

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE
"DISTRICT")
HELD
FEBRUARY 15, 2023

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the "Board") was convened on Wednesday, February 15, 2023, at 9:00 a.m. at 2000 16th 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, Rachel Alles, Jason Carroll, Yelena Primachenko and Jenna Trujillo; CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.
Cole Kralik; Allied Universal
Jordan Kincaid; East West Urban Management

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Walker called the meeting to order at 10:04 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 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 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

RECORD OF PROCEEDINGS

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.

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 15, 2022 Special Meeting and the January 3, 2023 Regular Meeting:

RECORD OF PROCEEDINGS

December 31, 2022 Unaudited 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

Public Hearing to Consider Amendment of the 2022 Budget and Resolution to Amend the 2022 Budget: Director Walker opened the public hearing at 10:07 a.m. to consider an amendment to the 2022 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received. Director Walker closed the public hearing at 10:07 a.m.

Mr. Carroll reviewed the 2022 budget amendment with the Board. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the amendment to the 2022 budget and adopted the Resolution to Amend the 2022 Budget.

CD Maturation: Ms. Primachenko reviewed the maturation of the District's CD with the Board. Discussion ensued. The Board directed Ms. Primachenko to move excess monies to the District's ColoTrust bank account.

Other: None.

PROJECT UPDATES

Holiday Lighting Goals and Outcomes: Ms. D'Amato provided an update to the Board regarding holiday lighting.

Genesis Phase One Tree Planting: Ms. D'Amato provided an update to the Board regarding the Genesis phase one tree planting.

Union Gateway Bridge Door Clutch Repairs from TK Elevator Corporation in the Amount of \$11,395.38: Ms. Jones reviewed the Work

RECORD OF PROCEEDINGS

Order with the Board. Discussion ensued regarding timeline and repairs. Ms. Jones noted she will follow up with TK Elevator Corporation to ensure the approval of the Work Order can wait until the March meeting. This item was deferred.

Other Elevator Updates and Timing: This item was previously discussed.

Millennium Bridge Painting and Recoating, Authorize a Committee and Review Millennium Bridge Painting and Recoating Scope of Work from Reconstruction Experts: This item was deferred.

Other: None.

MANAGER ITEMS

Esri License Approval in an Amount of \$700: Ms. Jones and Ms. D'Amato presented information on Esri to the Board, noting it is a mapping software. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved an Esri license in the amount of \$700.

Other: Ms. Jones informed the Board that she has been working with Shaw Construction on sidewalk work at the apartments on 19th Street and Chestnut Place and noted Shaw proposes the installation of Black Beauty sidewalk. Director Cara noted she will assist in this process. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board authorized Director Cara, Ms. Jones and Ms. D'Amato to walk the apartment site and determine sidewalk needs.

DIRECTOR ITEMS

Other: None.

ATTORNEY ITEMS

Other: None.

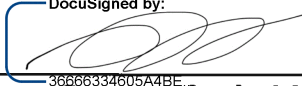
OTHER BUSINESS

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 Geiger and, upon vote, unanimously carried, the Board adjourned meeting at 10:39 a.m.

Respectfully submitted,

DocuSigned by:

36866334605A4BE
Secretary for the Meeting