



## Overland Park Neighborhood Association (OPNA) – April 28th, 2022

### DPD Community Report:

- April Incident Report provided by Officer Kate Young with District Three.

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Phone: 720-913-1248

- There were two residential burglaries, both from garages. One a garage door was left open and the other was a window was pried open. Commercial offenses included an ATM from a dispensary and material from a construction sight. Thefts included unsecured bikes and patio furniture from a business. Two motor vehicle thefts.
- The police station has an etcher for catalytic converters that people can check out to etch their own cats to help deter theft. Reach out for more info.
- CAB meeting on May 3rd at D3 will be go over a big drug bust case. DPD officers will be available ahead of CAB for outreach and questions.
- Additionally the 1st Wednesday of every month they will have officers at Nixon's Coffee from 10-12.
- Next Neighborhood Watch meeting is 5/12 at 6pm

1800 & 1810 South Broadway (old Habibi Hookah and Ganja Gourmet) - Property Owner  
Josh Horwitz - Application for Marijuana Retail and Consumption License

- Overview of last meeting where OPNA members shared concerns and complaints regarding the history of the property. Voted unanimously to write a letter in opposition for the need and desire for a Marijuana Consumption and Retail Licenses at this property. At the time of the vote the neighborhood had not heard from the property owner, Josh Horowitz.
- Josh came to this evenings meeting to communicate more about his vision for the new business and the history of the property in his family.
  - The Horowitz family has owned the properties since the 90's.
  - Josh's father opened Ganja Gourmet at the beginning of medical legalization and was one of the first to operate a restaurant with consumption. As laws were firmed up they became take out only and eventually provide edibles for both rec and med consumption. He had always wanted to get back to providing a place where customers could consume on sight. Unfortunately he past away last fall before fulfilling that dream.
  - Since then Josh and his sisters inherited the property and want to pursue their father's dream and open a cannabis retail and consumption establishment at these properties.
  - There is no commercial kitchen proposed, they will purchase products wholesale for consumption. Will have non-infused food and beverage options as well. Will have smoking options in addition to edibles. Plan to operate from Noon to Midnight, although license allows operating hours until 2:00am. Want to be a destination for tourists before they go out to the bars.
- Josh has been reaching out to neighbors and understands the issues and concerns with the previous tenant.
- Several questions were asked as well as comments were made by various attendees. Those are briefly summarized here:
  - Josh thinks operating hours will be a big part of preventing issues like those that occurred with the hookah tenant.
  - Josh did not fully understand the level of issues occurring on the property until he got more involved after his father's passing and the transfer of the estate. He is the new property owner.
  - There is a lack of trust in the community as a result of the events that occurred over two years with the hookah bar without resolution or correction.
  - Examples were shared of how previous business, Vape and Play , engaged in the community, shared their buisness management strategy and security plans with the neighbors. They were responsive to concerns

and ultimately built trust with the community that they could operate this new business model safely and responsibly in the neighborhood. This was a consumption only establishment and they worked integrally with the RNO, DPD and neighboring business to be sure they were not having a negative impact. Neighbors are looking for this level of trust building and communication to support this type of business.

- When asked if Josh was involved in the property management of the hookah bar, he responded they didn't really have a property manager and that he was the one that gave notice to the hookah bar owner of default on their lease. He noted it took time with his father's passing to get the estate handed off and then be able to respond to the issues. He noted that there were not strong lease documents between his father and the hookah bar owner and that made response complicated. He was threatened with lawsuits by the tenant. He was communicating with the tenant and neighbors to fix the situation but was unclear on what they could do to resolve the issues and concerns from neighbors.
- Councilmen Clark noted he had been working with concerned neighbors for over two years. He believes what is being said by Josh is inaccurate. He shared that he believed there should be consequences to actions and didn't find it acceptable to claim they didn't know what to do. Additionally all parties and neighbors want this type of license, first of its kind in the city, to be successful. Based on the past history of the property there are still grave concerns amongst neighbors that this is needed and can be managed well based on the history. The current property nuisance abatement plan was action taken by the city on this property against the property owner. It is the strongest possible penalties the city can take against a property owner. He noted that if the property continues to be a nuisance to the community than the city can shut the property down from use for a longer duration if proved that the property owner is incapable of dealing with issues.
- Questions were asked about Josh's experience in managing similar business and what background does he have to support this license. Josh is in real estate, and is new to retail. He is hiring a manager that is an employee at a dispensary and ran Ganja Gourmet. Also they have a compliance consultant and other consultants to help. There is a lot of regulation with this type of licenses that they must comply with.
- Mara noted the neighborhood has already written a letter in opposition, and asked if anyone had input on changing the position. There was no further input on changing the decision and the neighborhoods opposition will still stand.

Councilmen Clarks Office Updates - lots of great things happening:

- Housing proposal going through council - as a result of state law revisions, city is updating their laws changing the housing development affordability requirements and fees to expand affordable housing across the city. If interested please reach out with comments or concerns as this will be going to vote soon. Questions were asked about current fees in lieu of affordability, new legislation will ramp up requirements and provide more options for development. The new fee structure is designed such that they hope it will flip the switch on the process and really start to increase affordable residential in Denver.
- Waste Services Changes - going to vote in June. So much of our waste can be diverted from the landfill, only diverting 25% that we could as a city. This will hopefully start to change how we as a community and city manage our waste. If it passes, the new system could roll out as early as fall. Trash will have a fee based on the size of a container, compost and recycling will be free.
  - Question asked about those that are cost burdened? Especially families with children in diapers where that can be 66% of your trash. Jolon noted that the city will have fee options on a sliding scale based on AMI (average median income) levels to help ensure this new fee program is not burdening folks who might not be able to afford. The goal is to divert more of our waste from the landfill and encourage more recycling and composting.
  - City is also working on some requirements for commercial business to compost and recycle more.
  - There was lots of conversation and discussion about the tours to waste facilities and how to help educate the community. Suggestion of an incentive program where households could maybe do a tour or education and offset some of the fee as an incentive as well as to educate.
- Climate Office actions which include money approved in previous ballot measures are starting to come to fruition.
  - There is city wide program offering rebates for all sorts of things that will reduce or dependency on fossil fuels. Like electric bikes, EV chargers, heat pumps for cooling and heating your home, solar and battery storage as well as electrical infrastructure to convert to solar.
    - [Denver Climate Action Rebates](#)
- South Platte River projects receiving funding from federal to city level for improvements. Bike path will be wider and include soft trail for pedestrians. Lots of investments and improvements coming.
- Jolon shared the news, if you've not heard, he will not run for re-election.

- Jewell Bridge - Gabby left the city which is why she's not hear to provide an update on the project. Jolon's office will help us get in touch with the city's new PM overseeing the project.

March Minutes were approved.

April Treasury report:

- We approved the spending of up to \$400 for supplies for the plant giveaway.
- OPNA received \$325 in donations from the fundraiser hosted by the Table for community appreciation.
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Beginning Balance		6203.64
Membership Deposits		\$ 129.87
Bank Fees		\$ (4.00)
Website Host		\$ -
Ending Balance per Bank		\$ 6,329.51
	OPNA Funds	\$ 4,618.83
	ART Funds	\$ 1,710.68
Notes		
The table raised \$325 with their April 1st Neighborhood recognition night!!		

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PROJECTS:

- **Spring Plant Giveaway May 14th 10:30-12:30 at The Table**
  - Various neighbors will get fliers from Mara and post around the neighborhood.
  - Come out and help, or bring tools to give away, and to get some plants.
- Bridge Art - Mara looking at grant options. Art committee still stewing on options to fix graffiti, but funding to do it right seems like the best way to go.

**OVERLAND SOCIAL - Will be on May 12th at 6:30 at Grandma's House - 1710 S**

## **Broadway**

### **ANNOUNCEMENTS:**

- Daniel Frank - Developer under contract at old lumber yard between Florida and Iowa. Plan to develop property. Wanted to introduce himself and get to know everyone. Will get on a future agenda so we can all learn more.

Meeting adjourned at 8:33pm.

### **Neighborhood Meetings:**

Our next neighborhood meeting will be on **Thursday, May 26th, 2022, at 6:30 pm**. Stay tuned then for agenda and zoom links.

OPNA meetings are held the 4th Thursday of every month, excluding November and December.

Upcoming meeting dates for 2022 include the following: May 26, June 23, July 28, August 25, September 22, & October 27

A link to our **COVID19 resources** page is found [here](#) on our OPNA website.

### **Here are ways to pay for membership dues:**

Venmo

Overland Park RNO @opnadenver or using this link

[https://venmo.com/code?user\\_id=3183003056472064841](https://venmo.com/code?user_id=3183003056472064841)

Mail

Make check payable to OPNA and send to:

OPNA

Att: Andrew Gehauf

2255 S Acoma St

Denver, CO 80223

### **Keep in touch:**

Check us out on our [Website](#) and also to read the minutes from past meetings.

And like us on Facebook [Overland Park Neighborhood Association - OPNA](#)

or Instagram [overlandparkneighborhood](#)

Contact us at: [OPNAinfo@gmail.com](mailto:OPNAinfo@gmail.com)