
CALL TO ORDER | OPEN FORUM

Call to Order / Open Forum

Board Chair, Andy Boian, called the meeting to order at 7:59 am. A quorum was confirmed.

Members present: Andy Boian, Paul Addo, Margaux Askeland, Johnny DeBrito, Terri Garbarini, Sean Huggard, Matt Joblon, Tony Jordan, Michael Moore, Juan Padro

Members absent: Lisa McInroy

Staff present: Nick LeMasters, Pat Allison, Richard Barrett, Lanney Holmes, Marisa Lowe, Cynthia Ord, Jeanne St. Onge, Lisa Voss

Representatives, Guests and/or Owners present:

CliftonLarsonAllen (CLA) – Curtis Bourgoquin, Controller, CAAS, State & Local Government
RRC Associates – Sean Maher, CEO

Public Comment: No members of the public were present.

MONTHLY BUSINESS

Board Chair, Andy Boian, called for and requested board approval of the June minutes.

Approval of June Meeting Minutes: Motion by Sean Huggard to approve the meeting minutes of June 25, 2025. Second by Michael Moore. Vote: Unanimous in favor.

Director of Public Safety, Lanney Holmes was introduced to the board and welcomed to the team. Lanney addressed the board and provided a high-level overview of his years of law enforcement experience with the Federal Emergency Management Agency (FEMA).

The Chair recognized Nick LeMasters' recent Power Book award for contributions and impact to Denver's business landscape.

The Chair also discussed the interview process held by the Executive Committee for the open board position recently vacated by Carrie Newman due to her retirement. On behalf of the Executive Committee's decision and subsequent mayoral approval, Andy stated the committee proposed nominating Randy Murray to fill the position on the Cherry Creek North board. Murray's name will move forward in the process in anticipation of mayoral appointment.

Approval of Board Member Nomination: Motion by Tony Jordan to approve the Executive Committee's board nomination. Second by Paul Addo. Vote: Unanimous in favor.

PRESENTATION

Sean Maher of RRC Associates presented the board with 2025 survey responses from a diverse mix of businesses across the Cherry Creek North district regarding BID staff

performance, conditions within the district, and future priorities. Overall, Cherry Creek North received very positive ratings in all aspects related to safety & cleanliness, location, branding, and public image of the district. The variety of shopping, pedestrian walkability, dining, and events programming were also seen as strong attributes of the district. Affordable employee and customer parking, public transit access, high occupancy costs, and ongoing construction were recurrent themes identified as areas in need of change.

COMMITTEE REPORTS

Finance Committee

Paul Addo discussed the highlights of the June financial and budget reforecast citing no expected changes to revenue. Curtis Bourgouin indicated that revenue projections are currently in a two-year lag however the assessor's office reappraises all real property every two years with this being an odd-numbered year. Nick LeMasters added that the district will look at the timing of property reduction valuations based on demolitions and pending new building development. Nick mentioned that when bonds are paid off in 2030, the board may want to consider another round of improvements to the district.

Approval of the June financials: Motion by Margaux Askeland to approve the June financial statement. Second by Michael Moore. Vote: Unanimous in favor.

Operations – Richard Barrett

Acknowledgement and appreciation were given to Pat Allison for the landscape enhancements and impressive floral improvements throughout the district. Richard also discussed the parking situation and is working on a comprehensive plan and signage package that is in its final concept phase in preparation for the RFP process. Nick also stated that 2026 funds will be allocated toward parking and wayfinding initiatives. Lastly, Richard stated that although criminal activity is down, transient activity remains active and the safety team is working with property owners to enforce their rights.

Marketing – Lisa Voss

Expanding on Richard's parking discussion, Lisa updated the board on new and distinctive ad campaign concepts that will be focused on turning the parking situation into a positive brand interaction. By leveraging humor into the parking campaigns, it is anticipated to generate increased public knowledge of the approximate 5,000 parking spots available throughout the district. With the French Bastille Day festival having just ended, Lisa cited a 4,000 attendee count over last year's numbers at 3,000. Approximately 1,000 individuals also attended this year's 5280 *Top of the Town* event held on Fillmore Plaza.

CEO Report – Nick LeMasters

Nick spoke of the mayor's bond initiative and specific project to redesign 1st Avenue from Downing Street to University Blvd. The bond package will go before Denver City Council in August and likely on the November 4th ballot for voter approval.

NEW BUSINESS

There was no new business to discuss.

ADJOURN

Adjourn: With no further discussion, questions or comments, Chair Andy Boian moved the board to adjourn.

Meeting adjourned at 9:29am

UPCOMING BOARD MEETING DATES

- August 27, 2025 – 8:00am
- September 24, 2025 – 8:00am
- October 22, 2025 – 8:00am