

Central Platte Valley Coordination Metropolitan District  
2001 16<sup>th</sup> Street, Suite 1700  
Denver, CO 80202  
303.779.5710  
[www.cpvmd.org](http://www.cpvmd.org)

July 30, 2025

The 2024 Annual Report for the Central Platte Valley Coordination Metropolitan District is enclosed pursuant to the Service Plan. This District serves as the operating District for the Central Platte Valley Metropolitan District's (CPVMD) service area, beginning 1/1/2014. An intergovernmental agreement related to the two Districts was adopted in 2013. Information about the CPVMD is included in a separate annual report.

The following documents required per the Service Plan are enclosed:

1. 2024 District Budget. **(Exhibit A)**
2. Names and terms of the Board of Directors and Officers.

a. Jason Dorfman	President	Term Expires 2027
b. Michael Geiger	Secretary	Term Expires 2027
c. Jordan Kind	Treasurer	Term Expires 2029
d. Jenny Jacobs	Assistant Secretary	Term Expires 2029
e. Vacanat	Assistant Secretary	Term Expires 2029
3. The following intergovernmental agreements were approved in 2024:
  - IGA Agreement for Services between DDBID, dated January 1, 2025
  - The District's intergovernmental agreement with CPVMD concerning Funding and Cooperation, dated October 8, 2013, is still in effect.
4. Current contracts related to on-going services including:
  - Management and Accounting Services Engagement Agreement, with CliftonLarsonAllen LLP (sent with previous annual report)
  - Engagement Letter for Legal Services with Miller Law, PLLC (sent with previous annual report)
  - Waiver of Conflict with Miller & Associates Law Offices, LLC (sent with previous annual report)
  - Engagement Letter with Simmons & Wheeler, P.C. for 2024 Audit Services

- Agreement for Management Services with East West Urban Management, LLC (sent with previous annual report)
  - Addendum to Security Monitoring Amended and Restated Agreement with Stealth Monitoring (sent with previous annual report)
  - Addendum to Cost Sharing Agreement with Riverfront Park Association (sent with previous annual report)
  - Addendum to Agreement for Management Services with East West Urban Management, LLC (sent with previous annual report)
  - Addendum to Filter Maintenance Services with KOMAC Fossil Filter Maintenance Services (sent with previous annual report)
  - Addendum to Agreement with JT Specialty Services, LLC for Anti-Graffiti Services (sent with previous annual report)
  - Agreement for Landscape Maintenance Services with Livable Cities Studio, Inc. (sent with previous annual report)
  - First Amendment to Agreement for Consultation and Design Services with Livable Cities Studio, Inc. (sent with previous annual report)
  - Second Amendment to Agreement to Consultation and Design Services with Livable Cities Studio, Inc. (sent with previous annual report)
  - Agreement for Electrical Installation Services (18<sup>th</sup> Street Pedestrian Bridge Heat Trace) with Encore Electric, Inc. (sent with previous annual report)
  - Agreement for Millennium Bridge Mechanical Maintenance Services with Long Building Technologies, Inc. (sent with previous annual report)
  - Agreement for Union Gateway Bridge Mechanical Maintenance Services with Long Building Technologies, Inc. (sent with previous annual report)
  - Agreement for Tree Protection (Chestnut and 17<sup>th</sup> Street) with MGT Landscaping (sent with previous annual report)
  - Agreement for 18<sup>th</sup> Street Pedestrian Bridge Snowmelt/Concrete Coating and Repairs with Summit Sealants and Restoration Services (sent with previous annual report)
  - Agreement for Landscape Maintenance Services with Sustainable Landscapes Colorado
  - Agreement for 2025 Elevator Inspection Services with 1Above Elevator Inspections
  - Agreement for 2025 General Maintenance Services with CDR Construction, LLC
  - Agreement for Platform Subscription with Streamline
5. Current contracts for one-time and/or special projects and/or services include:
- Agreement for Specialty Design Services for 17<sup>th</sup> Street Gardens with Stantec
  - Agreements for Human Infrastructure Design Services and Consultation Services with Denver Urban Gardens
  - Agreement with Connect Solutions Group for Millennium Bridge Lighting Control
  - 2025 Amendment to Agreement with Megan Burt, LLC – Lunchtime Music Summer 2025
  - Agreement for Turf Installation with Turfscapes of Colorado, Inc.
  - Agreement for 2025 Yoga in the Gardens with Dene Attaway Agreement for Additional Services for 17<sup>th</sup> Street Gardens with Stantec Architecture Inc.
6. Disclosure documents for current bonded indebtedness: **The District is not authorized to issue debt.**

7. Debt Service schedule for any outstanding debt of the District: **The District is not authorized to issue debt.**

The following items are required to be reported per the Service Plan:

1. 2024 Audited Financial Statements: **(Exhibit B – will be sent separately once complete)**
2. Total debt authorized and total debt issued and future debt issuances: **The District is not authorized to issue debt.**
3. Annual construction schedules. **The District is authorized to perform construction and will provide for the coordination of the design, construction, installation, acquisition, maintenance and operation of the Improvements and related services within and without the boundaries of the District.**
4. Rules and regulations of the Districts regarding bidding, conflict of interest, contracting, and other governance matters: **The District has adopted a Vending Policy, dated as of September 1, 2015, as may be further amended. This was provided with a prior annual report.**
5. Current documentation of credit enhancements if any: **The District is not authorized to issue debt.**
6. The District shall also provide the City a notice of change in bond ratings on outstanding bonds or the failure of a credit enhancement securing outstanding bonds within 30 days of the District receiving notice of such change or failure. **The District is not authorized to issue debt.**

We are pleased to provide you with all necessary information to complete this annual report. If there are any documents that you will not need in future annual reports, we ask that you kindly inform us so we can be more efficient and effective for you.

If you have questions about the Report, please contact District Manager, Anna Jones at 303-793-1478 or [anna.jones@claconnect.com](mailto:anna.jones@claconnect.com).

Sincerely,



Anna Jones  
Manager

Copy without enclosures:      Board of Directors  
Shauna D'Amato  
Dianne Miller, Esq.  
Jason Carroll

EXHIBIT A  
(2024 BUDGET)

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2024

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 13,811	\$ 29,344	\$ 13,644
REVENUE			
Other revenue	-	300	-
Payment from CPV Metro District - GF	2,144,009	2,480,000	2,850,000
Payment from CPV Metro District - CP Fund	1,991	-	350,000
Total revenue	<u>2,146,000</u>	<u>2,480,300</u>	<u>3,200,000</u>
Total funds available	<u>2,159,811</u>	<u>2,509,644</u>	<u>3,213,644</u>
EXPENDITURES			
General government			
Accounting	58,946	80,000	85,000
Audit	3,800	4,500	5,000
Director fees	4,400	6,000	6,000
Dues and licenses	4,238	4,238	4,500
Election costs	2,058	1,478	-
Engineering - administrative	13,274	-	-
Insurance and bonds	6,752	6,719	7,500
Legal	49,008	52,000	55,000
Management	96,074	133,000	125,000
Miscellaneous	2,187	3,000	3,000
OnSite management	67,933	170,000	120,000
Payroll taxes	334	458	458
Professional services - PR and communication	1,510	3,000	18,000
Holiday lighting	-	62,000	50,000
Web site maintenance	260	-	-
Operations and maintenance			
Engineering - repairs and maintenance	45,299	10,000	50,000
Landscape and other maintenance	493,956	550,000	750,000
17th Street Gardens	270,500	270,000	365,000
Millennium bridge maintenance / Elevators	263,235	250,000	285,000
Security services	569,726	665,000	700,000
Union Gateway bridge maintenance / Elevators	174,986	220,000	205,000
Capital			
Art Funds	-	-	350,000
Development coordination	1,991	-	-
Contingency	-	4,607	11,542
Total expenditures	<u>2,130,467</u>	<u>2,496,000</u>	<u>3,196,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,130,467</u>	<u>2,496,000</u>	<u>3,196,000</u>
ENDING FUND BALANCE	<u>\$ 29,344</u>	<u>\$ 13,644</u>	<u>\$ 17,644</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Denver on February 19, 2013 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City and County of Denver (City). The District operates under a Service Plan approved by the City Council on November 26, 2012.

The District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's physical boundaries.

On February 5, 2013, the District's voters authorized the District to collect, retain, and spend the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, service charges, inspection charges, administrative charges, grants or any other fee, rate, toll, penalty, or charges authorized by law or contract to be imposed, collected or received by the District during 2013 and each fiscal year thereafter, such amounts to constitute a voter-approved revenue change and be collected, retained and spent by the District without regard to any spending, revenue-raising, or other limitation.

The District has no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority, such as the Central Platte Valley Metropolitan District (CPV MD) to transfer revenues to the District, which would then use the funds to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

In accordance with its Service Plan, the District is entirely responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. It is anticipated that all capital improvements will be owned and maintained by CPV MD or dedicated to the City or to such other governmental entity as appropriate.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Intergovernmental Revenue**

On October 8, 2013, the District entered into an intergovernmental agreement (IGA) with Central Platte Valley Metropolitan District (CPV MD). Per this Agreement, payments from CPV MD represent transfers from CPV MD to the District to provide funding for the overall administrative and operating costs for both Districts, as well as to pay administrative capital costs.

During 2024, it is anticipated that the District will receive \$3,200,000 from CPV MD - \$2,850,000 will be used for general government, operations and maintenance expenditures, and \$350,000 will be used for administrative capital costs.

**Expenditures**

**Administrative and Operational Expenditures**

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, engineering, insurance, legal, management, and meeting expenses. Operational expenditures in 2024 include the security and maintenance of areas within the District and the excluded area, including the 17<sup>th</sup> Street Gardens, Union Gateway Bridge and the Millennium Bridge, fountain, and elevators. These expenditures are based on estimates of the District's Board of Directors and consultants.

**Capital Expenditures**

The 2024 anticipated capital expenditures include amounts for art funds within CPV MD as detailed on page 1 of the budget.

**Debt and Leases**

The District has no outstanding debt nor any capital or operating leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since all funds received by the District are transferred from CPV MD, an emergency reserve is not reflected in the District's 2024 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

**This information is an integral part of the accompanying budget.**