

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE “DISTRICT”)
HELD
MARCH 7, 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, March 7, 2023, at 9:00 a.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
Lindsay Belluomo, Assistant Secretary
Michael Geiger, Assistant Secretary
Jason Dorfman, Assistant Secretary

Also, In Attendance Were:

Anna Jones, Shauna D’Amato, 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
Andrew Uram; TK Elevator Corporation
Linda Appel Lipsius, Lara Fahnestock and Nessa Mogharreban; Denver Urban Gardens
Todd Wenskoski and Lauren Kelly; Livable Cities Studio
Sabina Valencia; Downtown Denver Partnership
Jordan Kind; Hines

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Cara called the District meeting and the Central Platte Valley Metropolitan District meeting to order concurrently at 9:00 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board of the Central Platte Valley Coordination Metropolitan District approved the agenda, as amended, moving the 17th Street Gardens discussion to the beginning of the agenda.

Mr. Wenskoski presented design ideas and cost schedule for the 17th Street Gardens to the Board. Discussion ensued. It was noted that Mr. Wenskoski will prepare technical drawings and more detailed cost estimates and schedules for consideration at the April meeting.

RECORD OF PROCEEDINGS

Director Cara and Mr. Wenskoski discussed the need for fencing plans and approval. It was noted that Mr. Wenskoski will communicate with the City regarding fencing requirements.

The Board discussed the District's need for an electrician and sound design work. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Belluomo and, upon vote, unanimously carried, the Board authorized Stantec and an electrical contractor to begin sound and lighting design work in an amount not to exceed \$25,000.

The Denver Urban Gardens team presented the 17th Street Gardens scope to the Board and reviewed the cost breakdown. Following review and discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the agreement and supplemental five-year continuing agreement with Denver Urban Gardens to be reviewed and approved annually, subject to final legal review.

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

RECORD OF PROCEEDINGS

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.

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 February 15, 2023 Special Meeting:

January 31, 2023 Unaudited Financial Statements and Cash Position Report:

Current Claims:

Weekly Security Report from DDP BID:

Other:

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

MANAGER ITEMS

17th Street Gardens Follow Up:

Denver Urban Gardens (DUG): This item was previously discussed.

RECORD OF PROCEEDINGS

Livable Cities Studios:

Anticipated Budget and Schedule: This item was previously discussed.

Bidding Process, Preferred Providers and Potential Contractors: This item was previously discussed.

Contract for 2023 Music Series in the amount of \$55,000: The Board reviewed the contract for the 2023 music series. Discussion ensued regarding flexibility in concert location due to potential 17th Street Gardens construction beginning in June or July. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the contract for the 2023 music series in the amount of \$55,000, subject to the addition of language regarding location changes due to construction.

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

Concrete Work in the amount of \$38,000: Mr. Fries reviewed the proposal from Gallegos with the Board. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the proposal from Gallegos for concrete work in the amount of \$38,000, as presented. It was noted that the District signatory will be changed from Mr. Fries to Director Cara.

Other: None.

FINANCIAL ITEMS

Other: None.

PROJECT UPDATES

Other: None.

DIRECTOR ITEMS

Other: None.

ATTORNEY ITEMS

May 2023 Election Update: Attorney Miller provided an update to the Board regarding the May 2023 election, noting that the election will be cancelled.

Patio License Agreement for Hello Darling: The Board discussed a patio license agreement for Hello Darling. It was noted that Mr. Fries will confirm that the patio does not interfere with snow removal and will coordinate with Hello Darling on the permit process. It was noted that Hello Darling will be required to submit plans to the City for approval, and Attorney Miller will draft the agreement once the City approves the plans.

RECORD OF PROCEEDINGS

Other: None.

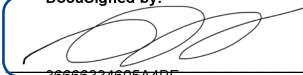
OTHER BUSINESS

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 Geiger and, upon vote, unanimously carried, the Board adjourned the District meeting and the Central Platte Valley Metropolitan District meeting at 10:42 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting