

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 15, 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 Wednesday, February 15, 2023, at 9:00 a.m. at 2000 16th Street, Denver, CO 80202 and via Zoom. 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, 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.
Cole Kralik; Allied Universal
Jordan Kincaid; East West Urban Management
Linda Appel Lipsius; Denver Urban Gardens
Todd Wenskoski and Lauren Kelly; Livable Cities Studio

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Cara called the meeting to order at 9:09 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 amended, moving the 17th Street Gardens Denver Urban Gardens discussion to the beginning of the agenda.

Mr. Wenskoski presented design ideas for the 17th Street Gardens to the Board. Discussion ensued. It was noted that Mr. Wenskoski will pull together a report with working costs and work schedule for review at the March meeting.

Ms. Lipsius presented the timeline and next steps for the Community Garden. Discussion ensued. The Board directed staff to move forward with Community Garden work. Attorney Miller stated she will draft an agreement with the District and Denver Urban Gardens. Following discussion, upon a motion duly made by

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Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board appointed Directors Walker and Geiger to a 17th Street Gardens committee to authorize work between Board meetings.

Director Cara noted she will coordinate with Mr. Iltis regarding sound programming for the 17th Street Gardens and will provide an update at the March 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 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

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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.

CONSENT AGENDA

Minutes of the January 3, 2023 Regular Meeting and the January 24, 2023 Special Meeting:

December 31, 2022 Unaudited 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 Belluomo and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items.

MANAGER ITEMS

17th Street Gardens Follow Up:

Denver Urban Gardens (DUG) Updates and Discussion: This item was previously discussed.

Timeline: This item was previously discussed.

Design: This item was previously discussed.

Outreach Process: This item was previously discussed.

Budget: This item was previously discussed.

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Pop Up Ideas/Activation: This item was previously discussed.

Beautification Plan Timeline and Process: Ms. D'Amato provided an update to the Board.

Maintenance Coordination Report – EWUM, Brandon Fries: Ms. Kincaid reviewed the Maintenance Coordination Report with the Board.

FINANCIAL ITEMS **Other:** None.

PROJECT UPDATES **Other:** None.

DIRECTOR ITEMS **Other:** None.

ATTORNEY ITEMS **Diversified Underground Proposal:** Ms. Jones reviewed the Diversified Underground proposal with the Board. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the Diversified Underground proposal subject to final legal review.

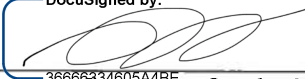
Bible Giveaway – January 1-December 31, 2023 Permit Period: Ms. Jones informed the Board that the issue regarding the bible giveaway has been resolved.

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 meeting at 10:03 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting