discussed the vacancy on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible elector, Jason Dorfman, was nominated to serve on the Board. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board appointed Jason Dorfman to fill the vacancy on the Board.

Appointment of Officers: Attorney Miller stated that she will administer Mr. Dorfman's Oath of Office outside of the meeting. Appointing officers was deferred to the October meeting.

### FINANCIAL ITEMS

Draft 2023 Budget: Ms. Sedgeley reviewed the District's mill levy valuation with the Board. Director Cara provided an overview of the budget process. Ms. Sedgeley informed the Board that she will present the draft 2023 Budget at the October meeting.

Other: None.

### MANAGER ITEMS

### 17<sup>th</sup> Street Gardens:

Kiosk Update: Ms. D'Amato informed the Board that the CupBop kiosk is still not open and that the lease expires at the end of September.

## RECORD OF PROCEEDINGS

---

The Board discussed the kiosk and directed staff to reach out to the vendor to determine if they will be opening this year.

### Events Update:

**Lunchtime Music Series, Yoga, Art in the Park:** Ms. D'Amato provided an update to the Board regarding the music series, yoga, and art in the park events. Discussion ensued regarding communication to residents and surrounding businesses about the events.

**Pumpkin Patch Event Budget Approval:** It was noted that the cost of this event is within the District's budget and no formal motion is required.

### Redesign Discussion:

**DDP Discussion Catch-Up:** This item was not discussed.

**Design Approach and Scope:** The Board discussed and reviewed design ideas. It was noted that new design concepts will continue to be explored.

**Communication Protocol:** Attorney Miller informed the Board that the 18<sup>th</sup> Street Bridge is owned by the District and the elevator is currently closed from 10:00 p.m. to 7:00 a.m. Discussion ensued regarding communication strategies with residents and other stakeholders.

**Maintenance Coordination Report – EWUM, Brandon Fries:** Mr. Fries reviewed the Maintenance Coordination Report and the incorporated tree trimming proposal with the Board. It was noted that the cost of this event is within the District's budget and no formal motion is required. The Board approved the tree trimming proposal in the amount of \$7,581.60. No action was taken.

**Other:** None.

**ENGINEER'S  
REPORT – A.J.  
ZABBIA**

**Other:** Mr. Zabbia informed the Board that the east elevator threshold needs to be replaced, which will require the elevator to be closed for a couple of days. He stated that he is coordinating the parts and the labor for this work.

**DIRECTOR ITEMS**

**Other:** None.

**OTHER BUSINESS**

**Other:** None.

**ADJOURNMENT**

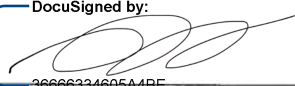
There being no further business to come before the Board at this time, upon a

## RECORD OF PROCEEDINGS

---

motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 10:17 a.m.

Respectfully submitted,

DocuSigned by:  
  
36666334605A4BE  
Secretary for the Meeting