



Greater Park Hill Community, Inc.
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MEETING MINUTES
Monthly Community and Board Meeting


Date: August 6, 2020

Time: 6:30 p.m.

Location: ZOOM meeting - virtual

Board Member Attendees: James Groves, Blair Taylor, Bernadette Kelly, Shane Sutherland, Lisa Zoeller, Stephanie Ceccato, Heather Shockey, Tracey MacDermott, Sandy Robnett, Rick Medrick, Justin Petaccio, Melissa Davis, Jeanette Fedele, LaMone Noles, Colette Carey, Kevin Wiegand, Louis Plachoswki, and Geneva Goldsby

Item No.	Discussion	Action Items/Responsibility
1	<p>Introductions by Tracey MacDermott and Lana Cordes: Lana – housekeeping rules for Zoom Meeting; Justin moderating questions and comments – attendees to ‘raise hand’ for if they want to talk. Community updates are available on Greater Park Hill Community and Greater Park Hill News Facebook pages.</p> <p>Free Farm Stand on Mondays Home Tour and Street Fair – modified to exterior walking tour Coffee, tea, toiletries, fresh food – complete list is available at greaterparkhill.org Denver Water – lead reduction program Dahlia Campus – Friday August 23 to 9 am to 1pm; free COVID-19 testing East Area Plan Group Living Rules – Blair Taylor – INC ZAP re: July 17th review draft – approved the following (see attached notes) Membership – join us if you are not already a member Donations – food, toiletries and monetary donations are always welcome!</p>	
2	<p>D2 Police Report – Officer Heidi Lewis</p> <p>Crime Stats – theft from motor vehicles – do not leave valuables in your car! Theft of motor vehicles also up; uptick in violent crime – East Colfax; 5 people shot and killed at Bar shooting; combined concerted effort between crime prevention teams – sending uniformed support teams to hot spots; DDACTS (Data-Driven Approaches to Crime and Traffic Safety) – model that high crime are correlated with high traffic, so enforcing traffic rules lowers crime; get people to participate in neighborhood and business watches</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>

	<p>Events – school supply drive this Saturday serving all of District 2 – 500 backpacks 1300 block of Xenia from 11:15 am to 12 pm. ‘Heat Maps’ ask Commander for approval to release these maps to Community. Alternatively - access www.communitycrimemap.com</p>	<p>No longer monitoring Next Door – use pocketgov.org to connect with D2 Police Officer Heidi Lewis</p>
3	<p>Olivia Czarnecki, Elevation Community Land Trust Affordable Housing – housing services have developed into a ‘spectrum’ of different needs; economic downturns and rent increases affect historically marginalized communities first (\$55-\$63K household income) Contact information</p>  <p>elevationclt.org facebook.com/elevationclt/ oczarnecki@elevationclt.org tfaforms.com/4827008 https://us02web.zoom.us/meeting/register/tZcpdeuhqT0jHt3gjsLJ3jC222EyhSStgCic</p>	
4	<p>Councilwoman Candi CdeBaca, Penfield Tate, Tony Pigford, and Dr. Lisa Calderon Park Hill Golf Course Ballot Initiative – Proposed Charter Amendment Save Open Space, Denver –</p> <ul style="list-style-type: none"> • community outreach • Purchase Price by Clayton – no development rights, Denver Tax Payers paid \$2M for Conservation Easement; permanently sold development rights • Before residential or commercial development happens – needs to go to the residents of Denver for a vote • Largest undeveloped tract of land in the City; if it is developed, we will never get it back • See attached for language of Ballot Initiative • Questions/Comments <ul style="list-style-type: none"> ○ Q. Why take away the decision from the immediate neighbors and give it to all of Denver? Why isn't revision of Conservation Easement enough? A. City wide residents who invested in easement should have a say. Development of open space impacts all residents – traffic, emissions, property tax rates 	

- Q. Community currently has no power over development of PHGC other than the Conservation Easement. LDR Large Development R..... Want to protect impact of development of this open space on residents – rent and property tax increases. Developer will likely be requesting a financing mechanism from City (TIF, etc.) A. City has a ‘clear path’ to resolve the easement and move forward with development. City is not asking the community what they want, only working with developer. Q. I-70 development has taken a part of PHGC for drainage. Community opposition, but had no impact on stopping the process.
- Leslie Twarogowski, Parks Board – voted for pursuit of purchase of PHGC at market value to allow Parks and Recreation to buy this land, to remain zoned as Open Space, future use to be determined by current process for uses of Open Space; it could remain as a golf course and become a public park. As a regional park – it will serve the entire city; nearby residents.
- General Obligation Bond – has a laundry list of items to which the money will be spent, which included the Conservation Easement; as such, voters did vote for and approve the Conservation Easement
- Kenneth Ho, Westside Development – “so much information that is wrong”; 1989 was Bond that included the Conservation Easement. Was for purchase of golf course, through City Council process for private agreement which is the Conservation Easement, so agreement/easement can be modified privately
- Leslie Twarogowski – does the 60 acres committed to as open space from Westfield, does this include the detention pond on the north?
- CW CdeBaca – sell to a Community Land Trust!!
- NRC Survey – results and methodology are posted on GPHC website. NRC is same organization as used by City and State organizations/departments. “Best possible representation of our neighborhood” – Park Hill Neighborhood boundaries, demographics, selection of variety of ages and income level
- Penfield Tate – “We own the development rights” Amendment does not impact conversations about what community wants to happen with PHGC.
- Petition for getting initiative on ballot – why trying to skirt that process? A. Penfield – not responsible in the time of COVID to go door-to-door and collect signatures
- LaMone Noles – great concerns about no mention of people, only talking about land and things; Process should be about people talking to each other – the black business community of bankers, realtors, not allowed to grow; allowing the city voters to decide what to do is wrong. A. Penfield – is about people, make sure

wealth is spread; Denver is 2nd fastest gentrifying city behind San Francisco because we have had rampant unchecked development. City is addressing all income levels in these developments. This initiative is to 'check this process'. If you don't own the land, you don't have a say.

- Norman Harris – representing Smart Growth Initiative – see value in PHGC – event happening Saturday August 15th to discover more about his organization – concerned about survey – need to be careful about using numbers for proving points. Question validity of survey that tries to get information from African Americans and similar communities We are seeing passion and silos, needs to be some middle ground. Need to understand people who live closest to PHGC to find out what they want – survey did not accomplish this. His been on 5 Points Business District for past 5 years – difficult to get people involved. 2-4:30 pm at Park Hill Golf course – bring a mask and your families.
- Blair Taylor – we have performed community outreach. Greater Park Hill Community represents all of Park Hill. We are all volunteers and we have had so many conversations about PHGC. This has nothing to do with business or investment or financial incentive. This comes from our history or inclusiveness. Coming in at the end – where have you been on this conversation? Getting people to vote is the greatest community outreach.

Motion 1: Should the board allow absentee voting [on the resolution] for the board members who were unable to attend tonight?

Vote: Initial vote was 8 aye, 8 nay, 0 abstain; 1 board member subsequently changed their vote to nay to break the tie resulting in a final tally of 7-9-0

Three of the six absent board members gave notice of their absence and provided their vote and reasoning; 2 by email, 1 by phone.

Motion 2: Should the board approve the SOS resolution in support of the proposed charter amendment?

Vote: 12 aye, 4 nay, 0 abstain

Lisa Zoeller requested it be noted that she voted nay. The three absent board members who provided their vote in advance tallied 1 aye and 2 nays; however, these were not counted pursuant to the vote on Motion 1.

Motion 3: Should the board of GPHC work jointly with the board of NEPHC specifically on PHGC issues?

Vote: 15 aye, 1 nay, 0 abstain

End of Meeting – other business to be addressed in future meetings

End of Minutes
Next Board Zoom Meeting – September 3rd