

# ANNUAL MEMBERS MEETING DECEMBER 16, 2020



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# AGENDA

- ✓ President's Comments
- ✓ Purpose & History
- ✓ Governance & Structure
- ✓ Roll Call of Districts
- ✓ Candidate Introductions
- ✓ 2021 Budget

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# **PRESIDENT'S COMMENTS**

## **DANA ELKIND**

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# MCA HISTORY & PURPOSE

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[www.MCA80238.com](http://www.MCA80238.com)



# What We Do

The MCA is a 501(c) 4 non-profit community organization whose mission it is to create and sustain a “sense of community” within **Central Park** through **Investing** in community assets, **Operating** community facilities and providing comprehensive community **Programming**.

Pools / Parks / Programs & Public Works

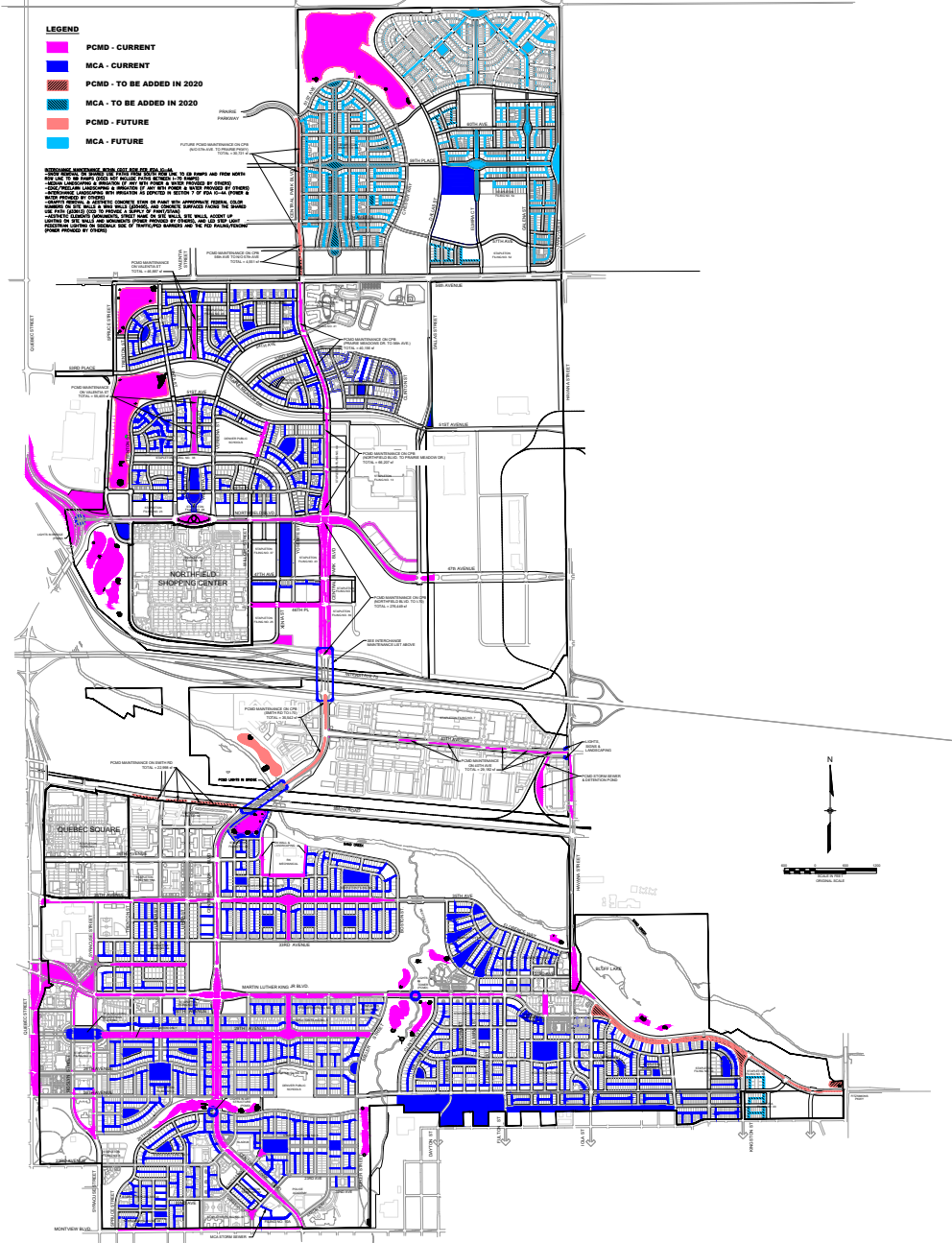
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# MCA History

- was created in 2001 as the primary POA for the operation and maintenance of the Community
- is regulated through the State of Colorado (CCIOA Statutes)
- became self managed organization in 2006
- became a 501(c)4 Non-profit organization in 2008
- continues to be the fastest growing community in Colorado and the largest in city of Denver
- Developer Control Period ends in 2022

# BOUNDARY & FACILITIES



- Our boundary is the 4500 acre historic airport site.
- We provide for the operation, maintenance, improvement and replacement of all assets owned by PCMD
- We produce a full range of diverse community programming
- We are responsible to enforce community covenants, policies and rules

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# PARKS, PARKWAYS & OPEN SPACE



- Maintains 60 Parks & Parkways (250+ acres)
- Maintains Medians, Alleys & Bridges
- Provides snow removal on public spaces
- Maintains pedestrian lighting & park structures
- Provides trash removal, recycling & dog stations
- Manages mosquito control program
- Manages storm water facilities
- Makes continuous park improvements

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Trees ● Trails ● Structures ● Alleys ● Amenities



# POOLS & AQUATICS



- Operates 7 outdoor pools
- Hires & trains 150 seasonal staff
- Provides learn to swim programs
- Provides competitive and recreational swim programs
- Rents facilities for “after hour” events and parties.
- Makes continuous pool facility improvements

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# COMMUNITY PROGRAMMING

- Programs Founders Green, Conservatory Green, the CUBE plus Larger Community Parks with:
  - Music, Movies & Markets
  - Live Theater & Seasonal Festivals
  - Lifestyle and Community Education Events

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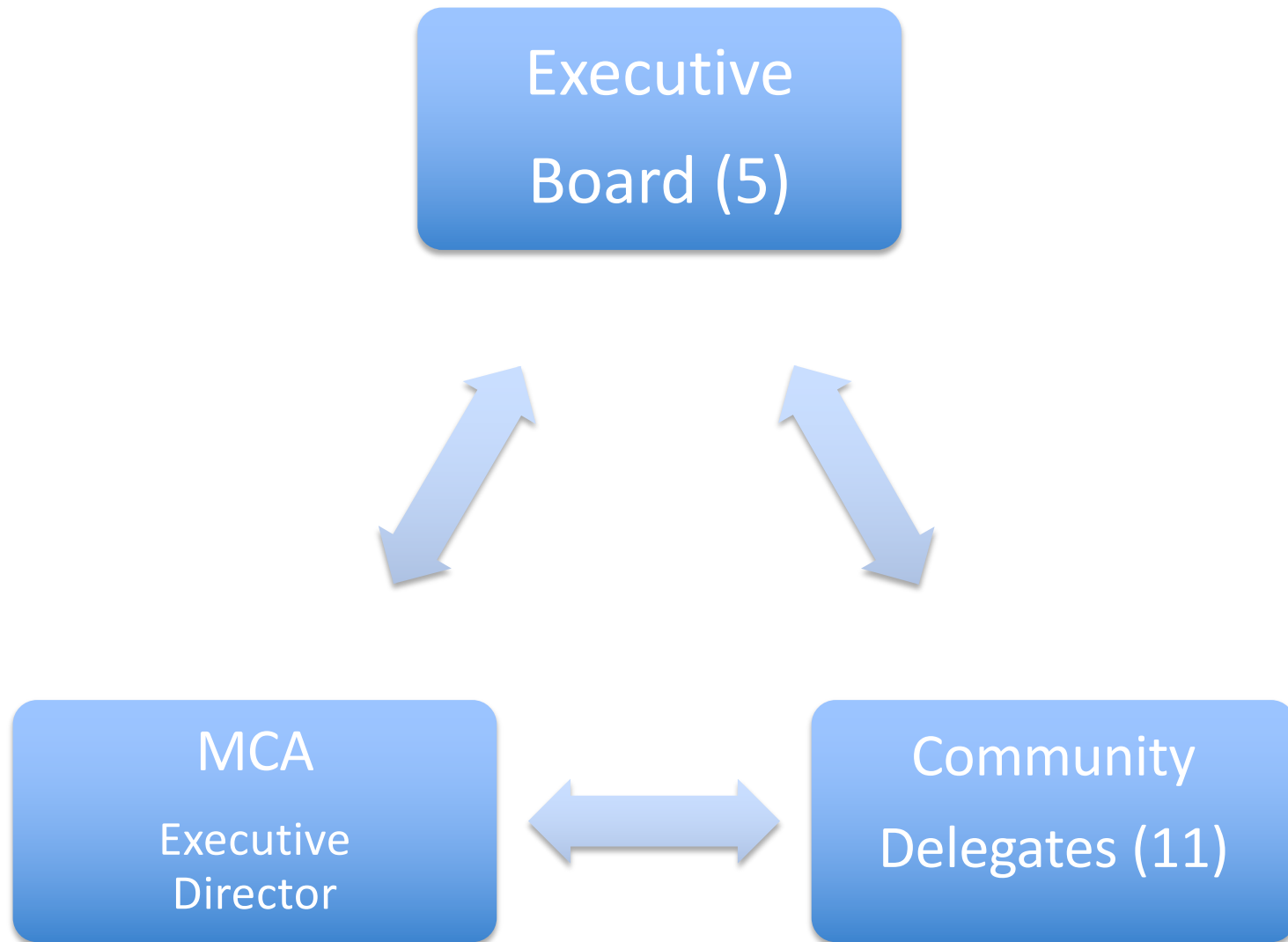
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Comprehensive ● Diverse ● Cultural ● Unique ● Organic



# GOVERNANCE & CC&R'S

# MCA GOVERNING STRUCTURE



# MCA EXECUTIVE BOARD

Position	Member	Represents	Term
President	Dana Elkind	Owners	2019-2021
Sec/Treas	Amanda Dorotik	Owners	2020 - 2022
At-large Director	Shalise Hudley	Owners	2021-2023
At-large Director	Christie Spilsted	Owners	2021-2023
Declarant Director	Claudia Saez	Developer	2021-2022
Executive Director	Keven Burnett	MCA Ex-Officio	2006 - Present

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## Community Covenants

- Section 7.5 & 7.6: Maintenance obligation of Landscaping and Buildings
- Section 9: Design Review

## MCA Provides Rules & Policies for:

- Community Parks
- Community Pools
- Community Alleys

# The MCA **DOES NOT** Enforce

- Restrictive rules on private property
- Neighbor vs. Neighbor issues (except in alley)
- Speed limits & Parking on Denver owned streets
- Animal Control issues
- Anything related to a DPR park or facility
- Best Resource to solve is Denver 311

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# Community Identity & Name

- **Article 1 of the Community Declaration (CCR's)** sets forth the name of the Community as “Stapleton” (after the former Airport site which it is located)
- **CCR's** also gave the **MCA Delegates** the sole authority to put forth (at anytime within 20 years) a new name of the community and refer it to the Executive Board & Developer to be adopted.

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# 2019 Name Referendum

- **10,550 ballots sent to members**
- **3,590 ballots returned or 34% participation**
- **35% supported removing the name**  
“Supported removing the name of a Mayor with verified ties to the KKK”
- **65% supported retaining the name**  
“Supported retaining the name of a beloved airport with historic ties to the success of Denver”
- **80% supported NOT spending additional funds**
- **5,275 members were necessary to support amending CCR’s to restrict the name change process (question 3)**

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# 2020 Name Change Initiative

- Followed the killing of George Floyd
- Sparked a national conversation of Names and Monuments
- MCA dropped the use of the Stapleton badge on its logo, signs & website
- MCA delegates move to revisit the name controversy
- MCA delegates supported the community naming process announced by SUN
- Name adopted by the MCA Board of Directors (Aug 20)
- Name adopted by the Developer Brookfield (Aug 20)
- Central Park was inserted and recorded into the Community CCR's Article 1 (Aug 2020)

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# DISTRICT DELEGATE ELECTION

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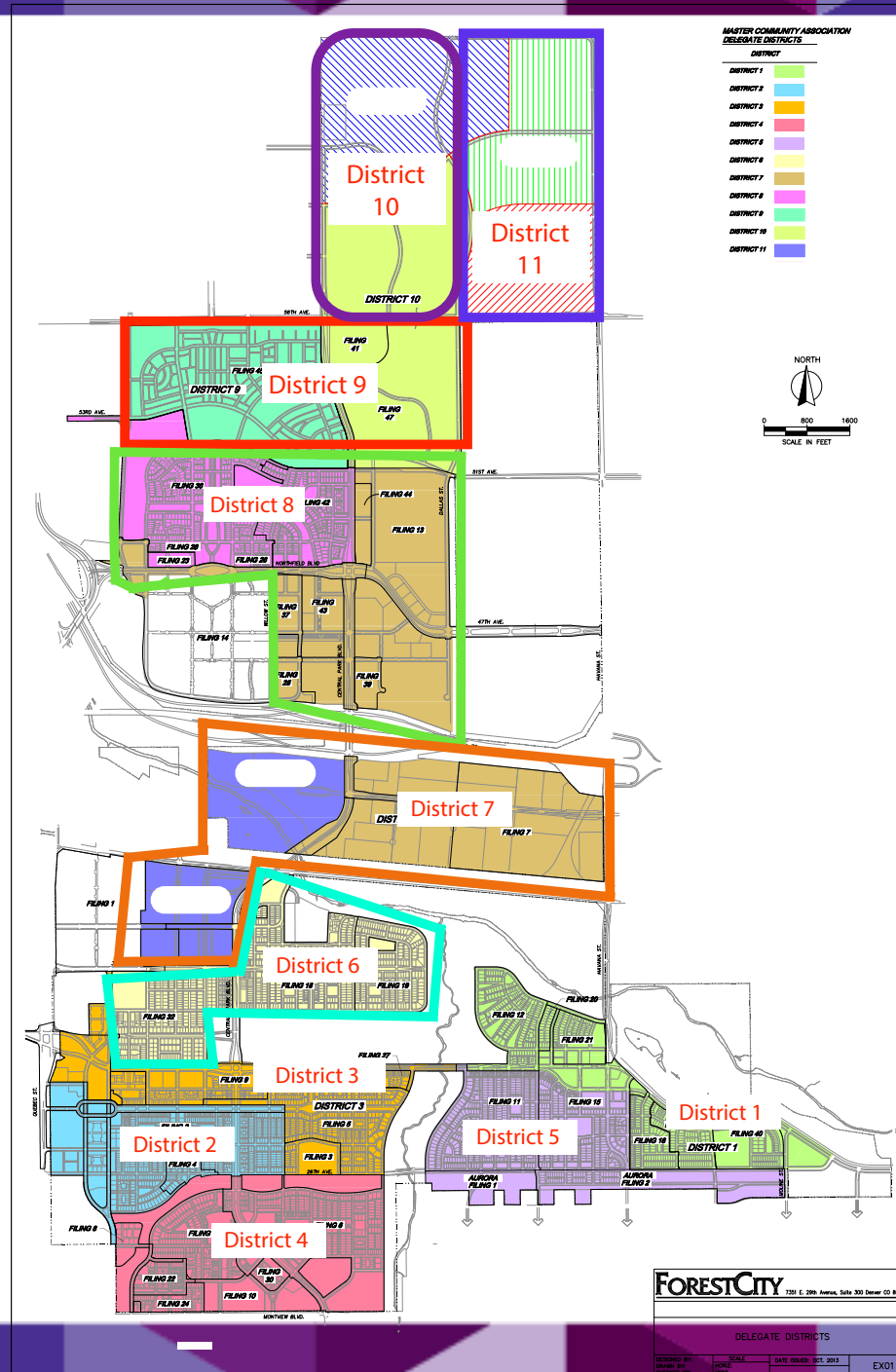
# What is a Delegate

- is elected annually
- represents approx. 800 – 1200 households
- serves as primary advisory committee to MCA board & staff
- meets monthly with MCA staff
- meets quarterly with the MCA executive board
- ratifies the annual budget and assessment schedule
- elects all open executive board seats
- serves on design review and compliance committees

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# DISTRICT DELEGATES



# 2020 DELEGATE NOMINATIONS

District	Neighborhood	Candidate	Candidate	Candidate
1	Bluff Lake	Erin Osit		
2	29 <sup>th</sup> Avenue	Adam Mordecai	Heather Vasquez	
3	Westerly Creek	Dana Elkind		
4	The South End	Christie Spilsted		
5	Eastbridge	Andrew Bartlet		
6	Central Park N & W	Rebekah Henderson		
7	Centerfield	OPEN		
8	Conservatory Green	Sarah Stabio		
9	Willow Park	Hope Miller		
10	Beeler Park	Lyle Nasser	Shalise Hudley	
11	The North End	Hank Grant	John Holt	Tara Bracker

W/O quorum election results will be finalized @ January's Delegate Meeting



# **DELEGATE ELECTION**

**ALL BALLOTS MUST BE  
RETURNED TO THE MCA  
BY 4:00 PM DECEMBER 17<sup>TH</sup>**

**10% QUORUM REQUIRED IN  
EACH DISTRICT**

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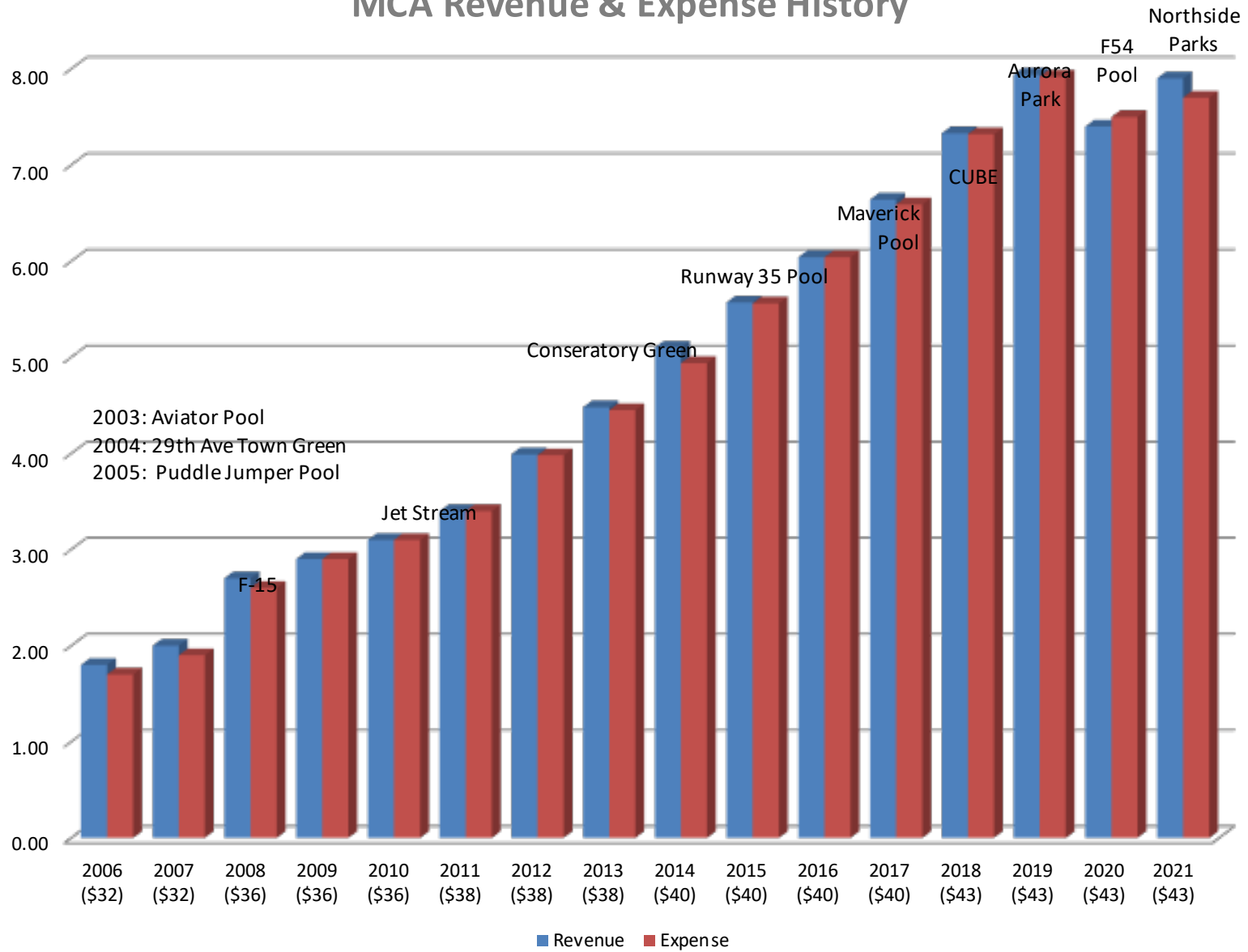


# MCA 2020 ACTIVITIES

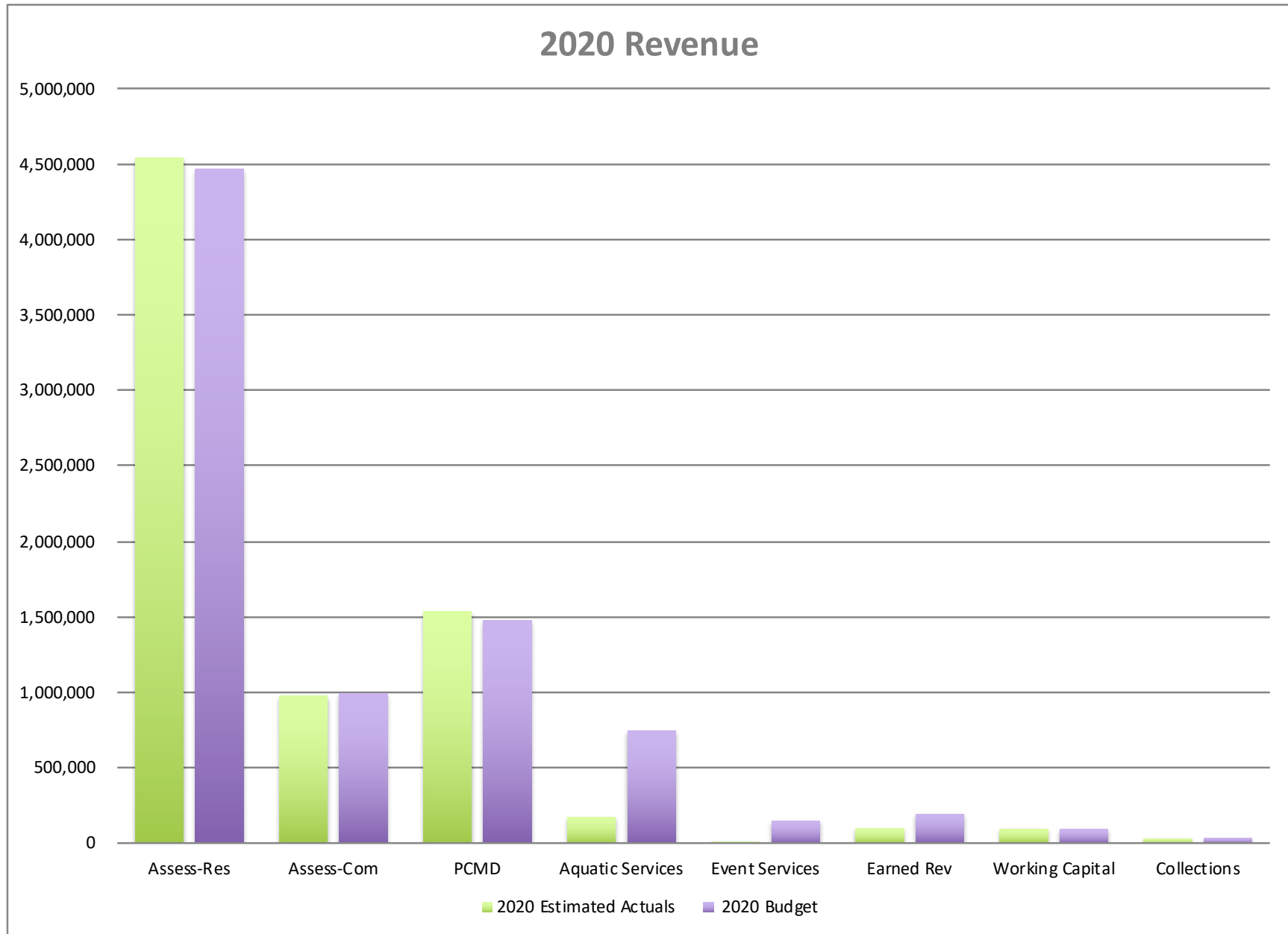
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# REVENUE HISTORY & FORECAST

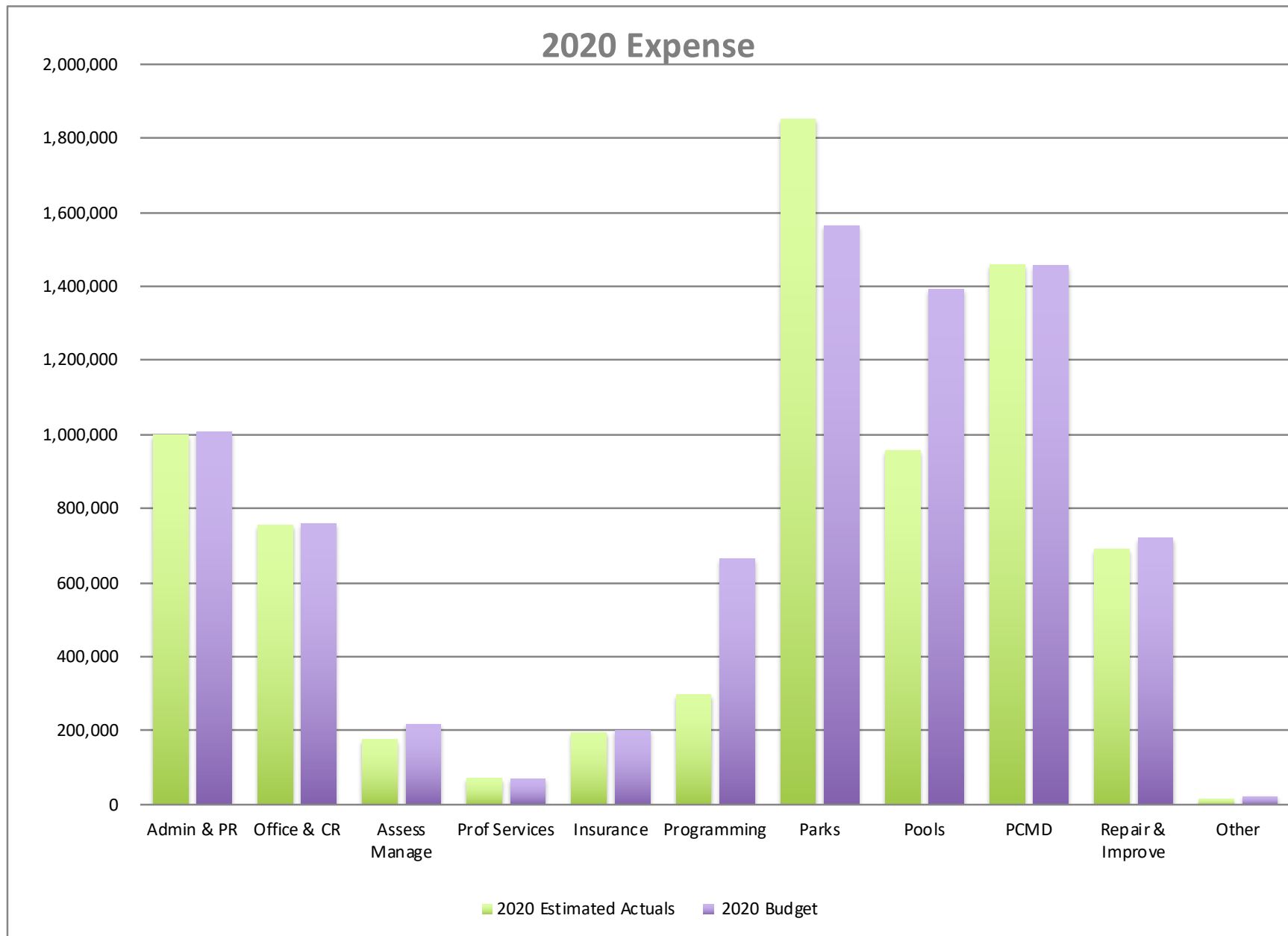
## MCA Revenue & Expense History



# ESTIMATED ACTUAL REVENUE VS BUDGET



# ESTIMATED ACTUAL EXPENSES VS BUDGET





# MCA 2021 BUDGET

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# 2021 BUDGET ASSUMPTIONS

- Estimated Community Population.....30,500
- Number of Residential Properties.....9,373
- Number of Apartments.....2,732
- Total Commercial Units.....2,035
- Park & Parkway Acres Managed.....250
- Total Alley Miles Maintained.....60
- Pool & Aquatic Facilities.....7
- Unique Pool Users/Visits.....16,500/150,000\*
- Event Attendees.....85-100K\*
- Indoor Meeting & Event space.....8,000 S.F.\*
- Leased Office space.....4,000 S.F.
- FT/PT Employees.....12-15
- Summer Employees.....150\*

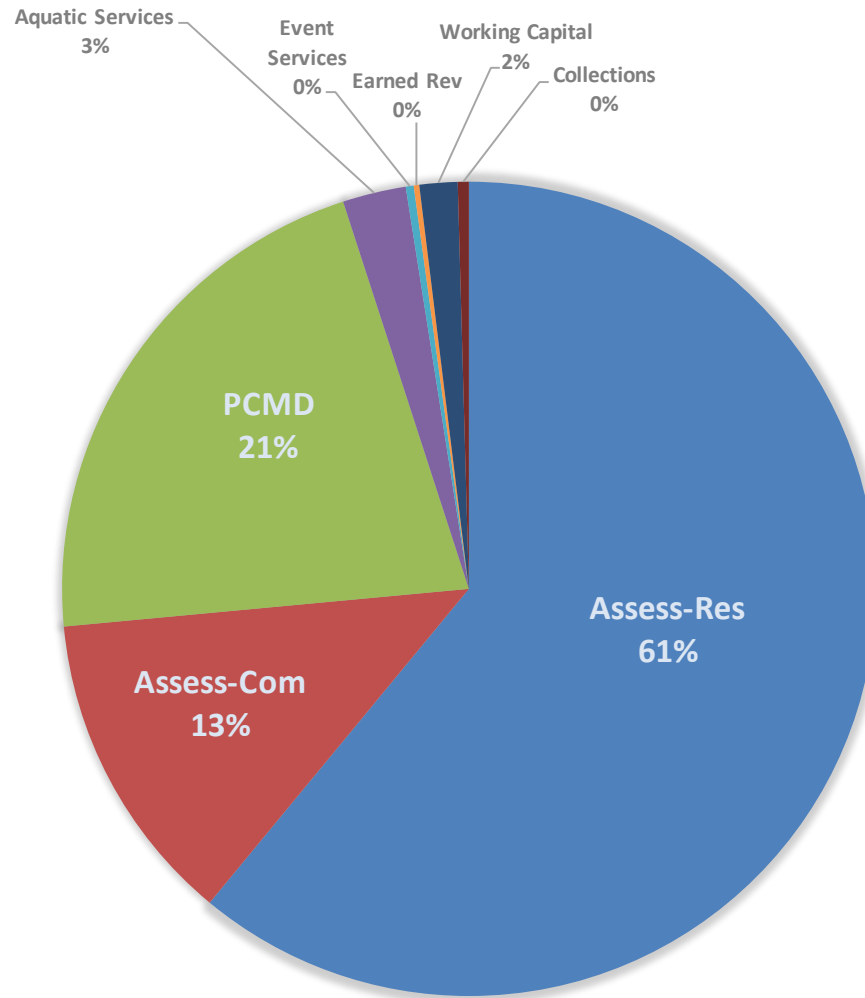
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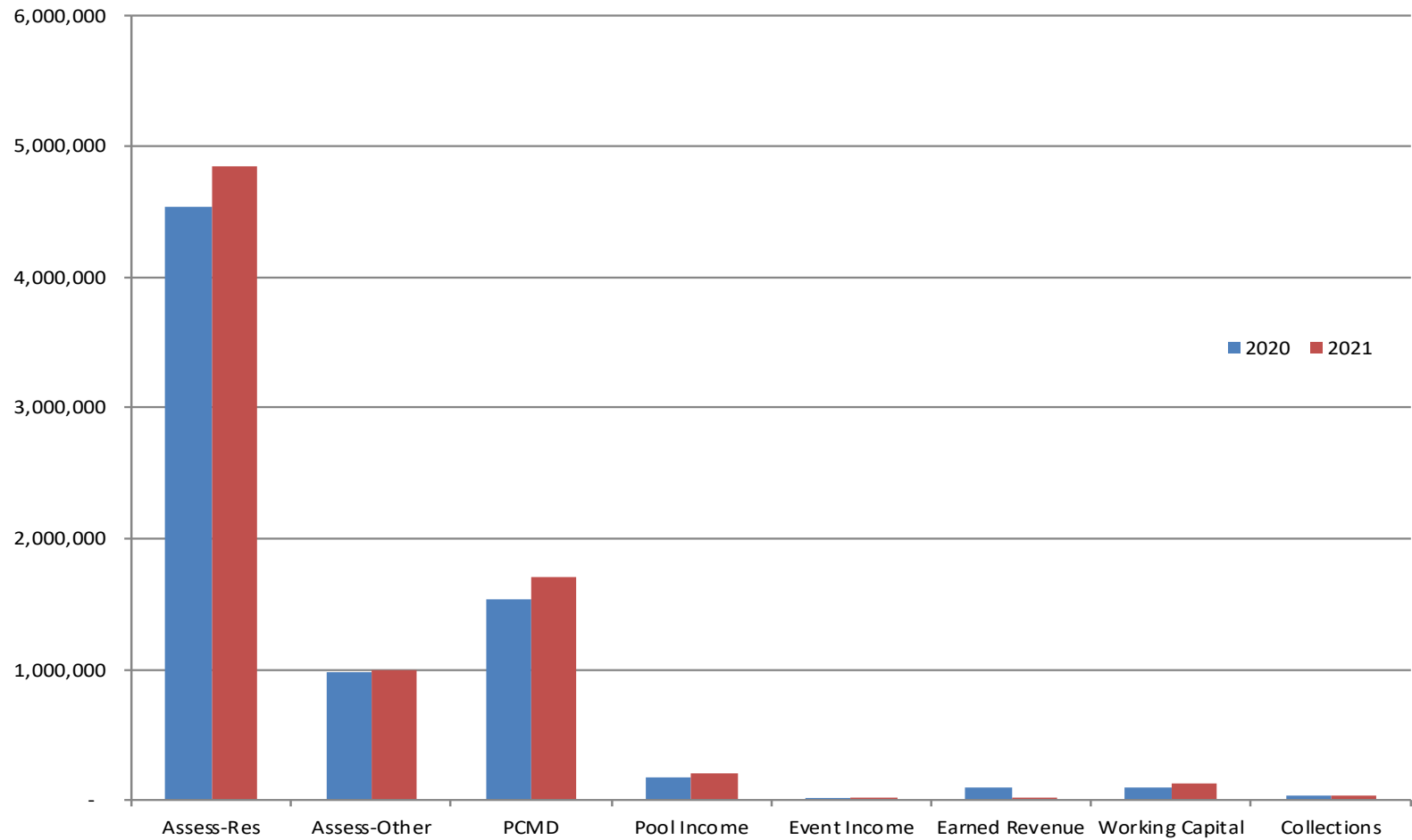
\* Significant Impacts from Covid-19

# 2021 CORE REVENUE

## 2021 BUDGETED REVENUES



## Revenue Comps



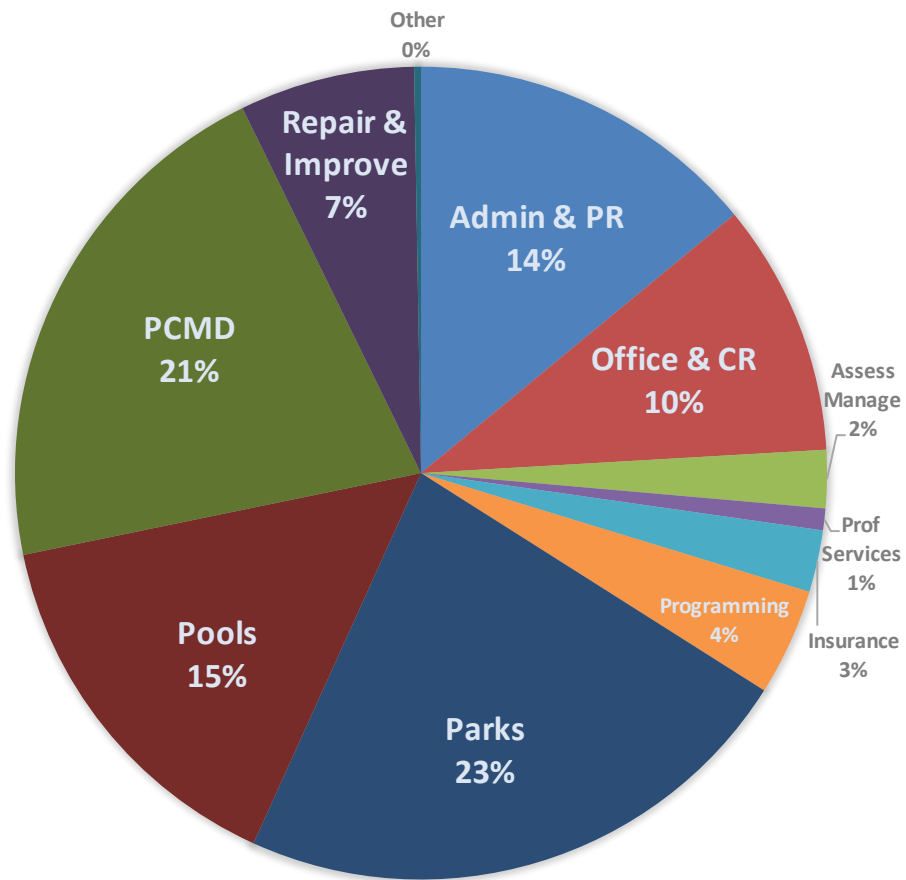
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# 2021 CORE SPENDING

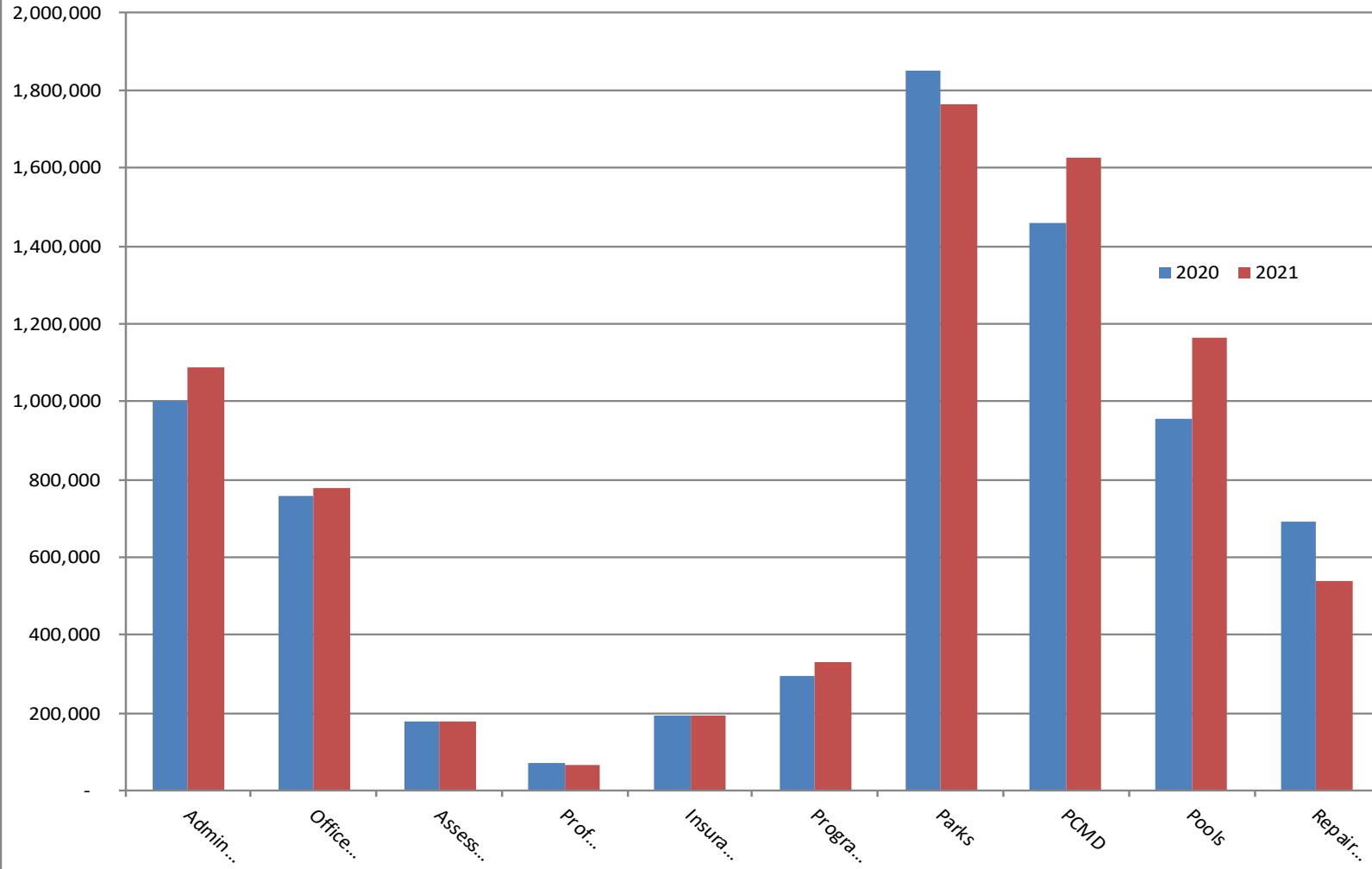
## 2021 BUDGETED EXPENSE



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## Expense Comps



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# PROPOSED BUDGET BY THE NUMBERS

	<b>2020 Estimated</b>	<b>2021 Budgeted</b>	<b>\$+/-</b>	<b>%</b>
<b>Estimated Revenue</b>	\$7.4M	\$7.9M	\$465K	+6%
<b>Estimated Expenditures</b>	\$7.5M	\$7.7M	\$272K	+4%
<b>% Future Reserves &amp; Cap Improve</b>	6%	7%		

# 2020 ASSESSMENT SCHEDULE

Unit Type	Description	Assessment	Change
For Sale Regular Residential	Individually Owned dwelling units sold at market rate prices	\$43.00/month	No Change
For Sale Affordable Residential	Individually owned dwelling units subject to restrictions under the Workforce Housing Program	\$25/month	No Change
For Rent Residential Market Rate	Apartments / Multi family rental units	\$26/month	No Change
For Rent Residential Affordable	Apartments / Multi family rental units subject to restrictions under the Workforce Housing Program	\$12/month	No Change
Filing 2 & 36 Commercial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$14/month	No Change
Filing 7 & 13 Industrial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$4.85/ month	No Change
Filing 10 Mixed Use	Units used for commercial, retail, office, industrial, or public or private recreational use	\$9.25 + \$15 /parcel	No Change
All other Commercial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$9.25/month	No Change

# MCA CONTACT INFORMATION

## **MCA Administrative Office**

8351 Northfield Blvd

Phone: 303-388-0724

## **MCA CUBE & Front Desk North**

8371 Northfield Blvd

## **MCA Community Room & Front Desk South**

7350 E. 29<sup>th</sup> Ave 3<sup>rd</sup> Floor

Email: [info@MCA80238.com](mailto:info@MCA80238.com)

Web: [www.MCA80238.com](http://www.MCA80238.com)

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**THANK YOU ALL FOR  
YOUR ATTENDANCE  
TONIGHT**

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