

## RECORD OF PROCEEDINGS

---

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE  
"DISTRICT")  
HELD  
AUGUST 2, 2022

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 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:** The meeting was called to order at 10:10 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 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

## RECORD OF PROCEEDINGS

---

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 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.

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.

**CONSENT AGENDA**

**Minutes of the July 5, 2022 Special Meeting:**

**June 30, 2022 Financial Statements and Cash Position Report:**

## RECORD OF PROCEEDINGS

---

**Current Claims:**

**Information items:**

**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 informed the Board that the 2022 Debt Service Fund will need to be amended due to the refinancing.

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

**Holiday Lighting Update:** Mr. Zabbia provided an update to the Board regarding the holiday lighting, noting that the installation will be pushed out another season. Director Cara directed staff to coordinate with Downtown Denver Partnership regarding temporary solutions and permits.

**Other:** None.

**MANAGER ITEMS**

**Holiday/Deb Retirement Party Planning:** The Board discussed the 2022 District holiday party. It was noted that the party will be held around the same time as last year at the end of November or beginning of December.

**Other:** None.

**DIRECTOR ITEMS**

**Other:** None.

**ATTORNEY ITEMS**

**Agreement Regarding Shakespeare in the Parking Lot Small Event Riverfront Park Community Foundation:** Attorney Miller reviewed the Agreement with the Board, noting that the event is scheduled for October and no fees are charged for community events. Director Cara noted that she will abstain from the vote as she is a member of the Board of the Riverfront Park Foundation. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, the Board approved the Agreement Regarding Shakespeare in the Parking Lot Small Event Riverfront Park Community Foundation, as presented. Director Cara abstained from the vote.

**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

## RECORD OF PROCEEDINGS

---

Secretary/Treasurer: Derrick Walker  
Assistant Secretary: Michael Geiger  
Assistant Secretary: Lindsay Belluomo

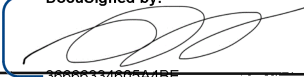
### OTHER BUSINESS

**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 10:28 a.m.

Respectfully submitted,

DocuSigned by:  
  
30000334000A4BE...  
Secretary for the Meeting