



Greater Park Hill Community, Inc.  
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 Denver, CO 80207

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**MEETING MINUTES**  
**Monthly Community and Board Meeting**

Date: November 3, 2016

Time: 6:30 p.m.

Location: GPHC Offices, 2823 Fairfax Street, Denver, CO 80207

Board Member Attendees: Tracey MacDermott, Ryan Hunter, Rob Barber, Veronica D’Annibale, Melissa Davis, Geneva Goldsby, James Groves, Lynn Kalinauskas, Blair Taylor, Bob Homiak, Sierra Fleenor, Dave Felice and Bernadette Kelly

Board Members not in attendance: Louis Plachowski, Lisa Clark, and Gete Mekonnen

Item No.	Discussion	Action Items/Responsibility
1	Introductions	
2	<p>D2 Report:            Officer Sharon Avandaño, new Community Resource Officer from Denver DPD D2            Crime is down over all, however, homicides did occur within gangs (same gang members)</p> <p>High crime rate in holiday season with packages being delivered – often stolen from front door. Please redirect deliveries to a family member that will be home or to pick up at FedEx, UPS, USPS location.</p> <p>Burglaries – open garage doors, open windows in homes. Please lock and secure your home.</p> <p>If you hear gunshots, please call the non-emergency line so they can track location, coordinated with their ‘shot spotter’ technology.</p> <p>Helicopters – sent out as needed, limited budget for use and limited number of officers that are trained to fly it.</p>	<p>Report any suspicious activity to District 2 at the non-emergency dispatch number: 720-913-2000.            Reserve 9-1-1 for crimes in progress so that you are not tying up the line for real emergencies.</p> <p>Twitter: follow @DenverPolice</p>
3	<p>Community and Organization Update, Rebecca Born, Executive Director:</p> <ul style="list-style-type: none"> <li>• Thanksgiving – we assemble food baskets for families in need. Canned vegetable requests are corn and green beans. Two weeks before Thanksgiving – we need volunteers every day to help with assembling these baskets. Please contact Rebecca to sign up.</li> <li>• Other Volunteer Needs:               <ul style="list-style-type: none"> <li>○ Food Pantry – greet and check in customers</li> </ul> </li> <li>• Colorado Gives Day, Tuesday, December 6th – GPHC has finally qualified for this program, so please include GPHC in your donations on that day. <a href="http://www.coloradogives.org">www.coloradogives.org</a></li> <li>• New Items we have installed at GPHC on/in our building – blinds, awnings and door swings</li> </ul>	<p>director@greaterparkhill.org</p>
4	Bardenay, Potential for location on Kearney Street at 23 <sup>rd</sup> , Kevin Settles,	

Owner:

- Location has been vacant for several years, Former Korean Church, first built as movie theater
- Concept is pub that serves high quality liquors and pairing with food for safety
- 17 tap handles for beer in Denver location
- Claimed to fame is their cocktail menu – with their distilled spirits as well as more commercial spirits for those who don't want the Bardenay product.
- Don't do Happy Hour discounts on their beverages
- Mandatory alcohol training for all of their staff – trained to know when someone has had too much and will deny serving them. Have not been cited for under-age drinking or any other liquor license violations.
- If people are going to drink, you need to eat. Because they make more money on the alcohol, can therefore put more money into the quality of the food.
- Steaks, sandwiches, soup of the day, fish, Asian influence, Mexican influence
- Lunch specials Monday – Friday
- Denver location – maybe 800 cases total per year, intention is to make vodka and gin; they will be able to sell bottles of their product (allowed in Colorado, but not in Idaho)
- Had Needs and Desires Hearing – number of people showed up that were opposed.
- Small patio out front on Kearney
- Parking – will incentivize employees not to park on Kearney Street. Valet Parking, coordinate with Uber. No Handicap parking exists on the street.
- 236 seats
- Colorado residents spend \$1,000 more per year on eating out than Idaho residents.
- Deliveries will be mid-day; Denver does not allow deliveries before 7 am
- “Not a hazardous occupancy, not distilling enough alcohol to be classified as H Occupancy.”- Kevin Settles (Would otherwise not be allowed when adjacent to a residential zone district and in a zero lot line building.)
- Impact on existing infrastructure? –Public Works – will have to increase water pressure to domestic water supply to service the restaurant and this will impact the homes that are upstream from the restaurant (have to put a regulator on their water service entry to decrease the water pressure otherwise pipes will leak.)
- Distillery use is considered Manufacturing, Fabrication, and Assembly – Custom –
  - If the use is less than 100 feet from the boundary of any Protected District, all business activities open to the public shall cease by 10:00 pm, except on Friday and Saturday nights when all business activities open to the public shall cease by 11:00 pm.
- 11,000 GSF +/- of building area
- Jack Fisher – building manager/owner, lives in Denver but not Park Hill, will determine how to outreach to community other than

	Facebook. He owns the building. Has received 14 letters of intent from various business types. It would take a tremendous amount of investment to make the building function for a business – i.e. condominiums, fitness center, offices. Didn't want a pizza restaurant or a high end restaurant (did not want something that would compete with Tables next door) Bardenay is not a Chilli's or Black-Eyed Pea.	
4	Approval of August Board Minutes Approved!!	

End of Minutes