

## RECORD OF PROCEEDINGS

---

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN  
DISTRICT (THE “DISTRICT”)  
HELD  
SEPTEMBER 14, 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 Thursday, September 14, 2023, at 10:00 a.m. at 2000 16<sup>th</sup> Street, Denver, CO 80202 and via WebEx. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Jason Dorfman, President  
Michael Geiger, Secretary  
Derrick Walker, Treasurer  
Amy Cara, Assistant Secretary  
Jordan Kind, 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.  
Brandon Fries; East West Urban Management  
Sabina Valencia Chavez, Downtown Denver Partnership  
John Tryba, John Guenther and Isaac Anthony; WSP USA  
Steph Powell; Stantec Architecture Inc.  
Todd Wenskoski; Livable Cities Studio

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Dorfman called the District meeting to order at 10:03 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.

Director Kind disclosed that she is an owner of property located in the District and is a property manager at 16 Chestnut which is owned by Invesco Advisors, inc. and State Board of Administration of Florida. 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.

CONSENT AGENDA

**Minutes of the August 1, 2023 Regular Meeting:**

## RECORD OF PROCEEDINGS

---

### **July 31, 2023 Financial Statements and Cash Position Report:**

#### **Current Claims:**

### **August 2023 Monthly Security Report from DDP BID:**

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

### **MANAGER ITEMS**

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

#### **Livable Cities Studios:**

**Project Overview and Status Update:** Mr. Wenskoski provided an update to the Board, noting that encroachment permit applications have been submitted to the City of Denver. Discussion ensued.

Ms. Jones noted that there will be a Community Interest Meeting on October 9, 2023 to keep the public updated on the D.U.G. project.

**Anticipated Budget Schedule and Updated Market Conditions and Cost Assumptions:** Mr. Wenskoski reviewed the project schedule and updated cost estimates with the Board.

**Millennium Bridge Due Diligence Report:** This item was not discussed.

**PR Proposals from Fitzgerald Petersen and Dunn Communications and Approval of Proposal:** Ms. Alles reviewed the proposals with the Board. Discussion ensued. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the proposal from Dunn Communications with a retainer structure, as presented.

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

**Bridge Lighting Contract:** Mr. Fries provided an update to the Board regarding the Millennium Bridge lighting contract.

**Millennium Bridge Lighting Controller Connection in an amount not to exceed \$2,500:** Mr. Fries presented the Millennium Bridge

## RECORD OF PROCEEDINGS

---

lighting controller connection to the Board. Following discussion, upon a motion duly made by Director Cara, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the Millennium Bridge lighting controller connection in an amount not to exceed \$2,500.

**Hello Darling Permit Process:** Mr. Fries provided an update to the Board, noting that he met with the owners of Hello Darling and they have submitted pictures of the patio tables to the City per their request, and they are awaiting a response.

### FINANCIAL ITEMS

**Updating Board Signature Cards with Bank:** Ms. Trujillo informed the Board that check signers need to be updated with the bank due to the recent changes in Board composition. It was noted that CLA will remove the old signers and add all Board members to the signing list.

### PROJECT UPDATES

None.

### DIRECTOR ITEMS

**Authority to Approve Certain Expenditures between Board Meetings with Board President Approval up to \$5,000:** Director Dorfman provided an update to the Board regarding approval of expenditures between Board meetings. Following discussion, upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board authorized an Operational Expense Committee with Directors Kind and Geiger to approve expenditures between Board meetings in an amount not to exceed \$5,000. Attorney Miller noted she will draft a Resolution for this approval to be executed by the Board.

### ATTORNEY ITEMS

**Board Member to Oversee Insurance Property Schedule Updates:** Following discussion, upon a motion duly made by Director Dorfman, seconded by Director Walker and, upon vote, unanimously carried, the Board authorized Director Kind to oversee insurance property schedule updates.

**CliftonLarsonAllen LLP Statements of Work for 2023:** Director Geiger noted his recommendation for Board approval of the Statements of Work for 2023, stating that the Board will revisit and revise the agreements for 2024. Following discussion, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the redlined Master Service Agreement and Statements of Work for 2023 and authorized the revision of the Statements of Work for 2024.

### OTHER BUSINESS

**Scheduling 2024 Budget Workshop in October or November:** The Board discussed holding a 2024 Budget workshop. It was noted that all Board members

## RECORD OF PROCEEDINGS

---

would like to attend and that the meeting will be held virtually.

**Proposal for Tree Watering from Bailey Tree LLC:** Ms. D'Amato reviewed the proposal with the Board. Discussion ensued. Following review and discussion, upon a motion duly made by Director Cara, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the proposal for tree watering from Bailey Tree LLC in an amount not to exceed \$4,500 subject to the receipt of a revised proposal including the correct number of trees and application treatments.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 12:03 p.m.

Respectfully submitted,

DocuSigned by:

*Michael Geiger*

D72ED57CA627457

Secretary for the Meeting