

**WDCA Board Meeting January 16, 2024  
via Zoom at 7pm  
Draft Minutes**

7:06 meeting called to order

No minutes to approve. November minutes approved unanimously via email

**Attendees**

Board: Joanna Milewski, Danielle Taro, Jeff Aldrich, Tim Rooney, Jane Lorimer, Susan Bernard

Chairs: Mickey Greenberg

Guests: Barbara Schwartz, Dan Levin, Logan Fry (Senior Aide to CW Sawyer), Nola Owens

**Treasurer Report - Joanna**

- **Year end 2023 report** – Total bank balance: \$8,807.97 at end of year. 54 members gifted \$1,019 dollars extra. 45 members paid on-line by Paypal (30%).
- Proposed 2024 budget (sent out along with list of hard assets) with note we are budgeting \$1,229 over expected income.
  - In 2023, we had \$5,142 in projected expenses and spent slightly over \$4000.
  - Membership goal was 185 but we only got 149
  - For 2024, we budgeted \$6,279 in expenses and a membership goal of 150 members. Looking for possible sponsorships and grants.
  - Recommendation made to break out Paypal fees as separate budget line item.
  - Jeff Aldrich motioned to approve budget. Susan Bernard seconded. Motion approved unanimously.
- Membership end of 2023: 149 total
  - Jane acknowledged and thanked 2024 members to date, and responded to more than 40 comments/inquiries on the applications. Several people expressed concerns about sidewalk fees. Council comes back in July with revised program.

**President's Report**

- List update - Tim to ensure all addresses with WD are on Jane's current master sheet. Jane to send updated list to Jane and Joanna.
- Website updates
  - Paypal can't be changed to add donations, so we added a sentence to website form to let people know they can pay more on-line if they want.
  - Resolved issue regarding email signups for newsletter in membership form
  - Adding link to website to permit newsletter signups: It can be useful to other neighborhoods to receive information about what is going on in our neighborhood. There is general support for this option.
  - Danielle comment – can we share more information about our events with other neighborhoods and vice-versa? Response: We do and we try to publicize some of the events from Lowry United Neighbors, but we could do more.

## **Safety Report – Mickey Greenberg**

- Updates on recent crime
  - Attended last CAB meeting – notes circulated via email. 911 call personnel attended and talked about their operations. They are willing to come to meetings – could be of interest to community.
  - Matt Grimsley CRO out with broken foot. AJ Pachenko is covering for community temporarily. New sergeant is on board but they're in process of hiring another CRO for our neighborhood.
  - Lt. Wheaton for Sector 2 willing to meet with us as well. It could help if we had a local presentation with Lt. Wheaton and CRO.
  - Attended Police Community Academy and visited 911 call center. He can provide notes and a presentation.
  - Denver DA has scheduled a one-day forum for Saturday March 9
  - DPS has us on scheduled to get speed sign put back up on E. Exposition

## **Open items**

- Poplar St Coalition – Jane, JoNell. May have interest for a Venmo account to pay vendor to remove snow for 29 homes. One vendor bid \$300 but we need another bid. He also would pick up trash for \$250 but we can probably get teens in neighborhood to do it for less.
  - In Chat: Try David (he is my lawn guy) he does sidewalks 303-809-5036, mention Barb Schwartz
- Clean up Quebec – Group – Tim to shoot for March/April for cleanup.
- Annual Meeting April 16 – Jane to reserve BMH. No religious holiday conflicts to date.

## **New Business**

- WDCA position on 6750 E Exposition ADU hearing
  - Jeff Aldrich proposal – given that the structure was built is a separate building fronting the street (not in backyard), if the new ADU has a separate address we would not oppose or approve. Eventually this could be a long-term rental and having a separate address more closely resembles two separate living units. Barbara Schwartz also pointed out that it would be helpful for first responders.
  - JoNell Herndon has a question about whether it is for WDCA as an organization to dictate this as a solution.
  - There is an issue related to privacy for mail delivery if the ADU does not have a separate address.
  - WD would like clarification on separate address requirements for ADU from Logan Fry
  - Jeff Aldrich to send draft letter for consideration via email by early next week.
- WDCA position on KBY Proposed Development
  - Parking issues and whether Board stands behind initiating parking restriction actions residents may take.
    - Tim Rooney suggests that we do not have enough information to discuss specific parking restrictions yet (e.g., traffic study)
    - Jane would like to have a facilitated meeting to distill concerns for discussion
    - Tim Rooney does not recommend holding a meeting at private home and would like board participation

- JoNell Herndon – we could conduct survey on particular issues - City typically does postcard for houses within 200 feet for zoning issues where there's a public meeting.
- Dan Levin – would like advance notice of questions to prepare prior to any future meeting. No application to the City likely to be processed for at least 4 to 6 months
- Draft survey could be available for review by February meeting
- Jeff Aldrich – can we get Dan Levin's input on what they would like to see from a survey?
  - Barbara Schwartz – willing to help with issues
  - Distill issues for Dan – see if they can provide some questions
- Note that KBY is separate entity from TRI – not affiliated with landlord at current location

KBY Questions to city that were not answered other than to send religious use zoning

Current zoning for 6550 E Dakota Ave is S-SU-F for 9220 SF Vacant Lot now owned by a shell company, KBY Building LLC, which ties back to KBY Synagogue, a nonprofit corporation. KBY plans to build a synagogue on this lot. As of now, we understand project has not been submitted to the city.

#### **Some considerations:**

- Near SE Area Plan currently indicates no ADU's in this neighborhood (we have no alley's and lot configurations don't work well), okay for duplexes and triplexes. ADU's are permitted if land conforms to code needed for ADU.
- We are characteristically a neighborhood of single-family housing throughout with the exception of two operating businesses on (1) Monaco/E. Exposition & (2) Monaco/Alameda and a lot at 365 S Quebec St zoned as commercial-retail, but is not developed. [BTW our neighborhood was never advised of the zoning change for 365 S Quebec. They also have multiple code violations and associated fines and plan to not rectify them. They know Denver is short on monitoring staff! When 365 was sold, it was sold under the grandfathered R1 zoning.]
- There are already 12 buildings dedicated to Jewish religious uses in the area from Holly, east to Quebec and from Alameda to Exposition- question of need

#### **WDCA questions:**

1. Can they build a synagogue on this lot and not have neighborhood approval for change in zoning? i.e. Does Religious Assembly apply to a new building construction on an existing vacant lot zoned for housing?
2. Does Religious Assembly Use apply to a new commercial building construction on this existing vacant lot currently zoned S-SU-F?
3. Does use as religious assembly or nonprofit status exempt property from taxes? If so, how can the city justify 13 buildings in a concentrated area that are tax exempt?
4. Denver says there is an inventory shortage for single family housing, so why convert a lot that could supply 3 homes

**Other New Business**

- Need social chair or co-chairs to round up “out front” hosting and support Block Party
  - June, July, August, September (two Fridays, two Sundays)
  - Plus block party in August
  
- Determine speaker list for Annual meeting at February board meeting.
  - Possible Botanic Gardens/water conservation and/or Amanda Sawyer
- Planning for separate security event between February and April
  - 311 (Jane)/911 and Lt. Wheaton – short presentations
  - Assistant DA (Zach – structure/overview of DA office)
  - Mid-May (week of the 12<sup>th</sup>) is OK. Need to check w/BMH for availability. Mickey to check with Elieen at BMH. Doesn’t have to be Tuesday

JoNell Herndon made motion to adjourn, Susan Bernard seconded. Motion passed unanimously. Meeting adjourned at 8:30 PM

Minutes submitted by Tim Rooney, Secretary