

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
8390 E. CRESCENT PKWY., STE. 300
GREENWOOD VILLAGE, CO 80111
Phone: 303-779-5710 Fax: 303-779-0348
www.epvcmd.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, November 7, 2023

TIME: 9:00 a.m.

LOCATION: DaVita Inc.
2000 16th Street
Denver CO, 80202

You can also attend the meetings in any of the following ways:

A. To attend via WebEx Videoconference, use the link below:

<https://village.webex.com/join/michael.geiger>

ACCESS:

B. To attend via telephone, dial 1-415-655-0001 and enter the following additional information:

Passcode: 801164611#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jason Dorfman	President	May 2027
Michael Geiger	Secretary	May 2025
Derrick Walker	Treasurer	May 2025
Amy Cara	Assistant Secretary	May 2025
Jordan Kind	Assistant Secretary	May 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

- A. Review and consider approval of the minutes of the October 3, 2023 Special Meeting and November 1, 2023 Special Budget Workshop Meeting (enclosures).
- B. Accept September 30, 2023 Financial Statements and Cash Position Report (enclosure).
- C. Approve current claims (enclosure).

III. MANAGER ITEMS

- A. 17th Street Gardens follow up:
 - 1. Update on Projects.
 - 2. Pumpkin Patch Event Review (enclosure).
- B. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosure).
 - 1. Update on Hello Darling permit process.
- C. Review and Consider Approval of CliftonLarsonAllen LLP 2024 Management Statement of Work (enclosure).
- D. Review and Consider Approval of CliftonLarsonAllen LLP 2023 Accounting Statement of Work (to be distributed).
- E. Discuss Public Art Planning for 2024 (enclosure).

IV. FINANCIAL ITEMS

- A. Review Budget Workshop discussion (enclosure).

V. PROJECT UPDATES

VI. DIRECTOR ITEMS

VII. ATTORNEY ITEMS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

**The next regular meeting is scheduled for Tuesday, December 5, 2023 at 9:00 a.m. at DaVita Inc. (2000 16th Street, Denver, CO 80202) and via WebEx.
 Holiday Party- December 11, 2023 at 5:00 p.m. at Woodie Fisher Kitchen and Bar (1999 Chestnut Place, Ste. 100, Denver, CO 80202**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (THE “DISTRICT”)

HELD

OCTOBER 3, 2023A special meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, October 3, 2023, at 9:00 a.m. at 2000 East West Partners, 1550 Wewatta Street, Suite 540, Denver, CO 80202 and via Zoom Videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jason Dorfman, President
Derrick Walker, Treasurer
Amy Cara, Assistant Secretary
Jordan Kind, Assistant Secretary

Also, In Attendance Were:

John Tryba, John Guenther and Isaac Anthony; WSP USA
Anna Jones, Shauna D’Amato, Rachel Alles, Jason Carroll, and Jenna Trujillo;
CliftonLarsonAllen LLP
Brandon Fries; East West Urban Management
Nessa Mogharreban; Denver Urban Gardens
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law
Offices, P.C.
Sabina Valencia Chavez, Downtown Denver Partnership

Secretary Michael Geiger was absent and excused.

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Dorfman called the District meeting to order at 9:03 a.m. Following review, upon a motion duly made by Director Walker seconded by Director Kind 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.

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

RECORD OF PROCEEDINGS

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 September 14, 2023 Special Meeting:

August 31, 2023 Financial Statements and Cash Position Report:

Current Claims:

September 9, 2023 Shakespeare in the Parking Lot Event:

Proposal for Installation of Tree Wraps from Downtown Denver Business Improvement District in the amount of \$239.33:

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

MANAGER ITEMS

17th Street Gardens Follow Up:

Livable Cities Studios and Denver Urban Gardens (“D.U.G”):

Project Overview and Status Update: Ms. Jones provided an update to the Board, noting that request for bidders will be posted beginning October 4 through the end of the month, with aim for work beginning in November.

Anticipated Budget Schedule and Updated Market Conditions and Cost Assumptions: This item was not discussed.

Denver Urban Gardens: Ms. Mogharreban provided an update regarding the 2nd Community Meeting occurring on October 9th to rehome perennials to other gardens and raise more interest for the gardens.

Millennium Bridge Due Diligence Report: Ms. D’Amato provided an update stating that Encore Electric are currently working on pricing.

Maintenance Coordination Report - EWUM: Mr. Fries provided his report updates to the Board.

RECORD OF PROCEEDINGS

Hello Darling Permit Process: Mr. Fries provided an update to the Board.

Tree Maintenance/Bailey Tree Contract and Scope: Ms. D'Amato provided an update to the Board noting that Mr. Bailey, Mr. Fries, and herself performed a site visit to review all District trees, and the first watering will begin this week with a second watering third week in October.

2024 Vendors: Ms. D'Amato provided an update that Mr. Fries and herself are currently reviewing vendors for 2024 and will begin the renewal process.

FINANCIAL ITEMS Director Dorfman inquired about the increased costs for Denver Off Duty Police Officers since last year. Ms. Trujillo is expected to provide an update.

PROJECT UPDATES None.

DIRECTOR ITEMS None.

ATTORNEY ITEMS None.

OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Board at this time, upon a motion duly made by Director Cara, seconded by Director Walker and, upon vote, unanimously carried, the Board adjourned the meeting at 10:01 a.m.

Respectfully submitted,

Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL BUDGET
WORKSHOP MEETING OF THE BOARD
OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION
METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
NOVEMBER 1, 2023

A special Budget Workshop meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, November 1, 2023 at 9:00 a.m. via Microsoft Teams Videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jason Dorfman, President
Michael Geiger, Secretary
Jordan Kind, Assistant Secretary

Director Derrick Walker, Treasurer, and Director Amy Cara, Assistant Secretary, were absent and excused.

Also, In Attendance Were:

Anna Jones, Jenna Trujillo, Rachel Alles and Jason Carroll; CliftonLarsonAllen LLP
Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.
Sabina Valencia Chavez; Downtown Denver Partnership

ADMINISTRATIVE MATTERS

Call to Order and Agenda: The meeting was called to order at 9:02 a.m. Following review, upon motion duly made by Director Dorfman, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Disclosures of Potential Conflicts of Interest: The Board advised 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.

RECORD OF PROCEEDINGS

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.

OTHER BUSINESS

2024 Draft Budget: The Board reviewed and discussed the draft 2024 Budget. CLA will make the adjustments and updates discussed for the final Board review and approval at the December 5, 2023 Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Geiger, seconded by Director Dorfman and, upon vote, unanimously carried, the Board adjourned the meeting at 10:08 a.m.

Respectfully submitted,

Secretary for the Meeting

CPV COORDINATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

**Central Platte Valley Coord Metro Dist
Balance Sheet - Governmental Funds
September 30, 2023**

	<u>General</u>	<u>Total</u>
Assets		
Checking Account	\$ 127,987.74	\$ 127,987.74
Due from Other Districts	334,550.00	334,550.00
Accounts Receivable	24,214.95	24,214.95
Total Assets	<u>\$ 486,752.69</u>	<u>\$ 486,752.69</u>
Liabilities		
Accounts Payable	\$ 431,693.27	\$ 431,693.27
Event Deposits	1,500.00	1,500.00
Total Liabilities	<u>433,193.27</u>	<u>433,193.27</u>
Fund Balances	<u>53,559.42</u>	<u>53,559.42</u>
Liabilities and Fund Balances	<u>\$ 486,752.69</u>	<u>\$ 486,752.69</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Central Platte Valley Coord Metro Dist
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending September 30, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Other revenue	\$ -	\$ 115.52	\$ (115.52)
Transfers from other districts	3,180,000.00	1,802,353.50	1,377,646.50
Transfers from other districts - Capital	350,000.00	-	350,000.00
Total Revenue	<u>3,530,000.00</u>	<u>1,802,469.02</u>	<u>1,727,530.98</u>
Expenditures			
General government			
Accounting	65,000.00	67,904.04	(2,904.04)
Auditing	4,000.00	4,500.00	(500.00)
Contingency	9,542.00	-	9,542.00
Directors' fees	6,000.00	3,000.00	3,000.00
District management	95,000.00	111,009.18	(16,009.18)
Dues and membership	4,500.00	4,237.50	262.50
Election	2,500.00	1,477.50	1,022.50
Engineering	10,000.00	31,200.00	(21,200.00)
Insurance	7,500.00	6,719.00	781.00
Legal	46,000.00	40,193.00	5,807.00
Miscellaneous	3,000.00	1,709.47	1,290.53
Onsite Management	80,000.00	50,949.45	29,050.55
Payroll taxes	458.00	38.25	419.75
Website	1,500.00	-	1,500.00
Operations and maintenance			
Landscaping and other maintenance	700,000.00	463,960.13	236,039.87
17th Street Gardens	380,000.00	207,513.06	172,486.94
Security	665,000.00	479,926.43	185,073.57
Millennium Bridge maintenance	860,000.00	151,929.12	708,070.88
Union Gateway Bridge maintenance	195,000.00	151,988.32	43,011.68
Engineering - repairs and maintenance			
Repairs and maintenance	40,000.00	-	40,000.00
Capital			
Art Funds	350,000.00	-	350,000.00
Total Expenditures	<u>3,525,000.00</u>	<u>1,778,254.45</u>	<u>1,746,745.55</u>
Net Change in Fund Balances	5,000.00	24,214.57	(19,214.57)
Fund Balance - Beginning	14,811.00	29,344.85	(14,533.85)
Fund Balance - Ending	<u>\$ 19,811.00</u>	<u>\$ 53,559.42</u>	<u>\$ (33,748.42)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
Schedule of Cash Deposits & Investments
September 30, 2023
Updated as of October 26, 2023

	General Fund
<u>Wells Fargo Bank - Checking Account</u>	
Balance as of 09/30/23	\$ 127,987.74
Subsequent activities:	
10/04/23 Xcel ACH	(2,895.01)
10/05/23 Transfer from CPVMD	200,000.00
10/05/23 Denver Water ACH	(2,408.81)
10/06/23 Riverfront Park Deposit	21,242.40
10/06/23 Bill.com Payables	(237,479.82)
10/16/23 Centurylink ACH	(331.43)
10/23/23 Bill.com voided check - uncashed musician check	500.00
10/23/23 Bill.com reissued check	(500.00)
10/25/23 Bill.com voided check - uncashed musician check	1,000.00
10/27/23 Bill.com reissued check	(1,000.00)
<i>Anticipated transfer from CPVMD</i>	<i>200,000.00</i>
<i>Anticipated vouchers payable</i>	<i>(255,686.98)</i>
<i>Anticipated Balance</i>	\$ 50,428.09

Central Platte Valley Coordination Metropolitan District - General Fund									
Schedule of Maintenance Costs									13
				2022	2023	9/30/23	2023	Budget	
				Actual	Budget	Actual	Estimated	Variance	
Acct No.	Account Name:	Vendor/Description	Notes						
	Security								
107606		Denver Police - Off Duty		291,282	350,000	212,420	350,000	-	
		DDPBID Security		219,022	250,000	213,076	250,000	-	
		Stealth Monitoring		59,341	65,000	50,220	60,000	5,000	
		Additional Security		-	-	4,210	5,000	(5,000)	
				569,645	665,000	479,926	665,000	-	
	Landscaping and Other Maintenance								
107585	Landscaping and repairs	DCPS/Genesis	Annual contract	87,907	85,000	88,611	90,000	(5,000)	
107584		Landscaping - Tree maintenance	DDBID	-	40,000	-	20,000	20,000	
107584		Landscaping - Tree replacement		51,713	100,000	87,478	100,000	-	
107586		Other - Irrigation and other repairs		7,045	10,000	5,898	5,500	4,500	
107587	Lighting	Xcel	Pedestrian lights	11,410	12,000	12,237	15,000	(3,000)	
107588	General maintenance/cleanup	DDPBID	Base contract	277,317	250,000	188,116	245,000	5,000	
		Other	Encore	-	25,000	-	-	25,000	
107593		Snow removal	DDBID	7,181	40,000	4,202	20,000	20,000	
107589	Irrigation	Denver Water		6,838	6,000	4,807	5,000	1,000	
107590	Fossil filters	Komac	Base contract - 55% to District	18,526	25,000	29,596	35,000	(10,000)	
		Komac	Replacement	-	20,000	-	-	20,000	
107592	Storm drainage	Annual storm drainage	2 locations	2,772	2,000	3,440	3,000	(1,000)	
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical	16,694	50,000	39,575	40,000	10,000	
		Seasonal Lighting		-	30,000	-	-	-	
		Contingency		-	5,000	-	1,500	3,500	
				487,403	700,000	463,960	580,000	90,000	
	17th Street Gardens								
107810	Landscaping	Landscape design/renovations	Includes temporary fencing	17,978	100,000	98,289	100,000	-	
		Denver Commercial Property Services - annual contract		5,066	25,000	-	20,000	5,000	
107812	Repairs and maintenance	DDBID		72,464	70,000	44,911	60,000	10,000	
		Other repairs and maintenance	Orkin/stantec	38,006	45,000	11,238	20,000	25,000	
		Seasonal lighting		12,968	12,000	-	5,000	7,000	
107820		Activation		59,209	50,000	2,818	20,000	30,000	
107815		Other	Musicians	61,081	75,000	49,335	55,000	20,000	
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place	2,090	3,000	922	2,000	1,000	
				268,862	380,000	207,513	282,000	98,000	

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Central Platte Valley Coordination Metropolitan District - General Fund
Schedule of Maintenance Costs

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				2022	2023	9/30/23	2023	Budget
				<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Estimated</u>	<u>Variance</u>
<u>Acct No.</u>	<u>Account Name:</u>	<u>Vendor/Description</u>	<u>Notes</u>					
	Millennium Bridge/Mall/Fountain							
107601	General Maintenance/Cleanup	EWUM/RPA		48,136	65,000	41,730	65,000	-
		DDPBID - Bridge maintenance		57,084	55,000	43,395	55,000	-
		Other		-	1,000	-	1,000	-
107602	Elevator	ThyssenKrupp	Maintenance contract	10,455	12,000	8,109	11,000	1,000
		ThyssenKrupp	Other repairs	22,367	25,000	15,569	23,000	2,000
		Integra phone charges		5,748	2,500	540	1,000	1,500
		Other repairs	Gallegos/RPA	4,275	5,000	519	800	4,200
		JT Specialty Services	Graffiti	10,419	5,000	2,899	5,000	-
		Long Mechanical		6,500	15,000	2,952	6,000	9,000
		Reflection Windows	Housing glass cleaning	1,080	6,000	4,500	6,000	-
		Fire Alarm system		-	1,000	3,724	4,000	(3,000)
		Elevator permits/inspections		-	1,500	-	1,500	-
107603	Lighting	Xcel	16th Street A&B - Power to bridge	15,565	16,000	12,786	14,000	2,000
107604	Irrigation	16th Street Fountain		4,593	2,000	1,577	3,000	(1,000)
		Promenade Lofts/Western Proscapes		2,472	1,500	745	1,500	-
107605	Snow removal	DDPBID		3,667	15,000	-	15,000	-
107609	Other	68 West - Bridge maintenance		41,831	40,000	-	-	40,000
		Landscaping		7,808	10,000	-	5,000	5,000
		Encore Electric/Mathias/Connect		17,422	10,000	-	5,000	5,000
		Fountain repair/deck repairs		857	5,000	-	5,000	-
		Gallegos/Stantec/Commercial Lighting		1,100	5,000	12,884	20,000	(15,000)
		Millennium Bridge inspection		-	55,000	-	-	55,000
		Wood refinishing	Railing and benches	-	-	-	-	-
		Bridge painting		-	500,000	-	-	500,000
		Contingency		-	6,500	-	4,200	2,300
				261,379	860,000	151,929	252,000	608,000

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Central Platte Valley Coordination Metropolitan District - General Fund
Schedule of Maintenance Costs

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				2022	2023	9/30/23	2023	Budget
				<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Estimated</u>	<u>Variance</u>
Acct No.	Account Name:	Vendor/Description	Notes					
	Union Gateway Bridge							
107701	General Maintenance/Cleanup	EWUM		43,618	45,000	35,784	55,000	(10,000)
		DDPBID - Bridge maintenance		38,519	40,000	33,694	45,000	(5,000)
		Other		-	3,000	466	1,000	2,000
107702	Elevator	Century Link		3,833	4,000	2,995	4,000	-
		ThyssenKrupp	Maintenance contract	12,180	12,000	7,830	12,000	-
		ThyssenKrupp	Other repairs	6,767	15,000	47,458	50,000	(35,000)
		JT Specialty	Graffiti	3,365	3,000	2,175	3,000	-
		Long Mechanical		870	5,000	-	5,000	-
		Reflection Windows	Housing glass cleaning	6,500	6,000	4,500	6,000	-
		Elevator permits/inspections		1,000	1,000	-	1,000	-
		Fire Alarm system		540	1,500	540	1,500	-
		Other		-	1,500	-	1,500	-
107703	Lighting	Xcel		23,381	25,000	16,546	26,000	(1,000)
107704	Other	Other repairs	Encore	2,445	4,000	-	4,000	-
		68 West - Bridge maintenance		30,225	25,000	-	10,000	15,000
		Contingency		-	4,000	-	5,000	(1,000)
				173,243	195,000	151,988	230,000	(35,000)
				1,760,532	2,800,000	1,455,316	2,009,000	761,000
				-	-			
		DDPBID		719,786	820,000			30,000
		Denver Commercial Property Services		100,781	120,000	610,670	790,000	(670,000)
		EWUM/RPA		91,754	110,000	88,611	115,000	(10,000)
		68 West		72,056	65,000	77,514	120,000	(55,000)
		ThyssenKrupp		51,769	64,000	-	10,000	54,000
		JT Specialty		7,640	8,000	78,966	96,000	(88,000)
		Long Mechanical		11,289	10,000	5,074	8,000	2,000
		Reflection Windows		13,000	21,000	2,952	11,000	10,000
		Gallegos		17,794	55,000	9,000	12,000	(5,000)
		Livable Cities/MGT		17,978	100,000	52,459	60,000	-

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Central Platte Valley Coordination Metropolitan District
 Schedule of Payables as of October 26, 2023
 Paid November 7, 2023

Vendor	Invoice #	Date	Approval Status	Payment Status	Open Balance	
1 Above Elevator Inspections	585-23	8/3/2023	Approving	Unpaid	\$ 800.00	\$ 800.00
Bailey Tree LLC	14599	10/6/2023	Approving	Unpaid	2,880.00	2,880.00
BELFOR USA GROUP, Inc.	23-10_EW_UNION-BIO	3/1/2023	Approving	Unpaid	233.30	233.30
Brandon Sipes	10/16/2023	10/16/2023	Approving	Unpaid	250.00	250.00
Brianna Straut	10/20/2023	10/20/2023	Approving	Unpaid	250.00	250.00
Casey Sidwell	10/13/2023	10/13/2023	Approving	Unpaid	500.00	
Casey Sidwell	10/26/2023	10/26/2023	Approving	Unpaid	500.00	1,000.00
Century Link	303-436-9655 792 Sep23	9/25/2023	Approving	Unpaid	240.48	
Century Link	303-629-9660658 Oct23	10/4/2023	Approving	Unpaid	90.95	331.43
Charles Blenzig	9/29/2023	9/29/2023	Approving	Unpaid	500.00	500.00
Christopher James Koza	10/2/2023	10/2/2023	Approving	Unpaid	250.00	250.00
CliftonLarsonAllen LLP	3908442	9/30/2023	Approving	Unpaid	10,526.31	
CliftonLarsonAllen LLP	3908867	9/30/2023	Approving	Unpaid	14,141.59	24,667.90
Dave Preston Amidei	10/24/2023	10/24/2023	Approving	Unpaid	250.00	250.00
David Tamkin	9/26/2023	9/26/2023	Approving	Unpaid	250.00	250.00
Dechen Hawk , LLC	10/23/2023	10/23/2023	Approving	Unpaid	250.00	250.00
Denver Commercial Property Services	1236	9/18/2023	Approving	Unpaid	1,800.00	
Denver Commercial Property Services	1284	9/20/2023	Approving	Unpaid	33,440.00	
Denver Commercial Property Services	1270	9/29/2023	Approving	Unpaid	2,735.04	
Denver Commercial Property Services	1521	9/30/2023	Approving	Unpaid	1,048.02	
Denver Commercial Property Services	1416	10/2/2023	Approving	Unpaid	582.00	39,605.06
Denver Urban Gardens	6658	10/4/2023	Approving	Unpaid	15,000.00	15,000.00
DENVER WATER	8489380088Oct23	10/13/2023	Approving	Unpaid	1,009.34	
DENVER WATER	8291430350Oct23	10/13/2023	Approving	Unpaid	60.74	
DENVER WATER	0592267648Oct23	10/13/2023	Approving	Unpaid	30.14	
DENVER WATER	4661150000Oct23	10/13/2023	Approving	Unpaid	115.82	
DENVER WATER	4987054226Oct23	10/13/2023	Approving	Unpaid	562.58	
DENVER WATER	3804050000Oct23	10/13/2023	Approving	Unpaid	51.55	1,830.17
Diversified Underground Inc	28423	9/30/2023	Approving	Unpaid	30.00	30.00
Dodge Construction Network	Q-137982-1	10/3/2023	Approving	Unpaid	118.32	118.32
Downtown Denver BID	CM-35901-23	1/13/2023	Approving	Unpaid	37,538.35	
Downtown Denver BID	SEC-09/01/23-09/14/23	9/14/2023	Approving	Unpaid	9,842.89	
Downtown Denver BID	SEC-09/15/23-09/28/23	9/28/2023	Approving	Unpaid	9,480.38	56,861.62
East West Urban Management	Office Supplies 09/30/23	9/30/2023	Approving	Unpaid	15.70	
East West Urban Management	09/23 MB	9/30/2023	Approving	Unpaid	4,820.62	
East West Urban Management	09/23 UG	9/30/2023	Approving	Unpaid	3,748.53	
East West Urban Management	23-Sep	9/30/2023	Approving	Unpaid	5,661.05	
East West Urban Management	Access 10/01/23	10/1/2023	Approving	Unpaid	3.62	14,249.52
Encore Electric	69086	8/25/2023	Approving	Unpaid	883.00	883.00
Eric Moon	9/28/2023	9/28/2023	Approving	Unpaid	500.00	500.00
FASTSIGNS	221-104693	10/10/2023	Approving	Unpaid	165.78	165.78
Fire Alarm Services, Inc	151656	9/1/2023	Approving	Unpaid	540.00	
Fire Alarm Services, Inc	151657	9/1/2023	Approving	Unpaid	1,080.00	1,620.00
Gary Joesph Bragg	10/12/2023	10/12/2023	Approving	Unpaid	500.00	500.00
Jennifer Shawhan	10/5/2023	10/5/2023	Approving	Unpaid	500.00	500.00
JT Specialty Services	21917	10/2/2023	Approving	Unpaid	335.00	
JT Specialty Services	21918	10/17/2023	Approving	Unpaid	690.00	1,025.00
Komac	230910	9/13/2023	Approving	Unpaid	18,407.00	18,407.00
Lauren N. Frihauf	10/6/2023	10/6/2023	Approving	Unpaid	500.00	500.00
Livable Cities Studio, Inc	2039	9/28/2023	Approving	Unpaid	5,807.50	5,807.50
LONG Building Technologies, Inc	SCPAY0065540	8/31/2023	Approving	Unpaid	870.00	
LONG Building Technologies, Inc	SCPAY0065783	10/10/2023	Approving	Unpaid	984.00	1,854.00
LV Events & PR	2023-040	10/4/2023	Approving	Unpaid	552.50	552.50
Megan Burt	10/3/2023	10/3/2023	Approving	Unpaid	500.00	
Megan Burt	10/17/2023	10/17/2023	Approving	Unpaid	750.00	1,250.00
Megan Elisworth	10/25/2023	10/25/2023	Approving	Unpaid	750.00	750.00
Miller and Associates Law Offices	836	9/30/2023	Approving	Unpaid	5,108.00	5,108.00
Mudhead Music Inc	10/18/2023	10/18/2023	Approving	Unpaid	500.00	500.00

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Orkin Denver Commercial	249949931	7/10/2023	Approving	Unpaid	167.99	
Orkin Denver Commercial	249949932	8/7/2023	Approving	Unpaid	167.99	
Orkin Denver Commercial	249385903	9/14/2023	Approving	Unpaid	88.99	
Orkin Denver Commercial	249949933	9/14/2023	Approving	Unpaid	167.99	
Orkin Denver Commercial	250923199	10/2/2023	Approving	Unpaid	167.99	760.95
Paul Musso	08/09/23Duo	8/9/2023	Approving	Unpaid	250.00	250.00
Rachel Taulbee LLC	10/11/2023	10/11/2023	Approving	Unpaid	250.00	
Rachel Taulbee LLC	10/19/2023	10/19/2023	Approving	Unpaid	250.00	500.00
Rekha Ohal	10/9/2023	10/9/2023	Approving	Unpaid	500.00	500.00
Riverfront Park Association	Allstream 19862257	9/12/2023	Approving	Unpaid	130.15	
Riverfront Park Association	SEC 09/04/23-09/17/23	9/20/2023	Approving	Unpaid	10,575.00	
Riverfront Park Association	9942890260 Verizon	9/20/2023	Approving	Unpaid	32.73	
Riverfront Park Association	Security 09/04/23-09/17/23	9/27/2023	Approving	Unpaid	750.00	
Riverfront Park Association	Security 09/18/23-10/01/23	10/4/2023	Approving	Unpaid	10,650.00	
Riverfront Park Association	Allstream 19948939	10/12/2023	Approving	Unpaid	208.49	
Riverfront Park Association	SEC 10/01/23-10/15/23	10/17/2023	Approving	Unpaid	12,150.00	
Riverfront Park Association	9945298845 Verizon	10/17/2023	Approving	Unpaid	32.76	34,529.13
Roth Property Maintenance, LLC	67006	9/18/2023	Approving	Unpaid	978.00	978.00
Stealth Monitoring Inc	IN351913	10/5/2023	Approving	Unpaid	5,580.00	5,580.00
TK Elevator Corporation	3007325126	7/31/2023	Approving	Unpaid	900.88	
TK Elevator Corporation	6000674647	9/6/2023	Approving	Unpaid	1,174.08	
TK Elevator Corporation	3007493071	10/1/2023	Approving	Unpaid	870.00	
TK Elevator Corporation	3007492620	10/1/2023	Approving	Unpaid	900.88	3,845.84
Utility Notification Center of Colorad	223090357	9/30/2023	Approving	Unpaid	7.74	7.74
Wastewater Management Division	02332-21-549-000Sep23	9/12/2023	Approving	Unpaid	970.33	970.33
Will George Kuepper V	10/10/2023	10/10/2023	Approving	Unpaid	500.00	500.00
Xcel Energy	53-0010034496-2Sep23	9/12/2023	Approving	Unpaid	234.94	
Xcel Energy	53-9105366-2Sep23	9/12/2023	Approving	Unpaid	1,027.52	
Xcel Energy	53-2026711-6Sep23	9/13/2023	Approving	Unpaid	1,632.55	
Xcel Energy	53-2026712-7Oct23	10/2/2023	Approving	Unpaid	806.96	
Xcel Energy	53-0010034496-2Oct23	10/11/2023	Approving	Unpaid	221.38	
Xcel Energy	53-9105366-2 Oct23	10/11/2023	Approving	Unpaid	1,200.21	
Xcel Energy	53-2026711-6Oct23	10/13/2023	Approving	Unpaid	982.89	6,106.45
Grand Total					<u>\$ 254,058.54</u>	<u>\$ 254,058.54</u>

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2023 Urban Pumpkin Patch Event Summary

OVERVIEW

The second annual Urban Pumpkin Patch was another success for the Central Platte Valley Metro District. We “sold” all 75 tickets allotted but only a handful of people who attended had tickets. Most of the attendees this year were just walking by and asked what was happening. Some just popped in for a quick photo in front of the backdrop, others stayed and participated in all the offerings – pumpkin painting, face painting, corn hole and coffee. The Urban Pumpkin Patch is a nice alternative to the typical pumpkin patches because it’s not an all-day commitment and centralizes all the fun of a large pumpkin patch – like Anderson Farms – into one convenient place.

BY THE NUMBERS

	2023 Totals
Tickets sold	75
Attendees	30
Total Direct Costs	\$442.45
Face Painter	\$250.00
Coffee	\$0 Donated by Whole Foods
Eventbrite	\$9.99
Supplies	\$28.04
Décor	\$154.42

PHOTOS*



** since majority of participants were kids, I didn't take photos of the kids' faces (outside of my own children who also attended)*

LESSONS LEARNED

- Things that went well:
 - Face painter was a big hit
 - A lot of walk-ins this year including one family who came downtown just to ride the train and happily found a family-friendly event to entertain their three kids
 - All tickets were reserved a few days before the event
 - Whole Foods continues to be an amazing partner
 - Were able to reuse a lot of the leftover supplies from last year, minimizing costs for this year
 - Lucked out with perfect fall weather – wouldn't push it to any later in the month
 - Since we were painting pumpkins instead of carving, they are more likely to last until Oct. 31
 - Shortening the time from 11 a.m.-1 p.m. was a good change – attendees were evenly spread throughout the time

- Things to consider for next year:
 - Continue to struggle with people who reserve their tickets and then don't attend
 - Can we charge a nominal fee to attend?
 - Price of the pumpkin and we purchase the pumpkins directly from Whole Foods.
 - Donate the proceeds to a charity.
 - Free coffee attracted a lot of unhoused individuals – they were courteous and always asked before getting a cup but not sure that is the target audience we were hoping for
 - Provide a mix of large and small pumpkins for small hands, or those who don't want to carry a large pumpkin back home



Central Platte Valley Coordination Metropolitan District Manager's and Property Update

November 7, 2023

Bridge Elevators: There were two (2) service calls to TKE for the Millennium Bridge and two (2) safety inspections and (1) contract call for the Union Gateway Bridge in October.

Bridge Camera Monitoring System (Stealth Monitoring): There were 73 incidents reported by Stealth Monitoring in the month of September in and around the elevators, which is higher than September 2023.

EWUM Team Summary of Tasks- Please see attached reports and work orders from our Maintenance Team.

- Daily walks of the Central Platte Valley Metropolitan District Areas.
- Daily cleaning of the elevator including vacuuming the tracks and removal of graffiti (6 graffiti removals)
- Elevator inspections two times per day.
- Weekly exterior lighting check on both bridges completed by East West maintenance.
- Security Coordination including payroll and scheduling adjustments as needed.

General Items

- Created a six-month schedule for the Millennium Bridge lights.
- Met with the insurance risk assessor and provided information on district assets
- Scheduled repairs with Long Mechanical and TKE Elevators
- Sent street light pole information to CLA for holiday lighting purposes
- Stored 17th Street garden furniture and tent for the winter
- Met with Sav-A-Tree to review and discuss the 2024 tree planting program
- Shut down the water to the sprinkler system to the flower pots on bridge due to broken irrigation
- Installed (2) single gang blank weatherproof covers on junction boxes on east side outside of the control room

Plaza Fountain

- Installed a new fountain pump motor
- Winterized the plaza fountain

Eponic Reporting and DPD Incidents

Six (6) incidents were reported by Eponic. The most reported issues were:

- Vandalism/Graffiti.

Two (2) noteworthy incidents were reported by DPD. The reported issues were:

- 16/ Chestnut. Subject stated someone pointed a gun at him. While D6 was talking to Subject, he disarmed the Officer of their taser. Subject was taken into custody and arrested for Disarming a Police Officer.
- 1777 Chestnut Pl, Property Damage warrant, ARREST



All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - Millennium Bridge

Timerange : October 1, 2023 12:00 AM - October 31, 2023 11:59 PM

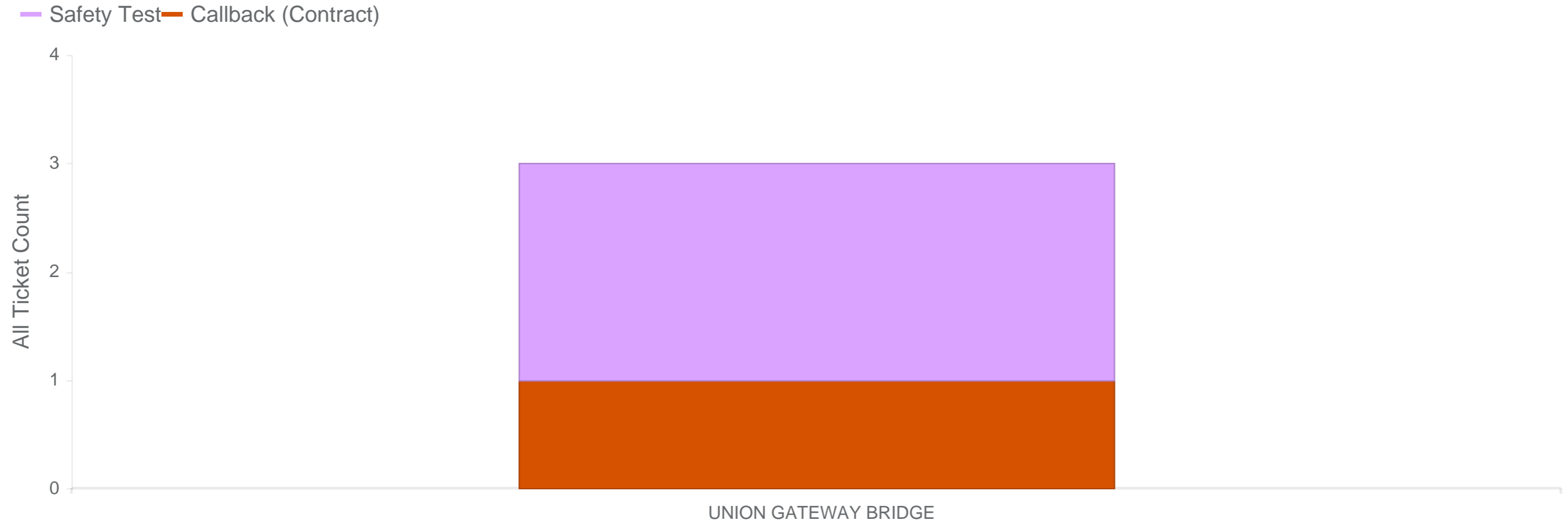




All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - Union Gateway Bridge

Timerange : October 1, 2023 12:00 AM - October 31, 2023 11:59 PM



Incident ID	Customer Email	Escalation Reason	Incident Datetime
399933	An individual was observed using an unknown substance on NVR-1, camera 21 at approximately 12:40 a.m. The audible alarms were activated. The security officer was contacted at approximately 12:42 a.m. and informed of the situation. The individual appeared to leave the area soon after contacting security. The security officer was not observed arriving.	Alcohol/Drug Activity	10/1/2023 12:35:00 AM
400130	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 16 at approximately 6:52 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area with no further incident observed. The police officers were not observed arriving.	Alcohol/Drug Activity	10/1/2023 6:47:00 AM
399952	An individual was observed loitering on NVR-1, camera 8 at approximately 11:31 pm. The audible alarms were activated. The security officer was contacted at approximately 1:12 am and made aware of the situation. Police dispatch was not warranted because the individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/1/2023 11:29:00 PM
400708	An individual was observed loitering on NVR-1, camera 15 at approximately 6:04 AM. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared leaving the area with no further incident. At the time of this report, responding police officers were not observed arriving.	Loitering/Trespassing	10/2/2023 5:45:00 AM
401581	Two individuals were observed using an unknown substance on NVR-1, camera 16 at approximately 12:34 am. The audible alarms were activated. The security officer was contacted at approximately 12:36 am and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officers were observed securing the area.	Loitering/Trespassing	10/4/2023 12:32:00 AM
401607	Two individuals were observed loitering on NVR-1, camera 11 at approximately 1:14 am. The security officer was contacted at approximately 1:21 am and made aware of the situation. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	10/4/2023 1:08:00 AM
401678	An individual was observed loitering on NVR-1, camera 9 at approximately 4:37 am. The audible alarms were activated. The security officer was contacted at approximately 4:41 am and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/4/2023 4:12:00 AM
402050	An individual was observed loitering on NVR-1, camera 15 at approximately 11:41 pm. The audible alarms were activated. The security officer was contacted at approximately 11:45 pm and made aware of the situation. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/4/2023 11:39:00 PM
403067	We observed two individuals vandalizing the property on NVR-1, camera 16 at approximately 9:32 pm. The audible alarms were activated. The security officer was contacted at approximately 9:36 pm and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Vandalism/Property Damage	10/6/2023 9:25:00 PM
403862	An individual was observed loitering on NVR- 1, camera 11 at approximately 1:52 am. The audible alarms were activated. The security officer was contacted at approximately 1:54 am and made aware of the situation. The individual appeared to leave the area upon the security officer's arrival. The responding security officers were observed patrolling the area.	Loitering/Trespassing	10/8/2023 1:46:00 AM
403902	An individual was observed loitering on NVR-1, camera 6 at approximately 3:03 am. The audible alarms were activated. The security officer was contacted at approximately 3:09 am and made aware of the situation. The individual appeared to leave the area before the security officer could arrive. The security officer was not observed arriving.	Loitering/Trespassing	10/8/2023 2:23:00 AM
403893	An individual was observed loitering on NVR-1, camera 6 at approximately 2:35 a.m. The audible alarms were activated. The individual appeared to remain in the area with no further incident observed.	Loitering/Trespassing	10/8/2023 2:27:00 AM
404005	We observed a vandalism on NVR-1, camera 16 at approximately 6:14 AM. Upon review an individual was observed vandalizing the property.	Vandalism/Property Damage	10/8/2023 6:04:00 AM
404331	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 15 at approximately 10:29 pm. The audible alarms were activated. The security officer was contacted at approximately 10:30 pm and made aware of the situation. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Alcohol/Drug Activity	10/8/2023 10:26:00 PM
404439	An individual was observed loitering on NVR- 1, camera 11 at approximately 12:57 am. The audible alarms were activated. The security officer was contacted at approximately 1:01 am and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/9/2023 12:44:00 AM
404714	Two individuals were observed loitering on NVR-1, camera 24 at approximately 6:22 pm. The security officer was contacted at approximately 6:26 pm and made aware of the situation. The security was not observed on camera. One of the individuals appeared to remain in the area with no further incident observed.	Loitering/Trespassing	10/9/2023 5:46:00 PM
404874	The individual on incident #404714 was still observed loitering on NVR-1, camera 25 at approximately 11:02 pm. The audible alarms were activated. The security officer was contacted at approximately 11:05 pm and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/9/2023 10:05:00 PM
404937	An individual was observed loitering on NVR-1, camera 6 at approximately 12:44 pm. The audible alarms were activated. The security officer was contacted at approximately 12:45 pm and made aware of the situation. The security officers were observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	10/10/2023 12:36:00 AM
405107	An individual was observed loitering on NVR-1, camera 24 at approximately 2:41 pm. The audible alarms were activated. Police dispatch was not warranted because the individual appeared to leave the area without further incident.	Loitering/Trespassing	10/10/2023 12:49:00 PM

405516	An individual was observed loitering on NVR-1, camera 6 at approximately 3:57 am. The audible alarms were activated. The security officer was contacted at approximately 3:59 am and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was observed on the camera.	Loitering/Trespassing	10/11/2023 3:11:00 AM
405694	An individual was observed loitering on NVR-1, camera 15 at approximately 5:41 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. The police officers were not observed arriving.	Loitering/Trespassing	10/11/2023 3:44:00 PM
405885	An individual was observed using an unknown substance on NVR-1, camera 11 at approximately 10:06 pm. The audible alarms were activated. The security officer was contacted at approximately 10:07 pm and made aware of the situation. Police dispatch was not warranted because the security officers were observed making contact with the individual and appeared to direct them to leave the area.	Alcohol/Drug Activity	10/11/2023 10:04:00 PM
406861	An individual was observed loitering and appeared to be taking an unknown substance on NVR-1, camera 22 at approximately 9:22 pm. The audible alarms were activated. The security officer was contacted at approximately 9:26 pm and made aware of the situation. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to escort them from the property.	Alcohol/Drug Activity	10/12/2023 8:33:00 PM
406544	An individual was observed loitering on NVR-1, camera 11 at approximately 3:07 am. The audible alarms were activated. The security officer was contacted at approximately 3:11 am and made aware of the situation. Police dispatch was not warranted because the responding security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/13/2023 2:01:00 AM
406829	Two individuals were observed loitering on NVR-1, camera 21 at approximately 8:39 pm. The audible alarms were activated. The security officer was contacted at approximately 8:40 pm and made aware of the situation. The security officers were observed patrolling the area, but were unable to locate the individuals. The individuals appeared to remain in the area with no further incident observed.	Alcohol/Drug Activity	10/13/2023 8:33:00 PM
406882	An individual was observed starting a fire on NVR-1, camera 16 at approximately 10:00 pm. Denver Police were dispatched due to the nature of the activity observed. The security officer was contacted at approximately 10:02 pm and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area. At the time of this report, responding police officers were not observed arriving.	Vandalism/Property Damage	10/13/2023 9:55:00 PM
407402	We observed two individuals vandalizing the property on NVR-1, camera 15 at approximately 10:19 PM. The audible alarms were activated. The security officer was contacted at approximately 10:22 PM. The individuals appeared to leave the area without further incidents. The security officers were observed patrolling the area.	Vandalism/Property Damage	10/14/2023 10:17:00 PM
407596	An individual was observed loitering on NVR-1, camera 24 at approximately 4:37 am. The audible alarms were activated. An attempt was made to contact the security officer at approximately 4:39 am but there was no response. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	Abnormal People Behavior	10/15/2023 2:50:00 AM
408008	Two individuals were observed loitering on NVR-1, camera 24 at approximately 12:34 am. The audible alarms were activated. The security officer was contacted at approximately 12:37 am and made aware of the situation. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	10/16/2023 12:31:00 AM
409280	An individual was observed loitering on NVR-1, camera 20 at approximately 10:14 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. An attempt was made to contact the security officer at approximately 10:17 pm but there was no answer. The responding police officer was observed making contact with the individual and appeared to escort them from the property.	Loitering/Trespassing	10/18/2023 10:08:00 PM
409305	An individual was observed loitering on NVR-1, camera 24 at approximately 10:46 pm. The audible alarms were activated. The security officer was contacted at approximately 11:00 pm and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/18/2023 10:45:00 PM
409363	An individual was observed loitering on NVR-1, camera 11 at approximately 12:44 am. The audible alarms were activated. The security officer was contacted at approximately 12:48 am and made aware of the situation. The individual appeared to leave the area without further incident. The security officer was not observed on camera.	Loitering/Trespassing	10/19/2023 12:31:00 AM
409401	An individual was observed loitering on NVR-1, camera 20 at approximately 1:45 am. The audible alarms were activated. The security officer was contacted at approximately 1:47 am and made aware of the situation. Police dispatch was not warranted because the responding security officers were observed making contact with the individual and appeared to escort them from the property.	Loitering/Trespassing	10/19/2023 1:41:00 AM
409544	Multiple individuals were observed loitering on NVR-1, camera 8 at approximately 4:35 pm. The audible alarms were activated. The security officer was contacted at approximately 4:38 pm and made aware of the situation. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	Loitering/Trespassing	10/19/2023 3:34:00 PM
409695	Two individuals were observed loitering and appeared to be using an unknown substances on NVR-1, camera 5 at approximately 9:01 pm. The audible alarms were activated. Police dispatch was not warranted because another individual appeared to direct the individuals to leave the area.	Alcohol/Drug Activity	10/19/2023 8:50:00 PM
409866	An individual was observed loitering on NVR-1, camera 11, at approximately 12:54 am. The audible alarms were activated. The security officer was contacted at approximately 1:01 am. and made aware of the situation. Police dispatch was not warranted because a security officer was observed making contact with the individual and escorting them to leave the area.	Loitering/Trespassing	10/20/2023 12:45:00 AM

409934	An individual was observed accessing the property on NVR-1, camera 11 at approximately 2:58 am. The audible alarms were activated. The security officer was contacted at approximately 3:03 am and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/20/2023 2:57:00 AM
410025	Two individuals were observed loitering on NVR-1, camera 24 at approximately 7:46 am. The audible alarms were activated. The individuals appeared to leave the area without further incident.	Loitering/Trespassing	10/20/2023 7:30:00 AM
410295	An individual was observed loitering on NVR-1, camera 22 at approximately 11:26 pm. The audible alarms were activated. The security officer was contacted at approximately 11:28 pm and made aware of the situation. The individual appeared to remain in the area with no further incident observed. The security officers were not observed on camera.	Loitering/Trespassing	10/20/2023 11:21:00 PM
410731	Multiple individuals were observed vandalizing the property and tampering with the camera on NVR-1, camera 15 at approximately 7:58 pm. The audible alarms were activated. The security officer was contacted at approximately 8:01 pm and made aware of the situation. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	Vandalism/Property Damage	10/21/2023 7:56:00 PM
410801	Multiple individuals were observed loitering on NVR-1, camera 20 at approximately 10:00 pm. The audible alarms were activated. The security officer was contacted at approximately 10:03 pm and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/21/2023 9:54:00 PM
411305	Multiple individuals were observed gathering on NVR-1, camera 9 at approximately 7:20 pm. The audible alarms were activated. The security officer was contacted at approximately 7:24 pm and made aware of the situation. Most of the individuals were observed leaving the area with no further incident. The responding security officers were observed making contact with the remaining individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/22/2023 4:49:00 PM
411802	A vandalism on NVR-1, camera 16 at approximately 9:26 pm. Upon review, it was determined that an individual vandalized the elevator and left before further action could be taken.	Vandalism/Property Damage	10/23/2023 6:40:00 PM
411960	An individual was observed loitering on NVR-1, camera 24 at approximately 2:28 am. The security officer was contacted at approximately 2:33 am and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera. 	Loitering/Trespassing	10/24/2023 2:06:00 AM
411995	An individual was observed loitering on NVR-1, camera 11 at approximately 4:56 am. The audible alarms were activated. The security officer was contacted at approximately 4:58 am and made aware of the situation. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to escort them to leave the property.	Loitering/Trespassing	10/24/2023 3:13:00 AM
412053	Multiple individuals were observed loitering and using an unknown substance on NVR-1, camera 24 at approximately 3:25 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area with no further incidents observed. The police officers were not observed arriving.	Alcohol/Drug Activity	10/24/2023 3:23:00 PM
412182	An individual was observed loitering on NVR-1, camera 5 at approximately 7:36 pm. The audible alarms were activated. The security officer was contacted at approximately 7:39 pm and made aware of the situation. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/24/2023 7:29:00 PM
412511	An individual was observed loitering on NVR-1, camera 13 at approximately 3:12 am. The audible alarms were activated. The security officer was contacted at approximately 3:13 am. The responding security officer was observed patrolling the property but did not appear to locate the individual. The individual appeared to leave the area without further incident.	Loitering/Trespassing	10/25/2023 3:10:00 AM
412574	An individual was observed loitering on NVR-1, camera 8 at approximately 8:07 am. The audible alarms were activated. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/25/2023 7:20:00 AM
412883	An individual was observed loitering on NVR-1, camera 11 at approximately 10:41 m. The audible alarms were activated. The security officer was contacted at approximately 10:44 PM and made aware of the situation. Police dispatch was not warranted because individuals appeared to leave the area after audible alarms were activated.	Loitering/Trespassing	10/25/2023 10:33:00 PM
412961	An individual was observed loitering on NVR-1, camera 15, at approximately 12:02 am. The audible alarms were activated. The security officer was contacted at approximately 12:06 am and made aware of the situation. The individual appear to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/25/2023 11:59:00 PM
412997	Multiple individuals were observed loitering on NVR-1, camera 25 at approximately 1:35 am. The audible alarms were activated. The security officer was contacted at approximately 1:42 am and made aware of the situation. The responding security officers were observed making contact with the individuals and appeared to direct them to leave the area.	Alcohol/Drug Activity	10/26/2023 1:30:00 AM
413116	An individual was observed loitering on NVR-1, camera 25 at approximately 9:43 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to remain in the area with no further incident observed. The police officers were not observed on camera.	Loitering/Trespassing	10/26/2023 8:36:00 AM
413154	An individual was observed vandalizing the elevator on NVR-1, camera 15 at approximately 3:14 pm. The audible alarms were activated. The individual appeared to leave the area after the audible alarms were activated. The police officers were not observed on camera.	Vandalism/Property Damage	10/26/2023 3:13:00 PM
413455	An individual was observed loitering and acting erratic on NVR-1, camera 15 at approximately 12:08 a.m. The audible alarms were activated. The security officer was contacted at approximately 12:11 a.m. and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/26/2023 11:51:00 PM

413466	An individual was observed loitering on NVR-1, camera 24 at approximately 12:22 a.m. The audible alarms were activated. The security officer was contacted at approximately 12:24 a.m. and made aware of the situation. The responding officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/27/2023 12:19:00 AM
413545	An individual was observed loitering on NVR-1, camera 5, at approximately 2:46 am. The audible alarms were activated. The security officer was contacted at approximately 2:46 am and made aware of the situation. The individual appeared to leave the area upon the arrival of the security officer. The security officer was observed patrolling the area.	Loitering/Trespassing	10/27/2023 2:38:00 AM
413588	An individual was observed loitering on NVR-1, camera 11 at approximately 4:33 am. The audible alarms were activated. The security officer was contacted at approximately 4:40 am and made aware of the situation. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/27/2023 4:29:00 AM
413818	We observed a vandalism on NVR-1, camera 22 at approximately 9:12 pm. The security officer was contacted at approximately 9:15 pm and made aware of the situation. Upon review, an individual was observed vandalizing the elevator and appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Vandalism/Property Damage	10/27/2023 9:10:00 PM
413953	An individual was observed loitering on NVR-1, camera 15 at approximately 12:55 a.m. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The security officer was contacted at approximately 12:55 a.m. and made aware of the situation. The responding police officer was observed making contact with the individual and appeared to direct them to leave the area. The individual went to a different location of the property and appeared to remain in the area.	Loitering/Trespassing	10/27/2023 11:24:00 PM
414128	An individual was observed loitering on NVR-1, camera 15 at approximately 6:35 am. The audible alarms were activated. Police dispatch was not warranted because multiple security officers made contact with the individual and was observed leaving the area without further incident.	Loitering/Trespassing	10/27/2023 11:27:00 PM
413945	The individual from incident 413953 was again observed loitering on NVR-1, camera 15 at approximately 12:41 pm. The audible alarms were activated. The security officer was contacted at approximately 12:47 am and made aware of the situation. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/28/2023 12:40:00 AM
414048	An individual was observed loitering on NVR-1, camera 24 at approximately 3:35 AM. The audible alarms were activated. The security officer was contacted at approximately 2:38 AM and made aware of the situation. The individual appeared to leave the area without further incidents. The security officer was not observed on camera. 	Loitering/Trespassing	10/28/2023 3:08:00 AM
414131	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 11 at approximately 6:32 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. At the time of this report, responding police officers were not observed arriving. 	Alcohol/Drug Activity	10/28/2023 6:28:00 AM
414291	An individual was observed using an unknown substance on NVR-1, camera 15 at approximately 5:27 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area before the police could arrive. The responding police officers were observed patrolling the area.	Alcohol/Drug Activity	10/28/2023 5:21:00 PM
414410	Two individuals were observed using an unknown substance and engaging in a lewd activity on NVR-1, camera 15 at approximately 9:12 pm. The audible alarms were activated. The security officer was contacted at approximately 9:15 pm and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/28/2023 8:59:00 PM
414462	An individual was observed loitering on NVR-1, camera 11 at approximately 10:45 pm. The audible alarms were activated. The security officer was contacted at approximately 10:50 pm and made aware of the situation. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/28/2023 10:16:00 PM
414601	An individual was observed loitering on NVR-1, camera 11 at approximately 2:32 am. The audible alarms were activated. The security officer was contacted at approximately 2:36 am and made aware of the situation. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/28/2023 10:16:00 PM
415063	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 22 at approximately 11:42 pm. The audible alarms were activated. The security officer was contacted at approximately 11:43 pm and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area. 	Alcohol/Drug Activity	10/29/2023 11:34:00 PM
415065	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 16 at approximately 11:50 PM. The audible alarms were activated. The security officer was contacted at approximately 11:51 PM and made aware of the situation. The responding officer appeared to make contact with the individuals and direct them to leave the area.	Alcohol/Drug Activity	10/29/2023 11:45:00 PM
415154	Two individuals were observed loitering on NVR-1, camera 11 at approximately 3:07 am. The audible alarms were activated. The security officer was contacted at approximately 3:08 am and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/30/2023 2:55:00 AM
415193	An individual was observed loitering on NVR-1, camera 11 at approximately 4:42 am. The audible alarms were activated. The security officer was contacted at approximately 4:42 am and made aware of the situation. The individual appeared to leave the area without further incident. The security officer was not observed on camera.</p>	Loitering/Trespassing	10/30/2023 4:39:00 AM

415206	<p>An individual was observed loitering on NVR-1, camera 11 at approximately 5:13 AM. The audible alarms were activated.&nbsp;Denver police were dispatched due to the nature of the activity observed. An attempt was made to contact the security officer at approximately 5:19 AM, but there was no response. The individual appeared to leave the area without further incidents. Police were not observed arriving.</p>	Loitering/Trespassing	10/30/2023 4:58:00 AM
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Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
129687	CPV-16	EHERBERT	Closed		10/3/2023	10/3/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs. Ec>w□ú+
129851	CPV-16	EHERBERT	Closed		10/9/2023	10/9/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129636	CPV-16	MKRU	Completed		10/2/2023	10/1/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
129659	CPV-16	EHERBERT	Closed		10/2/2023	10/2/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
129660	CPV-16	EHERBERT	Closed		10/2/2023	10/2/2023	12:00 AM	0.50	Removed the graffiti in the east side elevator cab
129748	CPV-16	EHERBERT	Closed		10/4/2023	10/4/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129779	CPV-16	EHERBERT	Closed		10/5/2023	10/5/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129797	CPV-16	EHERBERT	Closed		10/5/2023	10/5/2023	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
129808	CPV-16	EHERBERT	Closed		10/6/2023	10/6/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
129829	CPV-16	MKRU	Completed		10/9/2023	10/8/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130224	CPV-16	EHERBERT	Closed		10/20/2023	10/20/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129879	CPV-16	EHERBERT	Closed		10/10/2023	10/10/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
129932	CPV-16	EHERBERT	Closed		10/11/2023	10/11/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129969	CPV-16	EHERBERT	Closed		10/12/2023	10/12/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130020	CPV-16	EHERBERT	Closed		10/13/2023	10/13/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130046	CPV-16	MKRU	Completed		10/15/2023	10/15/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130047	CPV-16	MKRU	Completed		10/15/2023	10/15/2023	12:00 AM	0.50	Figured out where the sprinkler system shut off is, & shut down the water to the sprinkler system for the flower pots on bridge because of water spraying everywhere from a broken pipe.
130070	CPV-16	EHERBERT	Closed		10/16/2023	10/16/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130111	CPV-16	EHERBERT	Closed		10/17/2023	10/17/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130171	CPV-16	EHERBERT	Closed		10/18/2023	10/18/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
130205	CPV-16	EHERBERT	Closed		10/19/2023	10/19/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
130247	CPV-16	JP	Completed		10/20/2023	10/14/2023	12:00 AM	1.00	Checked elevator cabs for graffiti and trash. Cleaned up graffiti. Tested operation of elevator.
130266	CPV-16	JP	Completed		10/21/2023	10/21/2023	12:00 AM	1.00	Tested elevators. Checked elevator cabs for graffiti and trash. Walked bridge.
130296	CPV-16	MKRU	Completed		10/23/2023	10/22/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130344	CPV-16	EHERBERT	Closed		10/23/2023	10/23/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
130366	CPV-16	MF	Closed		10/23/2023	10/6/2023	12:00 AM	4.00	10/3/23 to 10/6/23. Checked the bridge and elevators for trash and graffiti.
130379	CPV-16	MF	Completed		10/23/2023	10/9/2023	12:00 AM	5.00	10/9/23 to 10/13/23. Checked the bridge and elevators for trash and graffiti.
130534	CPV-16	EHERBERT	Closed		10/25/2023	10/25/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130390	CPV-16	MF	Completed		10/23/2023	10/9/2023	12:00 AM	0.50	Contacted Travis Roth to get online access to lighting controller to change lights to Colorado Avalanche colors for season opener.
130391	CPV-16	MF	Completed		10/23/2023	10/12/2023	12:00 AM	0.25	Change bridge lights to Broncos colors for Thursday night game.
130392	CPV-16	MF	Completed		10/23/2023	10/13/2023	12:00 AM	0.25	Changed light scene -to pink for breast cancer.
130396	CPV-16	MF	Completed		10/23/2023	10/16/2023	12:00 AM	0.75	Installed (2) single gang blank weatherproof covers on junction boxes on east side outside control room. Returned extension ladder to storage room. Charge \$4.38
130439	CPV-16	EHERBERT	Closed		10/24/2023	10/24/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130619	CPV-16	EHERBERT	Completed		10/26/2023	10/26/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
130643	CPV-16	JP	Completed		10/26/2023	10/7/2023	12:00 AM	1.00	Bridge walk. Checked elevator cabs for graffiti and trash. Tested elevators.

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
130672	CPV-16	EHERBERT	Completed		10/27/2023	10/27/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
130720	CPV-16	MKRU	Completed		10/30/2023	10/29/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130742	CPV-16	EHERBERT	Completed		10/30/2023	10/30/2023	12:00 AM	1.00	
130792	CPV-16	EHERBERT	Completed		10/31/2023	10/31/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
129686	CPV-18	EHERBERT	Closed		10/3/2023	10/3/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129657	CPV-18	EHERBERT	Closed		10/2/2023	10/2/2023	12:00 AM	1.00	Removed a human waste in the east side by the elevator entrance in the bridge area
130533	CPV-18	EHERBERT	Closed		10/25/2023	10/25/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129850	CPV-18	EHERBERT	Closed		10/9/2023	10/9/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129634	CPV-18	MKRU	Completed		10/2/2023	10/1/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
129747	CPV-18	EHERBERT	Closed		10/4/2023	10/4/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129778	CPV-18	EHERBERT	Closed		10/5/2023	10/5/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
129807	CPV-18	EHERBERT	Closed		10/6/2023	10/6/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129828	CPV-18	MKRU	Completed		10/9/2023	10/8/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130223	CPV-18	EHERBERT	Closed		10/20/2023	10/20/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129878	CPV-18	EHERBERT	Closed		10/10/2023	10/10/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129930	CPV-18	EHERBERT	Closed		10/11/2023	10/11/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129968	CPV-18	EHERBERT	Closed		10/12/2023	10/12/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130019	CPV-18	EHERBERT	Closed		10/13/2023	10/13/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
130045	CPV-18	MKRU	Completed		10/15/2023	10/15/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130069	CPV-18	EHERBERT	Closed		10/16/2023	10/16/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130071	CPV-18	EHERBERT	Closed		10/16/2023	10/16/2023	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
130110	CPV-18	EHERBERT	Closed		10/17/2023	10/17/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130170	CPV-18	EHERBERT	Closed		10/18/2023	10/18/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130204	CPV-18	EHERBERT	Closed		10/19/2023	10/19/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130246	CPV-18	JP	Completed		10/20/2023	10/14/2023	12:00 AM	1.00	Checked elevator cabs for graffiti and trash. Cleaned up graffiti. Tested operation of elevator.
130265	CPV-18	JP	Completed		10/21/2023	10/21/2023	12:00 AM	1.00	Tested elevators. Checked elevator cabs for graffiti and trash. Walked bridge.
130295	CPV-18	MKRU	Completed		10/23/2023	10/22/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130343	CPV-18	EHERBERT	Closed		10/23/2023	10/23/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130367	CPV-18	MF	Completed		10/23/2023	10/3/2023	12:00 AM	4.00	10/3/23 to 10/6/23. Checked the bridge and elevators for trash and graffiti.
130380	CPV-18	MF	Completed		10/23/2023	10/9/2023	12:00 AM	5.00	10/9/23 to 10/13/23. Checked the bridge and elevators for trash and graffiti.
130384	CPV-18	MF	Completed		10/23/2023	10/10/2023	12:00 AM	0.25	Called west side elevator in for service.
130438	CPV-18	EHERBERT	Closed		10/24/2023	10/24/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130441	CPV-18	EHERBERT	Closed		10/24/2023	10/24/2023	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
130618	CPV-18	EHERBERT	Completed		10/26/2023	10/26/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
130642	CPV-18	JP	Completed		10/26/2023	10/7/2023	12:00 AM	1.00	Bridge walk. Checked elevator cabs for graffiti and trash. Tested elevators.
130671	CPV-18	EHERBERT	Completed		10/27/2023	10/27/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
130677	CPV-18	EHERBERT	Completed		10/27/2023	10/27/2023	12:00 AM	0.75	Removed the Graffiti in the 18 St bridge east and west elevator cabs

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
130719	CPV-18	MKRU	Completed		10/30/2023	10/29/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130741	CPV-18	EHERBERT	Completed		10/30/2023	10/30/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
130791	CPV-18	EHERBERT	Completed		10/31/2023	10/31/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
129773	CPV-DIST	DL	Closed		10/5/2023	10/5/2023	12:00 AM	0.50	Drained the fountain in the plaza.
130011	CPV-DIST	DL	Closed		10/13/2023	10/6/2023	12:00 AM	0.75	Drained down the fountain in the plaza.
130232	CPV-DIST	DL	Closed		10/20/2023	10/20/2023	12:00 AM	1.00	Lowered the new pump motor into the pit to prepare for install.
130281	CPV-DIST	DL	Closed		10/23/2023	10/9/2023	12:00 AM	0.75	Grabbed the new fountain pump motor out of storage to prepare for install.
130339	CPV-DIST	JSNIDE	Closed		10/23/2023	10/20/2023	12:00 AM	0.50	Rigged new motor into fountain pit.
130483	CPV-DIST	DL	Closed		10/25/2023	10/3/2023	12:00 AM	1.25	Finish wiring up the new electrical for the fountain pit.
130640	CPV-DIST	DL	Completed		10/26/2023	10/26/2023	12:00 AM	4.00	Cleaned out the fountain, shoveled out the leaves and muck in the bottom.

REPORT CRITERIA:

Date Range: 10/6/2023 to 10/9/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



1 log found

Saturday October 7

 Saturday October 7 6:06 AM 16th St & Millennium Bridge (Zone: ???) 1m 16s	Tom McNassor 25384426
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Safety : Vandalism/Graffiti

New graffiti/tagging observed on millennium bridge, East elevator car. Picture taken in East West Clean team contacted. CS: 16th St & Millennium Bridge



REPORT CRITERIA:

Date Range: 10/12/2023 to 10/13/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



2 logs found

Friday October 13

<p>Friday October 13 12:41 PM 1922 1/2 17th St (Zone: Central Platte Valley) 1m 7s</p>	<p>Tom McNassor 25416149</p>
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Safety : Mechanical Issues

17th Street Gardens (1922 1/2 17th St)

The tapestry art located on fence has become loose and needs to be tied down picture taken and data entered onto Clean & Safe app. CS: 17th St & Chestnut PI



<p>Friday October 13 1:35 PM near 1515 Delgany St (Zone: ???) 2m 45s</p>	<p>Moises Martinez Ruiz 25416679</p>
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Safety : Vandalism/Graffiti

This female cutting bushes was contacted, she complied CS: Delgany St & Chestnut PI



REPORT CRITERIA:

Date Range: 10/13/2023 to 10/16/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



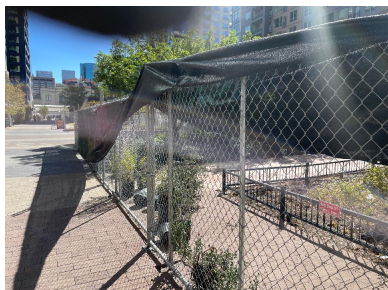
2 logs found

Friday October 13

<p>Friday October 13 12:41 PM 1922 1/2 17th St (Zone: Central Platte Valley) 1m 7s</p>	<p>Tom McNassor 25416149</p>
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Safety : Mechanical Issues	17th Street Gardens (1922 1/2 17th St)
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The tapestry art located on fence has become loose and needs to be tied down picture taken and data entered onto Clean & Safe app. CS: 17th St & Chestnut PI



<p>Friday October 13 1:35 PM near 1515 Delgany St (Zone: ???) 2m 45s</p>	<p>Moises Martinez Ruiz 25416679</p>
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Safety : Vandalism/Graffiti

This female cutting bushes was contacted, she complied CS: Delgany St & Chestnut PI



REPORT CRITERIA:

Date Range: 10/19/2023 to 10/20/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



1 log found

Friday October 20

 Friday October 20 12:57 PM 18th St & 18th St Bridge (Zone: ???) 1m 23s	Tom McNassor 25453345
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Safety : Vandalism/Graffiti

Graffiti/tagging observed on wall pedestrian bridge, second level, stairwell. Picture taken, and data entered onto Clean & Safe app. CS: 18th St & Broadway



REPORT CRITERIA:

Date Range: 10/20/2023 to 10/23/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



1 log found

Friday October 20

 Friday October 20 12:57 PM 18th St & 18th St Bridge (Zone: ???) 1m 23s	Tom McNassor 25453345
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Safety : Vandalism/Graffiti

Graffiti/tagging observed on wall pedestrian bridge, second level, stairwell. Picture taken, and data entered onto Clean & Safe app. CS: 18th St & Broadway



Special Districts Public Management Services Statement of Work

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and the Central Platte Valley Coordination Metropolitan District (CPVCMD) (“you,” “your,” “board of directors” or “the district”) or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

Scope of professional services

Anna Jones (District Manager) is responsible for the performance of the engagement and other services identified in this agreement.

Scope of Management Services

CLA will perform the following services for the District:

District Board of Directors (“Board”) Meetings

- Coordination of Board meetings.
- Meeting attendance: District Manager and/or designee will attend Board meetings.
- Preparation and distribution of agenda and informational materials as requested by the District.
- In coordination with District Legal Counsel drafting of meeting minutes as assigned for approval by the Board of Directors.
- Preparation, posting and publication (when publication is required by statute) of notices required in conjunction with Board meetings.
- In coordination with District Legal Counsel, Accounting, and Engineering, prepare, post and present the information required pursuant to section 321-903(6) and (7), Colorado Revised Statutes, in an annual meeting called for that purpose.

Recordkeeping

- Maintain directory of persons and organizations for correspondence.
- Repository of District records and act as Custodian of Records for purposes of CORA (as that term is defined in the District’s Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-201 et seq., C.R.S.).

Communications

- 24/7 answering services.
- Website administration; CLA will oversee maintenance of the District’s website as needed and requested by the District.
- Assist with or lead the coordination of communication with municipal, county, or state governmental agencies as requested by the District.

General Administration

- Coordination with District’s insurance provider including insurance administration, comparison of coverage, processing claims, and completion of applications.
- Coordination of insurance policy renewals and updates for approval by the District’s Board of Directors.
- In collaboration with District Counsel, ensure contractors and sub-contractors maintain the required insurance coverage as required by the District.

- Under the direction of the Board of Directors, supervise project processes and vendors as assigned by the Board.
- Coordinate with legal, accounting, engineering, auditing and other consultants retained by the District as directed by the board (CLA itself will not and cannot provide legal services).
- Coordinate the administration of the district's rules and regulations as requested by the Board.
- At the direction of the Board, coordinate and attend meetings with vendors, contractors, homeowners and taxpayers.
- At the direction of the Board, prepare RFPs and obtain proposals from vendors, consultants, and contractors.
- Review maintenance coordination items with property management vendor and propose any necessary items that need to be addressed to the Board.
- At the direction of the Board, coordinate inspections of the elevators.
- Coordinate with property management vendor to file required elevator permits and fees .
- Under the direction of district Legal Counsel, coordinate election processes for the District; CLA will not serve as the Designated Election Official ("DEO").
- At the direction of the Board and in coordination with Legal Counsel, prepare and timely file with the appropriate agencies and offices, reports and forms required by statute as listed in the "Calendar of Statutory Deadlines" published by the Special District Association.

Accounts Payable Services to be Provided

- Coordinate review and approval of invoices with District Accountant and Board to ensure timely payment to vendors.

In addition to these services, when, in the professional opinion of the District Manager, other services are necessary, the District Manager shall recommend the same to the Board or perform such services and report to the Board the nature of such services, the reason they were required, and the result achieved; provided however, with the exception of emergencies, that if such additional services are expected to cost more than \$2,000, the District Manager shall discuss such costs with the Board and receive prior authorization to perform such services.

Fees and terms

Billing rates guaranteed through December 31, 2024:

Services performed by	Rate per hour
Principal/Signing Director	\$275-\$425
Public Manager	\$190-\$265
Assistant Public Manager	\$150-\$180
Public Management Analyst	\$145-\$170
District Administrator	\$140-\$180
Records Retention Professional	\$110-\$155

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Municipal advisors

For the avoidance of doubt, the District is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP
Anna Jones
Signing Director
303-793-1478
Anna.Jones@claconnect.com

Response

This SOW correctly sets forth the understanding of the Central Platte Valley Coordination Metropolitan District (CPVCMD) and is accepted by:

CLA

Client



Special Districts Payroll Services Statement of Work

Date: October 19, 2023

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and Central Platte Valley Coordination Metro District (“you,” “your,” “board of directors” or “the district”) dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2024 in connection with that agreement.

Scope of payroll services

We will provide the following payroll preparation services each pay period based on information you provide:

- Perform payroll calculations within ADP
- Facilitate ADP’s preparation of payroll checks and/or pay stubs
- Use ADP to initiate the electronic transfer of funds for employee net pay and payroll tax deposit

We will assist with the preparation of the following government forms, when applicable, for each calendar quarter-end and year-end with the understanding that ADP directly handles filing the payroll tax returns and payments:

- Form 941 – Employers Quarterly Tax Return
- State Employers Quarterly Withholding Return
- State Employers Quarterly Unemployment Return (SUTA)
- Form 940 – Employers Annual Federal Unemployment Tax Return
- All copies of required forms W-2 and W-3 – Transmittal of Tax and Wage Statements (annual)
- All necessary state forms (annual)

Our responsibility to you and limitations of the payroll services

We will prepare your federal and state (when applicable) payroll forms and tax returns.

We will not audit or otherwise verify the accuracy or completeness of the information we receive from you for the preparation of the payroll and related returns, and our engagement cannot be relied upon to uncover errors or irregularities in the underlying information. However, we will inform the appropriate level of management of any material errors and of any evidence or information that comes to our attention during the performance of our payroll preparation services that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our payroll preparation services regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement. You agree that we shall not be responsible for any misstatements in the entity's payroll that we may not identify as a result of misrepresentations made to us by you.

If applicable, our payroll preparation services will include electronically transmitting management-approved information to taxing authorities and your financial institution to facilitate the electronic transfer of funds.

If applicable, our payroll preparation services will include transmitting management-approved federal Form W-2, federal Form 1099, and payroll data forms to federal and state taxing authorities on your behalf.

CLA's relationship with you shall be solely that of an independent contractor and nothing in the MSA or a SOW shall be construed to create or imply any relationship of employment, agency, partnership, or any relationship other than an independent contractor.

Your responsibilities

It is your responsibility to provide us with all of the information needed to prepare complete and accurate payrolls and to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to a particular payroll or withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Additionally, it is your responsibility to provide us with all of the information needed to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to particular withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Specifically, your responsibilities include:

- Accuracy of information used in the preparation of the payrolls and payroll tax returns.
- Review and approval of paychecks or paystubs prior to issuance, and payroll registers for each pay period prior to submission of payroll information to ADP.
- Evaluation of information used in the preparation and filing of all government forms for accuracy.

- Before submission of payroll information to ADP, review and approval of each electronic funds transfer to be initiated on your behalf for employee net pay amounts, payroll tax, withholding liabilities, and related benefit amounts.
- One-time authorization to your financial institution for it to make transfers and direct deposits in accordance with future instructions from ADP.
- One-time authorization for ADP to submit tax filings and complete electronic fund transfers on your behalf.
- Sign or approve ADP issuance of all physical and/or electronic payroll checks.

If applicable, we will advise you with regard to tax positions taken in the preparation of the payroll forms and tax returns, but the responsibility for the payroll forms and tax returns remains with you.

Even if you have authorized CLA to file your employment tax returns and make your business and/or employment tax payments for you, please be aware that you are responsible for the timely filing of employment tax returns and the timely payment of business and/or employment taxes. Therefore, the Internal Revenue Service recommends that you enroll in the U.S. Department of the Treasury Electronic Federal Tax Payment System (EFTPS) to monitor your account and ensure that timely tax payments are being made for you. You may enroll in the EFTPS online at www.eftps.gov, or call 800-555-4477 for an enrollment form. Individual states have similar programs that allow you to monitor your account. A list of links by state is provided online at <http://www.americanpayroll.org/weblink/statelocal-wider/>.

Fees and terms

The billing rates (guaranteed through one year from 1st payroll live date) for these services are as follows:

Services performed by	Rate per hour
Payroll Analyst I	\$90-\$95
Payroll Analyst II	\$100-\$110
Senior Payroll Analyst	\$125-\$130

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees

billed.

This agreement will automatically renew for one year from the rate guarantee expiration date unless it is cancelled in writing at least 30 days prior to the expiration date or is changed by the mutual signing of a new SOW. The terms of the applicable MSA shall continue to govern this SOW if the SOW is automatically renewed.

We do not anticipate encountering the need to perform additional services beyond those described in this letter. Below are examples of services considered to be outside the scope of our engagement. We will bill you for additional services you would like us to provide at an hourly fee at periodic dates after the additional service has been performed.

- Reprocessing for corrected information provided to us subsequent to original payroll
- Preparation of non-standard reports
- Calculation of fringe benefit additions
- Processing retirement plan contribution payments
- Preparation of retirement plan and other census information
- Responding to workers compensation insurance audits
- Responding to employment verification requests
- Preparation of additional state tax registrations
- Preparation of amended payroll tax returns
- Responding to tax notices

Tax examinations

All government forms and returns are subject to potential examination by the IRS and state taxing authorities. In the event of an examination, we will be available, at your request, to assist or represent you subject to a separate SOW. Services in connection with tax examinations are not included in our fee for preparation of your payroll returns. Our fee for such services will be billed to you separately, along with any direct costs pursuant to a separate SOW.

Record retention

You are responsible for retaining all documents, records, payroll journals, canceled checks, receipts, or other evidence in support of information and amounts reported in your payroll records and on your quarterly and calendar year-end payroll forms and tax returns. These items may be necessary in the event the taxing authority examines or challenges your returns. These records should be kept for at least seven years. Your copy of the payroll forms and tax returns should be retained indefinitely.

In preparing the payrolls, payroll forms, and tax returns, we rely on your representation that you understand and have complied with these documentation requirements. You are responsible for the proper recording of transactions in the books of accounts, for the safeguarding of assets, and for the substantial accuracy of your financial records.

All of the records that you provide to us to prepare your payrolls and related forms and tax returns will be returned to you after our use. Our working papers, including any copies of your records that we chose to make, are our property and will be retained by us in accordance with our established records retention policy. This policy states, in general, that we will retain our working papers for a period of seven years. After this period expires, our working papers and files will be destroyed. Furthermore, physical deterioration or catastrophic events may shorten the time our records are available. The working papers and files of our firm are not a substitute for the records of you.

Tax consulting services

This SOW also covers tax consulting services that may arise for which the entity seeks our consultation and advice, both written and oral, that are not the subject of a separate SOW. These additional services are not included in our fees for the preparation of the payroll and related federal and state forms and tax returns.

We will base our tax analysis and conclusions on the facts you provide to us, and will not independently verify those facts. We will review the applicable tax authority rules, all of which are subject to change. At your request, we will provide a memorandum of our conclusions. Written advice provided by us is for the entity's information and use only and is not to be provided to any third party without our express written consent.

Unless we are separately engaged to do so, we will not continuously monitor and update our advice for subsequent changes or modifications to the tax regulations, or to the related judicial and administrative interpretations.

Legal compliance

The entity agrees to assume sole responsibility for full compliance with all applicable federal and state laws, rules or regulations, and reporting obligations that apply to the entity or the entity's business, including the accuracy and lawfulness of any reports the entity submits to any government regulator, authority, or agency. The entity also agrees to be solely responsible for providing legally sufficient substantiation, evidence, or support for any reports or information supplied by the entity to any governmental or regulatory body, or for any insurance reimbursement in the event that the entity is requested to do so by any lawful authority. CLA, its successors, affiliates, officers, and employees do not assume or undertake any duty to perform or to be responsible in any way for any such duties, requirements, or obligations.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Jason Carroll
Managing Principal of Office
303-265-7835
jason.carroll@CLAconnect.com

Response

This SOW correctly sets forth the understanding of Central Platte Valley Coordination Metro District and is accepted by:

CLA
CliftonLarsonAllen LLP

Jason Carroll

Jason Carroll, Managing Principal of Office

SIGNED 10/19/2023, 10:27:45 AM MDT

Client
Central Platte Valley Coordination Metro District

SIGN: _____

Jason Dorfman, President

DATE: _____



Special Districts Preparation Statement of Work

Date: October 19, 2023

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and Central Platte Valley Coordination Metro District (“you,” “your,” “board of directors” or “the district”) dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2024 in connection with that agreement.

Scope of professional services

Jason Carroll is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

Ongoing normal accounting services:

- Outsourced accounting activities
 - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
 - Cash receipts journal
 - Cash disbursements journal
 - General ledger
 - Accounts receivable journals and ledgers
 - Deposits with banks and financial institutions
 - Schedule of disbursements
 - Bank account reconciliations
 - Investment records
 - Detailed development fee records

- Process accounts payable including the preparation and issuance of checks for approval by the board of directors
- Prepare billings, record billings, enter cash receipts, and track revenues
- Reconcile certain accounts regularly and prepare journal entries
- Prepare depreciation schedules
- Prepare quarterly financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
- Prepare a schedule of cash position to monitor the district's cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district's board of directors and in accordance with state law
- At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
- Prepare the annual budget and assist with the filing of the annual budget
- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors
- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
 - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW

- These procedures may not satisfy district policies, procedures, and agreements' requirements
 - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
 - Be available during the year to consult with you on any accounting matters related to the district
 - Review and approve monthly reconciliations and journal entries prepared by staff
 - Reconcile complex accounts monthly and prepare journal entries
 - Analyze financial statements and present to management and the board of directors
 - Develop and track key business metrics as requested and review periodically with the board of directors
 - Document accounting processes and procedures
 - Continue process and procedure improvement implementation
 - Report on cash flows
 - Assist with bank communications
 - Perform other non-attest services

Compilation services

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

Preparation services - financial statements

We will prepare the quarterly financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

Preparation services - annual

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

Preparation services – prospective financial information (i.e., unexpired budget information)

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

Engagement objectives and our responsibilities

The objectives of our engagement are to:

- a)** Prepare quarterly financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services.
- b)** As requested, apply accounting and financial reporting expertise to assist you in the presentation of your quarterly financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c)** Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d)** Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material

modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.

- e) If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f) If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARs) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

Engagement procedures and limitations

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements in the quarterly financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements, including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

Our report

The compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party and may not be suitable for another

purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement.

No assurance statements

The quarterly financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: “No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balances – governmental funds have been omitted if applicable, For business type activities, the Statement of Cash Flows has been omitted”.

If an audit is required, the year-end financial statements prepared for use by the district’s auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial statements will include a statement clearly indicating that no assurance is provided on them.

Management responsibilities

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management’s responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district’s operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a) The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b) The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c) The presentation of the supplementary information.
- d) The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e) The prevention and detection of fraud.
- f) To ensure that the entity complies with the laws and regulations applicable to its activities.
- g) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h) To provide us with the following:
 - i) Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
 - ii) Additional information that may be requested for the purpose of the engagement.
 - iii) Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

Fees and terms

Billing rates guaranteed through **December 31, 2024**:

Services performed by	Rate per hour
Principal	\$300-\$600
Consulting CFO	\$290-\$400
Consulting Controller	\$240-\$380
Assistant Controller	\$210-\$290
Senior	\$150-\$220
Staff	\$130-\$190
Administrative Support	\$120-\$170

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Use of financial statements, the annual budget, the Application for Exemption from Audit

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management's use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial

statements should not be relied on or distributed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Jason Carroll
Managing Principal of Office
303-265-7835
jason.carroll@CLAconnect.com

Response

This SOW correctly sets forth the understanding of Central Platte Valley Coordination Metro District and is accepted by:

CLA
CliftonLarsonAllen LLP



Jason Carroll, Managing Principal of Office

SIGNED 10/19/2023, 8:26:32 AM MDT

Client
Central Platte Valley Coordination Metro District

SIGN: _____

Jason Dorfman, President

DATE: _____

Central Platte Valley Metro District Public Art Masterplan

58

BB-712
June 26th, 2013

Send My



John Grant
4335 Cherokee Street
Denver, Colorado 80216

Phone: (303) 589-7281
Fax: (720) 962-0114
jgrantprojects@gmail.com

Central Platte Valley Metro District Public Art Master Plan

Central Platte Valley Metropolitan District (CPV), is a quasi-municipal corporation and political subdivision of the State of Colorado, and was organized in the City and County of Denver, Colorado, on May 21, 1998. The District's service area is located entirely within the City and County of Denver, Colorado. The District was established to provide for the design, construction, installation, financing, and acquisition of certain street, safety protection, water, sanitation, and park and recreation improvements in compliance with the Service Plan approved by the City Council of Denver. An obligation of the District's organization is to set aside 1% of the cost of certain infrastructure projects ("the 1% Fund") to be used for the establishment of permanent Public Art improvements to the District.

As the CPV enters into its final stage of development and planning, it's an important time to finalize the strategic direction and create a consistent process to support this required Public Art Programming for the District.

The CPV is nestled within one of America's most dynamic and inviting downtown environments where business and residential life thrive. As the CPV continues to emerge as a destination for economic growth, its cultural and community identity will be greatly influenced by the art and arts programming that it incubates and supports. The integration of art and arts programming into the District will reinforce the core principle that an urban environment engaged in a cultural dialogue is one that is future thinking and focused on growth.

The CPV is anchored by the historic Union Station and the Museum of Contemporary Art, and is bordered on all sides by neighborhoods filled with art galleries and cultural organizations. The CPV is also host to Platte Forum, which describes itself as "...an award-winning and innovative arts, youth-development, and artist-in-residence program in Denver that teams underserved, at-risk urban youth (K-12) with contemporary master artists in intensive, structured, and long-term creative learning environments."

The integration of Public Art and the development of long-range

planning for arts activities for the district is necessary to further support Platte Forum, create integration with other arts and culture organizations in nearby neighborhoods, and to fully weave the CPV into the cultural fiber of downtown Denver.

The following Master Plan is a framework developed for the CPV by John Grant Public Art Associates. The Master Plan is a framework for the implementation of Public Art expenditures, long and short-term loans of art, partnerships, and fundraising strategies for additional arts programming for the CPV. It is based on community input on the specific goals for public art in the CPV, successful Public Art practice models from Denver, and private development implementations nationwide.

The Master Plan will focus on:

- Planning
- Site Locations
- Investments, Partnerships and Ongoing Private Sector Funding
- Public Art Selection Process ("Appendix A")
- Review Process for Loaned, Donated and Temporary Art ("Appendix B")

PLANNING

Traditional models for Public Art typically stress the importance of early integration of art into the planning stage of the development. The CPV's situation is different, since the development already exists and has grown and evolved over a span of two decades. During that time the urban identity of the development has continued to emerge and define itself. For this reason, the CPV leaders have determined that the best course of action is to gradually integrate art into the existing environment.

A number of successful partnerships and installations of object and sound art have already been implemented in the CPV district, and will serve as the building blocks for future projects and programs. Local artists have worked on temporary projects during the construction phase, including Denver sound artist Jim Green ("Talking Toolboxes") and the Ladies Fancywork Society. Both have installed works financed by the 1% Fund through the CPV. The Logan Collection loaned two works of art, most notably Zhang Huan's "Pilgrimage," for temporary exhibition in the plaza at Little Raven and 16th Street, and the Riverfront Park Community Foundation commissioned artist Konstantin Dimopoulos to install his work "Red Forest" at the base of the Millennium Bridge. These projects represent the broad range of possibilities that can continue to enrich the one-time public art expenditures that create iconic place-makers for the district.

In January of 2013, a Public Art Advisory Committee was assembled to develop an overall strategic vision for art and cultural programming for the CPV. The committee had representation from the CPV Board, a resident developer, an arts professional, and the CPV art consultant. The committee was invited to create a vision for public art that was connected to the larger goals for the CPV, and to think about which artistic impressions they wanted public art and arts programming to create for visitors to the CPV.

Committee members were asked to reflect upon what are the most significant experiences for people to remember about the CPV location and its built environment, its art and its personality.



"PROJECT AT UNION STATION," LADIES FANCYWORK SOCIETY



"PILGRIMAGE", 2001 ZHANG HUAN

From these discussions, the Public Art Advisory Committee recommended the following elements for arts programming:

- Integrated works and programming that draw people into the site
- Works that engage
- Symbols of “welcome”
- Works that create an identity for the CPV
- Works that create a destination
- “Big,” “Bright,” “Colorful”
- Give people a reason to come back
- Use art works to create a unique sense of “place”
- Help further establish the CPV as a unique location with its own identity - not just an extension of “Downtown”
- Create a place where people want to stop, look and linger
- Something vibrant
- Not “exclusive”
- Part of visiting “the City” is a spirit of pilgrimage and discovery: what will you find there?
- Create an anchor with known artists

The Public Art Advisory Committee considered the district as a whole and how visitors to the District will move through and inhabit the built environment. Vehicle and pedestrian traffic was considered as well as the mass transit lines that will connect within the District and constitute the largest audience of visitors. With these things in mind, the Advisory Committee considered various forms of permanent and temporary art for locations throughout the district and include but are not limited to:

- Monumental 3D objects
- Intimate scale 3D objects
- Light Installations
- Sound Works
- Murals
- Performance and Spoken Word projects

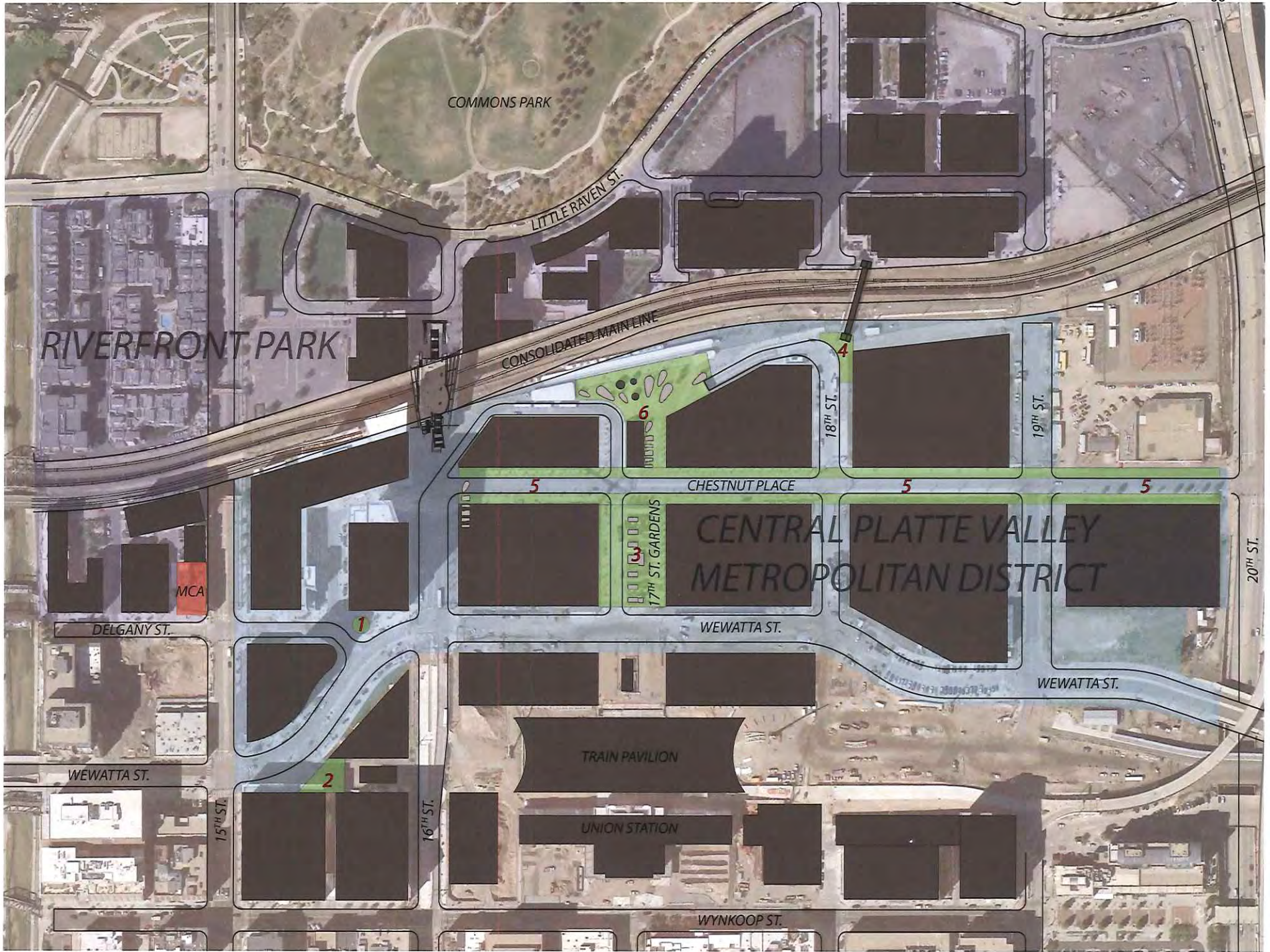
“RED FOREST”
KONSTANTIN DIMOPOULOS





"TOXIC SCHIZOPHRENIA", 2009
TIM NOBLE AND SUE WEBSTER

MCA DENVER



SITE LOCATIONS

The Advisory Committee identified the following locations as future sites for the integration of artwork and arts programming:

1) 1900 16th Street is at the intersection of 16th Street, Wewatta and Delgany. The triangular intersection created a plaza that has been identified as a location for a feature work of art and offers the greatest opportunity for “place-making” in the CPV.

2) Wewatta is the main vehicular thoroughfare in the District. There is a small triangular location just Northwest of the intersection of 15th and Wewatta that has been identified as a terminus view and is favored as a location for art that would be viewable from vehicles as well as serve as a pedestrian asset. This location is also located at the future Bicycle Commuter Station. Previously, this was also the site for a temporary installation in collaboration with the MCA.

3) 17th Street Gardens are at the 17th Street block between Wewatta and Chestnut. This block has been called out as a location for a future monumental artwork, possibly funded by a landowner who has expressed



SITE 3 | 17TH STREET GARDENS



SITE 1 | 1900 16TH STREET

interest in the cultural programming of the CPV. The block has also been identified as a location to integrate projection infrastructure to do projections on the buildings, with the installations done on a temporary basis or commissioned over time.

SITE 2 | WEWATTA STREET / FUTURE BICYCLE COMMUTER STATION



4) 18th Street on the downtown side of the Consolidated Main Line creates a pedestrian opportunity for the future integration of a work of art on the Northeast corner of the intersection. Pedestrians exiting Light Rail and coming from the Highlands neighborhood will populate this space, making it a busy gathering place for pedestrian traffic in the District.

5) Chestnut Place as it runs through the CPV, becomes a pedestrian friendly thoroughfare and will function as a major entry point for traffic from neighborhoods north of 20th Street. Chestnut Place has been identified as a future site for works of art that run the length of the street and create a continuous experience over a few blocks. Possibilities include suspending works over the street or integrating works into the sidewalks.

6) Light Rail Plaza creates a gathering place between Chestnut Place and the Light Rail tracks to the west. This area will be a meeting place for travelers and is punctuated with a series of large concrete ventilation tubes that offer a creative environment for performance, sound art, and temporal based works. Any art work or programming at Light Rail Plaza would be implemented in cooperation with RTD, as they supervise this space.



SITE 4 | 18TH STREET PEDESTRIAN BRIDGE - CITY SIDE

SITE 5 | CHESTNUT PLACE

SITE 6 | LIGHT RAIL PLAZA



INVESTMENTS, PARTNERSHIPS, AND ONGOING PRIVATE SECTOR FUNDING

The CPV District intends to invest its current allocation of Public Art dollars at the time of this writing and focus these funds on a selection of projects that best advance the intentions of the Advisory Committee. These art selections will be facilitated by the CPV Art Consultant and will follow the Public Art Selection Process detailed in this document. (Appendix A)

Additional art dollars will become available as the District completes its build-out and these dollars will be used to leverage private and public sector partnerships for additional artworks, sponsor temporary loan exhibitions, temporal works, and facilitate the installation of short-term loans to the District.

It is the intent of the CPV District to create partnerships with landowners and lease holders to bring additional art and cultural programming to the District. The use of District dollars or “first in” commitments will encourage private and public sector participation by showing the District’s commitment to providing a vibrant new cultural environment for residents and visitors.

The Riverfront Park Community Foundation has already committed funds to facilitate the placement of works of art on the Northwest side of the Consolidated Main Line and can be looked to as a model for future partnerships within the District.

After the initial expenditure of existing Public Art funds has been accomplished, the District may, at its discretion, allocate funds from an existing Mill Levy to fund additional art projects and programming in the District that are brought forward by the District or its partners. It may also consider dedicating a fixed percentage of this Mill Levy to these efforts to allow for long-term planning and fixed budget accounting.

As the District continues to develop both physically and culturally, new partnerships will become evident and can be established to enrich the cultural activities of the District. Private collectors, museums and government collections are obvious partners for loaned works. Businesses

and residents who are engaged in cultural programming elsewhere, may be encouraged through promoted activities and opportunities directed by the District, to sponsor, support, or take ownership of art and programming opportunities in the District. The District may elect to solicit these partnerships through organized campaigns to raise general arts programming dollars or by seeking project-specific or object-specific support.

The District will also solicit and entertain long-term and short-term loans of art. The Public Art Advisory Committee and the Board will review these loan opportunities as part of a “CPV Loaned Work Review Process” detailed in this document. (Appendix B)

The support of District specific cultural projects and programming will continue to establish the District as a distinct location with a sense of place specific to itself, yet part of the larger Downtown community.

These efforts will help the District build an environment that is an attractive, vibrant and culturally rich place to work, live, visit and explore.



APPENDIX A

PUBLIC ART SELECTION PROCESS

The process of selecting Public Art projects for the CPV will be modeled on traditional selection process used successfully across the country. The selection panel will have at a minimum, the following representation: A member from the CPV Board, a resident or land owner, an arts professional, and the CPV Art Consultant. Additional members may be appointed as necessary.

- 1.The CPV Art Consultant will submit recommendations for members to sit on a Public Art Advisory Committee to the CPV for approval.
- 2.The CPV Art Consultant will identify an art opportunity and budget based on recommendations of the CPV Public Art Advisory Committee.
- 3.The CPV Art Consultant will propose a selection committee comprised of the stakeholder and interested parties with expertise in art and knowledge of the District, and members of the Public Art Advisory Committee.
- 4.The CPV Board will review and approve the selection committee.
- 5.The CPV Art Consultant will submit a short list of artists to be considered by the Public Art Advisory Committee.
- 6.The approved shortlist of artists will be invited to submit a proposal for the proposed location. An honorarium will be paid for these proposals.
- 7.The Public Art Committee will review the submitted proposals and make a recommendation to the CPV Board.
- 8.Upon approval by the CPV Board, the artist will enter into negotiations with the CPV for services required to complete the proposal.
- 9.The CPV Art Consultant will act as lead project contact and manage all aspects of the Project through installation.

REVIEW PROCESS FOR LOANED, DONATED AND TEMPORARY ART

The CPV District hopes to develop partnerships with private citizens and private sector organizations, museums and governmental agencies to bring loans and donations of culturally significant works to the District.

The following process will be used to review these opportunities and will be led by the Public Art Advisory Committee.

PROCESS:

When the District's Art Consultant has identified a loan opportunity, the Consultant will develop a proposal to be reviewed by the CPV Public Art Committee. The Committee will review the proposal in writing or while convened.

The following review criteria will be considered in deciding whether to accept a loaned, donated or temporary work of art:

- Is the content of the artwork appropriate to the mission of the District?
- Will the loan contribute to the cultural landscape of the District?
- Does the loan advance the goals outlined by the CPV Public Art Advisory Committee?
- Will the loan require unreasonable levels of maintenance?

- Will the loan expose the District to unreasonable risk, liability or create a hazard?
- Is the duration of the loan or terms of the donation sufficient to offset associated costs with installing and maintaining the artwork?
- Will District visitors, residents and landowners consider the loaned/donated artwork to be a significant cultural asset?

Once the Committee has weighed the criteria and made a recommendation, the Art Consultant will provide the Board with a final proposal that will include:

- Visual representations of the proposed work
- Site map of the proposed location to install the work within the CPV District
- A budget for District financial support or information about the project's funding from donors/sponsors
- A schedule for installation and the terms of the loan/donation.

The CPV Board will review the final proposal and determine if the project will proceed. Upon approval from the CPV Board, the CPV Art Consultant will work with the CPV Board legal representative to create a loan agreement/donation agreement and facilitate the loan/donation.

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

10/13/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 13,811	\$ 14,811	\$ 29,344	\$ 29,344	\$ 13,644
REVENUES					
Other revenue	-	-	116	300	-
Transfers from other districts	2,144,009	3,180,000	1,127,354	2,350,000	3,300,000
Transfers from other districts - Capital	1,991	350,000	-	-	350,000
Total revenues	<u>2,146,000</u>	<u>3,530,000</u>	<u>1,127,470</u>	<u>2,350,300</u>	<u>3,650,000</u>
Total funds available	<u>2,159,811</u>	<u>3,544,811</u>	<u>1,156,814</u>	<u>2,379,644</u>	<u>3,663,644</u>
EXPENDITURES					
General and administrative					
Accounting	58,946	65,000	39,883	80,000	85,000
Auditing	3,800	4,000	-	4,500	5,000
Directors' fees	4,400	6,000	2,100	6,000	6,000
Dues and membership	4,238	4,500	4,238	4,238	4,500
Election	2,058	2,500	1,478	1,478	-
Engineering	13,274	10,000	-	-	-
Insurance	6,752	7,500	6,719	6,719	7,500
Legal	49,008	46,000	26,049	52,000	55,000
District management	96,074	95,000	66,465	133,000	125,000
Miscellaneous	2,187	3,000	1,431	3,000	3,000
Onsite Management	67,933	80,000	33,966	120,000	120,000
Payroll taxes	334	458	38	458	458
Professional services - PR and communication	1,510	-	-	3,000	18,000
Holiday lighting	-	-	31,200	62,000	50,000
Website	260	1,500	-	-	-
Operations and maintenance					
Engineering - repairs and maintenance	45,299	40,000	-	10,000	50,000
Landscape and other maintenance	493,956	700,000	271,425	550,000	785,000
17th Street Gardens	270,500	380,000	112,040	230,000	700,000
Millennium bridge maintenance / Elevators	263,235	860,000	97,897	200,000	360,000
Security services	569,726	665,000	325,609	665,000	700,000
Union Gateway bridge maintenance / Elevators	174,986	195,000	115,756	230,000	210,000
Capital					
Art Funds	-	350,000	-	-	350,000
Development coordination	1,991	-	-	-	-
Contingency					
Contingency	-	9,542	-	4,607	11,542
Total expenditures	<u>2,130,467</u>	<u>3,525,000</u>	<u>1,136,294</u>	<u>2,366,000</u>	<u>3,646,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,130,467</u>	<u>3,525,000</u>	<u>1,136,294</u>	<u>2,366,000</u>	<u>3,646,000</u>
ENDING FUND BALANCES	<u>\$ 29,344</u>	<u>\$ 19,811</u>	<u>\$ 20,520</u>	<u>\$ 13,644</u>	<u>\$ 17,644</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Denver on February 19, 2013 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City and County of Denver (City). The District operates under a Service Plan approved by the City Council on November 26, 2012.

The District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's physical boundaries.

On February 5, 2013, the District's voters authorized the District to collect, retain, and spend the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, service charges, inspection charges, administrative charges, grants or any other fee, rate, toll, penalty, or charges authorized by law or contract to be imposed, collected or received by the District during 2013 and each fiscal year thereafter, such amounts to constitute a voter-approved revenue change and be collected, retained and spent by the District without regard to any spending, revenue-raising, or other limitation.

The District has no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority, such as the Central Platte Valley Metropolitan District (CPV MD) to transfer revenues to the District, which would then use the funds to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

In accordance with its Service Plan, the District is entirely responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. It is anticipated that all capital improvements will be owned and maintained by CPV MD or dedicated to the City or to such other governmental entity as appropriate.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues

Intergovernmental Revenue

On October 8, 2013, the District entered into an intergovernmental agreement (IGA) with Central Platte Valley Metropolitan District (CPV MD). Per this Agreement, payments from CPV MD represent transfers from CPV MD to the District to provide funding for the overall administrative and operating costs for both Districts, as well as to pay administrative capital costs.

During 2024, it is anticipated that the District will receive \$3,650,000 from CPV MD - \$3,300,000 will be used for general government, operations and maintenance expenditures, and \$350,000 will be used for administrative capital costs.

Expenditures

Administrative and Operational Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, engineering, insurance, legal, management, and meeting expenses. Operational expenditures in 2024 include the security and maintenance of areas within the District and the excluded area, including the 17th Street Gardens, Union Gateway Bridge and the Millennium Bridge, fountain, and elevators. These expenditures are based on estimates of the District's Board of Directors and consultants.

Capital Expenditures

The 2024 anticipated capital expenditures include amounts for art funds within CPV MD as detailed on page 2 of the budget.

Debt and Leases

The District has no outstanding debt nor any capital or operating leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since all funds received by the District are transferred from CPV MD, an emergency reserve is not reflected in the District's 2024 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

This information is an integral part of the accompanying budget.