
CALL TO ORDER | OPEN FORUM

Call to Order / Open Forum

On behalf of Board Chair, Lisa McInroy, Vice Chair Andy Boian called the meeting to order at 8:02 am. A quorum was confirmed.

Members present: Andy Boian, Johnny DeBrito, Terri Garbarini, Dean Griffin, Matt Joblon, Rosella Louis, Natalie Mahler, Michael Moore

Members absent: Lisa McInroy, Sean Huggard, Cesar Orozco, Stephen Sturm

Staff present: Nick LeMasters, Richard Barrett, Lisa Voss, Jeanne St. Onge, Cynthia Ord, Patrick Allison, Kat Libby

Representatives, Guests and/or Owners present:

CliftonLarsonAllen (CLA) – Thuy Dam, Principal, State & Local Government

Corum Real Estate Group – Eric Komppa, President

Tryba Architects – John McIntyre, Principal

RRC Associates – Sean Maher, CEO

Public Comment: The Chair recognized Emzy Veazy III for comment. Public comment was limited to the topic of marketing.

MONTHLY BUSINESS

Andy Boian opened the meeting, then requested board approval of the September minutes.

Approval of Meeting Minutes: Motion by Johnny DeBrito to approve the meeting minutes of September 27, 2023. Second by Michael Moore. Vote: Unanimous in favor

PRESENTATIONS

Discussing future redevelopment for the property located at 210 University Blvd., Eric Komppa and John McIntyre presented property design renderings in discussion of near- and long-term site development concepts. Phase I will focus on access points and vehicle circulation given the gateway proximity and 1st Avenue traffic influx to this Cherry Creek location.

Sean Maher of RRC Associates presented perception survey responses on performance and future priorities of stakeholders in the CCN district. Overall, Cherry Creek North received very positive ratings in all aspects related to the location, branding, and public image of the district. Affordable parking, public transit access, ongoing construction and a desire for continued safety and cleanliness were recurrent themes along with walkability, district reputation and favorable diverse mix of businesses.

COMMITTEE REPORTS

Finance Committee

Thuy Dam stated it was another good and consistent month with tax collection numbers strong. All incoming revenues resulted in a 97% collection to date, with expenditures less than 3% under budget. Richard Barrett stated there would be one more reforecast for year-end in line with budget amendments.

Approval of August financials: Motion by Johnny DeBrito to approve the August financial statement. Second by Dean Griffin. Vote: Unanimous in favor.

CEO REPORT – Nick LeMasters

Nick discussed addressing parking in the district through the engagement of Walker Consultants on current conditions, pricing, along with employee parking and mobility perspectives. In getting ahead of upcoming development construction, the district would like to have influence over Right of Way (ROW) decisions. Discussion ensued around parking garage uniformity, signage, valet, and short- and long-term messaging campaigns.

Operations – Richard Barrett

Richard updated the board on the new change of police commander appointee for District 3. Public safety in Cherry Creek has been strong with criminal activity down due to more staff and bike patrol in the district. The Operations team is also closing out the year with both street and landscape projects as well as holiday preparations.

Marketing – Lisa Voss

Lisa updated the board on 2024 marketing initiatives that would be implemented. With the upcoming November 16th holiday launch, Marketing presented creative holiday campaign initiatives for this season's Winter Wonderland event. New charity partners were also discussed along with events surrounding the November 16th *Million-Light Plug-in* event. A website audit of cherrycreeknorth.com will also be taking place to maximize the site's potential while enhancing the user experience.

NEW BUSINESS

No new business was reported at this time.

ADJOURN

Adjourn: The meeting was adjourned at 9:32 am

UPCOMING BOARD MEETING DATES

- November 15, 2023 – 8:00 am
- December 14, 2023 – 8:00 am
- January 24, 2024 – 8:00 am

UPCOMING EVENTS:

- Cherry Creek North Small Business Weekend – November 24 – 26, 2023
- Saturday Night Lights – December 2, 9, & 16, 2023
- Cherry Creek Holiday Market – November 16 – December 24, 2023
- Cherry Creek North Winter Wanderland – November 16 – December 24, 2023