

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (THE “DISTRICT”)

MAY 7, 2024

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, May 7, 2024, at 9:00 a.m. at Davita, 2000 16th Street, Denver, CO 80202 and via MS Teams videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Derrick Walker, Treasurer
Michael Geiger, Secretary
Jordan Kind, Assistant Secretary

Jason Dorfman, President and Amy Cara, Assistant Secretary were absent and excused.

Also In Attendance Were:

Anna Jones, Shauna D’Amato, Rachel Alles and Jenna Trujillo;
CliftonLarsonAllen LLP
Dianne Miller, Esq.; Miller & Associates Law Offices, P.C.
Cole Kralik; Allied Universal
John Tryba; WSP
Downtown Denver Partnership (DDP); Sabina Valencia Chavez
Andrea Barry, Denise Joseph & Valeria Serrano Velez; NinedotArts

ADMINISTRATIVE MATTERS

Call to Order and Agenda: The meeting was called to order at 9:04 a.m. Upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the agenda, as presented and excused the absence of Directors Dorfman and Cara.

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.

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

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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 April 2, 2024 Special Meeting:
March 31, 2024 Unaudited Financial Statements and Cash Position Report:
Interim Checks Totaling \$134,164.82:
March 2024 Monthly Security Report from DDP BID:
17th Street Gardens Fence Design:
Designscapes Change Order for Rough Cedar to Garden Beds - \$3,300:

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

MANAGER ITEMS

17th Street Gardens: Ms. Jones provided an update to the Board.

Update on Projects: Ms. Jones provided an update noting that the Gardens beds are built and a fence design is settled. Discussion ensued regarding fence design and logistics.

Nine Dot Arts Roadmap Presentation: Ms. Barry, Ms. Joseph and Ms. Serrano Velez presented and reviewed project details, timeline and budget based on takeaways from the visioning session. The Board asked questions and discussion ensued. The Board noted they liked the location of Option #1. Discussion regarding Denver Arts and Venues communication and involvement ensued. Nine Dot Arts suggested establishing an annual maintenance budget for anticipated vandalism, etc. Directors Kind and Walker volunteered to be on the Art Committee and Nine Dot Arts will circle back with Director Cara on participation.

The Board discussed and reviewed the Gardens fencing design plan and solutions and the potential use of art budget for proposed designs.

Maintenance Coordination Report – EWUM: Ms. Jones and Ms. D’Amato provided an update on the elevator modernization, noting that Mr. Fries is working with a new contractor for work to ultimately be moved over from TKE.

1. **Hello Darling permit process:** Ms. Jones and Ms. D’Amato provided their updates to the Board and discussion ensued regarding permitting and maintenance responsibility.

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Holiday Lighting: Ms. D’Amato, Ms. Jones and Ms. Alles provided an update on the efforts so far. Director Kind volunteered as a Board sponsor to work with Ms. D’Amato and Ms. Alles to solidify ideas before bringing back to the Board for action. Attorney Miller will continue to try and reach Xcel for the initial power issues.

Tree Planting Phase II Update: Ms. D’Amato provided an update noting that she is working with Sav A Tree through DDP for the planting of the 17 trees. She stated that DDP has walked the site with the arborist and eight locations are good to go and nine locations will need to have the beds expanded before planting. DDP will be working with the subcontractor for the paving work to expand the beds. Ms. D’Amato noted that Urban Forest Initiative funds could be applicable to this project. Discussion ensued.

FINANCIAL ITEMS None.

PROJECT UPDATES None.

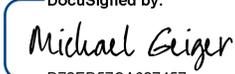
DIRECTOR ITEMS None.

ATTORNEY ITEMS None.

OTHER BUSINESS Director Kind informed the Board she will not be attending the June meeting. The Board directed CLA to require entire Board’s availability before potentially moving to the following Tuesday.

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 Kind and, upon vote, unanimously carried, the Board adjourned the meeting at 10:52 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting

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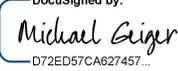
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