

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE
“DISTRICT”)
HELD
JANUARY 3, 2023

A regular meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, January 3, 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 and Yelena Primachenko; CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.
Cole Kralik; Allied Universal
Brandon Fries; East West Urban Management
Sabina Valencia; Downtown Denver Partnership
Linda Appel Lipsius; Denver Urban Gardens
Todd Wenskoski; Livable Cities Studio
Andrew Uram; TK Elevator Corporation

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Cara called the meeting to order at 10:05 a.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 amended to move the elevator discussion to the beginning of the agenda.

Mr. Uram reviewed the repair proposals and timeline for the Bridge elevators, noting that TK Elevator Corporation can repair both elevators at the same time if additional material is ordered, or they can conduct the repairs one week at a time for each elevator. He stated that the repairs will be completed by March or April if both elevators are repaired simultaneously. He noted he will prepare a quote for additional materials and estimates a cost of no more than an additional \$5,000. Following discussion, upon a motion duly made by Director Dorfman,

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seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the additional cost of elevator repairs in an amount not to exceed \$5,000.

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 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,

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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 December 6, 2022 Regular Meeting:

November 30, 2022 Cash Position Report:

Current Claims:

Information items:

Maintenance Agreements/Work Orders with TK Elevator Corporation for the Millennium Bridge and Union Gateway Bridge:

Other:

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

FINANCIAL ITEMS

Other: None.

ENGINEER'S REPORT – A.J. ZABBIA

Holiday Lighting Goals and Outcomes: The Board discussed holiday lighting goals and pursuit. It was noted that Mr. Fries and Ms. D'Amato will coordinate to determine next steps for this project.

Bridge Painting and Door Clutch Repairs: Mr. Fries provided an update to the Board, noting that he is working on obtaining quotes and scopes of work for bridge painting and door clutch repairs. He stated that he should have proposals for the Board to review by the February meeting.

Other: None.

MANAGER ITEMS

Elevator Update:

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Schedule/Timing/Cost of Repairs: This item was previously discussed.

Proposal from One Above: Mr. Fries reviewed the proposal with the Board. Following review, upon a motion duly made by Director Geiger, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the proposal from One Above, as presented.

Inspection Schedule: This item was previously discussed.

CliftonLarsonAllen LLP Statements of Work for 2023 and Associated Addendum: The Board discussed the CliftonLarsonAllen LLP Statements of Work and associated addendum for 2023. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board appointed Directors Geiger and Walker to a subcommittee to review the Statements of Work and addendum once they become available.

Other: None.

DIRECTOR ITEMS

Deb Sedgeley Farewell: The Board reviewed and acknowledged Deb Sedgeley's farewell note. No action was taken.

Other: None.

ATTORNEY ITEMS

Other: None.

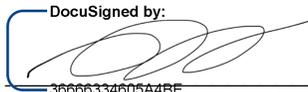
OTHER BUSINESS

Other: The Board discussed the February meeting date and noted that it will be moved to February 15, 2023 at 9:00 a.m. in person and via WebEx.

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 meeting at 10:26 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting