

## RECORD OF PROCEEDINGS

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

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JULY 2, 2024

A special meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, July 2, 2024, at 9:30 a.m. at McWhinney, 1800 Wazee Street, Suite 200, 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  
Jordan Kind, Assistant Secretary  
Amy Cara, Assistant Secretary

Michael Geiger, 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  
John Tryba, Caroline Miller & Isaac Anthony; WSP  
Andy Rockmore; SAR Architecture  
Amanda Miller; Downtown Denver Partnership  
Ted Murzyn; Elevator Technicians

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the meeting was called to order at 9:32 a.m. Upon a motion duly made by Director Kind, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the agenda, as presented and excused the absence of Director Geiger.

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

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

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

### CONSENT AGENDA

**Minutes of the June 4, 2024 Regular Meeting:**  
**May 31, 2024 Unaudited Financial Statements and Cash Position Report:**  
**Interim Checks Totaling \$242,022.26:**  
**May 2024 Monthly Security Report from DDP BID:**

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

### MANAGER UPDATES **17<sup>th</sup> Street Gardens follow up:**

1. **July 8<sup>th</sup> City Council Consideration of Tier III Permit:** Ms. Jones provided an update to the Board.
2. **Construction Progress:** Ms. Mogharreban provided updates stating that the community garden plots are full and the garden is up and running. She informed the Board there have been a few recent safety issues, but DUG is working with Whole Foods security to mitigate them. Once the Tier III fence permit is approved by the City of Denver, more plantings will be approved and tension threads will be installed to create trellises. Volunteers will continue to be solicited. Ms. Jones noted that electrical components with Stantec are still being finalized. Discussion ensued regarding safety and security issues.
3. **Land Statement Posting for the Gardens:** Ms. Jones reviewed the land statement with the Board, noting this will be displayed on a sign near the Gardens. Following discussion, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the land statement posting for the Gardens.
4. **Holiday Music Proposal:** This item was not discussed.

### **Update on Projects:**

1. **Millenium Bridge Lighting Estimated \$148,000:** Ms. D'Amato and Ms. Alles reviewed the Millenium Bridge lighting proposal with the Board. The Board discussed lighting brightness and feasibility and requested

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computerized images of the proposed lighting capabilities for their consideration at the August meeting.

2. **Nine Dot Arts Update:** Director Cara provided an update to the Board noting that Director Geiger has found a DaVita representative, she has found a Union Hall representative and Mr. Fries has found a resident representative for the arts committee. President Dorfman noted he is still working on recruiting a McWhinney representative. The Nine Dot Arts presentation will be distributed to all committee members once identified. The committee meetings are currently scheduled for August 19<sup>th</sup> and November 4<sup>th</sup>.

**Project Roadmap:** The Board reviewed the project roadmap.

3. **Paving & Tree Replacement Proposal for Tree Planting Phase:** Ms. D'Amato and Ms. Amanda Miller reviewed the three proposal options regarding the District's Tree Replacement Project, noting the third proposal consists of an expansion of tree beds on a block-by-block basis for better chance of tree survival. Ms. Amanda Miller noted this work will incorporate utility markings. Following review and discussion, upon a motion duly made by President Dorfman, seconded by Director Cara and, upon vote, unanimously carried, the Board approved Option 3 with 50% of the work funded by the Downtown Denver Partnership, as presented.

**Maintenance Coordination Report – EWUM:** Mr. Fries provided his report with the Board.

1. **Hello Darling Permit Process:** Mr. Fries noted he has spoken to the City of Denver and they have confirmed this permit is at the top of their queue and is expecting to have an update this week or next.
2. **Plant Island Replacements - \$5,988.00:** Mr. Fries reviewed the proposal with the Board. Discussion ensued. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Cara and, upon vote, unanimously carried, the Board approved the plant island replacements proposal in the amount of \$5,988.00, as presented.
3. **Property Solutions Team (PST) Tree Ring and Grates - \$22,870.00:** Mr. Fries reviewed the proposal with the Board. Following review, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the Property Solutions Team Tree Ring and Grates proposal in the amount of \$22,870.00, as presented.
4. **DCPS Proposal:** Mr. Fries reviewed the proposal with the Board. Following review, upon a motion duly made by President Dorfman,

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seconded by Director Walker and, upon vote, unanimously carried, the Board approved the DCPS Proposal for landscape enhancement and Millenium Bridge irrigation repair, as presented.

MANAGER  
ITEMS

5. **Termination of TKE Agreement and Engagement of Elevator Technicians:** Following discussion and review, upon a motion duly made by Director Walker, seconded by President Dorfman and, upon vote, unanimously carried, the Board approved the termination of the TKE Agreement and the Engagement of Elevator Technicians.

**Discuss statutorily required documents posted on website and consider remediation services:** Ms. Jones and Attorney Miller provided an update to the Board informing them that CLA is working on bringing the website and posted documents into compliance by the July 1, 2025 deadline.

FINANCIAL  
ITEMS

**Draft 2023 Audit and Approve Committee for Final Approval; Approval of Extension Filing:** Ms. Trujillo reviewed the draft 2023 Audit with the Board and recommended engaging a new auditor for 2023. She noted she will present quotes to the Board later in the year. The Board designated Directors Walker and Kind as the Audit Committee to approve once final. Ms. Trujillo will send the Audit Extension to President Dorfman for his signature to be filed.

DIRECTOR ITEMS

None.

ATTORNEY ITEMS

None.

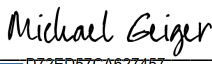
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board adjourned the meeting at 11:22 a.m.

Respectfully submitted,

Signed by:  
  
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 Secretary for the Meeting

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 Michael.Geiger@davita.com  
 Secretary  
 Security Level: Email, Account Authentication (None)

**Signature**

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D72ED57CA627457...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 76.8.195.86  
 Signed using mobile

**Timestamp**

Sent: 8/8/2024 6:07:23 PM  
 Resent: 8/14/2024 11:17:03 AM  
 Viewed: 8/22/2024 9:18:51 AM  
 Signed: 8/22/2024 9:19:23 AM

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 Accepted: 8/22/2024 9:18:51 AM  
 ID: ad1062a0-1b89-4c82-93e1-59443e58fb34

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/8/2024 6:07:23 PM
Certified Delivered	Security Checked	8/22/2024 9:18:51 AM
Signing Complete	Security Checked	8/22/2024 9:19:23 AM
Completed	Security Checked	8/22/2024 9:19:23 AM

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