

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN
DISTRICT (THE “DISTRICT”)
HELD
AUGUST 1, 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, August 1, 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
Michael Geiger, Assistant Secretary
Jason Dorfman, Assistant Secretary

Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Rachel Alles and Jason Carroll;
CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law
Offices, P.C.
Brandon Fries; East West Urban Management
Andy Garton and Dave Huntsinger; WSP USA
Cole Kralik; Allied Universal
Jordan Kind; Hines
Vannessa Pederson; Stantec Architecture Inc.
Todd Wenskoski; Livable Cities Studio

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Dorfman called the District meeting to order at 9:04 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 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.

RECORD OF PROCEEDINGS

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.

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 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 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.

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: Ms. Kind introduced herself to the Board and expressed interest in filling the Board vacancy. Following discussion, upon a motion duly made by Director Walker, seconded by Director Cara and, upon vote, unanimously carried, the Board appointed Jordan Kind to the Board of Directors of the District.

CONSENT AGENDA

Minutes of the July 18, 2023 Special Meeting:

RECORD OF PROCEEDINGS

June 30, 2023 Financial Statements and Cash Position Report:

Current Claims:

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

MANAGER ITEMS

17th Street Gardens Follow Up:

Livable Cities Studios:

Anticipated Budget and Schedule: Mr. Wenskoski provided an update to the Board, noting that he has been working with Mr. Huntsinger on the permitting process with the City of Denver Right of Way department. Mr. Huntsinger noted that he has not yet received an update on the permits from the City.

Bidding Process, Preferred Providers and Potential Contractors: The Board discussed options for moving the project along while awaiting the permit from the City. It was noted that once the project is bid out, the consulting team will coordinate with the contractor to phase the fence installation and move the project forward while awaiting the permit. It was noted that Mr. Wenskoski will provide a revised timeline to CLA upon completion.

Fencing: This item was not discussed.

Stantec:

Electrical Drawings: This item was not discussed.

Millennium Bridge Due Diligence Report Action Items: Ms. Pederson provided an update to the Board, noting that the next steps are to provide the report to an electrical contractor/engineer for cost estimates. It was noted that Stantec will obtain the cost estimates for review at the September meeting.

Denver Urban Gardens (DUG): No update was provided.

Solicitation of PR Proposal from FEED Media: Ms. Jones provided an update to the Board. Discussion ensued. The Board directed CLA to

RECORD OF PROCEEDINGS

obtain proposals from a few more PR firms in a retainer capacity for review at the September meeting. It was noted that Director Dorfman will forward the Denver Union Station PR firm contact to Ms. Jones, and Director Cara will forward the same for East West Partners.

Maintenance Coordination Report - EWUM: Mr. Fries provided his report updates to the Board, noting that all bridge elevators will be out of order temporarily on August 4 for scheduled repairs. It was noted that staff will notify the public of the maintenance schedule in accordance with the approved elevator communication plan.

Hello Darling Permit Process: No update was provided.

FINANCIAL ITEMS

None.

PROJECT UPDATES

Holiday Lighting in Gardens and Throughout District and ESRI Map: Ms. D'Amato reviewed the ESRI map with the Board. Discussion ensued. It was noted that Ms. D'Amato will update the map with the Board's suggestions for holiday lighting placement.

Proposal from CDR Construction, LLC: Ms. D'Amato and Ms. Jones reviewed the proposal with the Board. Discussion ensued. 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 proposal from CDR Construction, LLC, as presented.

DIRECTOR ITEMS

None.

ATTORNEY ITEMS

CliftonLarsonAllen LLP Statements of Work for 2023: Director Geiger and Mr. Carroll provided an update to the Board on the CliftonLarsonAllen LLP Statements of Work for 2023. Discussion ensued.

OTHER BUSINESS

It was noted that the September 5, 2023 meeting will be rescheduled to September 14, 2023 at 10:00 a.m.

Executive Session: Director Geiger motioned for Executive Session §24-6-402(4)(e), C.R.S. at 10:23 a.m. for contract negotiations. Seconded by Director Walker, and upon vote, the Board entered into Executive Session.

The Board exited Executive session at 10:49 a.m. and to adjourn both meetings. Upon motion by Director Walker, second by Director Dorfman, and upon vote, the Board closed the Executive Session. No action was taken in Executive Session.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a

RECORD OF PROCEEDINGS

motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 10:50 a.m.

Respectfully submitted,

DocuSigned by:
Michael Geiger
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Secretary for the Meeting