

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN  
DISTRICT (THE “DISTRICT”)  
HELD  
JANUARY 3, 2023

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, January 3, 2023, at 9:00 a.m. at 2000 16<sup>th</sup> Street, Denver, CO 80202 and via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Amy Cara, President  
Derrick Walker, Secretary/Treasurer  
Lindsay Belluomo, Assistant Secretary  
Michael Geiger, Assistant Secretary  
Jason Dorfman, Assistant Secretary

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato and Yelena Primachenko; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.  
Cole Kralik; Allied Universal  
Brandon Fries; East West Urban Management  
Sabina Valencia; Downtown Denver Partnership  
Linda Appel Lipsius; Denver Urban Gardens  
Todd Wenskoski; Livable Cities Studio  
Andrew Uram; TK Elevator Corporation

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Cara called the meeting to order at 9:04 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 the Denver Urban Gardens discussion to the beginning of the agenda.

Ms. Lipsius reviewed the timeline of Denver Urban Gardens efforts in summer 2023. Mr. Wenskoski requested the Board’s feedback prior to creating sketches for the 17<sup>th</sup> Street Gardens designs. It was noted that a special meeting of the District will be held on January 24, 2023 to review Mr. Wenskoski’s preliminary ideas and discuss next steps. Director Cara discussed an overall beautification plan for the District, detailing plantings, flowers, trees, etc. It was noted that District management and EWUM will conduct research and provide an update

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at the next meeting.

**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 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.

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.

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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 December 6, 2022 Regular Meeting:**

**November 30, 2022 Cash Position Report:**

**Current Claims:**

**Weekly Security Report from DDP BID:**

**Intergovernmental Agreement for Services with Downtown Denver Business Improvement District:**

**Other:**

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

### MANAGER ITEMS

**17<sup>th</sup> Street Gardens Follow Up:**

**Denver Urban Gardens (DUG) Updates and Discussion:** This item was previously discussed.

**Timeline:** This item was previously discussed.

**Design:** This item was previously discussed.

**Outreach Process:** This item was previously discussed.

**Budget:** This item was previously discussed.

**Kiosk Update:** Ms. D'Amato provided an update to the Board regarding the kiosk, noting that it is set to open within the next couple of weeks, and they are waiting on a final inspection from the fire department prior to opening.

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**District Engineering Needs:** Director Cara noted that Mr. Zabbia is no longer serving the District. Discussion ensued. It was noted that District management will coordinate with EWUM to manage any engineering issues that arise on an individual basis.

**CliftonLarsonAllen LLP Statements of Work for 2023 and Associated Addendum:** The Board discussed the CliftonLarsonAllen LLP Statements of Work and associated addendum for 2023. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board appointed Directors Walker and Geiger to a subcommittee to review the Statements of Work and addendum once they become available.

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

**Other:** None.

**FINANCIAL ITEMS**

**Other:** None.

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

**Other:** None.

**DIRECTOR ITEMS**

**Other:** None.

**ATTORNEY ITEMS**

**Other:** None.

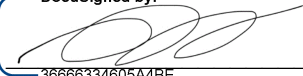
**OTHER BUSINESS**

**Other:** The Board discussed the February meeting date and noted that it will be moved to February 15, 2023 at 9:00 a.m. in person and via WebEx.

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board adjourned the meeting at 10:05 a.m.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting