

**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** Tuesday, July 2, 2024

**TIME:** 9:30 a.m.

**LOCATION:** McWhinney  
1800 Wazee Street, Suite 200  
Denver, CO 80202

**ACCESS:** 1. To attend via Microsoft Teams Videoconference, use the below link:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZWU3ZGZIMjctNzg0Mi00MTZiLWI3MDMtOTE3M2FINTMzOWNh%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWU3ZGZIMjctNzg0Mi00MTZiLWI3MDMtOTE3M2FINTMzOWNh%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d)

2. To attend via telephone, dial 720-547-5281 and enter the following Conference ID 635 819 49#:

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Jason Dorfman	President	May, 2027
Michael Geiger	Secretary	May, 2025
Derrick Walker	Treasurer	May, 2025
Amy Cara	Assistant Secretary	May, 2025
Jordan Kind	Assistant Secretary	May, 2025

**I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notice.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

## **II. CONSENT AGENDA**

- A. Review and consider approval of minutes from the June 4, 2024 Regular Board meeting (enclosure).
- B. Review and consider acceptance of May 31, 2024 Unaudited Financial Statements and Cash Position Report (enclosure).
- C. Review and Consider Approval of July 2024 Claims Totaling \$242,022.26 (enclosure).
- D. Review May 2024 Monthly Security Report from DDP BID (enclosure).

## **III. MANAGER UPDATES**

- A. 17<sup>th</sup> Street Gardens follow up.
  - 1. July 8<sup>th</sup> City Council Consideration of Tier III Permit.
  - 2. Construction Progress (enclosure).
  - 3. Review and Consider the Land Statement Posting for the Gardens (enclosure).
  - 4. Review and Consider Holiday Music Proposal (to be distributed).
- B. Update on Projects.
  - 1. Review and Consider Millenium Bridge Lighting Estimated \$148,000 (enclosure).
  - 2. Nine Dot Arts Update.
    - a. Project Roadmap (enclosure).
  - 3. Review and Consider Paving & Tree Replacement Proposal for Tree Planting Phase (to be distributed).
- C. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosure).
  - 1. Update on Hello Darling permit process.
  - 2. Review and Consider Approval of Plant Island Replacements - \$5,988.00 (enclosure).

- 3. Review and Consider Approval of Property Solutions Team (PST) Tree Ring and Grates - \$22,870.00 (enclosure).

**IV. MANAGER MATTERS**

- A. Discuss statutorily required documents posted on website and consider remediation services.

**V. FINANCIAL MATTERS**

- A. Review Draft 2023 Audit and Approve Committee for Final Approval; Approval Extension Filing (enclosure).

**VI. DIRECTOR MATTERS**

**VII. ATTORNEY MATTERS**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

**The next regular meeting is scheduled for August 6, 2024 at 9:00 a.m. at DaVita Inc. (2000 16<sup>th</sup> St., Denver, CO 80101) and via MS TEAMS.**

## 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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JUNE 4, 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, June 4, 2024, at 9:00 a.m. at DaVita, 2000 16<sup>th</sup> Street, Denver, CO 80202 and via MS Teams videoconference. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

Jason Dorfman, President  
Derrick Walker, Treasurer  
Michael Geiger, Secretary  
Amy Cara, Assistant Secretary

Jordan Kind, Assistant Secretary was 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.  
Brandon Fries; East West Urban Management  
Nessa Mogharreban; DUG

#### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the meeting was called to order at 9:12 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 Kind.

**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



## RECORD OF PROCEEDINGS

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of the meeting notice.

**Public comment:** None

### CONSENT AGENDA

**Minutes of the May 7, 2024 Regular Meeting:**  
**April 30, 2024 Unaudited Financial Statements and Cash Position Report:**  
**Interim Checks Totaling \$123,682.60:**  
**April 2024 Monthly Security Report from DDP BID:**  
**17<sup>th</sup> Street Gardens Fence Design:**

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

**17<sup>th</sup> Street Gardens:** Ms. Jones provided an update to the Board noting the District has received staff approval from the City of Denver for the Tier III encroachment permit for the fencing and is anticipating full approval by July 8<sup>th</sup>. She stated there is already full approval for the Tier II permit. She stated that the fencing material has been ordered and tension cabling will be installed at the top to deter vandalism. The Gardens will be open to gardeners likely by this weekend and the music series has commenced on the Gardens side of the plaza. Construction continues on the Wewatta side and is fenced off. Ms. Mogharreban noted that a Press Release will be distributed today and noted that the gardens logistics is underway. There is currently a holdup with Stantec for the electrical components. CLA has been coordinating with off-duty cops and Whole Foods on the progression of the project.

**Update on Projects:** This item was previously discussed.

**Maintenance Coordination Report – EWUM:** Mr. Fries provided his report with the Board noting that he will present a quote for the Wewatta median planting and the Union Gateway Bridge elevator repairs from Elevator Technicians at the July meeting. He is expecting termination paperwork from TK Elevator in the coming weeks.

1. **Hello Darling permit process:** Mr. Fries noted there are no updates that have been provided by Hello Darling. The Board directed Mr. Fries to request documentation of the City permitting process from Hello Darling to certify that the effort is being made to obtain a permit

**Holiday Lighting:** Ms. D’Amato and Ms. Alles provided an update and detailed the background of their holiday lighting research and efforts so far. They stated they have narrowed down some options and need to discuss Display Devices proposals and

## RECORD OF PROCEEDINGS

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feasibility as a follow up with Director Kind. Director Cara stated she will make a call to her contact to see how she can help with lighting power and permitting. Ms. D'Amato provided details for a holiday market idea in the Gardens to the Board, noting she will present pricing for the market at the July meeting.

**Tree Planting Phase II Update:** No update was provided.

### FINANCIAL ITEMS

It was noted that the music series invoices will be processed twice per month so musicians are paid in a timely manner.

### PROJECT UPDATES

Director Cara requested clarification on Nine Dot Arts individual artist compensation and contracting. Discussion ensued regarding the project committee and artist selection. Ms. Jones and Director Cara will coordinate the committee and selection details and will call for artists within residents of the District. Directors Cara, Geiger and Walker were designated as the Board committee and will reach out to stakeholders that they know in the area to represent all types of properties in the area. It was noted that the deposit is required to be paid to Nine Dot Arts before this work can begin.

### DIRECTOR ITEMS

None.

### ATTORNEY ITEMS

None.

### OTHER BUSINESS

The Board determined the July Board meeting will be held on July 2<sup>nd</sup> at 9:15 a.m. at the McWhinney office. President Dorman will send out the meeting location information.

### 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 10:25 a.m.

Respectfully submitted,

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Secretary for the Meeting

**CPV COORDINATION METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**MAY 31, 2024**

**Central Platte Valley Coord Metro Dist  
Balance Sheet - Governmental Funds  
May 31, 2024**

	<b>General</b>	<b>Total</b>
<b>Assets</b>		
Checking Account	\$ 77,320.64	\$ 77,320.64
Due from Other Districts	282,000.00	282,000.00
Accounts Receivable	13,820.25	13,820.25
<b>Total Assets</b>	<b>\$ 373,140.89</b>	<b>\$ 373,140.89</b>
 <b>Liabilities</b>		
Accounts Payable	\$ 313,942.69	\$ 313,942.69
Event Deposits	1,500.00	1,500.00
<b>Total Liabilities</b>	<b>315,442.69</b>	<b>315,442.69</b>
 <b>Fund Balances</b>	<b>57,698.20</b>	<b>57,698.20</b>
 <b>Liabilities and Fund Balances</b>	<b>\$ 373,140.89</b>	<b>\$ 373,140.89</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Central Platte Valley Coord Metro Dist**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending May 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Intergovernmental Revenues	\$ 2,850,000.00	\$ 817,000.00	\$ 2,033,000.00
Transfers from other districts - Capital	350,000.00	-	350,000.00
Total Revenue	<u>3,200,000.00</u>	<u>817,000.00</u>	<u>2,383,000.00</u>
Expenditures			
General government			
Accounting	85,000.00	29,556.24	55,443.76
Auditing	5,000.00	-	5,000.00
Contingency	11,542.00	-	11,542.00
Directors' fees	6,000.00	1,600.00	4,400.00
District management	125,000.00	64,693.92	60,306.08
Dues and membership	4,500.00	2,837.50	1,662.50
Insurance	7,500.00	6,700.93	799.07
Legal	55,000.00	12,220.00	42,780.00
Miscellaneous	3,000.00	452.57	2,547.43
Onsite Management	120,000.00	37,034.76	82,965.24
Payroll taxes	458.00	-	458.00
Professional services - PR and communication	18,000.00	-	18,000.00
Operations and maintenance			
Landscaping and other maintenance	800,000.00	124,417.25	675,582.75
17th Street Gardens	365,000.00	48,237.71	316,762.29
Security	700,000.00	271,149.19	428,850.81
Millennium Bridge maintenance	285,000.00	68,563.38	216,436.62
Union Gateway Bridge maintenance	205,000.00	119,548.10	85,451.90
Engineering - repairs and maintenance	50,000.00	-	50,000.00
Capital			
Art Funds	350,000.00	43,031.00	306,969.00
Total Expenditures	<u>3,196,000.00</u>	<u>830,042.55</u>	<u>2,365,957.45</u>
Net Change in Fund Balances	4,000.00	(21,161.55)	25,161.55
Fund Balance - Beginning	13,644.00	78,859.75	(65,215.75)
Fund Balance - Ending	<u>\$ 17,644.00</u>	<u>\$ 57,698.20</u>	<u>\$ (40,054.20)</u>

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## **SUPPLEMENTARY INFORMATION**

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT**  
**Schedule of Cash Deposits & Investments**  
**May 31, 2024**  
Updated as of June 20, 2024

	<b>General Fund</b>
<b><u>Wells Fargo Bank - Checking Account</u></b>	
Balance as of 05/31/24	\$ 77,320.64
Subsequent activities:	
06/03/24 Transfer from CPVMD	100,000.00
06/03/24 Denver Water ACH	(1,697.15)
06/05/24 Xcel ACH	(3,297.97)
06/07/24 Bill.com Payables	(117,289.02)
Anticipated transfer from CPVMD	245,000.00
Anticipated vouchers payable	(242,022.26)
<i>Anticipated Balance</i>	\$ 58,014.24

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**Central Platte Valley Coordination Metropolitan District - General Fund**  
**Schedule of Maintenance Costs**

							12			
						<b>2023</b>	<b>2024</b>	<b>5/31/24</b>	<b>2024</b>	<b>Budget</b>
						<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Estimated</b>	<b>Variance</b>
<u>Acct No.</u>	<u>Account Name:</u>	<u>Vendor/Description</u>	<u>Notes</u>							
107606		Denver Police - Off Duty (RPA)			296,641	360,000	135,330	360,000	-	
		DDPBID Security			271,679	260,000	104,893	260,000	-	
		Stealth Monitoring			72,470	70,000	30,710	70,000	-	
		Additional Security			-	10,000	216	10,000	-	
					<b>640,790</b>	<b>700,000</b>	<b>271,149</b>	<b>700,000</b>	<b>-</b>	
	<b>Landscaping and Other Maintenance</b>									
107585	Landscaping and repairs	DCPS/Genesis	Annual contract		108,914	90,000	102,308	120,000	(30,000)	
107584		Landscaping - Tree maintenance	DDBID		-	40,000	-	40,000	-	
107584		Landscaping - Tree replacement			91,978	120,000	-	120,000	-	
107586		Other - Irrigation and other repairs			8,223	10,000	6,655	10,000	-	
107587	Lighting	Xcel	Pedestrian lights		15,365	20,000	5,095	20,000	-	
107588	General maintenance/cleanup	DDPBID	Base contract		188,117	260,000	-	260,000	-	
		Other	Encore		-	25,000	-	25,000	-	
107593		Snow removal	DDBID		4,202	40,000	-	40,000	-	
107589	Irrigation	Denver Water			6,784	6,000	2,213	6,000	-	
107590	Fossil filters	Komac	Base contract - 55% to District		39,720	30,000	7,017	30,000	-	
		Komac	Replacement		-	20,000	-	20,000	-	
107592	Storm drainage	Annual storm drainage	2 locations		3,440	5,000	1,129	5,000	-	
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical		42,398	50,000	-	50,000	-	
		Seasonal/Holiday Lighting			-	80,000	-	80,000	-	
		Contingency			-	4,000	-	4,000	-	
					<b>509,141</b>	<b>800,000</b>	<b>124,417</b>	<b>830,000</b>	<b>(30,000)</b>	
	<b>17th Street Gardens</b>									
107810	Landscaping	Landscape design/renovations	Includes temporary fencing		95,000	95,000	14,007	95,000	-	
		Denver Commercial Property Services - annual contract			30,000	30,000	-	30,000	-	
107812	Repairs and maintenance	DDBID			80,000	80,000	30,281	80,000	-	
		Other repairs and maintenance	Orkin/stantec		40,000	40,000	257	40,000	-	
		Seasonal lighting			12,000	12,000	-	12,000	-	
107820		Activation			30,000	30,000	-	30,000	-	
107815		Other	Musicians		75,000	75,000	3,500	75,000	-	
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place		3,000	3,000	193	3,000	-	
					<b>365,000</b>	<b>365,000</b>	<b>48,238</b>	<b>365,000</b>	<b>-</b>	

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**Central Platte Valley Coordination Metropolitan District - General Fund**  
**Schedule of Maintenance Costs**

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				<b>2023</b>	<b>2024</b>	<b>5/31/24</b>	<b>2024</b>	<b>Budget</b>
				<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Estimated</b>	<b>Variance</b>
<u>Acct No.</u>	<u>Account Name:</u>	<u>Vendor/Description</u>	<u>Notes</u>					
	<b>Millennium Bridge/Mall/Fountain</b>							
107601	General Maintenance/Cleanup	EWUM/RPA		55,022	65,000	24,427	65,000	-
		DDPBID - Bridge maintenance		43,395	55,000	24,763	55,000	-
		Other		-	1,000	-	1,000	-
107602	Elevator	ThyssenKrupp	Maintenance contract	10,812	12,000	3,426	12,000	-
		ThyssenKrupp	Other repairs	16,367	25,000	4,265	25,000	-
		Other repairs	Gallegos/RPA/Horizon	2,872	2,500	2,046	2,500	-
		JT Specialty Services	Graffiti	3,794	5,000	1,475	5,000	-
		Long Mechanical		9,374	6,000	-	6,000	-
		Reflection Windows	Housing glass cleaning	6,000	10,000	2,500	10,000	-
		Fire Alarm system		4,014	7,000	-	7,000	-
		Integra phone charges		540	4,000	627	4,000	-
		Elevator permits/inspections		-	1,500	-	1,500	-
107603	Lighting	Xcel	16th Street A&B - Power to bridge	15,640	16,000	4,618	16,000	-
107604	Irrigation	16th Street Fountain		4,808	3,000	300	3,000	-
		Promenade Lofts/Western Proscapes		745	2,500	-	2,500	-
107605	Snow removal	DDPBID		-	15,000	-	15,000	-
107609	Other	68 West - Bridge maintenance		-	-	-	-	-
		Landscaping		-	10,000	-	10,000	-
		Encore Electric/Mathias/Connect		-	10,000	117	10,000	-
		Fountain repair/deck repairs		-	5,000	-	5,000	-
		Gallegos/Stantec/Commercial Lighting		12,884	20,000	-	20,000	-
		Millennium Bridge inspection		-	-	-	-	-
		Wood refinishing	Railing and benches	-	-	-	-	-
		Bridge painting		-	-	-	-	-
		Contingency		-	9,500	-	9,500	-
				<b>186,267</b>	<b>285,000</b>	<b>68,563</b>	<b>285,000</b>	<b>-</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Central Platte Valley Coordination Metropolitan District - General Fund**  
**Schedule of Maintenance Costs**

							14	
				<b>2023</b>	<b>2024</b>	<b>5/31/24</b>	<b>2024</b>	<b>Budget</b>
				<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Estimated</b>	<b>Variance</b>
<u>Acct No.</u>	<u>Account Name:</u>	<u>Vendor/Description</u>	<u>Notes</u>					
	<b>Union Gateway Bridge</b>							
107701	General Maintenance/Cleanup	EWUM		48,711	60,000	26,862	60,000	-
		DDPBID - Bridge maintenance		33,694	50,000	15,791	50,000	-
		Other		466	2,000	-	2,000	-
107702	Elevator	Century Link		3,995	5,000	1,706	5,000	-
		ThyssenKrupp	Maintenance contract	10,440	13,000	2,701	13,000	-
		ThyssenKrupp	Other repairs	47,217	20,000	52,302	60,000	(40,000)
		JT Specialty	Graffiti	3,130	3,000	795	3,000	-
		Long Mechanical		870	5,000	-	5,000	-
		Reflection Windows	Housing glass cleaning	6,000	7,000	2,500	7,000	-
		Elevator permits/inspections		-	1,000	800	1,000	-
		Fire Alarm system		540	1,500	1,044	1,500	-
		Other	American Mechanical Services	400	1,500	2,451	3,000	(1,500)
107703	Lighting	Xcel		22,021	27,000	12,596	27,000	-
107704	Other	Other repairs	Encore	-	4,000	-	4,000	-
		68 West - Bridge maintenance		-	-	-	-	-
		Contingency		-	5,000	-	5,000	-
				<b>177,484</b>	<b>205,000</b>	<b>119,548</b>	<b>246,500</b>	<b>(41,500)</b>
				<b>1,878,682</b>	<b>2,355,000</b>	<b>631,916</b>	<b>2,426,500</b>	<b>(71,500)</b>
				(118,150)	50,000			
		DDPBID		708,863	880,000	175,728	880,000	-
		Denver Commercial Property Services		138,914	130,000	102,308	160,000	(30,000)
		EWUM/RPA		103,733	125,000	51,289	125,000	-
		68 West		-	-	-	-	-
		ThyssenKrupp		84,836	70,000	62,694	110,000	(40,000)
		JT Specialty		6,924	8,000	2,270	8,000	-
		Long Mechanical		10,244	11,000	-	11,000	-
		Reflection Windows		12,000	17,000	5,000	17,000	-
		Gallegos		55,282	70,000	-	70,000	-
		Livable Cities/MGT		95,000	95,000	14,007	95,000	-

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**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.

Central Platte Valley Coordination Metropolitan District  
 Schedule of Payables as of June 20, 2024  
 Paid July 2, 2024

Vendor	Invoice #	Date	Approval Status	Payment Status	Open Balance		
Aaron J. Holstein	6/17/2024	6/17/2024	Approving	Unpaid	\$ 500.00	\$	500.00
Cassidy Bacon	6/6/2024	6/6/2024	Approving	Unpaid	250.00		250.00
Century Link	303-436-9655MAY24	5/25/2024	Approving	Unpaid	249.92		
Century Link	303-629-6990JUN24	6/4/2024	Approving	Unpaid	90.95		340.87
Christopher James Koza	6/4/2024	6/4/2024	Approving	Unpaid	250.00		250.00
Citadel Group LLC	6/3/2024	6/3/2024	Approving	Unpaid	250.00		250.00
CliftonLarsonAllen LLP	L241386285	5/31/2024	Approving	Unpaid	24,863.15		24,863.15
David Scott Rynhart	5/29/2024	5/29/2024	Approving	Unpaid	250.00		250.00
Dechen Hawk , LLC	6/13/2024	6/13/2024	Approving	Unpaid	250.00		250.00
Denver Commercial Property Services	2792	5/31/2024	Approving	Unpaid	24,790.00		
Denver Commercial Property Services	2874	6/3/2024	Approving	Unpaid	1,960.96		
Denver Commercial Property Services	2639	6/3/2024	Approving	Unpaid	3,220.95		29,971.91
DENVER WATER	3804050000JUN24	6/12/2024	Approving	Unpaid	3,308.55		
DENVER WATER	4661150000JUN24	6/12/2024	Approving	Unpaid	381.40		
DENVER WATER	0592267648JUN24	6/12/2024	Approving	Unpaid	25.00		
DENVER WATER	8291430350JUN24	6/12/2024	Approving	Unpaid	38.20		
DENVER WATER	8489380088JUN24	6/12/2024	Approving	Unpaid	751.00		
DENVER WATER	4987054226JUN24	6/14/2024	Approving	Unpaid	724.60		5,228.75
Diversified Underground Inc	29812	5/31/2024	Approving	Unpaid	55.00		55.00
Downtown Denver BID	CM-39556-24	3/31/2024	Approving	Unpaid	35,888.30		
Downtown Denver BID	PressureWash39558-24-4/30/24	4/30/2024	Approving	Unpaid	2,880.00		
Downtown Denver BID	CM-39557-24	4/30/2024	Approving	Unpaid	35,888.30		
Downtown Denver BID	SEC39585-24-4/26/24-5/09/24	5/9/2024	Approving	Unpaid	9,992.34		
Downtown Denver BID	SEC39599-24-5/10/24-5/23/24	5/23/2024	Approving	Unpaid	10,037.30		
Downtown Denver BID	PressureWash39629-24-5/31/24	5/31/2024	Approving	Unpaid	1,920.00		
Downtown Denver BID	SEC39637-24-5/24/24-6/06/24	6/6/2024	Approving	Unpaid	10,415.29		107,021.53
East West Urban Management	5/31 MB	5/31/2024	Approving	Unpaid	4,803.31		
East West Urban Management	5/31 Mgmt	5/31/2024	Approving	Unpaid	7,852.76		
East West Urban Management	Office Supplies 5/31/24	5/31/2024	Approving	Unpaid	12.90		
East West Urban Management	5/31 UG	5/31/2024	Approving	Unpaid	6,156.69		18,825.66
Eric Moon	6/5/2024	6/5/2024	Approving	Unpaid	500.00		500.00
Gary Joesph Bragg	6/14/2024	6/14/2024	Approving	Unpaid	500.00		500.00
Horizon Glass Glazing	5-1724	5/31/2024	Approving	Unpaid	1,520.00		1,520.00
JT Specialty Services	21944	6/6/2024	Approving	Unpaid	765.00		765.00
Lauren N. Frihauf	5/30/2024	5/30/2024	Approving	Unpaid	500.00		500.00
Lia Davis	6/11/2024	6/11/2024	Approving	Unpaid	750.00		750.00
Long	SCPAY0000772	6/25/2024	Approving	Unpaid	870.00		870.00
LV Events & PR	2024-023	6/3/2024	Approving	Unpaid	600.00		600.00
Megan Burt	5/28/2024	5/28/2024	Approving	Unpaid	500.00		
Megan Burt	INV-0028	5/30/2024	Approving	Unpaid	1,750.00		2,250.00
Miller and Associates Law Offices	1153	5/31/2024	Approving	Unpaid	1,994.50		1,994.50
Mudhead Music Inc	5/31/2024	5/31/2024	Approving	Unpaid	500.00		500.00
Reflection Windows & Doors LLC	95118	5/28/2024	Approving	Unpaid	500.00		
Reflection Windows & Doors LLC	95123	5/28/2024	Approving	Unpaid	500.00		1,000.00
Riverfront Park Association	SEC 4/15/24-4/28/24	5/22/2024	Approving	Unpaid	680.00		
Riverfront Park Association	Verizon 9965063410	5/26/2024	Approving	Unpaid	28.87		
Riverfront Park Association	SEC 5/13/24-5/26/24	5/29/2024	Approving	Unpaid	14,152.50		
Riverfront Park Association	ADT 1065581932	6/1/2024	Approving	Unpaid	118.36		
Riverfront Park Association	SEC 5/27/24-6/09/24	6/11/2024	Approving	Unpaid	14,598.75		
Riverfront Park Association	Allstream 6/11/24-7/10/24	6/11/2024	Approving	Unpaid	266.22		29,844.70
Stantec Architecture Inc.	2239886	6/3/2024	Approving	Unpaid	850.50		850.50
Stealth Monitoring Inc	IN391644	6/12/2024	Approving	Unpaid	5,750.00		5,750.00
Teresa Suydam	6/10/2024	6/10/2024	Approving	Unpaid	500.00		500.00
TK Elevator Corporation	3007704079	2/1/2024	Approving	Unpaid	932.41		
TK Elevator Corporation	5002398728	2/29/2024	Approving	Unpaid	627.00		1,559.41
Will George Kuepper V	6/7/2024	6/7/2024	Approving	Unpaid	500.00		500.00
Xcel Energy	53-2026712-7JUN24	6/3/2024	Approving	Unpaid	753.42		
Xcel Energy	53-2026711-6JUN24	6/12/2024	Approving	Unpaid	1,219.52		
Xcel Energy	53-9105366-2JUN24	6/12/2024	Approving	Unpaid	1,056.63		
Xcel Energy	53-0010034496-2JUN24	6/12/2024	Approving	Unpaid	181.71		3,211.28
					<u>\$ 242,022.26</u>		<u>\$ 242,022.26</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

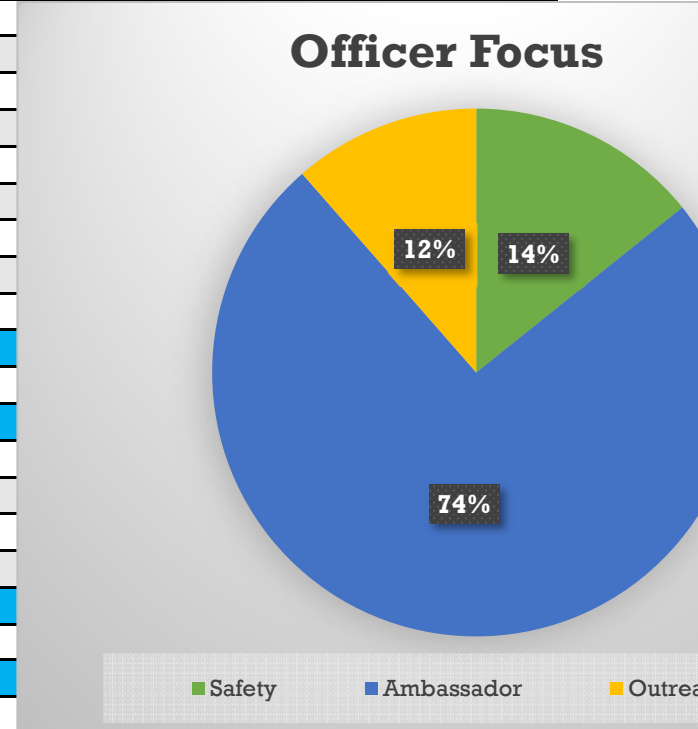
# Allied Universal Security Report

Safety	May 1st-31st	YTD
Aggressive Panhandling	0	0
Assault	0	1
Disturbance	36	148
Injury/Illness	4	7
Park Curfew Violation	0	0
Public Intoxication	0	6
Public Urination	0	1
Public Use of Drugs	5	16
Trespass	41	140
Unauthorized Camping	15	69
Vandalism	48	107
<b>Totals</b>	<b>149</b>	<b>495</b>

Ambassador	May 1st-31st	YTD
Assistance (Directions/Info)	44	254
Business Checks	644	2315
Lost property	1	1
Positive Comment	3	9
<b>Totals</b>	<b>692</b>	<b>2579</b>

Outreach	May 1st-31st	YTD
Welfare Check	103	397

<b>Safety</b>	<b>495</b>
<b>Ambassador</b>	<b>2579</b>
<b>Outreach</b>	<b>397</b>



# 17th Street Garden Renovations

## JOB SITE REPORT

MEETING DATE: 06/24/24

LOCATION: \_\_\_\_\_

Project Updates	Responsibility		
<b>C90 Review of Contractors progress since last meeting</b>			
1 Planter area complete and open with temp fence being utilized			
2 Pavers decided on---waiting for delivery 8 to 10 weeks			
3 Fence is in fabrication			
4 RTD cable bracket removal approved			
5 Garden toolboxes are installed			
<b>2 Field Observations, Problems, Conflicts</b>			
<b>a) Problems needing Contractor ATTENTION :</b>			
1 Fence install planning			
2 Paver schedule			
3 Waiting on cable tabs on fence posts			
4			
<b>b) Problems needing Architect / Consultant ATTENTION:</b>			
1 Fence Drawings 4ft detail with 6ft posts approved			
2 <b>New Electrical plans approved and ready for construction needed</b>			
3			
<b>c) Problems needing Owner's ATTENTION:</b>			
1 Fence Height ----6ft posts, 4ft pickets			
2 Permit completion/approval?			
3 Stage has been ordered, waiting on delivery schedule			
4			
5			
<b>d) Site Stormwater Management or Environmental Problems needing ATTENTION:</b>			
1 Use wattle, grade cut, silt fence, check dams as needed.			
2			
3			
<b>3 Review of Construction Schedule:</b>			
<b>a) Planned progress for next period:</b>			
1 On hold right now			
2			
3			
<b>4 Potential Problems which might IMPEDE CONSTRUCTION SCHEDULE:</b>			
a. Permits/Submittals			
c.			
d.			
<b>5 Corrective measure required to regain Schedule:</b>			
a. N/A at this time			
b.			

Project Updates		Responsibility		
<b>6 Review of Submittal Schedule:</b>				
a.	Electrical drawings			
b.				
c.				
d.				
e.				
<b>7 Review of Proposed Changes and Change Orders:</b>				
a.				
b.				
c.				
d.				
e.				
<b>8 Others:</b>				
a.				



The 17<sup>th</sup> Street Gardens honor the Ute, Cheyenne, Arapahoe, and the many other indigenous tribes with ties to this region and on whose land our Gardens are situated. May our stewardship of this land remind us of the past, present and future contributions of indigenous communities and inspire cooperation among all people.













INHALE. EXHALE.

INHALE. EXHALE.

INHALE. EXHALE.

CADENCE



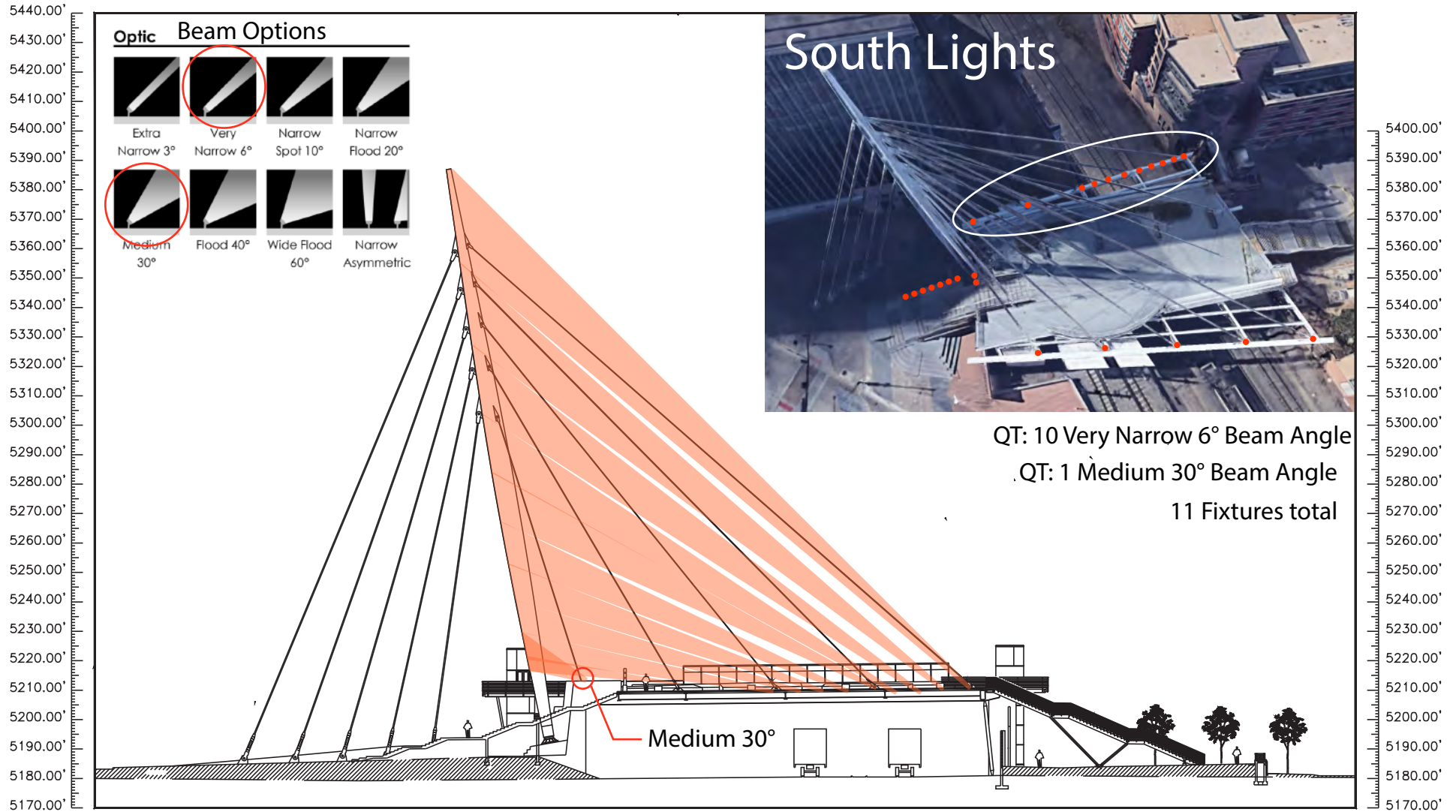


Date: 6/27/2024

# Central Platte Valley Metropolitan District Millennium Bridge Mast Lighting

Prepared by: Loren Brinton  
lbrinton@displaydevices.com  
303-907-8409

# Proposed Lighting for South Side of Mast





# South Side

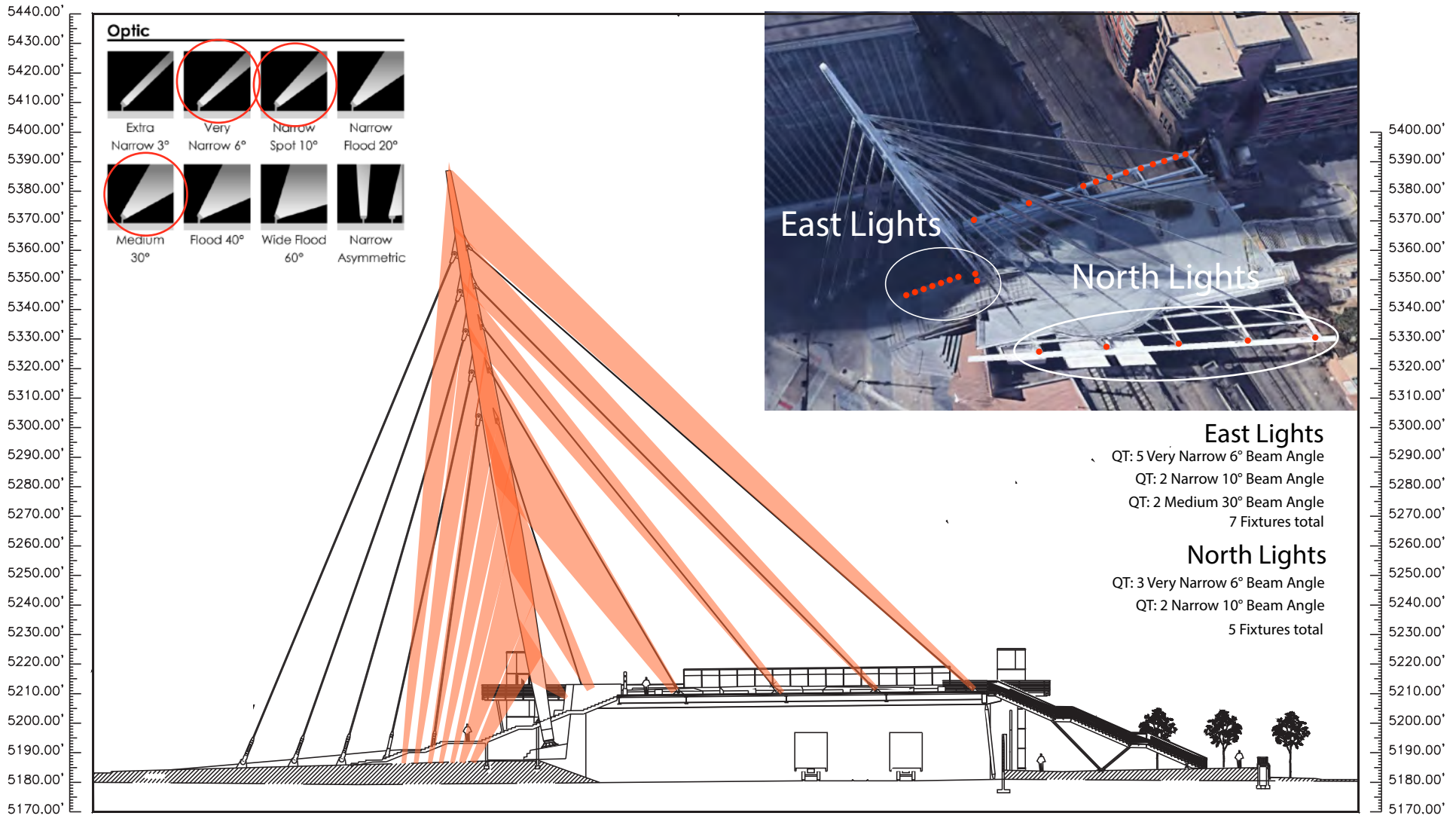
- The south side bridge lighting consists of 11 fixtures
- Some of the lighting shields are bent and damaged reducing light output
- The protective lenses on the lights are sun-damaged and hazy
- LED diodes have degraded over the last decade resulting in reduced brightness
- We propose ten very narrow 6° & one Medium 30° Beam Angle lights on this South side



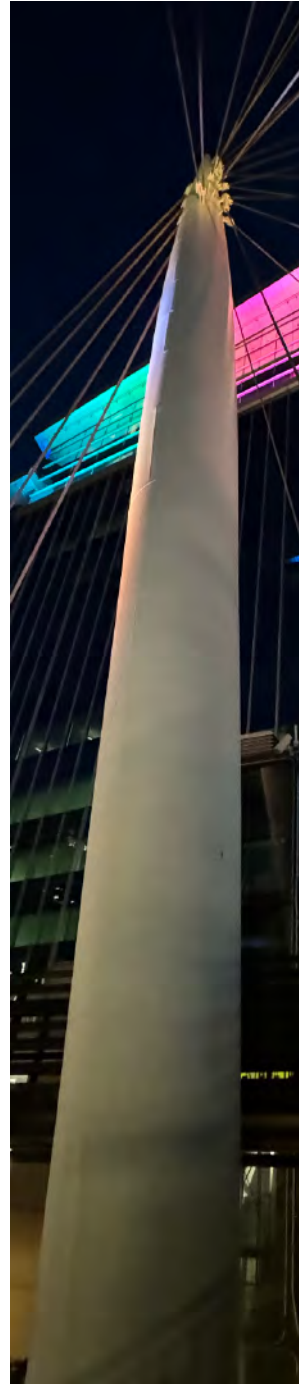
**Existing lighting (South Side)**



# Proposed Lighting for North & East Side of Mast







## North Side

- The North side bridge lighting consists of 5 fixtures
- Outages existing on this side
- Debris accumulation on the glass has resulted in lowered light levels
- LED diodes have degraded over the last decade resulting in reduced brightness
- We propose five very narrow 6° & two Medium 30° Beam Angle lights to replace non functioning fixtures on North side

## East Side

- The East side bridge lighting consists of 7 fixtures
- Outages existing on this side
- The protective lenses on the lights are sun-damaged and hazy
- LED diodes have degraded over the last decade resulting in reduced brightness
- We propose ten very narrow 6° & one Medium 30° Beam Angle lights on this south side

**79% Increase Maximum Candela**

Front view: 13 3/8" diameter, board #2 and #1. Side view: 13 3/8" height, 1 3/4" width.

**Existing LBG** vs **Proposed LBG** comparison:

Characteristic	Existing LBG	Proposed LBG
Maximum Candela	180	280
Horizontal Beam Angle (D50)	15	15
Vertical Beam Angle (D50)	15	15
Horizontal Field Angle (D50)	11.7	11.7
Vertical Field Angle (D50)	12.0	12.0
Beam Efficiency	23.5	23.5
Field Efficiency	11.5	11.5
Spill Lumens	3225	3225
Total Luminaire Watts	106	106
Balast Factor	0.95	0.95

- Because of the proven reliability of the Lumenpulse fixtures and the ample beam angles to choose from, we suggest replacing them with updated models from the same manufacturer
- With advancements in LED technology over the past decade, the updated luminaires have significantly increased in brightness in the same model of fixture
- The lighting increase does not account for the degradation of the existing fixtures, so the actual increase in brightness is much higher than listed
- The existing control system uses power lines for control, reducing costs by eliminating the need for separate data lines, but it minimizes control capabilities
- We propose running a separate cat6 cable to all fixtures for a faster more reliable signal that will allow for dynamic effects (Union Station)

**74% Increase Maximum Candela**

Front view: 10 1/8" diameter. Side view: 10" height, 4 3/4" width.

**Existing LBL** vs **Proposed LBL** comparison:

Characteristic	Existing LBL	Proposed LBL
Maximum Candela	240	420
Horizontal Beam Angle (D50)	15	15
Vertical Beam Angle (D50)	15	15
Horizontal Field Angle (D50)	11.7	11.7
Vertical Field Angle (D50)	12.0	12.0
Beam Efficiency	23.5	23.5
Field Efficiency	11.5	11.5
Spill Lumens	3219	3219
Total Luminaire Watts	106	106
Balast Factor	1.00	1.00



Link to Video: <https://vimeo.com/939703622>



## Millennium Bridge Mast Lighting Estimated Budget Breakdown

### Planning and Design

Initial Consultation  
Design Development  
Engineering and Technical Drawings  
Subtotal: \$13,000

### Lighting Equipment

LED Fixtures  
Control Systems  
Cables and Connectors  
Mounting Hardware  
Backup Power Supply  
Subtotal: \$80,000

### Installation

Two Weeks  
Equipment Rental  
Electrical/Data Work  
Safety Measures and Inspections  
Subtotal: \$40,000

### Testing and Commissioning

System Testing  
Programming and Adjustments  
Final Inspection and Certification  
Subtotal: \$5,000

### Contingency

Unexpected Costs  
Subtotal: \$10,000  
Total Estimated Budget: \$148,000

This budget is a general estimate and actual costs may vary based on specific project requirements, site conditions, and permits and approvals.



NINE dot ARTS



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NINE dot ARTS

**Central Platte Valley and Metro District**

# **PROJECT ROADMAP**

**NINE dot ARTS / June 2024**

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**STAGE 1:**  
**VISION & ROADMAP**

We connect your story, brand, and goals to visual ideas and concepts. We map your budget to a timeline and deliver a detailed art typology and location plan.



**STAGE 2:**  
**RESEARCH & CURATE**

We partner with developers, designers, and architects to dig deep and understand the space. Our curators then research and present recommended artwork and finalize the art collection.



**STAGE 3:**  
**ART ACQUISITION**

Our art acquisition team brings everything together through the skillful negotiation and purchasing of all approved art. We carefully manage the project timeline to stay on schedule and on budget while moving forward to framing and shipping.



**STAGE 4:**  
**INSTALL & ENGAGE**

The art experience comes to life through careful coordination with our clients, artists, and installers. Our team provides complimentary art labels to support identification and engagement.

**CLIENT DELIVERABLES INCLUDED WITH OUR FEES:**

- Concept boards
- Curatorial statement
- Budget allocation by location & priority
- Art acquisition schedule

- Updated location plans
- Art collection presentations
- Commission concept review

- Acquisition of all art and framing
- Updated timeline
- Art coordination and commission implementation

- Art collection installation
- Art identification labels
- Collection summaries

Comprehensive project management throughout

# ART GOALS



# SELECTION CRITERIA

Embodying the vibrant spirit of Denver, the Central Platte Valley and Metro District's new public sculpture aims to transcend boundaries and spark joy for all. Drawing inspiration from whimsy, playfulness, and the sheer joy of exploration, this iconic artwork will captivate and serve as a guiding beacon, inspiring residents and visitors on a journey of discovery. It will be accessible to all and embrace an interactive element that engages viewers throughout the day, shifting and evolving with the passage of time and light.

Our vision is to craft a dynamic gathering place, an inspiring landmark that defies expectations and celebrates the essence of Colorado in unique ways, fostering connections and sparking lively conversations. By enriching the pedestrian and vehicular traffic experience across this area of downtown Denver, this sculpture will unify the Riverfront Park and CPVMD public art programs as a cohesive and engaging experience. Artwork from both local and national artists will be considered, envisioning this public art piece as a catalyst for new and unexpected dimensions within Denver's public art landscape.

**Playful, Whimsical**

**Joyful**

**Gathering**

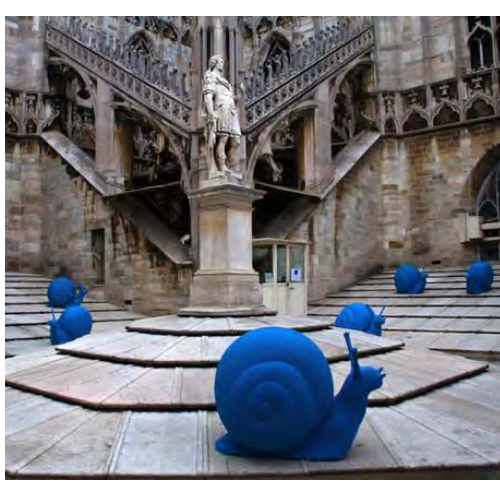
**Inspiring**

**Daring, Distinct**

**Interactive**

**Destination-Worthy**













# PROJECT BUDGET

LOCATION	ART TYPE	ART PRICE PER PIECE	QTY	ART + FRAMING TOTAL
A	Public Sculpture	\$183,096.00	1	<b>\$183,096.00</b>
DF	Artist Design Fees	\$3,000.00	4	<b>\$12,000.00</b>
PF	Public Call Posting Fee	\$500.00	1	<b>\$500.00</b>

<b>ART + FRAMING TOTAL</b>	<b>\$195,596.00</b>
<b>FREIGHT</b>	<b>\$19,560.00</b>
<b>INSTALLATION</b>	<b>\$43,032.00</b>
<b>STORAGE + INSURANCE</b>	<b>\$750.00</b>
<b>CITY PERMIT FEES</b>	<b>\$5,000.00</b>
<b>CONSULTING FEES</b>	<b>\$86,062.00</b>
<b>PROJECT TOTAL (PRE TAX)</b>	<b>\$350,000.00</b>

*OUTDOOR ART LABEL WILL BE INCLUDED WITHIN THIS SCOPE OF WORK. IF CPVMD HAS A SPECIFIC STYLE OR BRANDING THAT WOULD NEED TO BE INCORPORATED FOR THIS, PLEASE LET US KNOW, AS THIS COULD IMPACT OUR BUDGET.*



STAGES 1-2

**STAGE 1 Vision Development + Project Road Map**

- Project visioning session
- Initial Road Map draft review
- Road Map revisions and submittal
- Project Road Map approved

**Estimated Date**

- COMPLETE
- COMPLETE
- COMPLETE
- COMPLETE

**Projected Billing Schedule**

50% fees invoiced (\$43,031, paid)

**STAGE 2 Research + Curate**

- NDA to create and set up RFQ promotion (4 weeks)
- Artists create and submit RFQ responses (4 weeks)
- NDA to review, score, and prepare presentation of top RFQ submissions for committee consideration (2 weeks)
- Committee Meeting (1)** / Review top RFQ submissions, art committee to select max four artists to create site-specific proposals
- NDA to create RFP and share with shortlisted artists directly (1 week)
- Artists create and submit RFP responses (8 weeks)
- Committee Meeting (2)** / Review RFP responses and collect feedback to share with artists on their designs (if applicable, if not, final selection of artist and sculpture design will happen at this stage)
- Artist(s) refine RFP submission(s) according to feedback received (1.5 weeks, if applicable)
- Committee Meeting (3)** / Review revised proposal(s) (if applicable); artist selected and final sculpture design approved
- Full Board Meeting** / Review art committee's final sculpture design selection and receive final, full board approval before moving onto contracting (Stage 3)

**Estimated Date**

- 6/3/2024 – 7/2/2024
- 7/3/2024 – 7/31/2024
- 8/1/2024–8/16/2024
- Week of 8/19/2024**
- 8/26/2024 – 8/30/2024
- 9/2/2024 – 10/25/2024
- Week of 11/4/2024**
- 11/8/2024 – 11/20/2024

6/24/24 -100% design fees (\$12,000) and 100% posting fee (\$500) invoiced

**11/22/2024 (preferred) or 11/25/2024**

**December 3, 2024**

11/25/24 - 25% art (\$45,774) upon artist selection and 25% consulting fees invoiced (\$21,515.50)

**STAGE 3 Art Acquisition**

**Estimated Date**

Project passes to Acquisitions Department. Purchase orders issued for artwork, commission agreement signed, deposit issued to artist(s), site preparation discussions

12/9/2024 – 12/20/2024

25% art (\$45,774) invoiced upon receipt of engineered drawings (estimated 1/27/2025)

Sculpture fabrication period (estimated at 6 months, final timeline to be confirmed after artist is selected)

12/20/2024 – 6/27/2025

3/24/2025 - 100% storage and insurance (\$750), 100% freight (\$19,560), 100% install (\$43,032), and 100% permit fees (\$5,000) invoiced

25% art (\$45,774) invoiced upon completion of fabrication (estimated 6/23/2025)

Artwork shipped and delivered to installation crews (final timeline to be confirmed after artist is selected)

6/30/2025 – 7/11/2025

**STAGE 4 Install + Engage**

**Estimated Date**

Installation of public sculpture (final timeline to be confirmed after artist is selected)

7/14/2025 – 7/25/2025

Remaining 25% consulting fees (\$21,515.50) and 25% art (\$45,774) invoiced upon completion of installation (estimated 7/28/2025)

THANK YOU

NINE  ARTS



## Central Platte Valley Coordination Metropolitan District Manager's and Property Update

**July 2, 2024**

**Bridge Elevators:** There were two (2) service calls to TKE for the Millennium Bridge elevators and one (1) for the Union Gateway Bridge in March. Only one (1) service call for the Millennium Bridge was due to a mechanical issue.

**Bridge Camera Monitoring System (Stealth Monitoring): There were 34 incidents reported by Stealth Monitoring in the month of June in and around the elevators, which is lower than May 2024.**

**EWUM Team Summary of Tasks-** Please see attached reports and work orders from our Maintenance Team.

- Daily walks of the Central Platte Valley Metropolitan District Areas.
- Daily cleaning of the elevator, including vacuuming the tracks and removal of graffiti (6 graffiti removals).
- Elevator inspections two times per day.
- Weekly exterior lighting check on both bridges completed by East West maintenance.
- Security Coordination including payroll and scheduling adjustments as needed.
- Programming of the Millennium Bridge lights according to 2024 schedule.

### **General Items**

- Met with landscaper to review and plan for 2024 plantings in medians on Wewatta Street.
- Met with 17<sup>th</sup> Street Gardens vendors for DUG project.
- Prepped the elevator control room for summer.
- Met with Elevator Technicians to review elevators for modernization.
- Repaired a power box that was knocked over near the corner of 18th and Chestnut.

### **Plaza Fountain**

- Cleaned the solenoid wires up and landed them back together. Got a part number and ordered a new solenoid. Put a new key on the motor shaft propeller. Remounted the motor and got it running again.

### **Eponic Reporting and DPD Incidents**

11 incidents were reported by Eponic. The most reported issues were:

- Vandalism/Graffiti.

There were no major incidents reported by DPD.

Respectfully submitted by Brandon Fries, CMCA, AMS

### All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - Millennium Bridge

Timerange : May 28, 2024 12:00 AM - June 27, 2024 11:59 PM



— Maintenance — Callback (Contract)





### All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - Union Gateway Bridge

Timerange : May 28, 2024 12:00 AM - June 27, 2024 11:59 PM



Incident ID	Customer Email	Escalation Reason	Site Identifier	Incident Datetime
526283	We observed a vadalized wall on NVR-1, cameras 15 and 22&nbsp;at approximately 15:23. The security officer was contacted and amade aware of the situation. Upon review, an individual vandalized the wall on both cameras then leaves the area without further incident. The security officer was observed patrolling the area.	Vandalism	COMillenniumGate	6/1/2024 1:03:00 PM
526292	An individual was observed vandalizing the elevator on NVR-1, camera 22 at approximately 14:57. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was not observed arriving.	Suspicious Activity	COMillenniumGate	6/1/2024 2:46:00 PM
526572	An individual was observed loitering on NVR-1, camera 25 at approximately 00:33. The audible alarms were activated. The security officer was contacted, and made aware of the activity. The security officer was not observed on camera. The individual appeared to remain in the area, with no further incidents observed.	Suspicious Activity	COMillenniumGate	6/2/2024 12:27:00 AM
526768	We observed vandalism on NVR-1, camera 15, at approximately 6:03. A voicemail was left with the security officer notifying them of the activity. Upon further review, it appeared that an individual vandalized the elevators; the individual left with no further incidents. The security officer was not observed arriving.	Vandalism	COMillenniumGate	6/2/2024 5:58:00 AM
527672	An individual was observed loitering on NVR-1, camera 24 at approximately 00:59. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident. The security officer was not observed arriving.	Suspicious Activity	COMillenniumGate	6/4/2024 12:52:00 AM
528995	Multiple individuals were observed loitering on NVR-1, camera 24 at approximately 00:21. The audible alarms were activated. The security officer was contacted and made aware of the activity.&nbsp;The security officers were observed making contact with the individual and appeared to direct them to leave the area. &nbsp;	Suspicious Activity	COMillenniumGate	6/6/2024 11:50:00 PM
529250	Two individuals were observed loitering on NVR-1, camera 24 at approximately 18:50. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incident. The security officer was not observed on camera.	Suspicious Activity	COMillenniumGate	6/7/2024 6:48:00 PM
529831	We observed two individuals vandalizing the elevator wall on NVR-1, camera 22 at approximately 9:12. The audible alarms were activated. The security officer was contacted and made aware of the activity. The two individuals appeared to leave the area without further incident. The security officer was not observed on camera.	Vandalism	COMillenniumGate	6/8/2024 7:10:00 PM
530789	An individual was observed loitering on NVR 1, camera 25 at approximately 11:34. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to clear them to be in the area.	Suspicious Activity	COMillenniumGate	6/10/2024 11:15:00 AM
530866	An individual was observed loitering on NVR-1, camera 23 at approximately 19:46. The audible alarms were activated. The security officer was contacted and made aware of the activity. The Individual appeared to leave the area after the audible alarms were activated. The security officer was not observed arriving.&nbsp;	Trespassing	COMillenniumGate	6/10/2024 7:44:00 PM
531024	An individual was observed loitering on NVR - 1, camera 11 at approximately 23:35. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and directing them to leave the area.	Trespassing	COMillenniumGate	6/10/2024 11:35:00 PM
531094	An individual was observed loitering on NVR-1, camera 5 at approximately 00:14. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incidents. The security officer was not observed on camera.	Suspicious Activity	COMillenniumGate	6/11/2024 12:05:00 AM
531203	We observed multiple individuals vandalizing the elevator on NVR-1, camera 15 at approximately 15:29. The individuals appeared to leave the area without further incident. The security officer was observed arriving and patrolling the area.	Vandalism	COMillenniumGate	6/12/2024 1:13:00 PM

532117	We observed graffiti on NVR-1, camera 21, at approximately 19:20. Upon review, two individuals were observed vandalizing the property.	Property Damage	COMillenniumGate	6/12/2024 7:23:00 PM
532038	An individual was observed taking an unknown substance on NVR-1, camera 12 at approximately 04:07. The audible alarms were activated. The security officer observed making contact with the individual and direct them to leave the area. The individual appeared to leave the area with no further incident.	Suspicious Activity	COMillenniumGate	6/13/2024 3:57:00 AM
532400	An individual was observed loitering on NVR-1, camera 12 at approximately 02:52. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual was observed leaving the area with no further incident. The security officer was not observed on camera.	Suspicious Activity	COMillenniumGate	6/14/2024 2:37:00 AM
532465	A vandalism was observed on NVR-1, camera 21 at approximately 05:30. Upon review, two individuals were observed vandalizing the elevator.	Property Damage	COMillenniumGate	6/14/2024 5:28:00 AM
532506	We observed two individuals vandalizing the elevator wall on NVR-1, camera 16 at approximately 03:15. The audible alarms were activated. The security officer was contacted and made aware of the activity. An attempt to contact Brandon Fries, Mike Fitzgerald, and John Snide, but a voicemail was left instead. The individuals appeared to leave the area. The responding officer was observed securing and patrolling the area without further incident. Upon review, the vandalized wall observed prior to the individuals arrival were from incident 532119.	Vandalism	COMillenniumGate	6/14/2024 3:13:00 PM
532584	An individual was observed relieving themselves on NVR-1, camera 11, at approximately 19:22. The individual appeared to leave the area, with no further incidents observed.	Suspicious Activity	COMillenniumGate	6/14/2024 6:39:00 PM
532591	We observed an individual vandalizing the elevator wall on NVR-1 camera 22 at approximately 19:18. The security officer was contacted and made aware of the activity. The individual appeared to leave the area without further incident. The security officer was not observed on camera.	Property Damage	COMillenniumGate	6/14/2024 7:15:00 PM
533046	An individual was observed loitering on NVR-1, camera 13 at approximately 09:36. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area without further incident. The security officer was not observed on camera.	Suspicious Activity	COMillenniumGate	6/15/2024 9:16:00 AM
533409	An individual was observed loitering on NVR 1, camera 12 at approximately 00:35. A voicemail was left with the security officer notifying them of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Suspicious Activity	COMillenniumGate	6/16/2024 12:04:00 AM
533910	An individual was observed loitering on NVR-1, camera 9 at approximately 23:52. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Trespassing	COMillenniumGate	6/16/2024 11:25:00 PM
534491	An individual was observed loitering on NVR-1, camera 12 at approximately 03:32. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.&nbsp;	Suspicious Activity	COMillenniumGate	6/18/2024 3:58:00 AM
535275	Multiple individuals were observed loitering on NVR-1, camera 9 at approximately 01:00. The audible alarms were activated. The security officer was contacted and made aware of the situation. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	Trespassing	COMillenniumGate	6/20/2024 1:00:00 AM
535298	An individual was observed loitering on NVR-1, camera 21 at approximately 02:19. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed searching the area but did not appear to locate the individual.&nbsp;The individual appeared to leave the area with no further incidents observed.	Suspicious Activity	COMillenniumGate	6/20/2024 2:06:00 AM
535437	We observed two individuals vandalizing the elevator wall on NVR-1, camera 22 at approximately 18:09. The individuals appeared to leave the area with no further incidents.	Property Damage	COMillenniumGate	6/20/2024 6:07:00 PM

536363	We observed vandalism on NVR-1, camera 5 at approximately 10:23. The security officer was contacted and made aware of the situation. Brandon Fries was contacted and made aware of the situation. The security officer was not observed on camera. Upon review, multiple individuals were observed accessing the elevator and one of them was appeared to vandal in the area.	Vandalism	COMillenniumGate	6/22/2024 10:23:00 AM
536424	We observed graffiti on NVR-1, camera 5, at approximately 17:21. We observed multiple individuals on the elevator, and one of the individuals vandalized the property. The individuals appeared to leave the area, with no further incidents observed. The security officer was not observed on the property.	Property Damage	COMillenniumGate	6/22/2024 5:14:00 PM
536547	Two individuals were observed vandalizing the property on NVR-1, camera 12 at approximately 22:05. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incidents. The security officer was not observed arriving.&nbsp;	Vandalism	COMillenniumGate	6/22/2024 10:04:00 PM
537141	We observed multiple individuals vandalizing the elevator on NVR-1, cameras 5 and 12 at approximately 22:53. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incidents. The security officer was not observed arriving.	Property Damage	COMillenniumGate	6/23/2024 10:52:00 PM
537724	Two individuals were observed tampering with the camera and vandalizing the property on NVR-1, camera 16. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the property without further incidents. The security officer was not observed arriving.&nbsp;	Vandalism	COMillenniumGate	6/25/2024 12:25:00 PM
537756	We observed graffiti on NVR-1, camera 16 at approximately 17:02. The security officer was contacted and made aware of the activity. Upon review, two individuals were observed vandalizing the property. The security officer was not observed on camera.	Property Damage	COMillenniumGate	6/25/2024 12:25:00 PM
537543	Two individuals were observed vandalizing the elevator door on NVR-1, camera 16 at approximately 23:19. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident. The responding officer was not observed on camera.	Vandalism	COMillenniumGate	6/25/2024 11:18:00 PM

## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
138031	CPV-16	EHERBERT	Closed		6/7/2024	6/7/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
137877	CPV-16	EHERBERT	Closed		6/3/2024	6/3/2024	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
137896	CPV-16	MKRU	Closed		6/3/2024	6/2/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, Elevators are still down, waiting for parts, checked, & looked for any graffiti, trash, damage, vandalism.
137909	CPV-16	EHERBERT	Closed		6/4/2024	6/4/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
137965	CPV-16	EHERBERT	Closed		6/5/2024	6/5/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138540	CPV-16	MKRU	Closed		6/24/2024	6/23/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
138007	CPV-16	EHERBERT	Closed		6/6/2024	6/6/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138060	CPV-16	EHERBERT	Closed		6/10/2024	6/10/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138089	CPV-16	MKRU	Closed		6/11/2024	6/9/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
138105	CPV-16	EHERBERT	Closed		6/11/2024	6/11/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138166	CPV-16	EHERBERT	Closed		6/13/2024	6/13/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138221	CPV-16	EHERBERT	Closed		6/14/2024	6/14/2024	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
138272	CPV-16	EHERBERT	Closed		6/17/2024	6/17/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138352	CPV-16	EHERBERT	Closed		6/18/2024	6/18/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138358	CPV-16	JP	Closed		6/18/2024	6/15/2024	12:00 AM	1.00	Bridge walk. Checked elevator cabs for trash and graffiti. Tested elevators.
138379	CPV-16	MKRU	Closed		6/19/2024	6/16/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
138411	CPV-16	EHERBERT	Closed		6/19/2024	6/19/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138479	CPV-16	EHERBERT	Closed		6/20/2024	6/20/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138516	CPV-16	EHERBERT	Closed		6/21/2024	6/21/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138602	CPV-16	EHERBERT	Closed		6/25/2024	6/25/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138661	CPV-16	DL	Closed		6/25/2024	6/25/2024	12:00 AM	0.50	Reset the disconnect on the west elevator. Called it in for repairs.

## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
138693	CPV-16	EHERBERT	Completed		6/26/2024	6/26/2024	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
138029	CPV-18	EHERBERT	Closed		6/7/2024	6/7/2024	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
138032	CPV-18	EHERBERT	Closed		6/7/2024	6/7/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
137875	CPV-18	EHERBERT	Closed		6/3/2024	6/3/2024	12:00 AM	0.50	Removed the Graffiti in the west side elevator cab
137876	CPV-18	EHERBERT	Closed		6/3/2024	6/3/2024	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
137895	CPV-18	MKRU	Closed		6/3/2024	6/2/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, Elevators are still down, waiting for parts, checked, & looked for any graffiti, trash, damage, vandalism.
137908	CPV-18	EHERBERT	Closed		6/4/2024	6/4/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
137964	CPV-18	EHERBERT	Closed		6/5/2024	6/5/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138539	CPV-18	MKRU	Closed		6/24/2024	6/23/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
138006	CPV-18	EHERBERT	Closed		6/6/2024	6/6/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138058	CPV-18	EHERBERT	Closed		6/10/2024	6/10/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138059	CPV-18	EHERBERT	Closed		6/10/2024	6/10/2024	12:00 AM	0.50	Removed the big Graffiti in the west side elevator cab
138088	CPV-18	MKRU	Closed		6/11/2024	6/9/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
138104	CPV-18	EHERBERT	Closed		6/11/2024	6/11/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138164	CPV-18	EHERBERT	Closed		6/13/2024	6/13/2024	12:00 AM	0.50	Removed the Graffiti in the west side elevator cab
138165	CPV-18	EHERBERT	Closed		6/13/2024	6/13/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138215	CPV-18	EHERBERT	Closed		6/14/2024	6/14/2024	12:00 AM	0.50	Removed the Graffiti in the east and west side elevator cabs
138219	CPV-18	EHERBERT	Closed		6/14/2024	6/14/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138271	CPV-18	EHERBERT	Closed		6/17/2024	6/17/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138351	CPV-18	EHERBERT	Closed		6/18/2024	6/18/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138357	CPV-18	JP	Closed		6/18/2024	6/15/2024	12:00 AM	1.00	Bridge walk. Checked elevator cabs for trash and graffiti. Tested elevators.

<b>Work Order Listing Report</b>
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WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
138378	CPV-18	MKRU	Closed		6/19/2024	6/16/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
138408	CPV-18	EHERBERT	Closed		6/19/2024	6/19/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138478	CPV-18	EHERBERT	Closed		6/20/2024	6/20/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138515	CPV-18	EHERBERT	Closed		6/21/2024	6/21/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138600	CPV-18	EHERBERT	Closed		6/25/2024	6/25/2024	12:00 AM	0.50	Removed the graffiti from the east side elevator cab
138601	CPV-18	EHERBERT	Closed		6/25/2024	6/25/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
138692	CPV-18	EHERBERT	Completed		6/26/2024	6/26/2024	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
138075	CPV-DIST	MKRU	Closed		6/10/2024	6/10/2024	12:00 AM	1.00	Removed broken tent from in front of the Whole Foods Market, & cut up & put in dumpster.
138336	CPV-DIST	DL	Closed		6/18/2024	6/4/2024	12:00 AM	1.00	Cleaned the fountain strainer. Put chlorine and salt in the fountain.
138470	CPV-DIST	DL	Closed		6/20/2024	6/20/2024	12:00 AM	0.50	Cleaned the fountain strainer. Added water softener tablets.
138475	CPV-DIST	JSNIDE	Closed		6/20/2024	6/20/2024	12:00 AM	0.25	Purchased salt for fountain.
138476	CPV-DIST	JSNIDE	Closed		6/20/2024	6/17/2024	12:00 AM	0.25	Purchased chlorine injector for fountain.
138558	CPV-DIST	DL	Completed		6/24/2024	6/4/2024	12:00 AM	0.25	Turned off the plaza fountain.
138589	CPV-DIST	DL	Completed		6/25/2024	6/6/2024	12:00 AM	0.50	Cleaned and added chlorine to the fountain.
138592	CPV-DIST	DL	Completed		6/25/2024	6/6/2024	12:00 AM	1.25	Cleaned the solenoid wires up and landed them back together. Got a part number and ordered a new solenoid. Charge consumables.
138608	CPV-DIST	DL	Closed		6/25/2024	6/14/2024	12:00 AM	0.50	Cleaned the fountain strainer and added chlorine.
138634	CPV-DIST	DL	Completed		6/25/2024	6/20/2024	12:00 AM	1.00	Installed the chlorine feeder for the fountain.

**REPORT CRITERIA:**

Date Range: 5/31/2024 to 6/3/2024

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**2 logs found**

**Saturday June 1**

	<p><b>Saturday June 1 9:13 PM</b>  near <b>Union Gateway Bridge (Zone: ???)</b>  7m 41s</p>	<p><b>Sanford Tischler</b>  26814972</p>
<p><b>Safety : Vandalism/Graffiti</b></p>		
<p>Graffiti inside elevator at Union Gateway Bridge on 18th Street, Including Free Palestine. CS: 18th St &amp; Bassett St</p>		

**Sunday June 2**

	<p><b>Sunday June 2 3:30 PM</b>  near <b>2084 18th St (Zone: ???)</b>  29s</p>	<p><b>Duc Nguyen</b>  26821127</p>
<p><b>Safety : Vandalism/Graffiti</b></p>		
<p>Found some graffiti in this elevator CS: 18th St &amp; Chestnut Pl</p>		



**REPORT CRITERIA:**

Date Range: 6/19/2024 to 6/20/2024

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**3 logs found**


**Wednesday June 19**

 <p><b>Wednesday June 19 6:19 AM</b>  <b>16th St &amp; Millennium Bridge (Zone: ???)</b>          1m 29s</p>	<p><b>Tom McNassor</b>          27047949</p>
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**Safety : Vandalism/Graffiti**

New tagging observed on glass located East elevator millennium Bridge. Picture taken, and East West Clean Team contacted. CS: 16th St & Millennium Bridge



 <p><b>Wednesday June 19 8:42 AM</b>  <b>18th St &amp; 18th St Bridge (Zone: ???)</b>          1m 22s</p>	<p><b>Tom McNassor</b>          27048903</p>
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**Safety : Mechanical Issues**

East elevator pedestrian bridge is out of service, and there is not a signed posted. Picture taken, and Eastwest contacted. CS: 18th St & Broadway



**Thursday June 20**



Thursday June 20 5:44 AM  
18th St & 18th St Bridge (Zone: ???)  
15m 57s

Tom McNassor  
27055653

**Safety : Mechanical Issues**

East elevator pedestrian bridge is out of service. Out of service advisory was not observed on elevator car door. Picture taken and east west contacted. CS: 18th St & Broadway



**REPORT CRITERIA:**

Date Range: 6/20/2024 to 6/21/2024


Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD




**2 logs found**

**Thursday June 20**

	<p><b>Thursday June 20 5:44 AM</b>  <b>18th St &amp; 18th St Bridge (Zone: ???)</b>          15m 57s</p>	<p><b>Tom McNassor</b>          27055653</p>
<p><b>Safety : Mechanical Issues</b></p>		
<p>East elevator pedestrian bridge is out of service. Out of service advisory was not observed on elevator car door. Picture taken and east west contacted. CS: 18th St &amp; Broadway</p>		
		

**Friday June 21**

	<p><b>Friday June 21 6:09 AM</b>  <b>18th St &amp; 18th St Bridge (Zone: ???)</b>          1m 20s</p>	<p><b>Tom McNassor</b>          27063766</p>
<p><b>Safety : Vandalism/Graffiti</b></p>		
<p>Tagging observed on East elevator pedestrian bridge. Picture taken and east west contacted. CS: 18th St &amp; Broadway</p>		
		

**REPORT CRITERIA:**

Date Range: 6/21/2024 to 6/24/2024

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD




**1 log found**

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**Friday June 21**

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 Friday June 21 6:09 AM 18th St & 18th St Bridge (Zone: ???) 1m 20s	Tom McNassor 27063766
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**Safety : Vandalism/Graffiti**

Tagging observed on East elevator pedestrian bridge. Picture taken and east west contacted.  
CS: 18th St & Broadway



**REPORT CRITERIA:**

Date Range: 6/24/2024 to 6/25/2024

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD




**1 log found**

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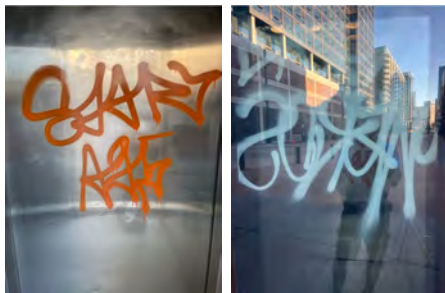
**Tuesday June 25**

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 Tuesday June 25 6:26 AM near 1801 Chestnut Pl (Zone: ???) 1m 38s	Romulo Salgado 27089499
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**Safety : Vandalism/Graffiti**

Graffiti inside the elevator, Clean Team has been notified CS: 19th St & Chestnut Pl



**REPORT CRITERIA:**

Date Range: 6/25/2024 to 6/26/2024

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



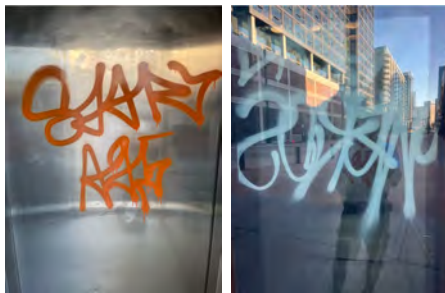
**1 log found**

**Tuesday June 25**

	<p><b>Tuesday June 25 6:26 AM</b>  near 1801 Chestnut Pl (Zone: ???)  1m 38s</p>	<p><b>Romulo Salgado</b>  27089499</p>
--	--	--

**Safety : Vandalism/Graffiti**

Graffiti inside the elevator, Clean Team has been notified CS: 19th St & Chestnut Pl





# YOUR TRUSTED EXPERTS FOR LANDSCAPE MAINTENANCE

## PREPARED FOR:

CLIFTONLARSONALLEN, LLP  
CENTRAL PLATTE VALLEY METROPOLITAN  
DISTRICT RESIDENCE

## PREPARED BY:

DANIEL CIOLEK

## PROJECT #3823:

PLANT REPLACEMENTS  
CENTRAL PLATTE VALLEY  
METROPOLITAN DISTRICT  
RESIDENCE

C/O CLIFTONLARSONALLEN  
8390 E. CRENSHAW



**LANDSCAPING**

# OUR INDEPENDENTLY OPERATED DIVISIONS <sup>60</sup>

DCPS has leveraged unparalleled customer service to become the largest, privately owned provider of services to commercial property owners and managers across Colorado.

## ASPHALT & CONCRETE

Repairs  
Maintenance  
Installation

## PAINT & CONSTRUCTION

Stucco & Stone  
Siding  
Painting & Drywall

## SNOW REMOVAL

Snow Management  
Ice Abatement  
Risk Assessment

## WATERPROOFING

Traffic Coatings  
Specialty Coatings  
Sealants & Restoration

## LANDSCAPING

Maintenance  
Plant Health Care  
Irrigation

## COMMERCIAL CLEANING

Commercial Cleaning  
Carpet & Floor Care  
LEED/Green Cleaning

## ROOFING

Low Slope  
Steep Slope  
Service

## SWEEPING

Parking Lot Sweeping  
Seasonal Debris Cleanup  
Preventative Maintenance





## LANDSCAPE ENHANCEMENT CONTRACT

**Customer**

CliftonLarsonAllen, LLP  
 c/o CliftonLarsonAllen, LLP  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, Colorado  
 80111

**Property**

Central Platte Valley Metropolitan District  
 Residence  
 c/o CliftonLarsonAllen, LLP  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, Colorado  
 80111

**Date**

05/17/2024

The proposal is to replace/infill the plants that are missing from the main island beds on Wewatta and replace two failed maples in front of the Coloradan

Plants to be installed

25 X 5 GAL Karl Foresters Grass

15 X Low Gro Sumac

16 X 1 GAL Yellow Daylilies

2 X 2" B&B Grand Maple Installed



Sumac and Day Lilies are to be installed on end caps to fill in the gaps

## LANDSCAPE ENHANCEMENT CONTRACT



Failed Maple in front of Coloradan - two of the trees will be replaced but the irrigation team will confirm water is verified in this area

LANDSCAPE ENHANCEMENT CONTRACT



**Enhancement Materials**

Plant Replacements

\$5,860.50

**Irrigation Verification & Inspection**

IR - Irrigation Modification

\$127.50

---

**Proposal Total: \$5,988.00**

LANDSCAPE ENHANCEMENT CONTRACT

Terms & Conditions

- This bid is valid for thirty (30) days from the date above.
- This bid does not include traffic control.
- Only one (1) mobilization is included in the pricing. Additional mobilizations will be at the unit price.
- Private locates by owner.
- Any additional irrigation repairs and/or adjustments will be billed at Time & Materials. Hourly rate is \$85.
- Warranty not valid if landscape recommendations are not followed.
- Warranty does not cover Extreme Weather-Related Events (such as but not limited to): Sever Hail Damage, High Winds, and Rapid/Significant Temperature Changes as well as Unavoidable Circumstances Beyond Ones Control (such as but not limited to): Vandalism, Accidents, or Any Type of Damages other than Direct Damages made by DCPS Employees.

Warranty includes Trees Up to 1 year, Perennials and Shrubs will be warrantied for a preiod of (90) days from date of installation as long as a contract is in place and/or DCPS has control of irrigation system. Failure to approve recommended irrigation repairs could result in voiding of warranty.



By \_\_\_\_\_  
Daniel Ciolek

By \_\_\_\_\_  
CliftonLarsonAllen, LLP

Date \_\_\_\_\_  
Denver Commercial Property Services

Date \_\_\_\_\_  
CliftonLarsonAllen, LLP





# SERVING PROPERTIES. FACILITATING SUCCESS.



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**DIVISION MANAGER**

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**LANDSCAPING**







# Estimate

4191 Inca St  
Denver CO 80211  
Phone (303) 350-4778 Fax (303) 232-3344

Date: 6/11/2024

Central Platte Valley Metro District  
CLA - Brandon Fries  
1750 Wewatta St  
Denver CO 80202

Job # 8671MNT

Bid Description: Estimate for adding tree rings and new tree grates.

Items:

I Item Name: Item Cost

Notes - PST is providing this estimate for installing (4) new tree guards and (4) new tree rings, and (4) new tree frames. This order must be made for custom order rings as a minimum order to match existing material on property.  
Material may not be needed in front of The Coloradan but can be installed on any other tree areas.  
If price for installing is accepted a full property walk will be performed to inspect existing conditions of all tree areas and an estimate will be provided for all needed areas.  
Due to material cost commencement will be required to be 75% of total job.  
Order time for custom material will be around 7 - 10 weeks.

- 1) Custom CPV Tree Guard / Protection | 36" Diameter x 24" Height | Steel | Raw (4) Total.
- 2) 60" Round Flat Rainbow Tree Grate | (4) Pieces | Iron | Raw (4) Total.
- 3) 60" RD Type "S" Frame | Steel | Raw | Pedestrian (Light) (4)Total.
- 4) Freight & Handling | LT 7-10 Weeks

<u>Notes</u>	Total	\$ 22,870.00
--------------	-------	--------------

- 1) Job will take 2 days to complete, weather dependent.
- 2) Any items not listed above or unforeseen conditions will result in change order.
- 3) 75% commencement required for order of material.

Respectfully submitted by \_\_\_\_\_  
David Lian, Property Solutions Team

**ACCEPTANCE OF PROPOSAL / CONTRACT**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted by: \_\_\_\_\_

Printed Name & Title: \_\_\_\_\_



#### Terms and Conditions & Exclusions:

- \* All material is guaranteed to be as specified, the work to be performed in accordance with the drawings and/or specifications submitted (if any), and the job completed in a substantial workmanlike manner.
- \* This Proposal is based on our interpretation of the plans, specifications, or description of the work supplied by Owner. Estimate subject to equitable adjustment due to Owner directed changes in anticipated specifications, sequence, scope, or schedule.  
Excludes any utility relocates or repairs that may be required.  
Excludes any and all associated cost with winter conditions and will be addressed on a time and material bases if required. (i.e. Including but not limited to acts of God, excessive snow, frozen ground, below freezing temperatures and other unforeseen conditions)  
I reserve the right to revise this report if and when additional information is provided.
- \* This proposal is valid for a period of 30 days from its effective date.  
Note: The owner to have the property tested for asbestos and lead prior to start of work on any building constructed prior to October 12, 1988, as per Colorado Department of Public Health and Environment Regulation No. 8 part B - Asbestos section III subparagraph III.A.I.d., all abatement by OWNER.  
Note: If the estimate contains materials that fluctuate in price, i.e. steel, petroleum, etc. the estimate may change if not accepted within 30 days.
- \* If accepted, the above items noted as "OPTIONS" will be incorporated into the contract through a change order, therein modifying the contract amount accordingly.

#### Exclusions:

- \* Engineering, life safety, or permits.
- \* Code related upgrades or corrections.
- \* Bonding, permitting, or any related fees.
- \* Remediation, removal, or abatement of any hazardous or toxic materials (e.g. lead paint, asbestos, etc.).
- \* EPA regulations and requirements are the responsibility of the owner.

**CENTRAL PLATTE VALLEY  
COORDINATION METRO DISTRICT  
City and County of Denver, Colorado**

**FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2023**

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
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YEAR ENDED DECEMBER 31, 2023**

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**INSERT INDEPENDENT AUDITOR'S REPORT**

(1)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

## **BASIC FINANCIAL STATEMENTS**

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 50,290
Accounts Receivable	32,178
Accounts Receivable - CPVMD	262,000
Prepaid Expenses	6,834
Total Assets	351,302
<b>LIABILITIES</b>	
Accounts Payable	270,942
Event Deposits	1,500
Total Liabilities	272,442
<b>NET POSITION</b>	
Unrestricted	78,860
Total Net Position	\$ 78,860

See accompanying Notes to Basic Financial Statements.

(1)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.



**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 2,240,288	\$ -	\$ 2,289,804	\$ -	\$ 49,516
Total Governmental Activities	\$ 2,240,288	\$ -	\$ 2,289,804	\$ -	49,516
<b>GENERAL REVENUES</b>					
Other Revenue					-
Total General Revenues					-
<b>CHANGE IN NET POSITION</b>					49,516
Net Position - Beginning of Year					29,344
<b>NET POSITION - END OF YEAR</b>					\$ 78,860

See accompanying Notes to Basic Financial Statements.

(2)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

General

**ASSETS**

Cash	\$	50,290
Accounts Receivable		32,178
Accounts Receivable - CPVMD		262,000
Prepaid Expenditures		<u>6,834</u>
Total Assets	\$	<u><u>351,302</u></u>

**LIABILITIES AND FUND BALANCES**

**LIABILITIES**

Accounts Payable	\$	270,942
Event Deposits		<u>1,500</u>
Total Liabilities		272,442

**FUND BALANCE**

Nonspendable:		
Prepaid Amounts		6,834
Unassigned:		
General Government		<u>72,026</u>
Total Fund Balance		<u><u>78,860</u></u>

Total Liabilities and Fund Balances	\$	<u><u>351,302</u></u>
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Amounts reported for governmental activities in the Statement of Net Position are the same as above for total fund balance.

See accompanying Notes to Basic Financial Statements.

(3)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUND  
YEAR ENDED DECEMBER 31, 2023**

	General
<b>REVENUES</b>	
Other Revenue	\$ -
Total Revenues	-
<b>EXPENDITURES</b>	
General Government:	
Accounting	82,185
Audit	4,500
Director Fees	4,100
Dues and Membership	4,238
Election	1,478
Insurance and Bonds	6,719
Legal	51,765
District Management	150,559
Onsite Management	126,842
Miscellaneous	1,947
Payroll Taxes	314
Operations and Maintenance:	
17th Street Gardens	255,712
Engineering - Administrative	31,200
Landscaping and Other Maintenance	524,580
Millennium Bridge Maintenance	194,917
Security	640,908
Union Gateway Bridge Maintenance	158,324
Total Expenditures	2,240,288
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	(2,240,288)
<b>OTHER FINANCING SOURCES</b>	
Payment from CPVMD - Operations	2,289,804
Total Other Financing Sources	2,289,804
<b>NET CHANGE IN FUND BALANCE</b>	49,516
Fund Balances - Beginning of Year	29,344
<b>FUND BALANCES - END OF YEAR</b>	\$ 78,860

Amounts reported for governmental activities in the Statement of Activities are the same as above.

See accompanying Notes to Basic Financial Statements.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Other Revenues	\$ -	\$ -	\$ -
Total Revenues	-	-	-
<b>EXPENDITURES</b>			
General Government:			
Accounting	65,000	82,185	(17,185)
Audit	4,000	4,500	(500)
Director Fees	6,000	4,100	1,900
Dues and Membership	4,500	4,238	262
Election	2,500	1,478	1,022
Insurance and Bonds	7,500	6,719	781
Legal	46,000	51,765	(5,765)
District Management	95,000	150,559	(55,559)
Onsite Management	80,000	126,842	(46,842)
Miscellaneous	3,000	1,947	1,053
Payroll Taxes	458	314	144
Website Maintenance	1,500	-	1,500
Contingency	9,542	-	9,542
Operations and Maintenance:			
17th Street Gardens	380,000	255,712	124,288
Engineering - Administrative	10,000	31,200	(21,200)
Engineering - Repairs and Maintenance	40,000	-	40,000
Landscaping and Other Maintenance	700,000	524,580	175,420
Millennium Bridge Maintenance	860,000	194,917	665,083
Security	665,000	640,908	24,092
Union Gateway Bridge Maintenance	195,000	158,324	36,676
Capital Outlay:			
Art Funds	350,000	-	350,000
Total Expenditures	<u>3,525,000</u>	<u>2,240,288</u>	<u>1,284,712</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(3,525,000)	(2,240,288)	1,284,712
<b>OTHER FINANCING SOURCES</b>			
Payment from CPVMD - Operations	3,180,000	2,289,804	(890,196)
Payment from CPVMD - Capital	350,000	-	(350,000)
Total Other Financing Sources	<u>3,530,000</u>	<u>2,289,804</u>	<u>(1,240,196)</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES</b>	5,000	49,516	44,516
Fund Balance - Beginning of Year	<u>14,811</u>	<u>29,344</u>	<u>14,533</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 19,811</u>	<u>\$ 78,860</u>	<u>\$ 59,049</u>

See accompanying Notes to Basic Financial Statements.

(5)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Central Platte Valley Coordination Metro District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado (the City), 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 operates under a Service Plan approved by the City Council on November 26, 2012. The District's boundaries and service area are located in the City.

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.

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 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 Central Platte Valley development area.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide financial benefits or burdens and fiscal dependency.

The District is not financially accountable to any other organization, nor is the District a component unit of any other primary governmental entity.

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

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue subject to accrual are payments from Central Platte Valley Metropolitan District. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.



**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

Fund Balance (Continued)

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

Cash as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash	\$ 50,290
Total Cash	<u>\$ 50,290</u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 50,290
Total Cash	<u>\$ 50,290</u>

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

On December 31, 2023, the District's cash deposits had a bank balance and a carrying balance of \$50,290.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those investments which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial risk for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2023, the District had no investments.

**NOTE 4 NET POSITION**

The District has net position consisting of one component – unrestricted.

The unrestricted component of net position is the net amount of assets, deferred outflow of resources, liabilities, and deferred inflows of resources that are not included in the determination of the restricted component of net position.

The District's unrestricted net position as of December 31, 2023, is \$54,761.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 5 INTERGOVERNMENTAL AGREEMENTS**

On October 8, 2013, the District entered into an Intergovernmental Funding and Cooperation Agreement (IGA) with Central Platte Valley Metropolitan District (CPVMD). The District shall manage, administer, and supervise the operational aspects of both Districts' responsibilities for landscaping, infrastructure replacement, maintenance and repair, and coordination with other private and governmental entities, including negotiation of certain easements, licenses, and contracts. Both Districts shall work diligently to manage the operational costs through a coordinated budget process. All operations and maintenance expenditures of the District shall be funded by CPVMD with an operations and maintenance mill levy not to exceed 20.000 mills levied by CPVMD, unless agreed upon by the District and CPVMD through a joint resolution.

**NOTE 6 RELATED PARTIES**

Some members of the Board of Directors are employees of, owners of, or associated with Developers of the property within the District and CPVMD and may have conflicts of interest in dealing with the District.

**NOTE 7 RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On February 5, 2013, the District's voters authorized 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.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. Intergovernmental revenue received by the District from CPVMD is not included in the calculation of the Emergency Reserves, as those revenues are reported in CPVMD.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.



OFFICE OF THE STATE AUDITOR • LOCAL GOVERNMENT AUDIT DIVISION  
KERRI L. HUNTER, CPA, CFE • STATE AUDITOR

## Request for Extension of Time to File Audit for Year End *December 31, 2023* ONLY

Requests may be submitted via internet portal: <https://apps.leg.co.gov/osa/lg>.

<b>Government Name:</b>	CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
<b>Name of Contact:</b>	Yelena Primachenko
<b>Address:</b>	8390 E Crescent Pkwy #300
<b>City/Zip Code</b>	Greenwood Village, 80111
<b>Phone Number:</b>	303-779-5710
<b>E-mail</b>	Yelena.Primachenko@clacconnect.com
<b>Fiscal Year Ending (mm/dd/yyyy):</b>	12/31/2023
<b>Amount of Time Requested (in days):</b> (Not to exceed 60 calendar days)	60 days Audit Due: September 30, 2024
<b>Comments (optional):</b>	

I understand that if the audit is not submitted within the approved extension of time, the government named in the extension request will be considered in default without further notice, and the State Auditor shall take further action as prescribed by Section 29-1-606(5)(b), C.R.S.

**Must be signed by a member of the governing board.**

Signature

Printed Name:

Title:

Date:

Director

07/02/2024

**THE FOLLOWING ARE POST PACKET ITEMS:  
ITEMS THAT WERE DISTRIBUTED AT THE MEETING  
AND NOT IN THE ORIGINAL PACKET**



1515 Arapahoe St., Tower 3 Suite 100  
 Denver, CO 80202

DATE June 25, 2024

**Proposal For:**

Central Platte Valley MD  
 ATTN: Shauna D Arato  
 Denver, CO 80202

Quotation valid until: August 9, 2024

Prepared by: Aranda Miller  
 Manager Sustainability Initiatives  
 amiller@downtowndenver.com  
 303-472-0132

Scope of Work: Replacement of nine (9) trees in pavers throughout the district. Work to include removal of pavers, planting of trees, and replacing pavers in kind, leaving the tree opening its current size.

Description	Unit Cost	Quantity	AMOUNT
Planting of Nine (9) 2.5" caliper trees at nine (9) locations: Three (3) trees along Chestnut Place Apartments site IDs 357178, 357176, 357172 Two (2) trees at 1903 Chestnut Pl site IDs 181826 & 181825 Four (4) trees along King Soopers along Chestnut Pl site IDs 181815, 181816, 181821, 181822	\$ 2,328.00	9	\$ 20,952.00
Removal and replacement of pavers to provide access for tree planting. Pavers to be replaced in-kind	\$ 355.03	9	\$ 3,195.29
Mobilization	\$ 480.40	1	\$ 480.40
<b>TOTAL</b>			<b>\$ 24,627.69</b>

View specific locations at <https://denverco.treekeepersoftware.com/index.cfm?deviceWidth=1920>  
 Central Platte Valley MD is responsible for ensuring irrigation functionality prior to planting  
 DDBID & its subcontractors are not responsible for damage to utilities in the planting pits during work.

**THANK YOU FOR YOUR BUSINESS!**

Downtown Denver BID:

Property Representative:

\_\_\_\_\_  
 Authorized Signature

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date



1515 Arapahoe St., Tower 3 Suite 100  
 Denver, CO 80202

DATE June 25, 2024

**Proposal For:**

Central Platte Valley MD  
 ATTN: Shauna D'Amato  
 Denver, CO 80202

Quotation valid until: August 9, 2024

Prepared by: Amanda Miller  
 Manager Sustainability Initiatives  
 amiller@downtowndenver.com  
 303-472-0132

Scope of Work: Replacement of 9 trees in pavers throughout the district. Work to include removal of pavers, planting of trees, and replacing pavers in kind, leaving the tree with a 4' x 4' opening.

Description	Unit Cost	Quantity	AMOUNT
Planting of Nine (9) 2.5" caliper trees at nine (9) locations: Three (3) trees along Chestnut Place Apartments site IDs 357178, 357176, 357172 Two (2) trees at 1903 Chestnut Pl site IDs 181826 & 181825 Four (4) trees along King Soopers along Chestnut Pl site IDs 181815, 181816, 181821, 181822	\$ 2,328.00	9	\$ 20,952.00
Removal and replacement of pavers to provide access for tree planting. Pavers would not be replaced in kind. Tree bed openings would be enlarged to 4' x 4'	\$ 177.52	9	\$ 1,597.64
Mobilization	\$ 480.40	1	\$ 480.40
<b>TOTAL</b>			<b>\$ 23,030.04</b>

View specific locations at  
<https://denverco.treekeepersoftware.com/index.cfm?deviceWidth=1920>  
 Central Platte Valley MD is responsible for ensuring irrigation functionality prior to planting  
 DDBID & its subcontractors are not responsible for damage to utilities in the planting pits during work.

**THANK YOU FOR YOUR BUSINESS!**

Downtown Denver BID:

Property Representative:

\_\_\_\_\_  
 Authorized Signature

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date





1515 Arapahoe St., Tower 3 Suite 100  
 Denver, CO 80202

DATE June 25, 2024

**Proposal For:**

Quotation valid until: August 9, 2024

Central Platte Valley MD  
 ATTN: Shauna D Arato  
 Denver, CO 80202

Prepared by: Aranda Miller  
 Manager Sustainability Initiatives  
 amiller@downtowndenver.com  
 303-472-0132

Scope of Work: Enlargement of tree bed on one block face through the Downtown Denver Partnership's Urban Forest Initiative program. Work to include site feasibility & investigation, site plan development, bid solicitation, construction, and permit management. The Urban Forest Initiative provides financial assistance to downtown property owners to enlarge their tree beds to at least 5' x 15'. Projects require more due diligence, requiring a site plan and licensed construction contractor, but the DDP will share all costs with ownership 50/50.

Description	Unit Cost	Quantity	AMOUNT
Design services for one block face (i.e. Chestnut Pl, south side between 19th & 20th) Design to include standard design, supplemental design, & survey.  Other block faces could have design packages created for \$5,200 - \$7,700	\$ 7,700.00	1	\$ 7,700.00
Construction cost would be unknown until design is completed & bids are solicited. The UFI program generally estimates it costs approximately \$10k-14k to enlarge a tree bed, but is dependent on site conditions. *NOTE THIS ITEM IS ESTIMATED*	\$ 12,000.00	10	\$ 120,000.00
<b>SUB TOTAL</b>			<b>\$ 127,700.00</b>
Urban Forest Initiative Grant Contribution	1		\$ 63,850.00
<b>OWNERSHIP TOTAL</b>			<b>\$ 63,850.00</b>

THANK YOU FOR YOUR BUSINESS!

Downtown Denver BID:

Property Representative:

\_\_\_\_\_  
 Authorized Signature

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
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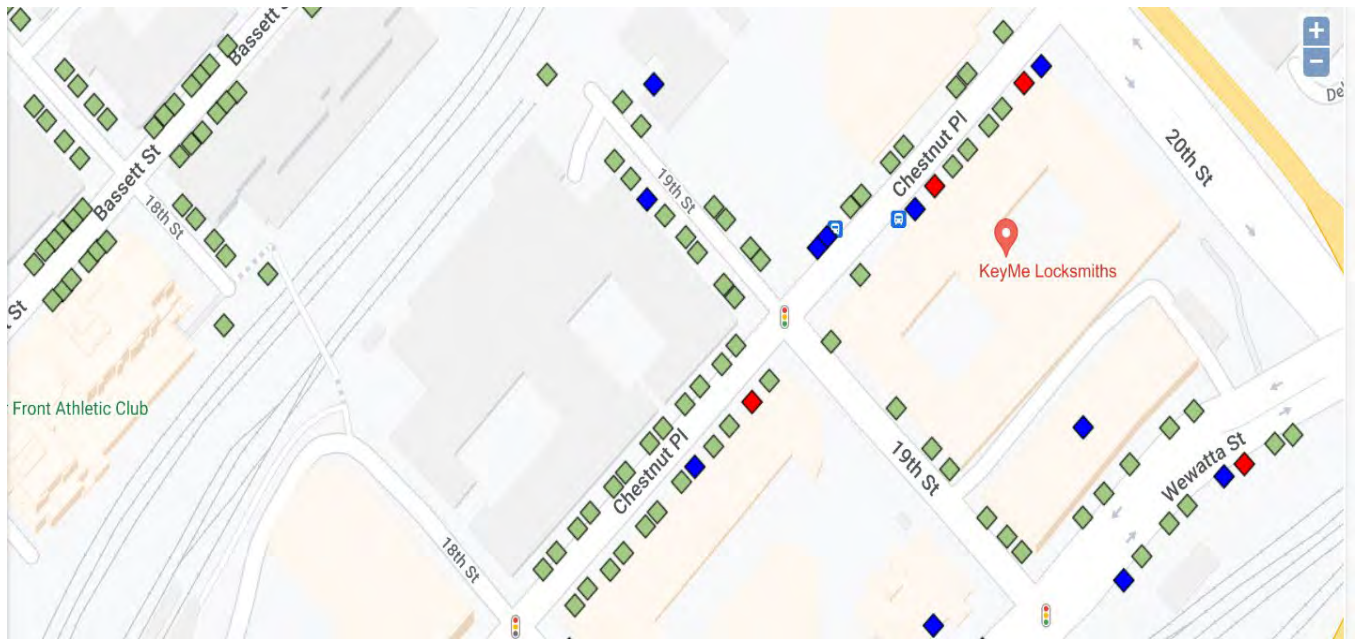
\_\_\_\_\_  
 Date

## CPVMD Tree Planting – Paver Work Proposals

	Trees Replaced/Planted	Tree Beds Expanded	Additional Funds	Total Cost to District
<b>Option 1</b>	9	0	\$0	\$24,627.69
<b>Option 2</b>	9	9 (from 2x2 to 4x4)	\$0	\$23,030.04
<b>Option 3</b>	4	10 (from 2x2 to 5x15)	\$63,850.00 (50% of project)	\$63,850.00

Additional Notes:

- At least 2 additional blocks would potentially need the same work done in the following years.
  - Urban Forest Initiative is eligible to assist with funding the other blocks.
- Have spent \$11,750 on project so far. Total budgeted amount for 2024 Tree Replacement is \$120,000.



\*Red/Blue squares are the trees referred to in the proposal for replacement/planting, specifically along Chestnut Place.