



Cultivating the heart of Lakewood

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

**Call to order: 8:01 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

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

**Motion to approve Minutes:** Teri Romero

**Seconded:** Max de La Bruyere

**Minutes Approved Unanimously**

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

1. Tom Quinn said the First Bank checking account temporarily had a negative balance, this was a mistake and has been fixed. To prevent this from happening in the future ED Quinn is working with the accountant, and his plan is to create a cushion, so this doesn't happen in the future. Later this year the service contract will be increasing (amount from BID to increase what they give Alameda Connects). Applying for overdraft protection for the Alameda Connects checking account.
2. Thank you to Marcus Johnson for the sponsorship check from Lakewood ED -- \$11k.
3. Doug Wells asked when ED Quinn would plan on reviewing the contract and modifying it. Teri Romero asked if the BID would be open to this idea. This would be something that happens in the Fall.

**Executive Director's Update**

1. Crime Prevention – the Security Grants are continuing to be rolled out. This is a priority for both organizations. Crime Survey has had a decent response but would like to get more response (to get an accurate picture of what goes on in the corridor).
2. Register for the Lakewood Business Watch. An effort to get businesses to more information.
3. After the last meeting AC did enter a contract with the Colorado Nonprofit Development Center – an agreement to enter into Colorado Gives Day. In the process of creating the page – people will be able to donate to it before Colorado Gives Day in December. The goal of this is to raise enough funds to go back to doing community grants. Joyce asked if the organization gave AC any idea of how much the goal should be in the first year – ED Quinn responded that no, they left it up to AC to determine the amount. We are hoping the page will go live in June.



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4. Movie in the Park, August 22<sup>nd</sup>. Moving ahead with Cruiser Rides.
5. Eco Business Workshop had been on hold due to issues with the facilitator. AC had been working with a new facilitator. Now working with a former Lakewood city employee, and this is in the planning phase.
6. April community Meeting, had about 32 people. Marcus did a great job. AC will be posting the presentations on the AC website.
7. We had discussed at the last meeting doing a retreat this year. After discussion AC has determined a Strategic planning meeting makes more sense for this year. AC will be taking steps for a Creative District. The board agreed that a Strategic Planning meeting would be a good route.
8. BID Projects: sprinkler system turned back on. Storm Drain Art Program will be rebooted in the coming months. Kaiser Mural project will be moving ahead. Flow sculpture just waiting on lighting.
9. Comprehensive Plan is ready for prime time. The Bike Master Plan will probably be approved this summer. ED Quinn wanted to know if the board would like a briefing on the environmental hazards – how our businesses adapt (with the sustainability person with the city). The board agreed that they would, and they thought this would be a good speaker for the Community Meetings.
10. Doug Wells brought up the soft scaping of Alameda. How would ED Quinn rate the success of it? ED Quinn explained it is mostly going well – most of the plantings have done well (most of these plants are pollinators) – the spirea have done well in some areas, but not in others. From year to year, it's hard to predict from dry years and wet years (have to make changes to keep up with the weeds). Landscape maintenance requires constant vigilance and maintenance. Irrigation (water costs nearly doubled last year). Max asked if AC/BID has been with other groups to discuss our experience with Native Grasses. Tom explained that he and Rachel will be at the Ward 2 meeting to discuss the landscaping. ED Quinn wants to board to let him know if he should talk to others to explain the landscaping.

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

1. Fix It Up Grant (façade improvements), all have been paid out except for one. Securing Alameda Grant, there are a total of 15 grants, but have only had 3 applications. From the DCI
2. Crime Prevention meeting – more to come
3. AC Is down to 46 members, Postnet is the newest members. Rachel has also been sending a hand written note to members that have let their membership expired.
4. Crime statistics survey, have only received 22 responses. The goal is 100 responses.
5. Marketing material – now have meeting business cards that the board is welcome to hand out.
6. Learned at the DCI conference about AI that can create a podcast from websites, so she created one for AC and the BID – she will send that out.

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



Teri Romero

- Met with Marcus and Tom over at the Kaiser building, ETA for opening has been pushed forward to January of 2026. Where the Lakewood building is right now, that will be parking. The most challenging time will be while waiting to tear the building down.

Kate Curtis

- The city will be continue the protected bike lanes – so will affect the property (the summer some time). The median will be shortened.

Amanda Pilland

- This Friday will be a delayed opening day of the Rockies at the First Bank (from 11-2) celebration.

Jessica

- Hopefully extending liquor license

Katie Nicholson

- Usual April is slow, she and Sam will be taking a road trip at the end of the month for the Indianapolis Brewers Conference.

Joyce Rocha

- Bunny Trails coming up.
- Mid May Road Runner sports is opening, Club Pilates opened but delayed in getting classes.

Lakewood ED Report:

- Very hefty inventory with business space. Lakewood has older buildings that might be easier to scrape.
- 3.1% decrease in retail space available.
- Really want to connect with Teri to see what Kaiser's needs are.
- DCI conference, the outcome from this is to really understand how to manage the brownfield sites – places where the ground water might have been contaminated. Trying to build out a framework of how to get this cleaned up and development ready.
- Special event coming up – lunch and chat focusing on the restaurant and beverage industry. Really want to get the voice of the community there.
- Jeanine asked about 777 Yarrow. Marcus said that the building has been demo'd and they are in the process of sorting the trash/recycling.



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**General Business**

1. Discussion of Fiscal Sponsorship Agreement with Colorado Non-Profit Center
  - Discussed this earlier, so didn't expand upon it more.

Next AC Community Meeting: Wednesday, May 7, 2025, West Metro Fire

Next AC Board Meeting: May 13, 2025, via Zoom