

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN  
DISTRICT (THE “DISTRICT”)  
HELD  
JANUARY 24, 2023

A special meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, January 24, 2023, at 9:00 a.m. via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Amy Cara, President  
Lindsay Belluomo, Assistant Secretary  
Jason Dorfman, Assistant Secretary

Secretary/Treasurer Walker and Assistant Secretary Geiger were absent and excused.

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato and Yelena Primachenko; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.  
Brandon Fries; East West Urban Management  
Lauren Kelly; Livable Cities Studio  
Yishuen Lo; Livable Cities Studio  
Linda Appel Lipsius; Denver Urban Gardens  
Todd Wenskoski; Livable Cities Studio

### ADMINISTRATIVE MATTERS

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

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Director Cara disclosed that she is an owner of property located in the District and that she is employed by East West Partners, a developer within the District (affiliate of Union Center, LLC, and hired by Chestnut Denver, LLC under a development management agreement for the 16 Chestnut Building). She also disclosed that she is on the boards of the Denver Union Station Metropolitan Districts 1-3 and Central Platte Valley Metropolitan District. She also disclosed that she is a member of the Riverfront Park Community Foundation, and treasurer of the Railyard Dogs. This disclosure is associated with the approval of items on the agenda that may affect her interests.

Director Belluomo disclosed her interests as an owner of property located in the District. She also disclosed she is on the Board of the Central Platte Valley Metropolitan District. She also disclosed her employment as Property Manager at 1601 Wewatta (a building within the District), which is owned by Morgan Stanley. This disclosure is associated with the approval of items on the agenda that may affect her interests.

Director Dorfman disclosed his interests as an owner of property located in the District. He also disclosed he is executive manager for MH Blue Union Station, LLC, SBA Indigo Hotel. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

**Quorum, Location of Meeting, and Posting of Meeting Notice:** It was noted that a quorum was present allowing the Board to act on all matters to come before them at this meeting. The Board confirmed the location of the meeting and the posting of the meeting notice.

**Public Comment:** None.

### CONSENT AGENDA

**Other:** None.

### MANAGER ITEMS

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

**Denver Urban Gardens (DUG) Updates and Discussion:** Mr. Wenskoski reviewed multiple design ideas for the 17<sup>th</sup> Street Gardens with the Board. Discussion ensued. No action was taken.

**Other:** None.

### FINANCIAL ITEMS

**Other:** None.

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ENGINEER'S  
REPORT – A.J.  
ZABBIA

**Other:** None.

DIRECTOR ITEMS

**Other:** None.

ATTORNEY ITEMS

**Other:** None.

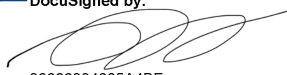
OTHER BUSINESS

**Other:** None.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Cara adjourned the meeting at 10:02 a.m.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting