
CALL TO ORDER | OPEN FORUM

Call to Order / Open Forum

Board Chair, Andy Boian, called the meeting to order at 8:01 am. A quorum was confirmed.

Members present: Andy Boian, Terri Garbarini, Dean Griffin, Sean Huggard, Rosella Louis, Lisa McInroy, Michael Moore, Carrie Newman, Stephen Sturm

Members absent: Johnny DeBrito, Matt Joblon

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

Representatives, Guests and/or Owners present:

CliftonLarsonAllen (CLA) – Thuy Dam, Principal, State & Local Government
Fiscal Focus Partners – Lisa Pastore, CPA Partner
Cherry Creek Oriental Rugs, Mark Bagher, Owner
New West KnifeWorks, Mike Will, Store Manager

Public Comment: The Chair recognized Mark Bagher and Mike Will for comments. Mr. Bagher's public comment was limited to thanking staff for a well-groomed and clean district. Mr. Will's comment was limited to the recent assistance he provided an individual in the public right of way.

MONTHLY BUSINESS

The Chair opened the meeting then requested board approval of the February minutes.

Approval of February Minutes: Motion by Lisa McInroy to approve the meeting minutes of February 28, 2024. Second by Dean Griffin. Vote: Unanimous in favor

PRESENTATION

Lisa Pastore of Fiscal Focus Partners presented the annual independent audit in accordance with generally accepted auditing standards (GAAS) and stated there were no issues of substance to report to the board. The auditor's opinion was that internal financial controls were in place with the financials materially correct.

With no material weakness in controls and proposing no adjustments, the auditor offered an unqualified or "clean opinion" for the 2023 audit and thanked the CCN BID and CLA teams for their preparation and fair presentation of the financial statements. As requested, the final audit will be presented to the city on or before March 31, 2024.

Approval of the CCN 2023 Independent Audit: Motion by Dean Griffin to approve the auditor's report. Second by Michael Moore. Vote: Unanimous in favor.

COMMITTEE REPORTS

Finance Committee

In discussion of the February financials, Thuy Dam stated that property tax collection for the first two months in 2024 was a bit lower as 50% is typically collected in February and then again in June, or

100% collection by April. February was consistent with collections in the past at 28% compared to 29% in prior years. Financials for next month will be reflected in the updated budget.

Approval of February Financials: Motion by Lisa McInroy to approve the February financial statement. Second by Dean Griffin. Vote: Unanimous in favor

CEO REPORT – Nick LeMasters

Nick reminded the board of the extended May 22nd board retreat meeting for strategic planning and long-term goal setting. Nick also updated the board of the slip and fall claimant who voluntarily removed himself from pursuing any action against the district. The digital kiosk project continues to move forward with actions initiated in order to amend the current master encroachment permit.

The board was also brought up to date on the sold-out Cherry Creek Alliance breakfast occurring on April 2nd where a moderated 4-person panel of business leaders will speak to the development and positive economic impact Cherry Creek North provides to the overall Denver community.

Operations – Richard Barrett

District Operations Manager, Patrick Allison presented to the board a 4-year overview of the landscaping progress made in the district since 2020 along with intentions for 2024 for the addition of plants, floral and other creative outdoor space aesthetics. Pat discussed landscape designs, challenges with ongoing maintenance in right-of-way (ROW) areas, and collaboration with new construction developers regarding plant materials and warranty remediation due to the environmental impact during the demolition process.

Richard provided a safety update around the reduction of incidents this year due in part to 24/7 security presence. A security audit of the district is being performed and once completed, a strategic long-term plan for added security measures in the district will be put into place. Richard also updated the board on the Fillmore Plaza refresh through lighting investments, table and umbrella purchases, rolling planters and the water fountain clean-up program.

Richard discussed amending the existing maintenance contract for the addition of another staff person at 7 days per week and requested board approval for the renewal of the cleaning contract with Maintenance of Denver. Richard also complimented and thanked Patrick Allison for initially hiring the vendor and continuing the ongoing business relationship with that team.

Approval of Staff Addition and Funds for Maintenance Agreement: Motion by Sean Huggard to approve the contract amendment. Second by Dean Griffin. Vote: Unanimous in favor

Marketing – Lisa Voss

Lisa shared three new 15- and 30-second tourism pieces promoting Cherry Creek North as a specific travel destination. A Colorado Public Radio partnership has also been established in addition to an extended 5280 Magazine partnership for a 2-page spread that will be published two times this year. Lisa is also working with the Sojourn media management platform to influence travelers in their pre-arrival decision making emphasizing Cherry Creek North as the destination of choice.

NEW BUSINESS

There was no new business to discuss.

ADJOURN

Adjourn: With no further discussion, questions or comments, the meeting was adjourned at 8:58am.

UPCOMING BOARD MEETING DATES

- April 24, 2024 – 8:00 am
- May 22, 2024 – 8:00 am – 1:00 pm / Board Strategic Planning Retreat, Denver Botanic Gardens
- June 26, 2024 – 8:00 am

UPCOMING EVENTS:

- Summer Concert Series – June 1, 15, and 29, 2024
- Smash Fine Arts Festival – June 8-9, 2024
- Cherry Arts Festival – July 5-7, 2024
- Bastille Day French Market – July 12-14, 2024
- Cherry Creek Sidewalk Sale – July 18-21, 2024
- 5280 *Top of the Town* – July 18, 2024