

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
(THE "DISTRICT")  
HELD APRIL 2, 2024

A regular meeting of the Board of Directors of the Central Platte Valley 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 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  
John Tryba; WSP  
Cole Kralik; Allied Universal  
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.

**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.

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**Public comment:** There was no public comment.

### CONSENT AGENDA

#### **Minutes of the March 5, 2024 Special Meeting:**

#### **February 29, 2024 Unaudited Financial Statements and Cash Position Report:**

#### **Interim Claims Totaling \$118,415.80:**

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.

### PROJECT UPDATES

#### **Elevator Updates:**

- **Elevator Technicians Preventative Maintenance Approvals:** Mr. Fries reviewed his post packet item from Elevator Technicians with the Board and it was determined the Board would like more time to review and requested this be brought back to the May meeting.
- **Insurance Claim - \$39,963.07:** Ms. D'Amato provided an update to the Board stating these claims have been approved by insurance for the elevator water damage.

#### **WSP updates**

- **Millennium Bridge Scheduling and Lead Based Paint:** Mr. Tryba provided an update to the Board stating that the lead base paint testing has been completed and is awaiting analysis. No action was taken.
- **Union Gateway Bridge:** Mr. Tryba provided an update to the Board and informed them that the inspection is scheduled for next week. No action was taken and this was tabled until the June meeting.
- **Helix Ramp Feasibility:** Mr. Tryba reviewed Attorney Miller's memo and the feasibility study of a Helix Ramp with the Board. The Board reviewed a 10-year history of the operation and maintenance costs for elevators. Attorney Miller also noted that legal requirements to proceed with the ramp would probably include a Service Plan amendment and a possibility of raising the mill levies and bonds. The Board discussed the pros and cons of elevators or ramps, and determined a Fatal Flaw analysis as a Phase I would be an appropriate first step, and an amount of not to exceed \$25,000 was authorized. The Board also requested CLA perform an ROI on the overall cost of the ramp and potential cost of debt.

Following review and discussion, upon a motion duly made by Director

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Geiger, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the two-part study of the helix ramp elevator costs in an amount not to exceed \$25,000, as presented.

**Elevator/Helix Financial Considerations:** Details provided previously under Helix Ramp Feasibility.

MANAGER ITEMS None.

FINANCIAL ITEMS None.

DIRECTOR ITEMS Director Walker asked to have the bridge lights in April be purple to observe Sarcoidosis awareness.

ATTORNEY ITEMS None.

OTHER BUSINESS None.

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:

*Michael Geiger*

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Secretary for the Meeting

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Envelope Sent	Hashed/Encrypted	5/9/2024 2:30:47 PM
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