

## RECORD OF PROCEEDINGS

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

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APRIL 2, 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, April 2, 2024, at 9:00 a.m. at Davita, 2000 16<sup>th</sup> Street, Denver, CO 80202 and via WebEx videoconference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Jason Dorfman, President  
Derrick Walker, Treasurer  
Michael Geiger, Secretary  
Jordan Kind, Assistant Secretary

Amy Cara, Assistant Secretary was absent and excused.

#### Also In Attendance Were:

Anna Jones, Shauna D’Amato, Jason Carroll 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  
Cole Kralik; Allied Universal  
John Tryba; WSP  
Downtown Denver Partnership (DDP); Savina Valencia Chavez

### ADMINISTRATIVE MATTERS

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

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**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 March 5, 2024 Special Meeting:**  
**February 29, 2024 Unaudited Financial Statements and Cash Position Report:**  
**Interim Checks Totaling \$234,682.94:**  
**February 2024 Monthly Security Report from DDP BID:**

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

### MANAGER ITEMS

**Review Maintenance Coordination Report – EWUM, Brandon Fries:** Mr. Fries reviewed his report with the Board.

**Hello Darling Permit Process:** Mr. Fries informed the Board that Hello Darling is actively going through the permitting process with the City.

#### **Approval of Artificial Turf on Wewatta Street:**

- **DCPS Landscaping - \$6,666.11:**
- **Turfscapes of Colorado - \$7,739.15:**

Mr. Fries reviewed each proposal with the Board explaining the current “pet relief” areas located on Wewatta Street. He indicated that the synthetic turf will allow for the urine to dissipate downward through the synthetic turf. The maintenance of a topical cleanser and pressure washing will eliminate unwelcome smells. Following review, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the Turfscapes of Colorado proposal in the amount of \$7,739.15 for artificial turf on Wewatta Street.

Mr. Fries mentioned that TKE completed the elevator repair, but did not complete the inspection of the door closures. This will be inspected by the City of Denver.

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

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1. **Update on Projects:** Mr. Tryba provided updates to the Board noting that the tier two application is completed with all permits being approved. The tier three application is almost complete and awaiting storm water approval. .

**WSP Project Oversight:** Mr. Tryba reviewed the inspection proposal with the Board noting these services would provide inspections for the 17<sup>th</sup> St. Gardens Project, specifically on public safety, stormwater compliance, and work installation per plans & specs. Following review and discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the inspection proposal in the amount of \$10,264.00, as presented.

**Update on Phase II Tree Planting:** Ms. D'Amato provided a status update to the Board stating that Save-A-Tree has begun scheduling the installation of the second phase of tree replacements.

**Nine Dot Arts Update:** Ms. D'Amato provided an update to the Board informing the Board of the workshop that was held in late March. She also shared that for those members of the Board that were not in attendance, the slides from the meeting are available for review and comment

**Update on Holiday Lighting:** Ms. D'Amato informed the Board of holiday lighting updates, stating that Xcel is unable to accommodate the additional outlets on their poles within the District. She informed the Board that she has investigated other holiday lighting alternatives and will provide more information at the May meeting. The Board would like to pursue Xcel and Attorney Miller mentioned she has additional contacts there.

**Update on Music Concepts:** Ms. D'Amato provided an update to the Board noting that in addition to the summer music series, a holiday music series could be of interest. The Board directed staff to obtain a proposal for the May meeting for their review and consideration

**Area Wide Event Planning and Communications:** Ms. D'Amato provided an update to the Board informing the Board that CLA is in the process of coordinating events with Union Station and other Districts in the vicinity to provide the residents and occupants information on the event schedules throughout the area.

### FINANCIAL ITEMS

None.

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PROJECT UPDATES None.

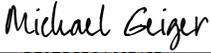
DIRECTOR ITEMS None.

ATTORNEY ITEMS None.

OTHER BUSINESS A quorum was confirmed for the May 7, 2024 meeting at 9:00 a.m. and was noted this will now be conducted by MS Teams, and no longer on 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 the meeting at 10:08 a.m.

Respectfully submitted,

DocuSigned by:  
  
D72ED57CA627457  
Secretary for the Meeting

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Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/9/2024 2:37:27 PM
Certified Delivered	Security Checked	5/11/2024 8:19:28 PM
Signing Complete	Security Checked	5/11/2024 8:19:41 PM
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