

## 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  
OCTOBER 4, 2022

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, October 4, 2022, at 9:00 a.m. at 2000 16<sup>th</sup> Street, Denver, CO 80202. This District Board meeting was also held via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

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

Assistant Secretary Lindsay Belluomo was absent and excused.

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato and Deb Sedgeley; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.  
A.J. Zabbia; 68 West Engineers  
Cole Kralik; Allied Universal  
Sabina Valencia-Chavez and Andrew Iltis; Downtown Denver Partnership  
Brandon Fries; East West Urban Management  
Linda Appel Lipsius; Denver Urban Gardens

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Cara called the meeting to order at 9:08 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the agenda, as amended to move the 17<sup>th</sup> Street Gardens discussion to the beginning of the agenda.

Mr. Iltis discussed the 17<sup>th</sup> Street Gardens space and various post-COVID activation ideas with the Board. Discussion ensued regarding strategies in other cities, fencing, and Denver Urban Gardens involvement. It was noted that the Board is interested in pursuing a partnership with Denver Urban Gardens.

**Disclosures of Potential Conflicts of Interest:** Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may

## RECORD OF PROCEEDINGS

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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 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. Director Belluomo was absent and excused.

**Public Comment:** None.

## RECORD OF PROCEEDINGS

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### CONSENT AGENDA

#### **Minutes of the September 6, 2022 Special Meeting:**

#### **August 31, 2022 Financial Statements and Cash Position Report:**

#### **Current Claims:**

#### **Weekly Security Report from DDP BID:**

#### **Monthly Millennium Bridge and Union Gateway Bridge Elevator Report from Stealth Monitoring:**

#### **Other:**

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

### FINANCIAL ITEMS

**Draft 2023 Budget:** Ms. Sedgeley reviewed the draft 2023 Budget with the Board, noting that a 2022 Budget amendment will not be necessary. Director Cara reviewed the basic elements of the Budget with the new Board members. It was noted that a budget workshop will be scheduled with Directors Geiger and Dorfman at the end of October. No action was taken.

**Other:** None.

### MANAGER ITEMS

#### **17<sup>th</sup> Street Gardens:**

##### **Events Update:**

**Lunchtime Music Series and Yoga:** Ms. D'Amato provided an update to the Board regarding the music series and yoga events. She stated that the Yoga in the Park events have concluded, and the attendance was highest at the last class of the season. The Board discussed the upcoming Pumpkin Patch event on October 22<sup>nd</sup>.

**Redesign Discussion:** This item was discussed previously.

**Communication Protocol:** Ms. Jones reviewed the communication protocol with the Board. The Board acknowledged the memo. No action was taken.

**Maintenance Coordination Report – EWUM, Brandon Fries:** Mr. Fries reviewed the Maintenance Coordination Report with the Board, noting that the elevator hours have been changed to 4:00 a.m. - 12:00 a.m. daily to mirror

## RECORD OF PROCEEDINGS

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RTD's schedule. It was noted that an increase in incidents has occurred.

**Other:** Ms. Valencia-Chavez informed the Board that all DDP invoices will go through her for approval.

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

**Other:** Mr. Zabbia noted that he will provide updated figures for the Millennium Bridge to Ms. Sedgeley for the 2023 Budget.

**DIRECTOR ITEMS**

**Other:** None.

**ATTORNEY ITEMS**

At this time, the Board opened the Central Platte Valley Metropolitan District meeting concurrently.

**Appointment of Officers:** Following discussion, upon motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

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


**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 Dorfman, seconded by Director Walker and, upon vote, unanimously carried, the Board adjourned the Central Platte Valley Coordination Metropolitan District meeting and the Central Platte Valley Metropolitan District meeting at 10:40 a.m.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting