

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 1, 2022

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 Tuesday, February 1, 2022, at 9:00 a.m. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Amy Cara, President
Josh Fine, Secretary/Treasurer
Derrick Walker, Assistant Secretary
Lindsay Belluomo, Assistant Secretary

Assistant Secretary Lambiotte was absent and excused.

Also, In Attendance Were:

Anna Jones, Jenny Hackelman and Deb Sedgely; CliftonLarsonAllen LLP
Dianne Miller and Rhonda Bilek; Miller & Associates Law Offices, P.C.
A.J. Zabbia, 68 West Engineers
Amanda Miller and Vincent Martinez, Downtown Denver Partnership
Cole Kralik, Allied Universal
Jen Black, 16th Street & Chestnut

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Cara called the meeting to order at 9:05 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Fine and, upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosures of potential conflicts of interest: 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 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 Fine disclosed his interests as an owner of property located in the District and an employment relationship with Focus Property Group, which

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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 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.

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. Director Lambiotte was absent and excused. The Board confirmed the location of the meeting and the posting of the meeting notice.

Public comment: None.

CONSENT AGENDA

Minutes of the January 13, 2022 Special Meeting:

December 31, 2021 Financial Statements and Cash Position Report:

Current Claims:

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Weekly Security Report from DDP BID:

Monthly Millennium Bridge and Union Gateway Bridge Elevator Report from Stealth Monitoring:

Other:

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

FINANCIAL ITEMS

2021 Audit Engagement Letter from Simmons & Wheeler, P.C.: Ms. Sedgeley reviewed the Engagement Letter with the Board. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the 2021 Audit Engagement Letter from Simmons & Wheeler, P.C. as presented.

Other: None.

MANAGER ITEMS

Safety coordination efforts and updates:

Activation:

DPD Sub-station space updates and determine next steps: Ms. Jones provided an update to the Board regarding the DPD sub-station space, noting that the Denver Police Department does not want to move forward with the identified space. She detailed her discussion with Ed Blair regarding inviting the Denver Police Department officers to Union Station for a free cup of coffee or to complete paperwork.

17th Street Gardens:

Redesign discussion/update: Director Cara presented design ideas for the 17th Street Gardens to the Board. Discussion ensued. It was determined that the primary focus would be on temporary activation ideas and a continued partnership with the Downtown Denver Partnership.

Maintenance Coordination Report – EWUM, David Booth: Ms. Jones reviewed the Maintenance Coordination Report with the Board.

Landscape contractor: No update was provided.

2022 tree replacement and bidding: No update was provided.

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Other: Mr. Martinez proposed a mobile public bathroom to the Board and requested feedback. The Board and Mr. Zabbia advised against locating the bathroom near the 17th Street Gardens and suggested other locations. Ms. Jones stated that this idea should be included in the larger design conversation and suggested researching a well-designed, permanent bathroom. Ms. Hackelman provided an update to the Board regarding her site visit to the District, stating that she noticed fence damage. It was noted that Director Fine excused himself from the meeting at 10:06 a.m.

**ENGINEER'S
REPORT – A.J.
ZABBIA**

Other: None.

DIRECTOR ITEMS

16th and Chestnut circulation issues update: Director Cara provided an update to the Board regarding the 16th and Chestnut circulation issues, noting that the bikeway project is in motion and will begin this summer.

Other: None.

ATTORNEY ITEMS

Intergovernmental Agreement for Services with Downtown Denver Business Improvement District and Tree Health Program Quote in the amount of \$35,462: Attorney Miller reviewed the Intergovernmental Agreement and Tree Health Program Quote with the Board, noting a minor increase in cost from 2021 but no changes to the Agreement's terms. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the Intergovernmental Agreement for Services with Downtown Denver Business Improvement District and Tree Health Program Quote in the amount of \$35,462 as presented.

2022 Addendum to Agreement for Anti-Graffiti Services with JT Specialty Services, L.L.C.: Attorney Miller reviewed the Addendum with the Board, noting a small increase in cost from 2021. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the 2022 Addendum to Agreement for Anti-Graffiti Services with JT Specialty Services, L.L.C. as presented.

2022 Addendum to Agreement Regarding Bridge Security Camera Monitoring with Stealth Monitoring, Inc.: Attorney Miller reviewed the Addendum with the Board. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the 2022 Addendum to Agreement Regarding Bridge Security Camera Monitoring with Stealth Monitoring, Inc. as presented.

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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 Belluomo and, upon vote, unanimously carried, the Board adjourned the meeting at 10:24 a.m.

Respectfully submitted,

DocuSigned by:

Josh Fine

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Secretary for the Meeting