

RECORD OF PROCEEDINGS

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

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 16th 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

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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:
17th 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

17th 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 8th. 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

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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 2nd 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,

DocuSigned by:

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Secretary for the Meeting

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Certified Delivery Events	Status	Timestamp
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/7/2024 2:14:25 PM
Certified Delivered	Security Checked	7/25/2024 6:53:29 AM
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