

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE
“DISTRICT”)
HELD
APRIL 4, 2023

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, April 4, 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

Assistant Secretary Jason Dorfman was absent and excused.

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
Cole Kralik; Allied Universal
Andrew Uram; TK Elevator Corporation
Nessa Mogharreban; Denver Urban Gardens
Jason Whitlock, Steph Powell and Vannessa Pederson; Stantec
Sabina Valencia; Downtown Denver Partnership
Jordan Kind; Hines

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Cara called the meeting and the Central Platte Valley Coordination Metropolitan District meeting to order concurrently at 9:05 a.m. Following review, upon a motion duly made by Director Belluomo, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the agenda, as amended, moving the elevator repair discussion to the beginning of the agenda.

Mr. Uram provided an update to the Board regarding elevator repairs, noting that the Millennium Bridge elevator repairs are complete. He stated that his team noted that the elevator ceilings are also in need of repair, and he will draft a proposal for replacement, but they are safe for public use in the meantime. He

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stated that repairs for the Union Gateway Bridge elevators are scheduled to begin the week of April 10th and will last approximately two weeks.

Mr. Uram reviewed the Long Maintenance proposal for a licensed elevator mechanic to be present during the bridge elevator repairs. The Board directed Mr. Uram to move the bridge maintenance project forward, indicating this work is covered by TK Elevator Corporation's annual contract.

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

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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 Dorfman was absent and excused.

Public comment: None.

CONSENT AGENDA

Minutes of the March 7, 2023 Regular Meeting:

February 28, 2023 Financial Statements and Cash Position Report:

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 accepted the Consent Agenda items.

FINANCIAL ITEMS

Other: None.

PROJECT UPDATES

Elevator Repair Update: This item was discussed previously.

Millennium Bridge Painting and Recoating: Mr. Fries provided an update to the Board regarding the Millennium Bridge painting and recoating, noting he is obtaining proposals for this work.

2023 Annual Tree Health Contract with DDP: Ms. Jones reviewed the contract with the Board. Following review, upon a motion duly made by Director Geiger, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the 2023 Annual Tree Health Contract with DDP, as presented.

Other: None.

MANAGER ITEMS

CliftonLarsonAllen LLP Statements of Work for 2023: Director Geiger provided an update to the Board regarding the CliftonLarsonAllen LLP

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Statements of Work, noting that Mr. Carroll will provide a status update to the appropriate parties by the end of the day on April 6th.

Other: None.

DIRECTOR ITEMS

Other: None.

ATTORNEY ITEMS

Other: None.

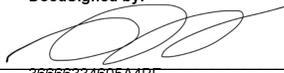
OTHER BUSINESS

Other: Director Geiger noted that he will not be in attendance at the May meeting and will be unable to host the meeting at DaVita's office. Director Cara confirmed that the May meeting will be held at her office. It was noted that CLA will update the District's website with the updated location information for the May meeting. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the adjustment of the May meeting location to Director Cara's office.

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 10:39 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting