

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE
“DISTRICT”)
HELD
JULY 18, 2023

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, July 18, 2023, at 12:00 p.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
Michael Geiger, Assistant Secretary
Jason Dorfman, Assistant Secretary

Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Rachel Alles, 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
Dave Huntsinger; WSP USA
Jordan Kind; Hines
Nessa Mogharreban; Denver Urban Gardens
Steph Powell, Rachel Fitzgerald and Vannessa Pederson; Stantec Architecture Inc.
Todd Wenskoski; Livable Cities Studio

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Walker called the meeting to order at 12:04 p.m. Following review, upon a motion duly made by Director Geiger, seconded by Director Walker 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 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 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 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.

Board Vacancy and Appointment of District Eligible Elector: The Board discussed the vacancy. Director Geiger noted he will set up a meeting with Ms. Kind to discuss candidacy.

Appointment of Officers: Following discussion, upon motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

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President: Jason Dorfman
Secretary: Michael Geiger
Treasurer: Derrick Walker
Assistant Secretary: Amy Cara
Assistant Secretary: Vacant

CONSENT AGENDA

Minutes of the June 26, 2023 Special Meeting:

May 31, 2023 Financial Statements and Cash Position Report:

Current Claims:

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

None.

PROJECT UPDATES

Elevator Repair Cost for Door Clutch – TKE: Mr. Fries provided an update to the Board, noting that the cost of the proposal has been updated to reflect double the original cost. Discussion ensued. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the proposal for door clutch elevator repair in the amount of \$93,090.30, as presented.

Millennium Bridge Painting and Recoating – WSP: Mr. Huntsinger discussed the process of the Millennium Bridge painting and recoating project with the Board, noting his team will oversee construction and project management and the project is anticipated to be bid out in fall 2023. Discussion ensued. It was noted that Mr. Huntsinger will provide a scope of work for the Union Gateway Bridge project and an Asset Management Plan for review at the August meeting.

\$30,000 NTE: The Board discussed a project cost in an amount not to exceed \$30,000. It was noted this item will be further discussed at the August meeting.

MANAGER ITEMS

District Documents: Ms. Jones provided an update to the Board on District documents, noting CLA has been attempting to obtain documents from Mr. Zabbia.

DIRECTOR ITEMS

None.

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ATTORNEY ITEMS

CliftonLarsonAllen LLP Statements of Work for 2023: Ms. Jones provided an update to the Board on the CliftonLarsonAllen LLP Statements of Work for 2023.

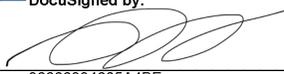
OTHER BUSINESS

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 meeting at 1:56 p.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting