



Cultivating the heart of Lakewood

Alameda Connects  
BOARD MEETING MINUTES  
March 11, 2025  
Virtual Meeting  
8:00 AM

**Call to order: 8:03 AM** President, Jeanine Maxey

**Present:** President Jeanine Maxey, Vice President Teri Romero, Directors Amanda Piland, Jessica Barrand, Doug Wells, Max de La Bruyere, Katie Nicholson, Kate Curtis, Joyce Rocha, AC ED Tom Quinn, AC Office Manager Clare Johnson, AC Director of Outreach Rachel Griffin, City of Lakewood Economic Development liaison Marcus Johnson

**Absent:**

**Motion to approve February 11, 2025, AC Board Meeting Minutes**

**Motion to approve Minutes:** Teri Romero

**Seconded:** Doug Wells

**Minutes Approved Unanimously**

**Treasurer's Report/Financials** – ED Tom Quinn

1. Tom explained that the checking account balance doesn't reflect the BID payment for March 1<sup>st</sup>.
2. Sponsorship from Lakewood ED hasn't been received yet (should be about \$10k), should come in April.
3. Liquid asset account is up to \$20,000 again.

**Executive Director's Update**

1. Crime Prevention, businesses need to sign up for Business Watch.
2. Update on car wash – situation has been stabilized, but there are indications people have moved back in. There has been an order sent to the owner to act. At this point it would not be usable for a car wash and would need to be torn down. Thus, demolition should move forward.
3. Blarney was a great event, everyone enjoyed themselves. Bringing in the Elders was a great result; they are a high energy band. Continues to be a good event that benefits our businesses. AC had a table with recycling station and dog watering station.
4. Last community meeting was well attended, and Mia Voss was a great speaker.
5. Facilitator for the board retreat, cost is \$2500-\$4500. Would the board like to have a facilitator? – talk to Tom separately.
6. AC BID projects – repairs on "Flow" were completed, just waiting on electrical (at Alameda and Sheridan).
7. Jeanine asked about an Alameda Cleanup day: ED Quinn said it would be a partnership with the city, a deep clean – trash pick-up, city would provide a dumpster, we would need to recruit volunteers.



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8. Doug Wells wanted to mention that Blarney on Belmar is a great event, very well attended, great where it falls on the calendar. He wants to keep the AC sponsorship. Doug also asked about the car wash, and he thought that an ordinance had been passed for this exact situation. The owner was using a loophole – if there is an active development application, then the ordinance can't apply. The ordinance needs to be amended to stop this situation from happening again. Marcus Johnson said he is working on it behind the scenes.
9. Jeanine thanked Tom and all his work for Blarney is appreciated, a great event.

#### **Outreach and Engagement - Director of Outreach Rachel Griffin**

1. Fix It Up Grant, all have been paid out except for one. Securing Alameda Grant, two grants have been paid out, Gold Crown is using this and the City of Lakewood's grant, and the Alameda Water district is interested. One grant is still available, but the business that had applied is MIA, Ballmer Peak has expressed interest.
2. Post cards are going to be a mailer with "Did You Know" information.
3. Crime Prevention is scheduled for April. We have created a Crime Survey, and have only had 13 responses, we'd really like to get more responses.
4. There are now community meeting business cards, please get some and hand them out.
5. Katie Nicholson hadn't gotten the crime survey; she will look back in her email.

#### **Board of Director's Updates:**

Jessica Barrand

- Business as usual, January and February sales were slow. In the process of partnering with a wine shop in LoDo. Hopefully bringing delivery around Lakewood.

Teri Romero

- Construction at the new Kaiser Building is moving along; parking is still a challenge. Projected to be finished Q1 2026.

Joyce Roca

- Blarney on Belmar was so great. The partnership is great.
- Bunny Trails is coming up on April 19<sup>th</sup>, 12-3 on the plaza.
- March 29<sup>th</sup> is the opening of Club Pilates. There will be a mat class at Dick's at 8:30 in the morning.
- March 15<sup>th</sup> the Gift House will be closing.

Katie Nicholson

- Old 121 doing great. Very successful pint day. March 29<sup>th</sup> is their 6<sup>th</sup> anniversary.
- Very sad to see Locust Cider go from Belmar, had a good last tap takeover with them.



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### General Business

#### 1. Discussion of Fiscal Sponsorship Agreement with Colorado Non-Profit Development Center (CNDC)

- Former AC grant programs could no longer be funded in the same way, to keep programs growing. One of our limitations is that AC is a c6, not a c3, so donations are not tax deductible. The idea is AC raises funds under the umbrella of the CNDC's c3, with the goal to relaunch grants programs next year. Need to figure out the process of Colorado Gives Day.
- We're committing to raising money for these grants' programs. AC would pay CNDC a 10% fee for every donation. This really is an experiment, and we have a 30-day termination clause in the contract if it doesn't work out.
- The target would be to raise a minimum of \$5k, not sure if that is realistic or not. There are guidelines.
- Not sure how much staff time is required to operate this entire program. There are pieces that are going to be learned along the way. Not going to know the answer to all the questions – this will probably take about a year.
- Jeanine had a question about the insurance policy coverage, ED Quinn needs to find out if they need to add them to the insurance policy.
- Doug Wells feels this is worth a try. This is a very creative way to try this, without remaking the AC organization. He supports moving forward with this. He is very interested to see what a donation appeal might hold for AC. Jeanine agrees with Doug, thinks this a creative way to not have to convert to a 501c(3).
- Jessica Barrant and Kate Curtis agreed that they would like to try this.
- Katie Nicholson asked where the borders of this money grants could be used. In the past ED Quinn said that members outside the boundaries could get the grants.
- MOTION to Approve the Fiscal Sponsorship Agreement with CNDC by Doug Wells, Max de la Bruyere seconded. Motion approved unanimously.

#### 2. Scheduling Joint Retreat

- Cost is the concern; in the past we have split the costs with the BID. Arguments both ways. ED Quinn is open to discussion – he asked for peoples thought by next Tuesday.
- Since AC knows values, and goals, it might make sense to not pay a facilitator.
- Doug Wells embraces giving us a trial of trying to do it without a facilitator.

Next AC Community Meeting: Wednesday, April 2, 2025, West Metro Fire

Next AC Board Meeting: April 8, 2025, via Zoom