



CENTRAL PARK

**Annual Members Meeting
December 13, 2023**

TONIGHTS AGENDA

- ✓ Introductions
- ✓ History & Purpose
- ✓ Governance & Structure
- ✓ Candidate Introductions
- ✓ Delegate Election
- ✓ 2024 Assessment Schedule & Budget
- ✓ Member Questions



CENTRAL PARK

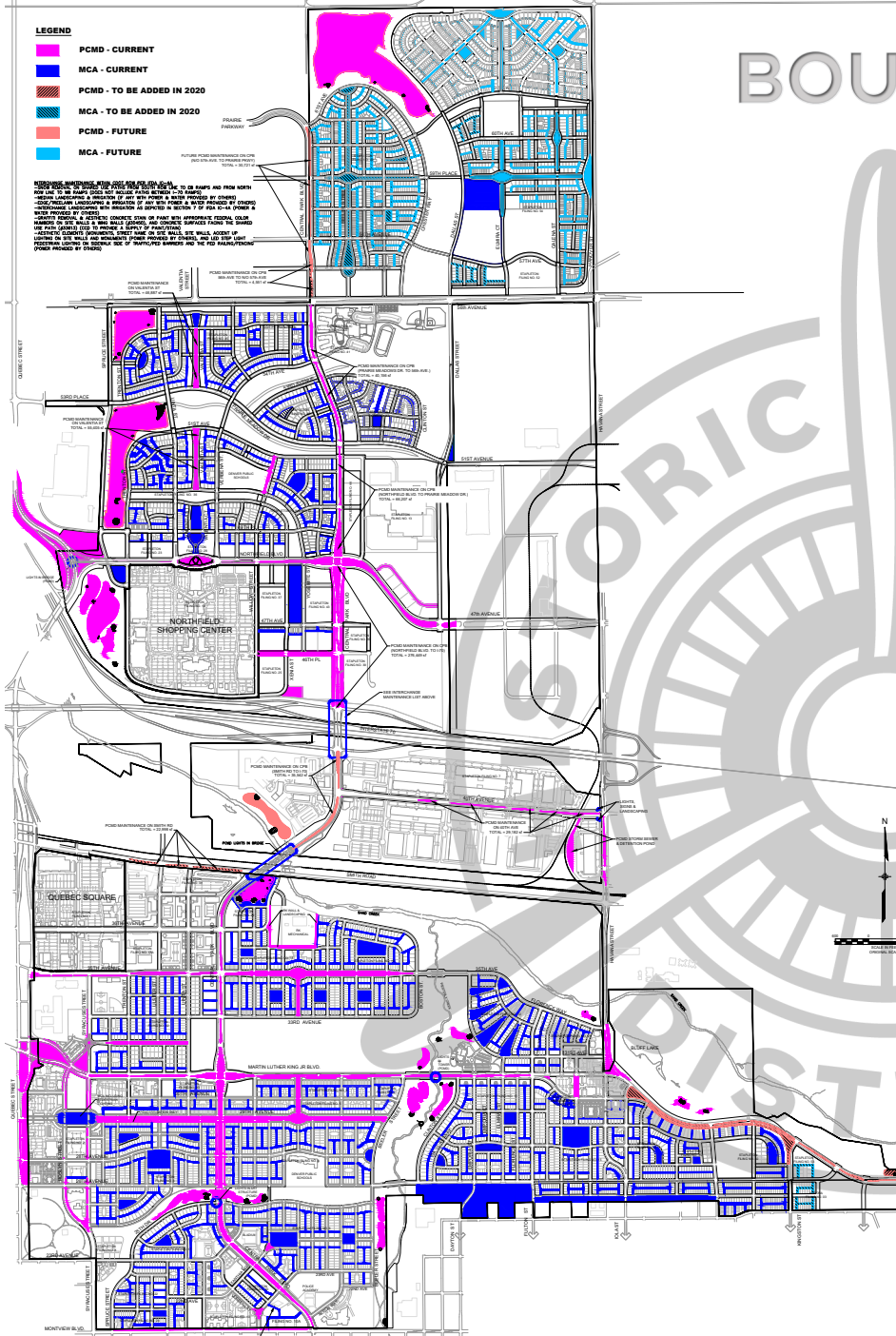
MCA HISTORY & PURPOSE

The MCA is a 501(c) 4 non-profit community organization whose mission it is to create and sustain a “**Sense of Community**” through investing in **Central Parks** long-term assets in addition to funding the operation and management of community **Parks, Pools and Programming**

OUR HISTORY

- Created in 2001 as the primary Community Association for the funding, operation and maintenance of the Communities Assets
- Is regulated through the Colorado CCIOA Statutes
- Became self managed organization in 2006
- Became a 501(c)4 Non-profit organization in 2008
- Developer Control Period ended Dec 2021

BOUNDARY & FACILITIES



- Our boundary is the 4500-acre historic airport site.
- Fund the operation, maintenance, improvement and replacement of all assets owned by CP Metro Districts
- Maintain & Operate 7 Outdoor Pool Facilities
- Maintain & Operate 65 Neighborhood Parks
- Fund the maintenance & replacement of neighborhood Alleys
- Fund a full range of diverse community-based programming at our Pools, Greens and the Cube

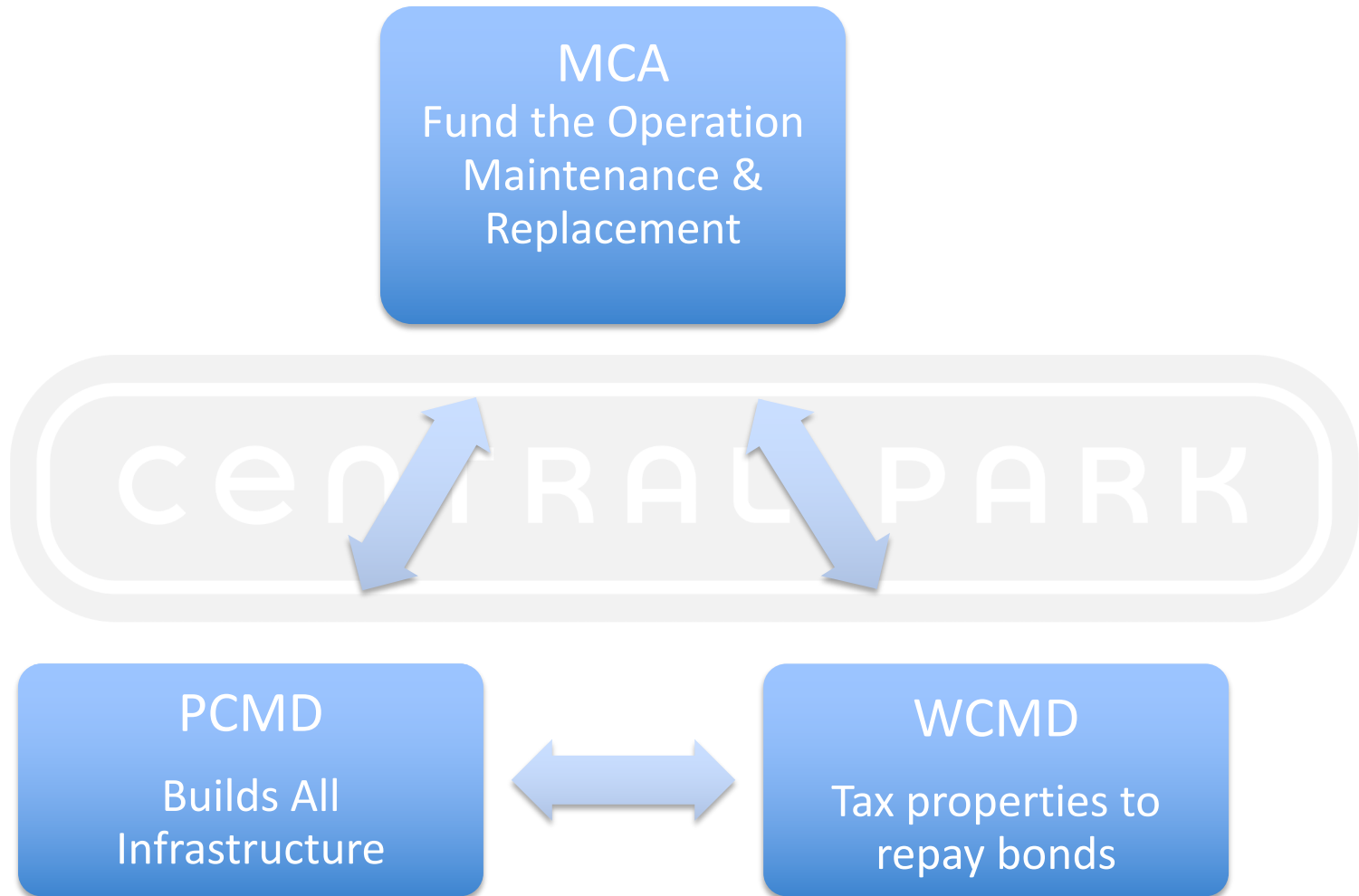


GOVERNANCE & STRUCTURE

mca

central park

CENTRAL PARK OPERATING STRUCTURE



mca governing STRUCTURE

Executive Board (5)

CENTRAL PARK

MCA
Executive Director



Community Delegates (11)

mca executive BOARD

Position	Member	Represents	Term
President	Shalise Hudley	Owners	2021-2023
Sec/Treas	Dana Elkind	Owners	2022-2024
At Large Director	Amanda Dorotik	Owners	2021 - 2023
At-large Director	Liz Cohen	Owners	2023-2025
At-large Director	Brooke Lee	Owners	2022-2024
Executive Director	Keven Burnett	MCA Ex-Officio	2006 - Present

WHAT IS A DELEGATE

- elected annually
- represents approx. 800 – 1200 households
- serves as primary advisory committee to MCA board & staff
- meets regularly 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

Community Covenants

- Section 7.5: Maintenance obligation of Landscaping
- Section 7.6: Maintenance obligation of Structures
- Section 9: Obligation for 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.
- Speed limits & Parking on Denver streets
- Animal Control issues
- Anything related to a DPR park or facility
- Best Resource to solve is Denver 311



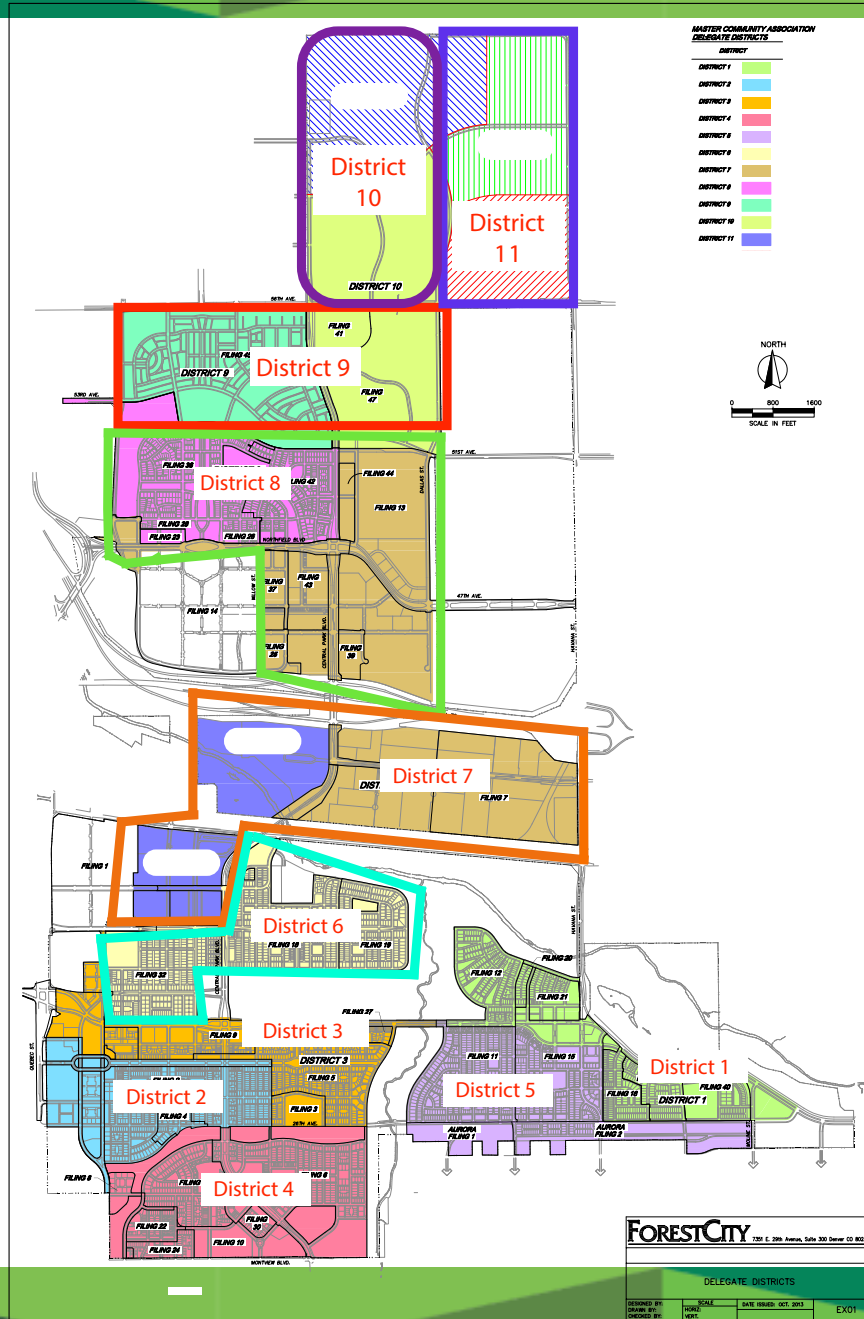
CENTRAL PARK

DISTRICT DELEGATE ELECTION

mca

CENTRAL PARK

DISTRICT DELEGATES



FORESTCITY			
7201 E. 26th Avenue, Suite 300 Denver CO 80231			
DELEGATE DISTRICTS			
DESIGNED BY	SCALE	DATE ISSUED: OCT. 2013	EX01
DRAWN BY	TITLE		
CHECKED BY			

mca
CENTRAL PARK

2024 DeLEGATE nOMINATIONS

District	Neighborhood	Candidate	Candidate	Candidate
1	Bluff Lake	OPEN		
2	29 th Avenue	Heather Vasquez		
3	Westerly Creek	OPEN		
4	The South End	OPEN		
5	Eastbridge	Andrew Bartlett		
6	Central Park N & W	Rebekah Henderson		
7	Centerfield	OPEN		
8	Conservatory Green	Sarah Stabio		
9	Willow Park	Susanna Kantor		
10	Beeler Park	Joseph Landen	Jonathon Williams	
11	The North End	Josh Dembicki		

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 P.M. DECEMBER 15TH**

**10% QUORUM REQUIRED IN EACH
DISTRICT**



CENTRAL PARK

MCA 2024 BUDGET

mca

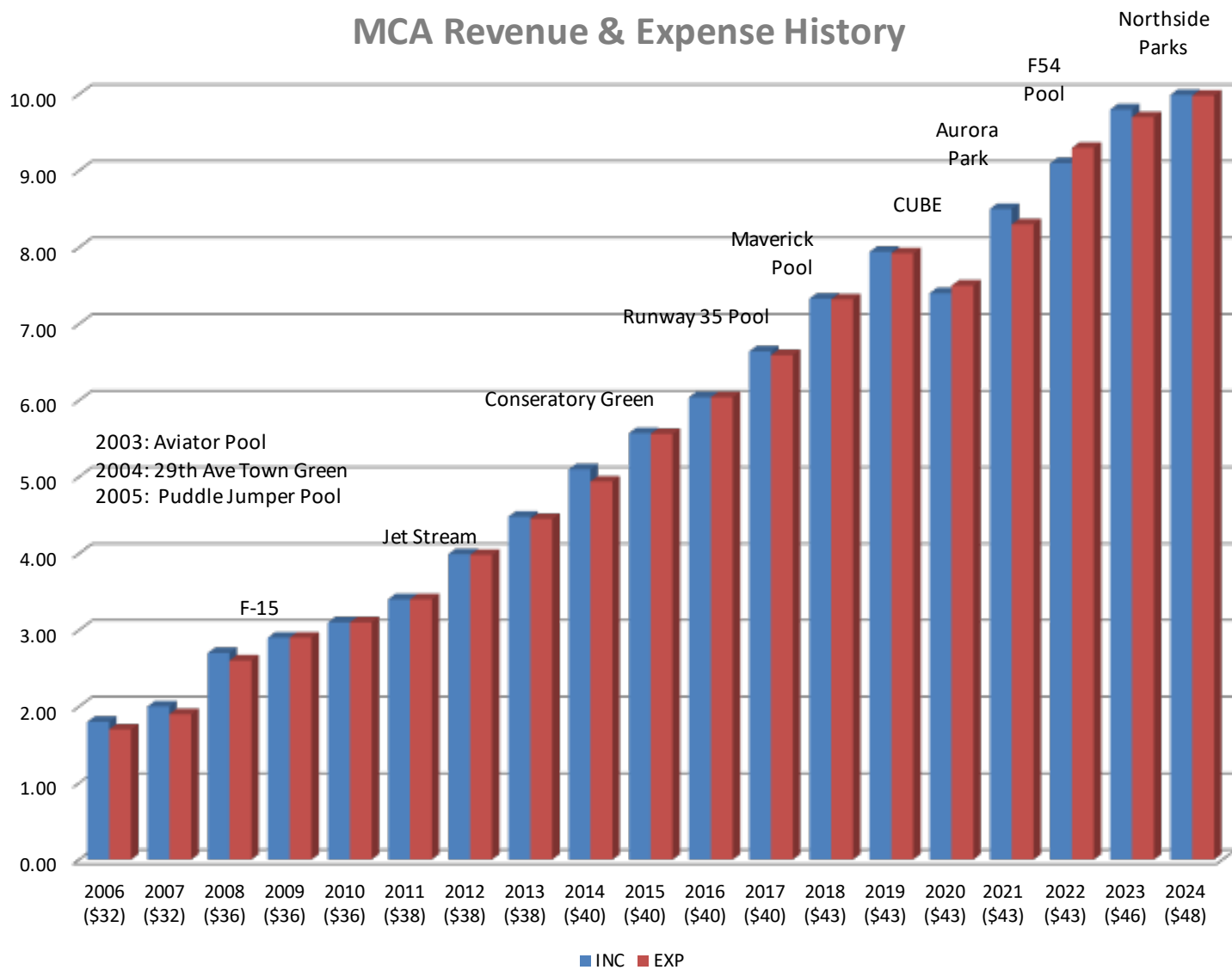
CENTRAL PARK

2024 BUDGET ASSUMPTIONS

- Estimated Community Population.....35,000
- Number of Residential Properties.....10,228
- Number of Apartments.....5,732
- Total Commercial Units.....2,936
- Park & Parkway Acres Managed.....80
- Total Alley Miles Maintained.....600
- Pool & Aquatic Facilities.....7
- Outdoor Amphitheaters 2
- Indoor Meeting & Event space.....6,000 S.F.
- Leased Office space..... .4,000 S.F.
- FT/PT Employees.....16
- Summer Employees.....175

REVENUE HISTORY & FORECAST

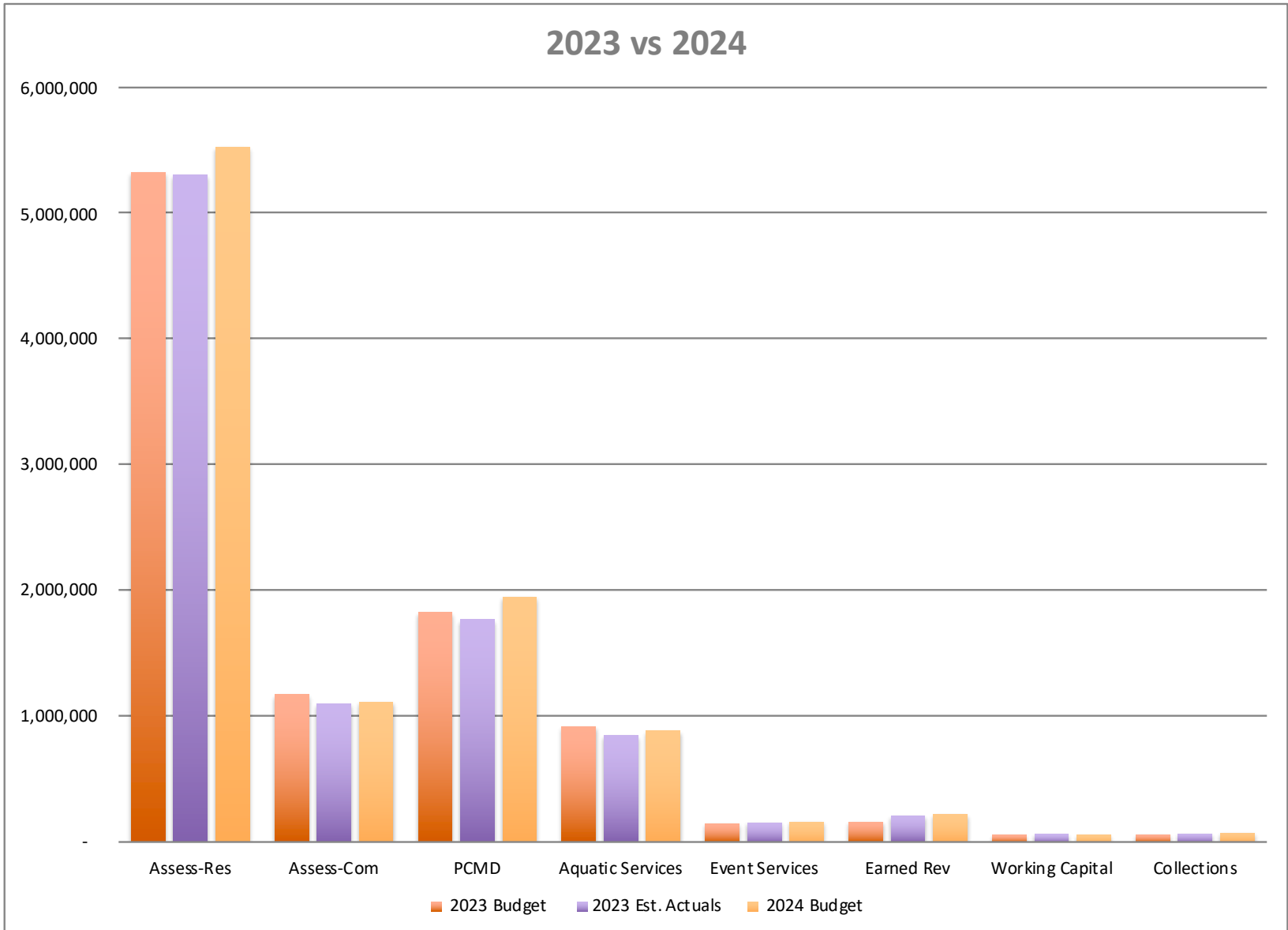
MCA Revenue & Expense History



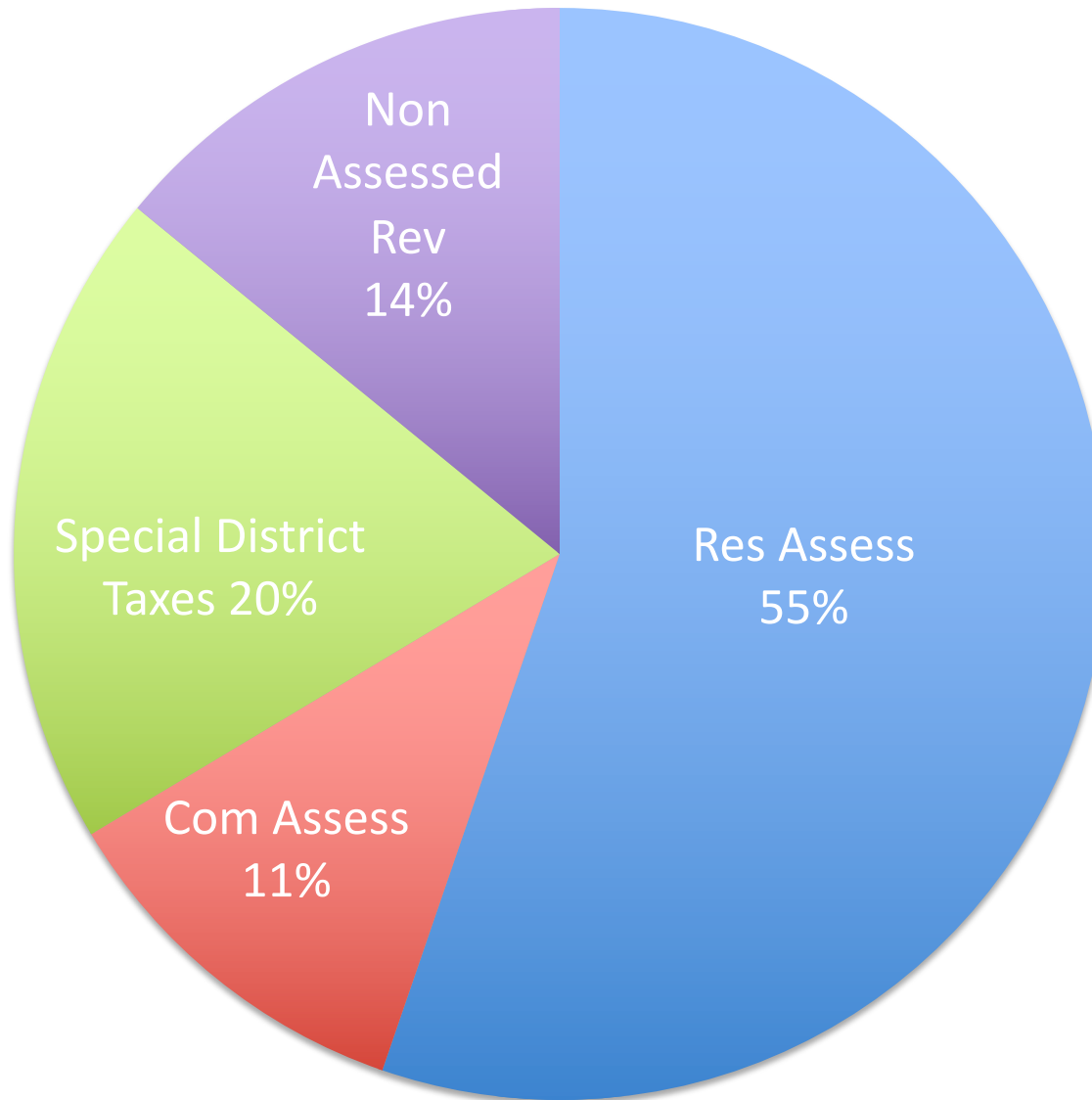
PROPOSED BUDGET BY THE NUMBERS

	2023 Estimated Actuals	2024 Budgeted	\$+/-	%
Estimated Revenue	\$9.5M	\$9.9M	\$470K	+5%
Estimated Expenditures	\$9.5M	\$9.8M	\$568K	+6%
% Future Reserves & Cap Improve	7.5%	7.5%		

REVENUE BUDGETS



2024 CORE REVENUE

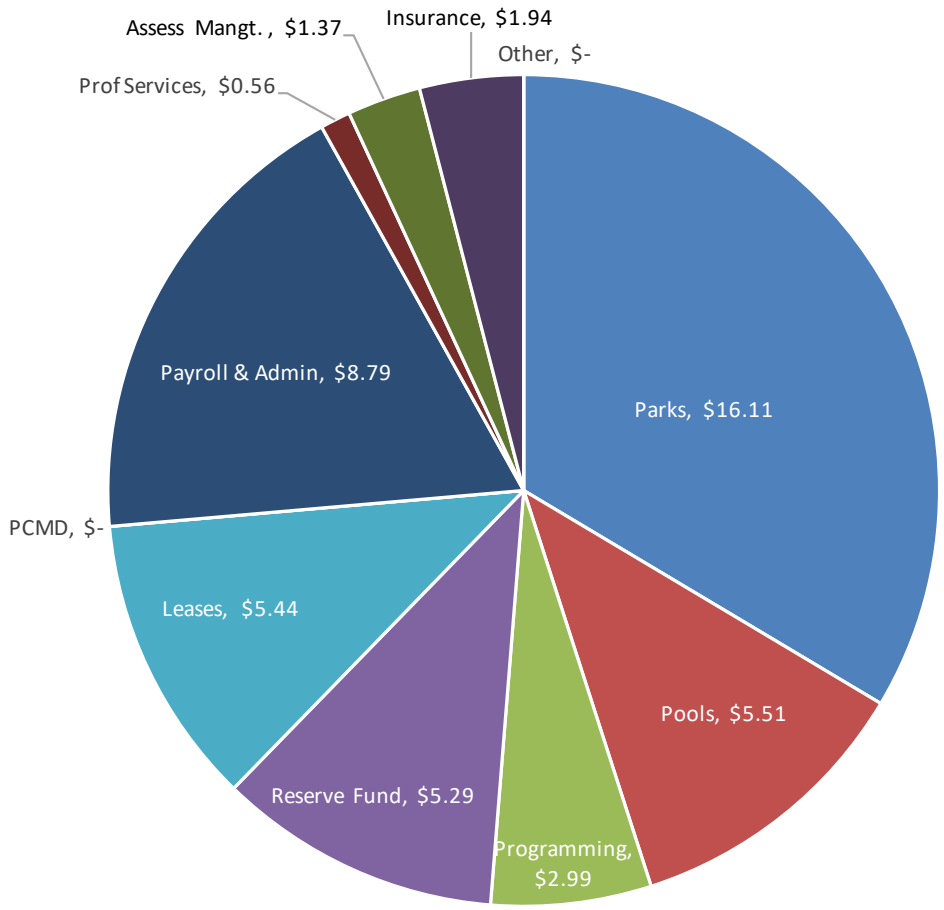


2024 ASSESSMENT SCHEDULE

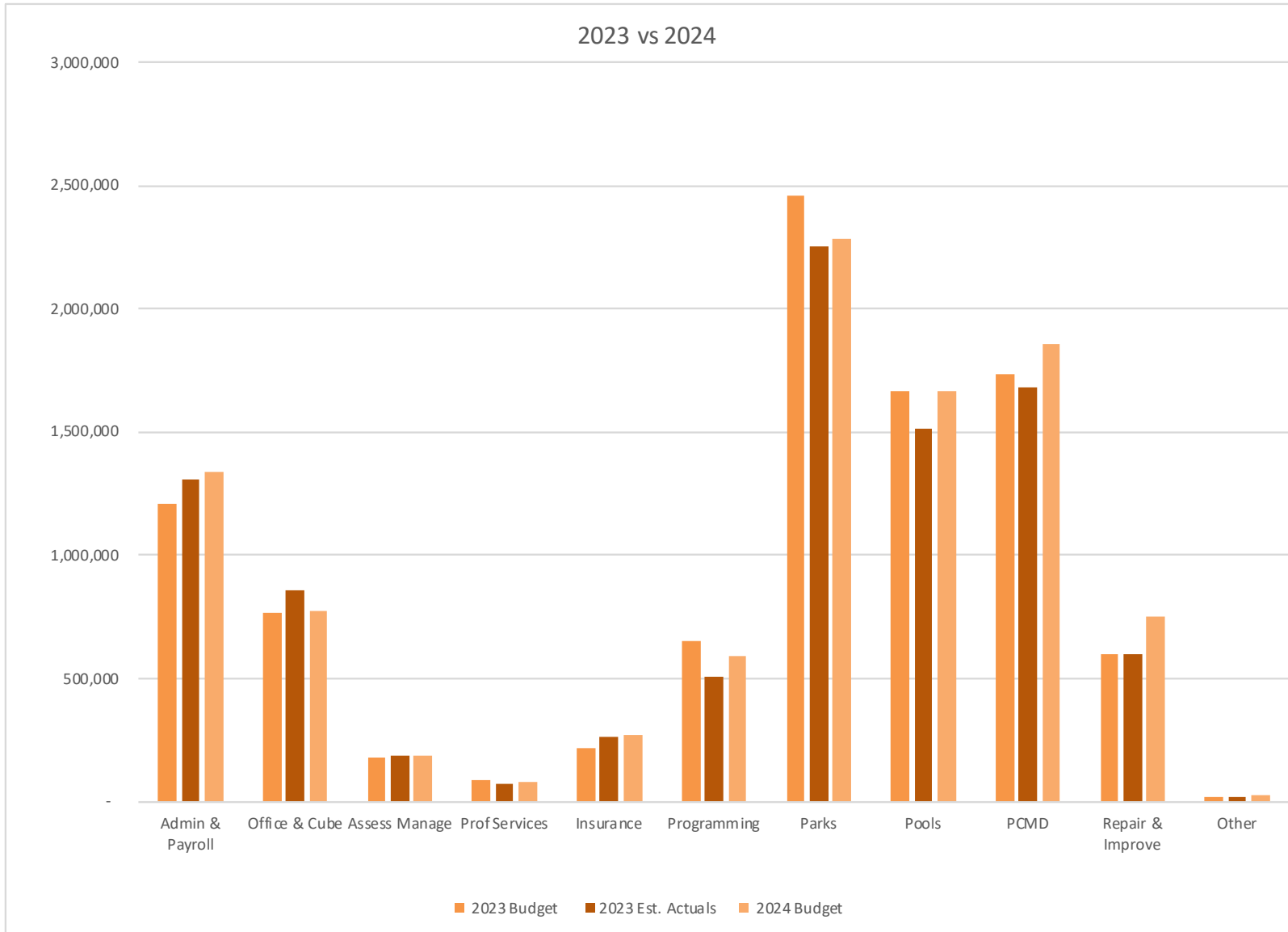
Unit Type	Description	Assessment	Change
For Sale Regular Residential	Individually Owned dwelling units sold at market rate prices	\$48.00/month	+\$2
For Sale Affordable Residential	Individually owned dwelling units subject to restrictions under the Workforce Housing Program	\$26/month	+\$1
For Rent Residential Market Rate	Apartments / Multi family rental units	\$29/month	+\$2
For Rent Residential Affordable	Apartments / Multi family rental units subject to restrictions under the Workforce Housing Program	\$13/month	+\$1
Filing 2 & 36 Commercial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$15/ month/ 2000s.f.	N/C
Filing 7 & 13 Industrial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$5/month/ 2000s.f.	+\$0.15
Filing 10 Mixed Use	Units used for commercial, retail, office, industrial, or public or private recreational use	\$12/month/ 2000s.f.	+\$2
All other Commercial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$12/month/ 2000s.f.	+\$2

2024 ASSESSMENT BREAKDOWN

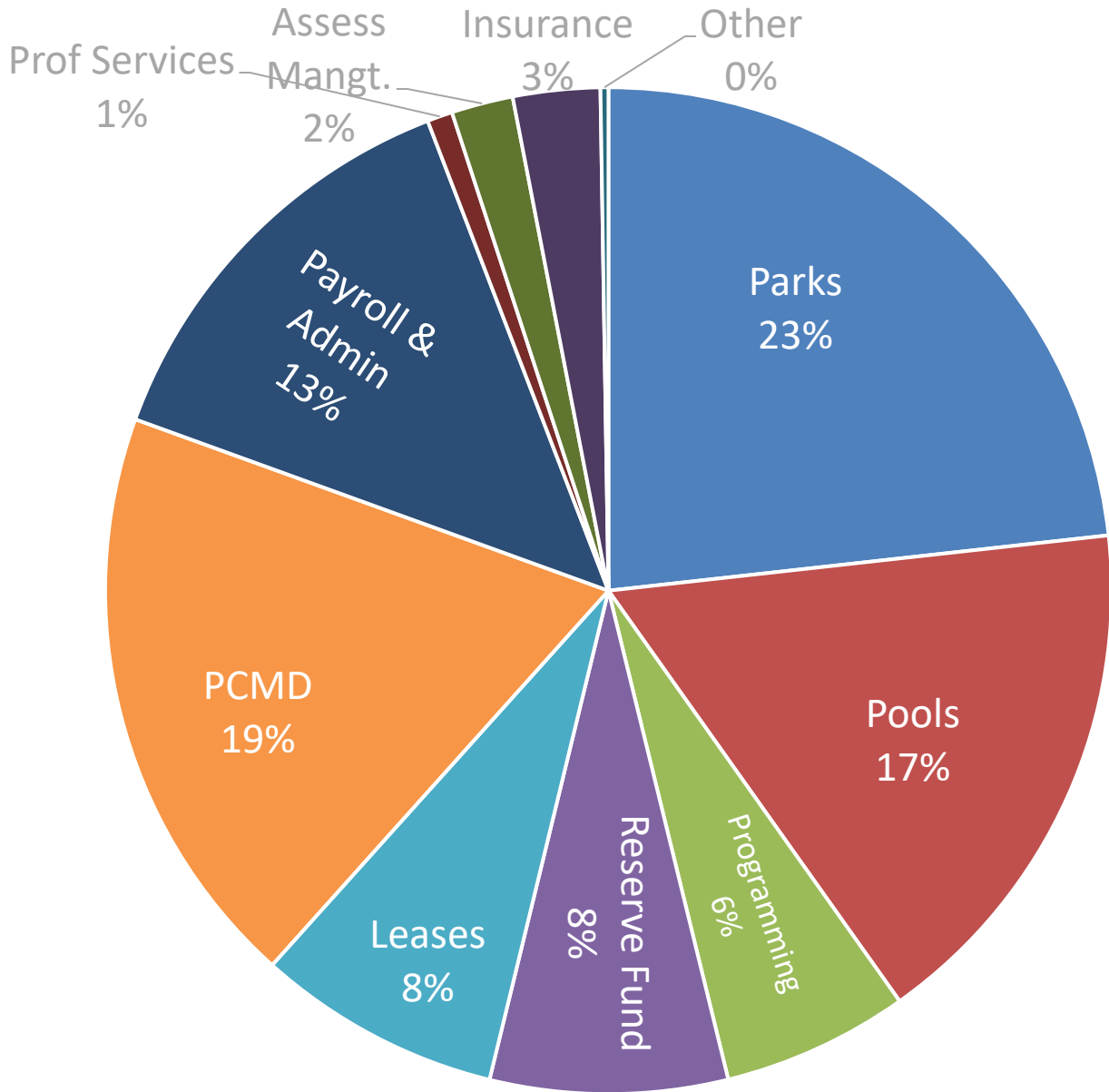
Residential Assessment Breakdown (\$48)



EXPENSES BUDGETS



2024 CORE spending



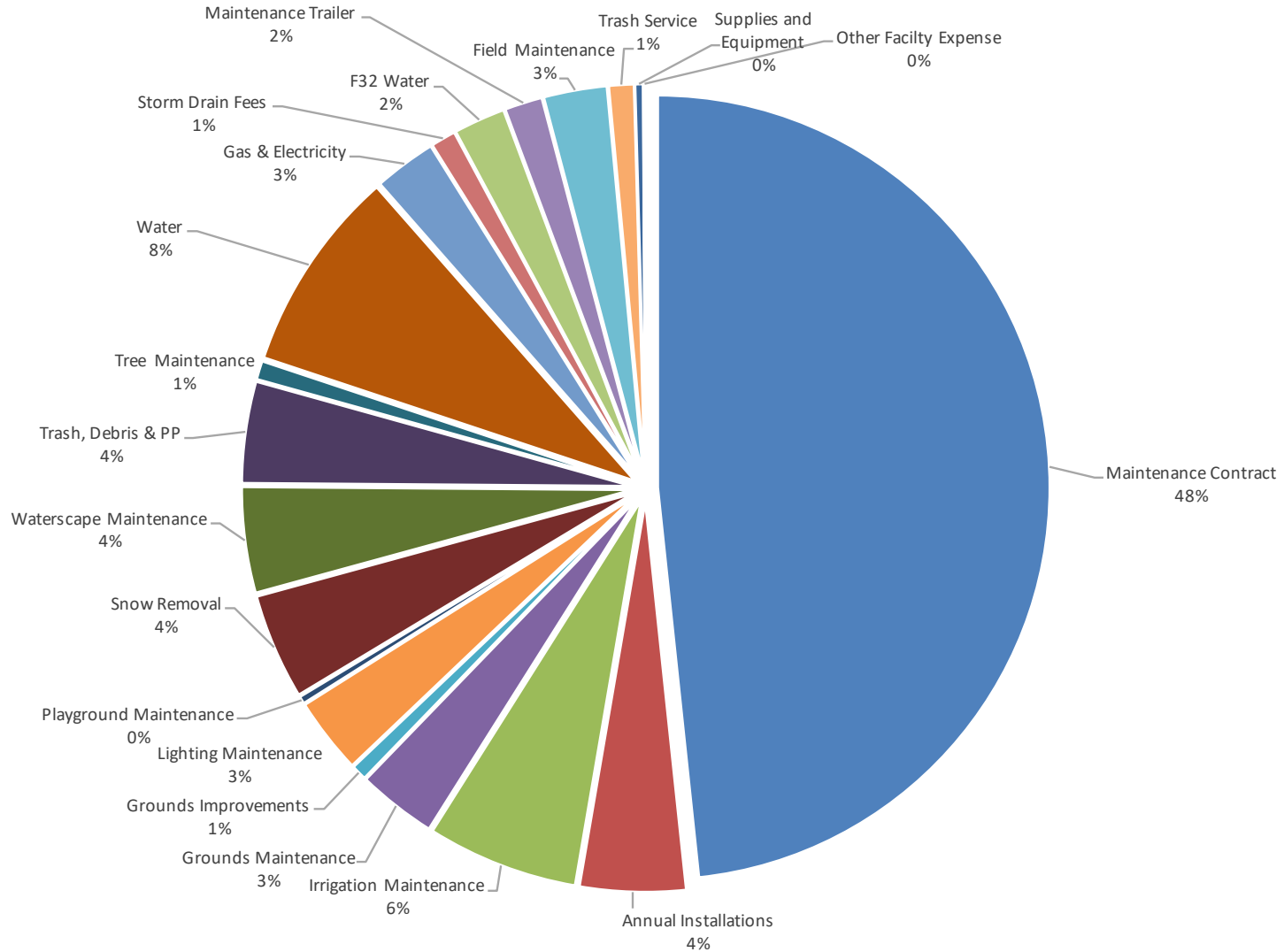
PARKS, PARKWAYS & open space

Trees ● Trails ● Structures ● Alleys ● Amenities

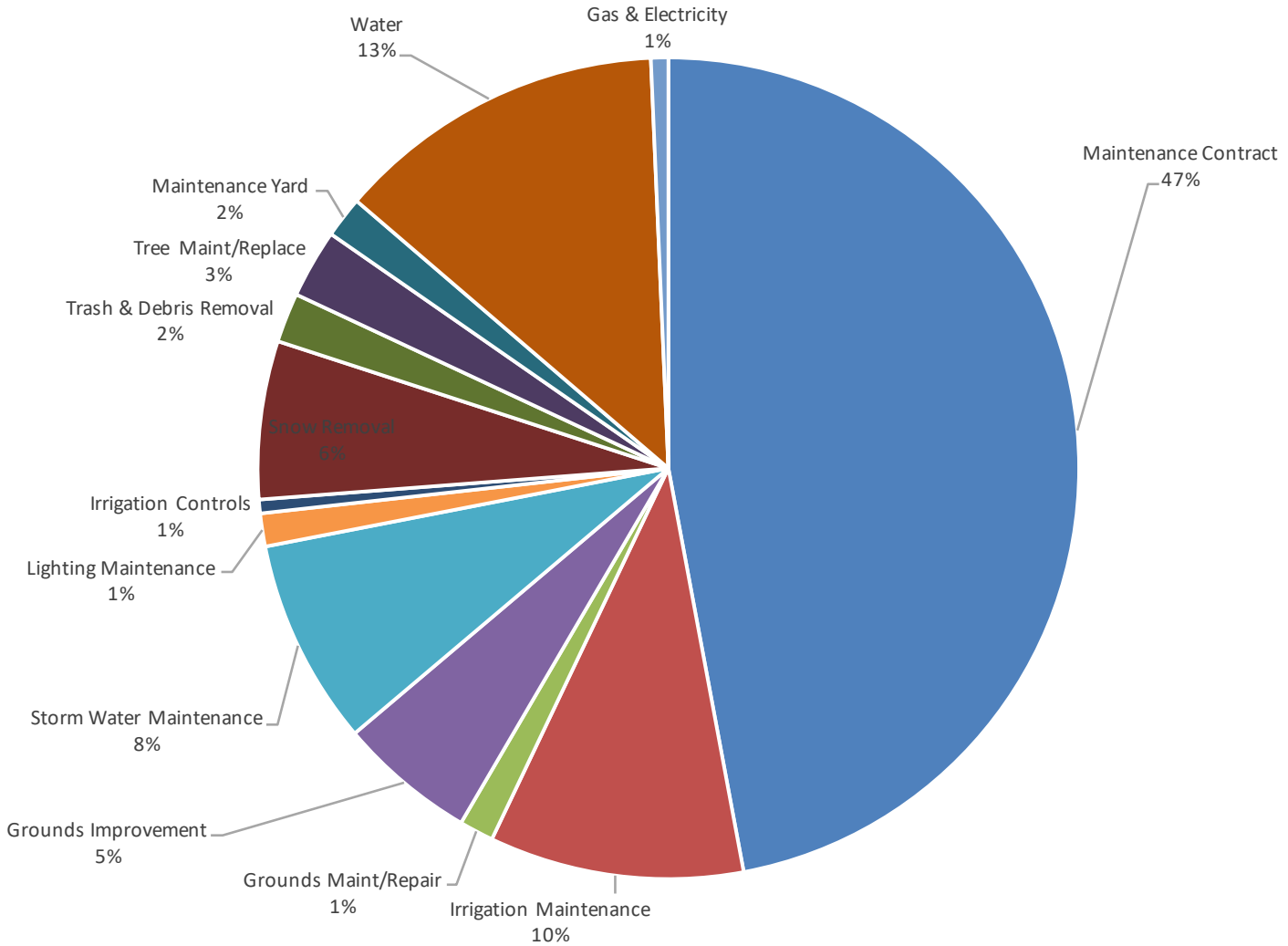


- Maintains 85 Community Parks & Parkways
- Maintains Alleys, Medians & Bridges
- Provides snow removal on public spaces*
- Maintains pedestrian lighting & park structures
- Provides trash removal, recycling & dog stations
- Manages mosquito control program
- Manages storm water facilities
- Funds continuous park improvements

MCA Park Budget (\$2.28M)



PCMD Budget. (\$1.84M)

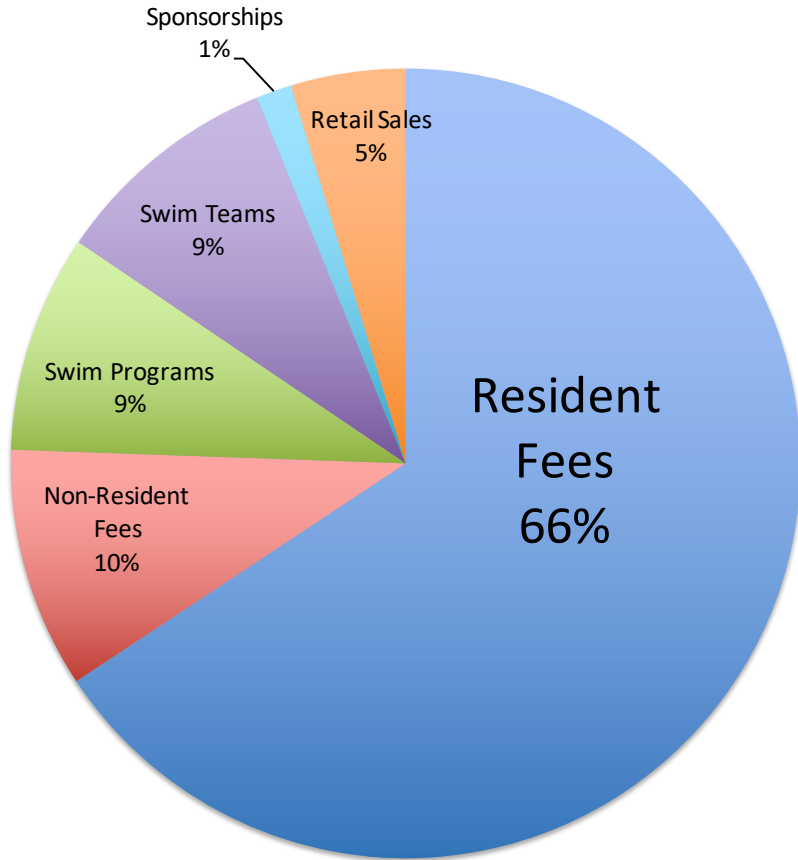


POOLS & AQUATICS

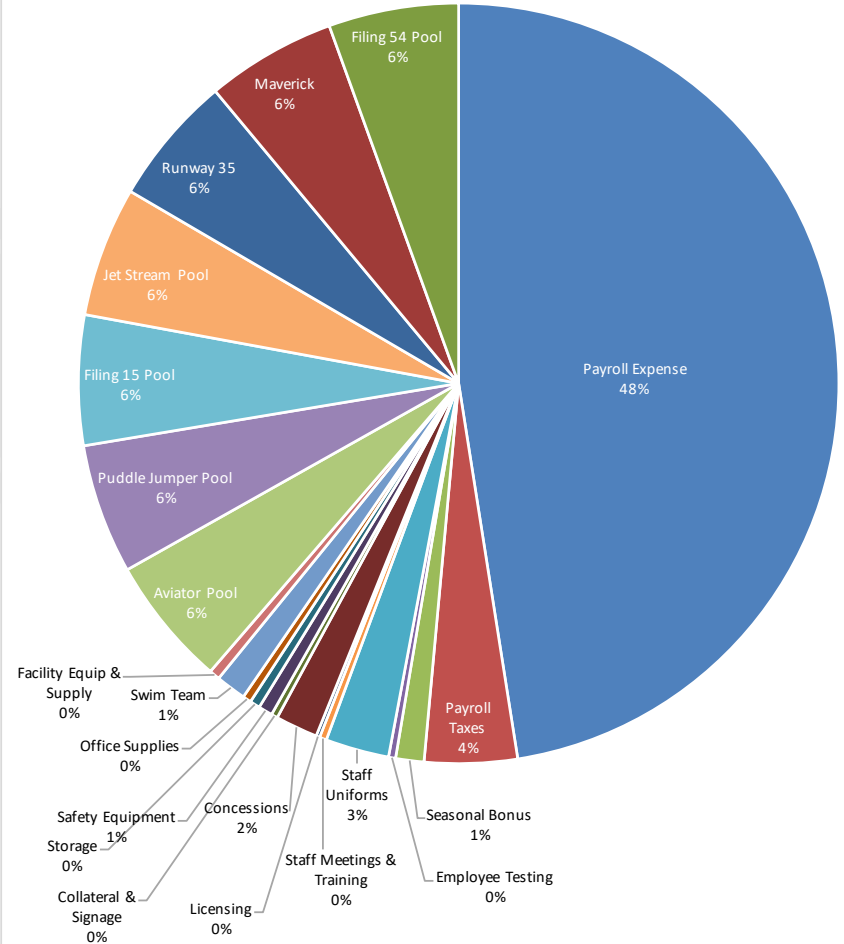


- Operates 7 outdoor pools
- Hires & trains 175 seasonal staff
- Provides learn to swim programs
- Provides competitive and recreational swim programs
- Rents facilities for “after hour” events and parties.
- Funds pool facility improvements

2024 Aquatics Revenue



Aquatic Expenses



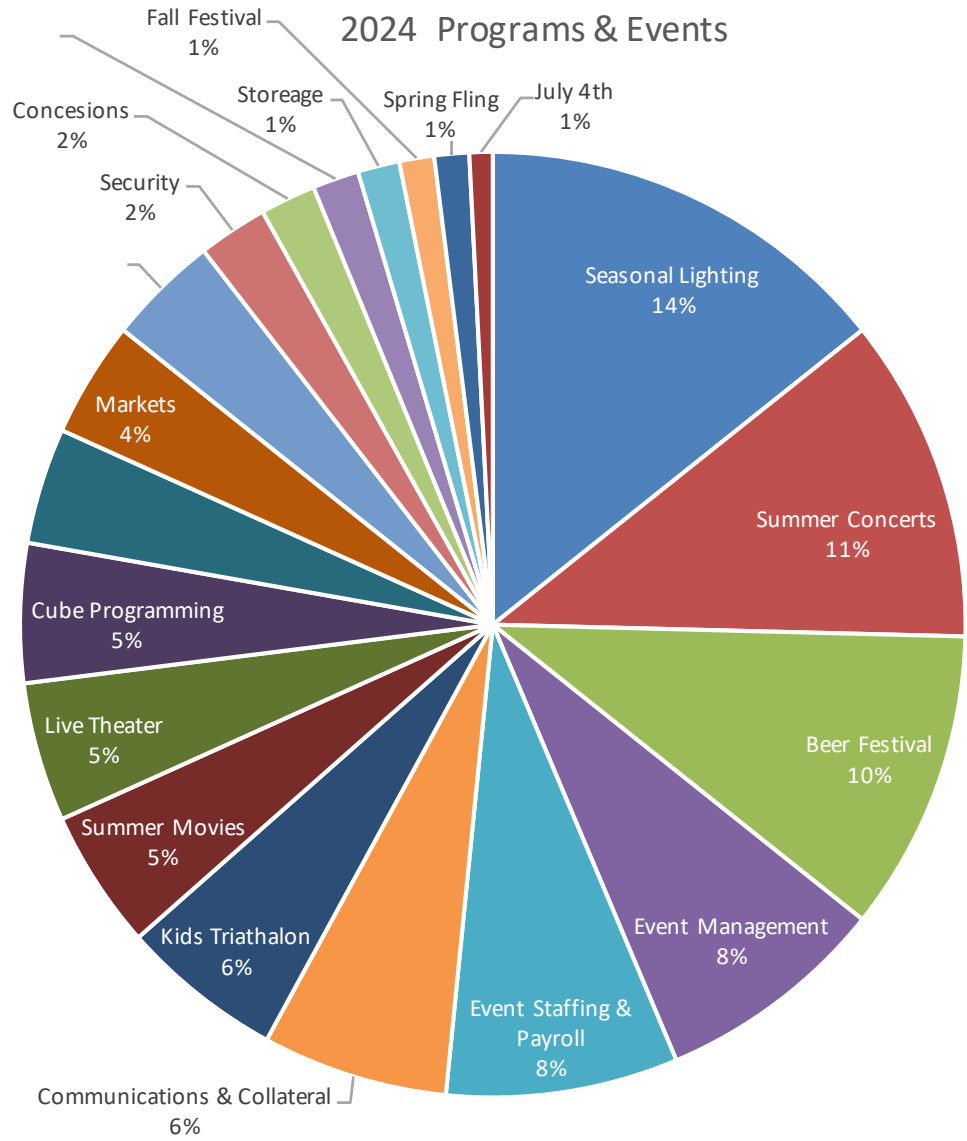
COMMUNITY PROGRAMMING

Comprehensive ● Diverse ● Cultural ● Unique ● Organic

- Founders Green, Conservatory Green, & the CUBE
- Music, Movies & Markets
- Theater & Opera
- Art Festivals & Shows
- Seasonal Festivals
- Lifestyle and Community Education Events

2024 Programs & Events

Other Community Event Support
2%



MCA Administrative Office

8351 Northfield Blvd

MCA CUBE & Front Desk

8371 Northfield Blvd

Phone: 303-388-0724

Email: info@MCA80238.com

STAY CONNECTED AND UP TO DATE WITH MCA

www.MCA80238.com



**THANK YOU ALL FOR
YOUR ATTENDANCE
TONIGHT**

mca
CENTRAL PARK

CENTRAL PARK METRO DISTRICTS

- **PARK CREEK METRO DISTRICT**
 - 7 MEMBER BOARD FROM SDC, BROOKFIELD + 2 RESIDENTS
 - SECURES BONDING FOR ALL DEVELOPMENT
 - BUILDS ALL THE INFRASTRUCTURE
 - TURNS OVER ASSETS TO FINAL OPERATING ENTITIES
- **WESTERLY CREEK METRO DISTRICT**
 - 5 MEMBER BOARD AND IS ELECTED FROM CP PROPERTY OWNERS
 - IS THE TAXING ENTITY TO REPAY BONDING REQUIREMENTS