RECORD OF PROCEEDINGS
MINUTES OF THE DECEMBER 2025 MEETING
OF THE ADVISORY BOARD OF THE
BALLPARK DENVER GENERAL IMPROVEMENT DISTRICT

HELD:

Thursday, January 15, 2026

9:00 a.m. at Elements, 2501 Blake Street Denver, CO, 80205

ATTENDANCE:

The meeting of the Advisory Board of the Ballpark Denver General Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Marti Page
Chris Riedl
Stevenson Farnsworth
Patrick McMichael
Candice Pineda
Jay Soneff
Traci Lounsbury

Also in attendance were: Ex-Officio Directors Jenna Farley, Brett Boncore, Danica Lee, Bonnie Guillen* as City Council designee, Dennis Wegienek* as DOF designee, Lt. Koeningsfeld as DPD designee, Executive Director; Kate McKenna, Alex Fink;bAccountant; MDASI, Operations Manager, Block By Block, Luke McCarthy

Absent-excused: Nancy Burke, Kevin Kahn

CALL TO ORDER:

Director Farnseworth, on behalf of the Board, called the meeting to order at 9:05am

ATTENDANCE/DECLARATION OF QUORUM:

Attendance was taken and it is duly noted that a quorum was present, and official voting may take place.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

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No conflicts of interest were declared.

APPROVAL OF MINUTES:

Approval of the January meeting minutes was motioned by Director Pineda, seconded by Director Farnsworth. A vote was taken, all in favor, motion carried.

FINANCIALS DISCUSSION:
A. Alex Fink, Principal of MDASI, shared formally prepared financial statements of General Funds, including the January 2026 balance sheet and Year to Date from 2025. Approval of the January financial statements was motioned by Director Farnsworth, seconded by Director Lounsbury. A vote was taken, all in favor. Motion carried.

B. Alex Fink, Principal of MDASI, shared audit proposals from Green & Associates, Haynie, and Hiratsuka & Associates. Fink provided information surrounding state requirements for audits, and a discussion was had. Director Farnseworth motioned to engage with Green & Associates, for the 2025 financial audit, seconded by Director Soneff. A vote was taken, all in favor, motion carried.

C. Exe. Director McKenna provided an update on the work with Centro regarding the PILOT payment process for 2026. Primary meetings are scheduled, and two commitments for contractual agreements have been made verbally.

D. Exe Director McKenna presented a copy of the signed engagement that was issued by Xcel Energy for a GID-led restoration project on 20th Street, and a financial overview of the potential agreement. Recommendations for modular assets to be used in place of full infrastructure restoration were provided and discussed.

DDPHE UPDATE:
A. Director Lee presented an overview of the purview of the Department of Public Health, the properties within the Ballpark Service Area DDPHE is working alongside, and provided more information on how we can work with DDPHE to bring resolve to derelict properties. A discussion was had, and questions were raised about 20th street green infrastructure belonging to the RNO.

MISSION & VISIONING:
A. Exe. Director McKenna shared the proposed bylaws as developed during the Board Orientation in January. A discussion on the review process was had, and a suggestion was made that any suggested changes to the Bylaws be brought to March DAB Meeting for final review and approval.

B. Executive Director McKenna previewed a placemaking activity to be done in-person after the DAB meeting.

EXECUTIVE DIRECTOR REPORT OUT: KATE MCKENNA:
Exe. Director McKenna shared reporting to highlight data points surrounding categories as defined: Engagement with Stakeholders, Internal Operations, Branding & Marketing, Public Way Maintenance, and Additional Programming.

Exe. Director McKenna shared information regarding the state of programs and related tasks:

501c3 formation
Marketing initiatives & website upgrades: Starkey Strategies, Rounded Digital
Public way signage

AMBASSADOR REPORT OUT:

Operations Manager McCarthy provided a formal report on Ambassador operations for the month of January.

OTHER BUSINESS:

Exe. Director McKenna called for other business; no new business was brought forth.

PUBLIC COMMENT:

Public comment was held, no public comment was made.

ADJOURNMENT:

There being no further business to come before the Board, and upon motion duly made by Director Lounsbury, with Director Soneff seconding and unanimously carried, the meeting was adjourned at 10:04 a.m. by Director Farnseworth.

The foregoing minutes constitute a true and correct copy of the minutes of the above referenced meeting and were approved by the Advisory Board of the Ballpark Denver General Improvement District.