

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE
“DISTRICT”)
HELD
MARCH 7, 2023

A regular meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, March 7, 2023, at 9:00 a.m. at 2000 16th Street, Denver, CO 80202 and via WebEx. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Jason Carroll, Yelena Primachenko and Jenna Trujillo; CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.
Brandon Fries; East West Urban Management
Andrew Uram; TK Elevator Corporation
Linda Appel Lipsius, Lara Fahnestock and Nessa Mogharreban; Denver Urban Gardens
Todd Wenskoski and Lauren Kelly; Livable Cities Studio
Sabina Valencia; Downtown Denver Partnership
Jordan Kind; Hines

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Cara called the District meeting and the Central Platte Valley Coordination Metropolitan District meeting to order concurrently at 9:00 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board of the Central Platte Valley Metropolitan District approved the agenda, as amended, moving the elevator repair discussion to the beginning of the agenda.

Mr. Uram provided an update to the Board regarding the elevator repairs and timelines for the Millennium Bridge and Union Gateway Bridge, noting that repairs are set to begin on the Millennium Bridge on March 16th. He confirmed that signage is posted informing the community of the outage and detours.

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Mr. Uram reviewed the additional work order for the door operator repair on the Union Gateway Bridge with the Board. The Board determined to discuss this item later in the meeting.

Disclosures of Potential Conflicts of Interest: Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The directors then reviewed the agenda for the meeting and previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

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

Director Walker disclosed his interests as an owner of property located in the District. He also disclosed that he is an owner of Infield, which has an equity interest in the operating company that owns and manages 1801 Wewatta Street, Denver, Colorado, 80202. He also disclosed that he is on the board of the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Belluomo disclosed her interests as an owner of property located in the District. She also disclosed she is on the Board of the Central Platte Valley Metropolitan District. She also 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 Geiger disclosed his interests as an owner of property located in the District. He also disclosed he is Vice President of DaVita Inc. He also disclosed that he is on the board of the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Dorfman disclosed his interests as an owner of property located in the

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

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

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

Public comment: None.

CONSENT AGENDA

Minutes of the February 15, 2023 Special Meeting:

January 31, 2023 Unaudited Financial Statements and Cash Position Report:

Current Claims:

Information items:

Other:

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

FINANCIAL ITEMS

CD Authorization for Treasurer Walker: Ms. Primachenko reviewed the CD authorization with the Board, noting that Director Walker signed the appropriate forms.

Other: None.

PROJECT UPDATES

Elevator Repair Update and Timing, Communication Planning and Outreach: This item was previously discussed. Ms. D'Amato provided an update to the Board regarding the District's communication and outreach efforts.

Union Gateway Bridge Door Clutch Repairs from TK Elevator Corporation in the Amount of \$11,395.38: The Board reviewed the work order and determined to defer this item. It was noted that the Board did not approve additional work on the door operators. The Board directed Mr. Fries to request a breakdown of labor and time costs from TK Elevator Corporation for

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the work orders.

Millennium Bridge Painting and Recoating:

Millennium Bridge Painting and Recoating Scope of Work from WSP USA and Qualifications from Reconstruction Experts: The Board reviewed the scope of work from WSP USA and the qualifications from Reconstruction Experts.

Specs and Budgetary Impact: The Board discussed the project specs and budgetary impact.

Bidding Process: Attorney Miller informed the Board that this project can be completed without a bid, but she does not recommend engaging a contractor without it.

Project Manager: The Board discussed the engagement of a project manager and directed staff to move forward.

Holiday Lighting: Ms. D'Amato provided an update to the Board regarding holiday lighting, noting that she will invite Director Geiger to the next walkthrough with 2 Keys to evaluate the electrical connections.

Other: None.

MANAGER ITEMS

Other: None.

DIRECTOR ITEMS

Other: Director Cara discussed the District art plan and directed staff to incorporate more permanent art projects throughout the District, specifically in the upcoming 17th Street Gardens project and in northern areas of the District.

ATTORNEY ITEMS

May 2023 Election Update: Attorney Miller provided an update to the Board regarding the May 2023 election, noting that the election will be cancelled.

Other: None.

OTHER BUSINESS

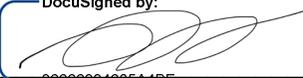
Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the District meeting and the Central Platte Valley Coordination Metropolitan District meeting at 10:42 a.m.

Respectfully submitted,

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DocuSigned by:

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Secretary for the Meeting