

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT

Held: Thursday, January 13, 2022, at 9:00 a.m. at 1900 16th Street, Suite 1200, Denver, CO 80202 also available via video conference at

<https://us02web.zoom.us/j/82461496475?pwd=WW5vcVNtNzY5aXFuN2VLMHIGYkJsdz09>; via telephone: 1-346-248-7799, Conference ID: 824 6149 6475, Passcode: 212845.

Attendance

A special meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District was called and held as shown above and in accordance with the applicable laws of the State of Colorado. The following directors were in attendance at the meeting:

Amy Cara
Josh Fine
Jay Lambiotte
Lindsay Belluomo

Director Walker was absent and excused.

Also present were:

Dianne Miller and Rhonda Bilek, Miller & Associates Law Offices, LLC; Debbie Sedgeley, Jenny Hackelman, and Anna Jones CliftonLarsonAllen; AJ Zabbia, 68West, Inc.; David Booth, East West Urban Management; Cole Kralik, Allied Security, Amanda Miller, Downtown Denver Business Improvement District, Jen Black, 16th Street & Chestnut.

Call to Order/ Approval of Agenda/Declaration of Quorum/Potential Conflicts of Interests

The meeting was convened at 9:04 AM, and Director Cara noted that a quorum of the Board was present and that the Directors had confirmed their continuing qualification to serve, and, therefore, called the meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District to order. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Disclosure Matters

Ms. 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

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disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

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

Director Fine disclosed his interests as an owner of property located in the District and an employment relationship with Focus Property Group, which manages property located within and without the boundaries of the District. He also disclosed that he is on the board of the Central Platte Valley Coordination Metropolitan District and the RiNo Business Improvement District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Lambiotte disclosed his interests as an owner of property located in the District and an employment relationship with East West Partners (affiliate of Union Center, LLC, and hired by Chestnut Denver, LLC under a development management agreement for the 16 Chestnut Building). He also disclosed that he is on the boards of the Denver Union Station Metropolitan District Nos. 1-5 and the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

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

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

Public Comments

There were no public comments.

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Consent Agenda

The following items were unanimously approved by the Board after a motion from Director Belluomo and a second from Director Fine:

- A. Approve Minutes of the December 7, 2021, Regular Meeting.
- B. November 30, 2021, Cash Position Reports.
- C. Approve Current Claims.
- D. Accept Weekly Security Report from DDP BID
- E. Accept Monthly Millennium Bridge and Union Gateway Bridge Elevator Report from Stealth Monitoring
- F. Other

Financial Items

There were none.

Manager's Items

1. Activation

A. Safety Coordination Efforts and Updates

- RTD Coordination-Mobile Command Center update, granite block removal status, other.
- DPD Sub-Station Space updates and determine next step.

Director Cara stated that the effectiveness of the mobile command center has diminished significantly, and need to focus more on a space, even if temporary that can be identified with signage and have a better presence. Discussion on the space amenities and which-list of the Denver police. The current space in mind is temporary but will serve as a “tester format” for going forward. Ms. Sedgeley confirmed the District as budgeted \$400,000 for special security. Ms. Jones will coordinate for a site visit.

- Winter Activation – Coffee Cart, others.

Director Cara has no new information and not sure if the winter activation for a coffee cart will be implemented.

17th Street Gardens

Director Cara has reached out to the design company and the request for ideas will be on the agenda at the Public Realm Counsel this week. Director Cara will forward the information to the Board.

- Rodent Update.

The large rodents (rats) are gone, although the field mice are

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more numerous. The case has been closed out by the City of Denver.

- Redesign discussion and update.

AJ Zabbia brought up the fencing issue and poor state of condition. After discussion the low fencing will be removed and to wait for redesign before replacing any vegetation.

B. Review Maintenance Coordination Report-EWUM.

David Booth reported that the cleaning team is continuing to clean twice a day, which due to the abysmal activities is necessary. Having no seating is starting to help decline the loitering.

- Update on Landscape Contractor.

David Booth reported they are waiting for 2022 rates from Proscape.

- Update on 2022 Tree Replacement and Bidding.

AJ Zabbia is also waiting on rates from Genesse. Discussion on sending out a bid to be published due to the project will be over \$60,000. The replacement cost and gone up and availability of trees will be an issue. AJ requested a list of contractors to reach out to.

C. Other

None.

Engineer's Report

Mr. Zabbia reported the 18th street elevators continue to have issues as well as the elevator at the Millennium bridge. New time have not been implemented yet. The signage regarding the usage time is ready and will be installed.

Director's Items

Do not have updates.

A. 16th and Chestnut Circulation Issues Update.

Attorney's Items

A. Consider approval of 2022 Vendor Addendums to Agreements with East West Urban Management, LLC and Komac, LLC and other as appropriate:
Ms. Miller reviewed the agreement with the Board. Director Lamboitte moved that the Board approve the agreement as presented, upon second by Director Fine, vote was taken, and

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motion carried unanimously.

B. 2022 Addendum to Agreement for Fossil Filter Maintenance Services:

Ms. Miller reviewed the addendum with the Board. Director Fine moved that the Board approve the addendum as presented. Upon second by Director Lambiotte, vote was taken, and motion carried unanimously.

Other Business

None.

Adjournment

There being no further business to discuss, upon motion by Director Fine and second by Director Belluomo, the Board unanimously voted to adjourn the meeting at 9:45 AM.

DocuSigned by:

Josh Fine

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Secretary for the Meeting