

## 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”)  
HELD  
DECEMBER 5, 2023

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, December 5, 2023, at 9:00 a.m. at DaVita, Inc., 2000 16<sup>th</sup> Street, Denver, CO 80202 and via WebEx videoconference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

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

Amy Cara, Assistant Secretary was absent and excused.

#### Also In Attendance Were:

Anna Jones, Shauna D’Amato, Jenna Trujillo and Jason Carroll;  
CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law  
Offices, P.C.  
Sabina Valencia Chavez; Downtown Denver Partnership  
Brandon Fries; East West Urban Management  
Nessa Mogharreban; Denver Urban Gardens (DUG)  
Todd Wenskoski; Livable Cities Studio  
Andrea Barry; Nine Dot Arts

### ADMINISTRATIVE MATTERS

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

**Disclosures of Potential Conflicts of Interest:** Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The Directors then reviewed the agenda for the meeting and

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previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

**Quorum, location of meeting, and posting of meeting notice:** It was noted that a quorum was present allowing the Board to act on all matters to come before them at this meeting. The Board confirmed the location of the meeting and the posting of the meeting notice.

**Public comment:** None.

### CONSENT AGENDA

**Minutes of the November 7, 2023 Regular Meeting:**

**October 31, 2023 Unaudited Financial Statements and Cash**

**Position Report:**

**Current Claims Totaling \$152,914.93**

**Adoption of Resolution Regarding 2024 Annual Administrative Matters:**

**October 2023 Monthly Security Report from DDP BID:**

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

### MANAGER ITEMS

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

**Update on Projects:** Mr. Wenskoski provided an update of the revised DesignScapes bid of \$951,065 to the Board. Upon a motion duly made by Director Dorfman, seconded by Director Walker and, upon vote, unanimously carried, the Board appointed Directors Dorfman and Geiger as a sub-committee to work with Ms. Jones and Mr. Wenskoski between meetings to gain definitive pricing, schedule and scope from DesignScapes and present at the January meeting.

**Approval of Nine Dot Arts Proposal:** Ms. Barry reviewed her proposal with the Board. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the Nine Dot Arts Proposal in the amount of \$350,000.

**Approval of Site Survey:** Upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the

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Board approved the HCL Surveying Services for 17<sup>th</sup> Street Gardens Encroachment Easement in the amount of \$6,325.

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

- **Hello Darling Permit Process:** There was no update.

**CliftonLarsonAllen LLP 2024 Management and Payroll Statement of Work:** Upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP 2024 Management and Payroll Statement of Work.

**CliftonLarsonAllen LLP 2024 Accounting Statement of Work:** Upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP 2024 Accounting Statement of Work.

**Approval of 2024 insurance renewal. Consider adoption of documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool and T. Charles Wilson Risk Management and authorize membership in the Special District Association:**

Upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the 2024 insurance renewal and adoption of documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool and T. Charles Wilson Risk Management, subject to working with the Pool and Director Kind to update the property schedule, and authorized membership in the Special District Association.

### FINANCIAL ITEMS

**Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget:** It was noted that an amendment to the 2023 Budget would not be necessary.

**Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money:** It was stated that Notice of the public hearing was posted to the district website and otherwise published in accordance with Colorado law. Director Dorfman opened the public hearing, and there being no public in attendance, and no comments

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received, upon motion by Director Walker and second by Director Geiger, Director Dorfman closed the public hearing.

The proposed 2024 budget was presented by Ms. Trujillo and Mr. Carroll. Mr. Carroll will forward the final AV to the Board when he receives it. Following further discussion, the Board determined to table the motion to adopt the 2024 budget, appropriate sums and approve the mill levy until the January 2, 2024 meeting.

Attorney Miller noted that the District will need to publish for the January 2, 2024 meeting.

**Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties:** It was stated that Notice of the public hearing was posted to the district website and otherwise published in accordance with Colorado law. Director Dorfman opened the public hearing, and there being no public in attendance, and no comments received, upon motion by Director Walker and second by Director Geiger, Director Dorfman closed the public hearing.

**Consider appointment of District Accountant to prepare 2025 Budget:** Upon motion by Director Geiger, second by Director Walker and, upon a motion unanimously carried, the Board appointed the District Accountant to prepare the 2025 Budget.

**Discuss statutory requirements for 2023 Audit. Review and consider approval of engagement letter with Simmons & Wheeler, P.C. for 2023 Audit services:** Following discussion, upon motion by Director Walker, second by Director Kind and, upon a motion unanimously carried, the Board approved the engagement with Simmons & wheeler, P.C. for 2023 Audit services.

PROJECT UPDATES      None.

DIRECTOR ITEMS      None.

ATTORNEY ITEMS      **Consider approval of JT Special Services addendum regarding Elevator Doors:** Upon a motion duly made by Director Geiger, seconded by Director

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Walker and, upon vote, unanimously carried, the Board approved the JT Special Services Addendum regarding elevator doors.

**Consider Agreement with 1 Above Elevator Inspections for Annual Inspection Services:** Upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the agreement with 1 Above Elevator Inspections for annual inspection services for \$800.00.

**Consider approval of Livable Cities Studio, Inc. addendum to agreement for consultation and design services:** Upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved Livable Cities Studio, Inc. Addendum to Agreement for consultation and design services for \$60,000.00.

**Consider approval of 2024 Addendum to Agreement regarding Bridge Security Camera Monitoring with Stealth Monitoring Inc.:** Upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved 2024 Addendum to Agreement regarding Bridge Security Camera Monitoring with Stealth Monitoring Inc. for a monthly amount of \$5,750.00.

**Consider approval of 2024 Addendum to Agreement for Management Services with East West Urban Management, LLC:** Upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved 2024 Addendum to Agreement for Management Services with East West Urban Management, LLC at a not to exceed amount of \$118,524.00.

**Consider approval of 2024 Intergovernmental Agreement (IGA) for Services with Downtown Denver Business Improvement District:** Upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved 2024 IGA for Services with Downtown Denver Business Improvement District at an amount of \$174,683.20 from January 1, 2024 – August 31, 2024 and a not to exceed amount of \$21,835.40 per month.

**Authorize renewal of the contract with CDR Construction, LLC for 2024:** Upon a motion duly made by Director Geiger, seconded by Director Walker and,

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upon vote, unanimously carried, the Board authorized renewal of the contract with CDR Construction, LLC for 2024.

### OTHER BUSINESS

**Discuss alternative January 2024 meeting date:** The Board determined to keep the meeting date of January 2, 2024, but this will be completely virtual.

**Holiday Party at Woodie Fisher Kitchen and Bar – December 11<sup>th</sup> @ 5:00 p.m.:** Ms. Jones reminded the Board of the upcoming holiday party.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Dorfman adjourned the meeting at 10:42 a.m.

Respectfully submitted,

DocuSigned by:

*Michael Geiger*

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Secretary for the Meeting