

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
JULY 18, 2023

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, July 18, 2023, at 12:00 p.m. at 2000 16th 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, Jason Carroll, Yelena Primachenko and Jenna Trujillo; CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.
Brandon Fries; East West Urban Management
Dave Huntsinger; WSP USA
Jordan Kind; Hines
Nessa Mogharreban; Denver Urban Gardens
Steph Powell, Rachel Fitzgerald and Vannessa Pederson; Stantec Architecture Inc.
Todd Wenskoski; Livable Cities Studio

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Cara called the District meeting to order at 12:36 p.m. Following review, upon a motion duly made by Director Walker, seconded by Director Dorfman 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 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 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 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.

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: The Board discussed the vacancy. Director Geiger noted he will set up a meeting with Ms. Kind to discuss candidacy.

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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: Jason Dorfman
Secretary: Michael Geiger
Treasurer: Derrick Walker
Assistant Secretary: Amy Cara
Assistant Secretary: Vacant

CONSENT AGENDA

Minutes of the June 26, 2023 Special Meeting:

May 31, 2023 Financial Statements and Cash Position Report:

Current Claims:

Weekly Security Report from DDP BID:

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

MANAGER ITEMS

17th Street Gardens Follow Up:

Livable Cities Studios:

Anticipated Budget and Schedule: Mr. Wenskoski reviewed the anticipated project budget with the Board. Mr. Carroll noted that this budget exceeds the allocated budget for 2023. Discussion ensued.

Bidding Process, Preferred Providers and Potential Contractors: Mr. Wenskoski noted that the bid package is nearly complete and that Tier III encroachment will be required by the City of Denver for the project. It was noted Mr. Wenskoski will confirm if the bidding process will run parallel with the City's permitting process at the August meeting.

Fencing: This item was not discussed.

Stantec:

Electrical Drawings: Ms. Pederson noted that the final electrical drawings will be transmitted to CLA and the Board by August 4, 2023.

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Draft Millennium Bridge Due Diligence Report: Ms. Pederson reviewed the report. Discussion ensued. The Board requested an overview of critical replacements and immediate needs. It was noted that CLA, Mr. Fries and Ms. Pederson will provide next steps and discussion items from the report at the August meeting.

Denver Urban Gardens (DUG):

Harvard Graduate School of Design Study Participation: The Board discussed participation in the Harvard Graduate School of Design study. Attorney Miller noted the limitations of special district contribution to private organization efforts. Following discussion, the Board determined not to contribute funds to the Harvard Graduate School of Design Study.

Press Release: Ms. Mogharreban provided an update to the Board on the press release, noting it is scheduled to be distributed on July 25, 2023. It was noted that she will provide the final version for review before distribution.

The Board discussed DUG's request for \$9,000 for two months of PR efforts regarding the 17th Street Gardens and downtown revitalization projects. It was noted that CLA will coordinate with FEED Media directly to provide a scope of work for PR and marketing services for the District for review at the August meeting. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board authorized an amendment to the service agreement with DUG to include marketing services in the amount of \$4,500, subject to receipt of an updated scope of services.

Maintenance Coordination Report - EWUM: Mr. Fries provided his report updates to the Board.

Hello Darling Permit Process: This item was deferred.

FINANCIAL ITEMS

Bill.com Approvals: Mr. Carroll provided an update to the Board, noting that CLA continues to work through troubleshooting Bill.com issues.

Long-Term Project Budget Planning: Mr. Carroll and Ms. Jones provided an update to the Board.

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PROJECT UPDATES

Holiday Lighting in Gardens and Throughout District and ESRI Map: This item was deferred.

Proposal from CDR Construction, LLC: This item was deferred.

DIRECTOR ITEMS

None.

ATTORNEY ITEMS

Update on CliftonLarsonAllen LLP Statements of Work for 2023: Ms. Jones provided an update to the Board on the CliftonLarsonAllen LLP Statements of Work for 2023.

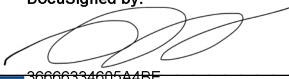
OTHER BUSINESS

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 Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 1:56 p.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting