

GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT

MEETING MINUTES

A special meeting of the Advisory Board of the Gateway Village General Improvement District was held at 2:00 p.m. on **Wednesday, March 25, 2026**, at the Arie P. Taylor Building, 4685 Peoria Street, Suite 200, Denver, Colorado 80239 and via Zoom link – posted on the District website.

Attendance:

Directors:

Councilmember Stacie Gilmore
Lorrie Keller-Garcia
Brenden Kelly - via Zoom
Carol Stockton

Other attendees:

Jeffery E. Erb, Erb Law LLC
Jillian Martin, Erb Law LLC
Jadyn Mullikin, CLA
Nicholas Williams – DOTI – via Zoom
Jessica Andersen, Denver Parks and Recreation
Cinceré Eades, Denver Parks and Recreation – via Zoom
Matt Corrion, Outdoor Design Group, Inc
Todd Rutherford, Outdoor Design Group, Inc
Amanda Jeter, Studio Campo - via Zoom
Morgan Hopkins-Crawley, Denver Water - via Zoom
Nicole Nichelson, DCPS - via Zoom
April May, DCPS - Zoom
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

Public attendees:

None present.

Call to order/approve agenda/notice of meeting/declaration of quorum and conflicts of interest

The meeting was called to order at 2:03 pm and declared a quorum. The Agenda was approved by acclamation acknowledging that items may be taken out of order.

Items from citizens regarding items not already on the agenda

No items were presented.

Approval of Meeting Minutes from June 24, 2025

Upon motion by Director Kelly and seconded by Director Stockton, the Board voted 4-0 to approve the September 15, 2025, meeting minutes, as presented.

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2026 Renovation Projects

a. 56th & Chambers Landscape Transformation DPR Project Update

i. Project Status & Timeline

ii. Community Outreach Update

iii. Proposed Improvements & Benefits (including overview of maintenance)

iv. Next Steps

Jessica Andersen from Denver Parks and Rec, and Amanda Jeter at Studio Compo gave the Board a presentation regarding the 2026 Renovation Projects – including proposed improvements and benefits and community outreach. Discussion followed. Direction Stockton asked if there were any dog waste stations with bags. Jessica and Amanda noted that the current budget does not include any enhancements such as adding any dog waste stations. Matt Corrion noted that there is one dog station included in the Gateway Village GID's plan.

Jeff Erb noted that the next discussion would be regarding the bidding process, and the GID could add some dog stations within their budget. Discussion followed. Matt Corrion noted that the Gateway Village GID's design has been modified slightly to better align with Denver Park and Rec's designs. It would be more efficient for both design packets to be bid out together – an agreement between the Gateway Village GID and Denver Parks and Recreation would be needed to finalize the process and details. Additional discussion followed.

Director Garcia noted that trashcans on Chambers were not being emptied regularly. Director Garcia also noted that the commercial area, by Walmart, is not being well maintained. The district may be able to investigate and find a contact for that area – see if they are any options for improvement.

Councilwoman Gilmore noted that if Denver Parks and Rec could share links to the community outreach documents, they could be shared via the April communications to a larger audience. Jessica and Amanda noted that 90% submittal of the drawings are due in a couple of weeks – the project is moving forward per the timeline. The target is to put the project out to bid in May/June for installation in later summer/fall. Matt noted that the Gateway Village GID's project drawings could also be 90% ready by early April.

Morgan Hopkins-Crawley noted that Denver Water has been working with the Gateway Village GID. Denver Water has rewarded the GID with a rebate for over \$47,000 for improvements and grass replacement.

Brendan Kelly introduced his supervisor Nicholas Williams as Brendan will be retiring soon.

b. Landscape Project – Phase III Updates

i. Ratify Design and Construction Bidding Process

Upon motion by Director Garcia and seconded by Director Stockton, the Board voted 4-0 to approve legal counsel to work with Denver Parks and Recreation.

Upon motion by Councilwoman Gilmore and seconded by Director Garcia, the Board voted 4-0 to ratify extending the contract with Outdoor Design Group, Inc.

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District Operations

a. Landscape Maintenance

Sarah Shepherd noted that Denver Water has declared a Drought 1 condition – which will directly affect the GIDs watering schedule. The GID could reach out to Denver Water to reduce its water usage by 20% or stay with the 2-day per week watering schedule. Discussion followed.

Nicole Nicholson noted that the GID has a lot of drought resistant materials, so the 2-day per week watering would probably suffice. Discussion followed.

b. Sidewalk Program Maintenance

Sarah Shepherd gave the Board an update. The Program has been designed to help Denver address sidewalks that need to be updated and made accessible. Most of the GID's sidewalks are in relatively good shape. Nicholas Williams is overseeing the program and seconded Sarah's update.

c. Other

DCPS will begin Spring clean-up next week; in April the bi-weekly services will start. Due to the recent Drought 1 announcement, watering will begin in May.

Financial Matters

a. Review District Financials

Jaydn Mullikin presented the December 2025 financial statements and District financials.

Upon motion by Director Stockton, and seconded by Director Kelly, the Board voted 4-0 to ratify the financials as presented.

b. Discuss request from HOA for payments of Sidewalk fees

Jeff Erb noted that the Gateway Village HOA has been receiving the invoices for funding the Program, however they have requested if the GID would cover these costs. The GID has a lease with the HOA for detention ponds and streetscapes. Discussion followed.

The Board agreed that the HOA should shoulder the cost of the program as the GID has already taken over several costs that were previously part of the HOA's budget.

c. Review, Approve and Ratify Claims Payable for prior periods

Jaydn Mullikin presented the claims between September 15, 2025, and March 25, 2026. Upon motion by Director Kelly, and seconded by Director Stockton, the Board voted 4-0 to ratify the claims as presented.

d. Review questions Audit Exemption Application, if needed

Jaydn Mullikin presented the Audit Exemption application for the GID. Upon motion by Director Garcia, and seconded by Director Stockton, the Board voted 4-0 to ratify the 2025 Audit Exemption as presented.

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e. Other

No other items were presented.

Attorney Report

a. Contract renewals and rate notices:

i. Regulation 29 Reporting

Jillian Martin gave the Board an update on Regulation 29 – the GID is working on being compliant with the Regulation. The first reporting requirement is by June 1, 2026 – Erb Law is working with management and DCPS to collect all the required information.

ii. Insurance Renewal

Jeff Erb noted that the District's insurance has been renewed for another year.

b. Other

Jeff Erb noted that they will be working with management to move forward with the design project.

Jeff Erb shared a proposal from Metro District Accounting Services with the Board. Discussion followed. The Board will review this item at their next meeting.

Additional Board Member Items

As Brenden Kelly is retiring the District will have to a vacancy. Jeff Erb will check the ordinance for the GID to confirm the process for appointing a replacement for the position.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 3:44 pm.

The next Board meeting is scheduled for September 23, 2026.

/s/ ***Sarah Shepherd***

Secretary for the meeting