

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN  
DISTRICT (THE “DISTRICT”)  
HELD  
JUNE 26, 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 Monday, June 26, 2023, at 12:00 p.m. via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Derrick Walker, Secretary/Treasurer  
Michael Geiger, Assistant Secretary  
Jason Dorfman, Assistant Secretary

President Amy Cara was absent and excused.

#### Also, In Attendance Were:

Anna Jones and Shauna D’Amato; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Sonja Steele and Rhonda Bilek; Miller & Associates Law Offices, P.C.  
Brandon Fries; East West Urban Management  
Andrew Uram; TK Elevator Corporation  
Todd Wenskoski; Livable Cities Studio  
Nessa Mogharreban; Denver Urban Gardens  
Steph Powell; Stantec  
Vince Martinez; DDBID  
Sabrina Valencia-Chavez; BID

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Walker called the District meeting to order at 12:02 p.m. Following review, upon a motion duly made by Director Geiger, seconded by Director Dorfman 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 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. Director Cara was absent and excused.

**Public Comment:** None.

**Acknowledge Resignation of Lindsay Belluomo:** The Board acknowledged the resignation of Lindsay Belluomo effective as of May 2, 2023.

**Board Vacancy and Appointment of District Eligible Elector to the Board:** This item was deferred to the July meeting.

### CONSENT AGENDA

**Minutes of the May 2, 2023 Special Meeting:**

**April 30, 2023 Financial Statements and Cash Position Report:**

**Current Claims:**

**Weekly Security Report from DDP BID:**

Following review, upon a motion duly made by Director Dorfman, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved and

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accepted the Consent Agenda items.

### MANAGER ITEMS

#### **17<sup>th</sup> Street Gardens Follow Up:**

**Denver Urban Gardens (DUG):** Ms. Mogharreban provided an update to the Board, noting that the DUG Marketing team (Feed Media) is putting together a press release and will circulate to the Board and CLA for review this week. She also informed the Board that the next community interest meeting will likely be in August, and she will continue to keep the Board updated.

#### **Livable Cities Studios and Stantec:**

**Anticipated Budget and Schedule:** Mr. Wenskoski provided an update to the Board, noting that plans are almost completed and should be wrapped up by the end of July. He stated this will be brought back to the Board at the August meeting for approval in order to move forward with the bidding process.

Ms. Powell confirmed that once the Board approves Item 2 IV (electrical drawings), Stantec will move forward with the work which should be about a four-week schedule.

**Bidding Process, Preferred Providers and Potential Contractors:** This item was previously discussed.

**Update on Fencing:** This item was previously discussed.

**Electrical Drawings from Stantec:** The Board requested a cost estimate/budget for the overall Gardens Project to be put together for their review. These will be sent to the Board by Ms. Jones. Following discussion, upon a motion duly made by Director Dorfman, seconded by Geiger and, upon vote, unanimously carried, the Board approved the electrical drawings from Stantec, as presented.

**Activation Updates:** Ms. D'Amato provided updates to the Board noting that yoga will be the focus in the garden and music series.

**Maintenance Coordination Report - EWUM:** Mr. Fries provided his report updates to the Board.

### FINANCIAL ITEMS

**EWUM Account Reconciliation:** Ms. Jones provided an update to the Board.

**Bill.com Approvals:** Ms. Jones provided an update to the Board.

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### PROJECT UPDATES

**Holiday Lighting in Gardens and Throughout District:** Ms. D'Amato provided an update to the Board, noting that a walk through was conducted and she expects to have the ESRI map for review at the July meeting.

**Proposal for Millennium Bridge Lighting Control System from Connect Solutions Group - \$2,300:** Mr. Fries reviewed the proposal with the Board. Following review, upon a motion duly made by Director Geiger, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the Proposal for Millennium Bridge Lighting Control System from Connect Solutions Group in the amount of \$2,300, as presented.

### DIRECTOR ITEMS

None.

### ATTORNEY ITEMS

**Update on CliftonLarsonAllen LLP Statements of Work for 2023:** Attorney Miller and Ms. Jones provided respective updates to the Board, and plan to have additional updates at the July meeting.

**Hello Darling Permit Process:** Mr. Fries stated he will reach out for an update from Hello Darling regarding the status of the permit, and then provide the Board with an update.

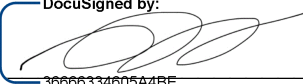
### OTHER BUSINESS

None.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Geiger, seconded by Director Dorfman and, upon vote, unanimously carried, the Board confirmed the July meeting at Da Vita, Inc. and adjourned the meeting at 12:41 p.m.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting