

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
APRIL 5, 2022

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, April 5, 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
Josh Fine, Secretary/Treasurer
Derrick Walker, Assistant Secretary
Lindsay Belluomo, Assistant Secretary
Jay Lambiotte, Assistant Secretary

Also, In Attendance Were:

Anna Jones, Jenny Penoncello and Deb Sedgeley; CliftonLarsonAllen LLP
Dianne Miller and Rhonda Bilek; Miller & Associates Law Offices, P.C.
A.J. Zabbia, 68 West Engineers
Brandon Fries and Jordan Kincaid, East West Urban Management
Cole Kralik, Allied Universal

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Cara called the meeting to order at 9:03 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Fine and, upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosures of potential conflicts of interest: Ms. 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 Fine disclosed his interests as an owner of property located in the District and an employment relationship with Focus Property Group, which manages property located within and without the boundaries of the District. He also disclosed that he is on the board of the Central Platte Valley Coordination

RECORD OF PROCEEDINGS

Metropolitan District and the RiNo Business Improvement District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Lambiotte disclosed his interests as an owner of property located in the District and an employment relationship with East West Partners (affiliate of Union Center, LLC, and hired by Chestnut Denver, LLC under a development management agreement for the 16 Chestnut Building). He also disclosed that he is on the boards of the Denver Union Station Metropolitan District Nos. 1-5 and the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his 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.

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 March 1, 2022 Special Meeting:

February 28, 2022 Financial Statements and Cash Position Report:

Current Claims:

Weekly Security Report from DDP BID:

Monthly Millennium Bridge and Union Gateway Bridge Elevator Report

RECORD OF PROCEEDINGS

from Stealth Monitoring:

Other:

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

FINANCIAL ITEMS

Other: Ms. Sedgeley stated that the draft 2021 Audit will be presented at the May meeting. Discussion ensued regarding the transition to Bill.com. Following discussion, upon a motion duly made by Director Walker, seconded by Director Lambiotte and, upon vote, unanimously carried, the Board approved the use of Bill.com and appointed Director Belluomo as final approver of disbursements and Director Fine as backup approver.

MANAGER ITEMS

Safety coordination efforts and updates:

Activation:

Update on DDP conversation: Ms. Jones provided an update to the Board regarding the DDP coordination efforts, specifically noting vendor relocation due to the 16th Street Mall construction.

17th Street design strategies: Ms. Penoncello and Ms. Jones provided an update to the Board regarding 17th Street Gardens design strategies. In addition to discussing possible fence reconfiguration, discussion ensued regarding the logistics and timing of adding vendor kiosks to the Gardens. The Board provided support to further explore this idea.

Downtown-wide efforts and coordination: This item was not discussed.

Fence configuration/gates: This item was discussed with 17th Street design strategies.

Remove/store wooden benches: Ms. Penoncello stated that Mr. Zabbia is working on the removal and storage of the benches near Wewatta Street in the 17th Street Gardens.

Purchase of bistro tables and chairs in an amount not to exceed \$TBD: Ms. Jones presented information to the Board regarding purchasing bistro tables and chairs for the 17th Street Gardens. No action was taken.

RECORD OF PROCEEDINGS

Irrigation/landscape/landscape fences: Mr. Zabbia presented information to the Board regarding the current irrigation system and the steps to repair it. Discussion ensued regarding repairing the entire system. It was determined that a subcommittee would be formed to approve any irrigation updates with Directors Walker and Fine.

Ladies Fancywork Society proposal: Ms. Penoncello and Ms. Jones reviewed the proposal with the Board. Discussion ensued. Director Cara recommended adding the art to the outside of the fence and applying a graffiti deterrent. Ms. Kincaid and Mr. Fries offered to coordinate graffiti treatment on the day of installation. Director Cara suggested an additional artist and will give Ms. Jones the contact information.

Lunchtime music series update: Ms. Jones provided an update to the Board regarding the cost and logistics of holding the lunchtime music series in 2022 due to the configuration of music acts.

Potential event planner: Ms. Jones provided information to the Board regarding the utilization of an event planner and public relations expert to assist with activating the 17th Street Gardens, noting that CLA hopes to host four to six events in the Gardens throughout the season. Discussion ensued.

Potential photographer: Ms. Jones provided information to the Board regarding Director Belluomo's suggestion to hire a photographer for events. She noted that staff will continue to work on this idea.

Possible kiosk: This item was discussed with the 17th Street Design Strategies.

Ms. Jones provided information to the Board regarding the cost of all activation ideas discussed in the amount of approximately \$95,000. Following discussion, upon a motion duly made by Director Belluomo, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the execution of activation strategies in an amount not to exceed \$100,000.

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

RECORD OF PROCEEDINGS

Landscape contractor: Ms. Kincaid provided an update to the Board regarding the landscape contractor, noting that the District's landscaper is no longer in business and that she is working with Mr. Zabbia to find a new contractor. Mr. Zabbia stated that his recommendation for a new contractor is Denver Commercial Properties Services and has requested a proposal. Discussion ensued. The Board determined that Directors Walker and Fine would assist in the search as the Irrigation Subcommittee.

Other: None.

**ENGINEER'S
REPORT – A.J.
ZABBIA**

Routine maintenance – tree protective grates, etc.: Mr. Zabbia provided an update to the Board regarding the replacement of the damaged planter on Wewatta Street. Ms. Jones stated that an insurance claim has been filed to cover the cost of replacement.

Other: None.

DIRECTOR ITEMS

Other: None.

ATTORNEY ITEMS

Other: None.

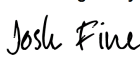
OTHER BUSINESS

Other: 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 Fine and, upon vote, unanimously carried, the Board adjourned the meeting at 10:09 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting