

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN  
DISTRICT (THE "DISTRICT")  
HELD  
APRIL 4, 2023

A regular meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, April 4, 2023, at 9:00 a.m. at 2000 16<sup>th</sup> 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

Assistant Secretary Jason Dorfman was absent and excused.

#### 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  
Cole Kralik; Allied Universal  
Andrew Uram; TK Elevator Corporation  
Nessa Mogharreban; Denver Urban Gardens  
Jason Whitlock, Steph Powell and Vannessa Pederson; Stantec  
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 Metropolitan District meeting to order concurrently at 9:05 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger 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

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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 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.

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.

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

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

**Public Comment:** None.

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### CONSENT AGENDA

#### **Minutes of the March 7, 2023 Regular Meeting:**

#### **February 28, 2023 Financial Statements and Cash Position Report:**

#### **Current Claims:**

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

#### **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.

### MANAGER ITEMS

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

**Denver Urban Gardens (DUG):** Ms. Mogharreban provided an update to the Board, noting that the first community interest meeting will be held on May 25<sup>th</sup>. She stated that her team will install “Coming Soon” signs in the 17<sup>th</sup> Street Gardens and will coordinate with Mr. Wenskoski to ensure DUG and Livable Cities Studio efforts are cohesive.

#### **Livable Cities Studios and Stantec:**

**Livable Cities Studio Scope of Work:** Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the Livable Cities Studio scope of work, as presented.

**Stantec Scope of Work for Audio and Lighting Enhancements:** Ms. Pederson reviewed the scope of work with the Board. Discussion ensued regarding goals and concepts interacting with Livable Cities Studio’s work. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the Stantec scope of work for audio and lighting enhancements, as presented.

**Anticipated Budget and Schedule:** This item was not discussed.

**Bidding Process, Preferred Providers and Potential Contractors:** This item was not discussed.

**Fencing Options/Artistic Panels:** Ms. Mogharreban provided an update to the

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Board regarding fencing options and artistic panels.

**Potential Public Art Components:** Ms. Jones provided an update to the Board regarding potential public art components.

**Electrical/Irrigation:** Ms. D'Amato provided an update to the Board regarding electrical and irrigation needs.

**Liz Viscardi Scope of Work for 2023 Activation:** Following review, upon a motion duly made by Director Belluomo, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the Liz Viscardi scope of work for 2023 activation in an amount not to exceed \$20,000.

**Maintenance Coordination Report – EWUM, Brandon Fries:** Mr. Fries reviewed the Maintenance Coordination Report with the Board.

**Hello Darling Permit Process:** Mr. Fries provided an update to the Board regarding the Hello Darling permit process, noting that the process is currently held up with the City of Denver. He stated that he will keep Ms. Jones and Attorney Miller apprised of updates as they arise.

**CliftonLarsonAllen LLP Statements of Work for 2023:** This item discussed as a part of the Central Platte Valley Metropolitan District meeting.

**Other:** Director Cara noted the need for a meeting with all entities and organizations in the area of the District to align goals concerning security, maintenance, etc. Ms. Valencia noted she will provide a maintenance map for all entities overseen by Downtown Denver Partnership. The Board directed CLA to schedule a meeting with all of the groups discussed.

### FINANCIAL ITEMS

**Other:** None.

### PROJECT UPDATES

#### **Holiday Lighting in Gardens and Throughout District:**

**Proposal from Two Keys:** The Board reviewed and discussed the proposal. Following review and discussion, upon a motion duly made by Director Geiger, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the proposal from Two Keys in an amount not to exceed \$60,000 for District-wide lighting, and requested a follow-up scope from Two Keys once the work is completed.

**Other:** None.

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DIRECTOR ITEMS

**Other:** None.

ATTORNEY ITEMS

**Other:** None.

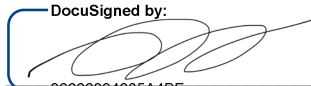
OTHER BUSINESS

**Other:** Director Geiger noted that he will not be in attendance at the May meeting and will be unable to host the meeting at DaVita's office. Director Cara confirmed that the May meeting will be held at her office. It was noted that CLA will update the District's website with the updated location information for the May meeting. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the adjustment of the May meeting location to Director Cara's office.

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 Belluomo and, upon vote, unanimously carried, the Board adjourned the meeting at 10:31 a.m.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting