

Cherry Creek North GID: Community Opposition

An analysis of the proposed General Improvement District (GID) in Cherry Creek North, its origins, and the community response.





Meeting Agenda

Introductions

Overview of Proposed General Improvement District (GID)

StopTheGID Updates

Looming TimeLine

Opposition Strategy

- Overall Approach
- Strategy for Councilperson Sawyer's Workgroup Meeting, Sept 16th Bromwell

Unified Presence

Unified Message

StopTheGID extends heartfelt gratitude for the use of the Global Down Syndrome Foundation Meeting Space. The Education Center at GLOBAL is a free public meeting Space for non-profit and profit community functions. An organization's use of Global's Education Center does not constitute endorsement by Global Down Syndrome Foundation.

What is a GID?

General Improvement District

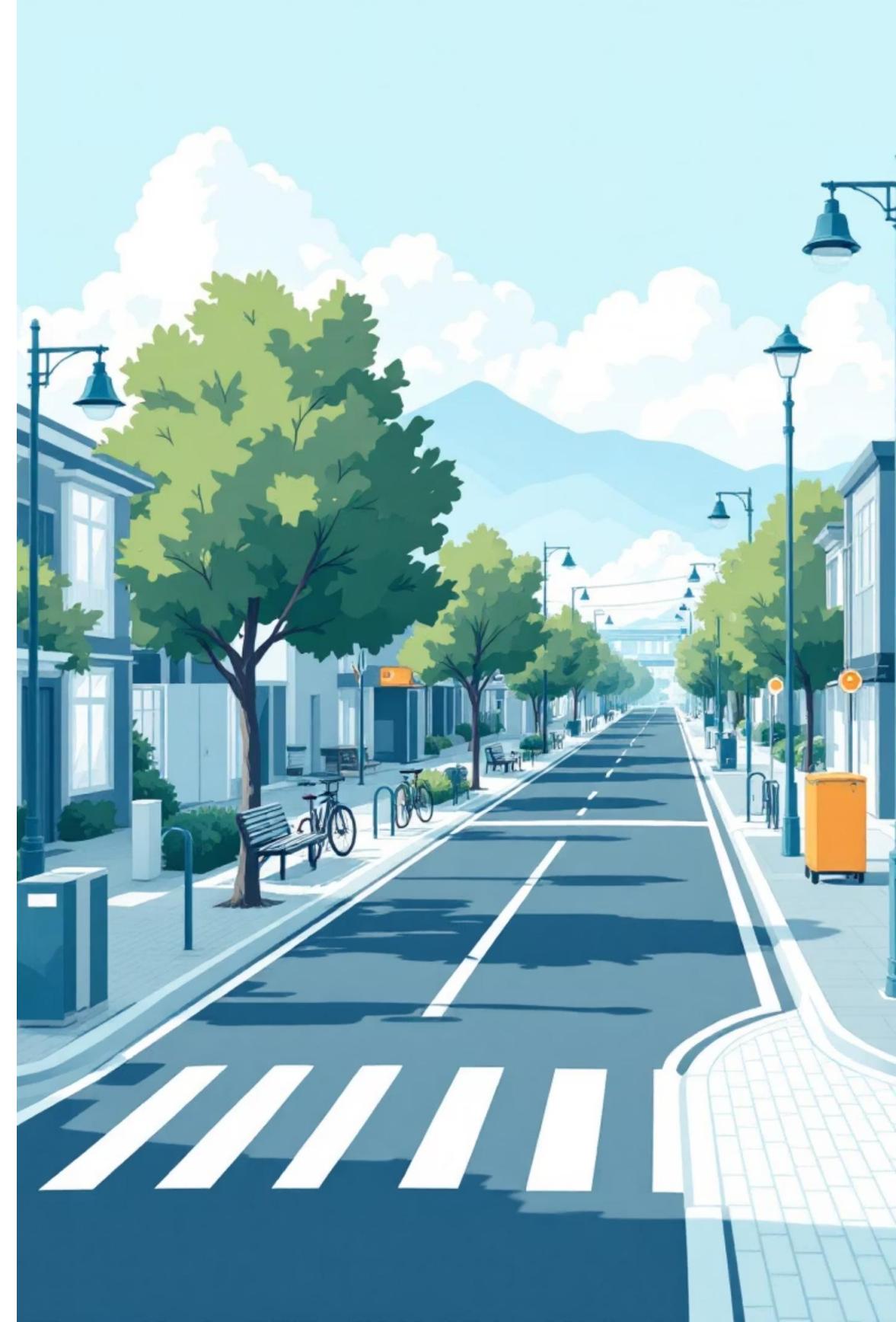
Special district that collects **mandatory fees** to provide enhanced services to a specific area; fees assessed and part of property tax

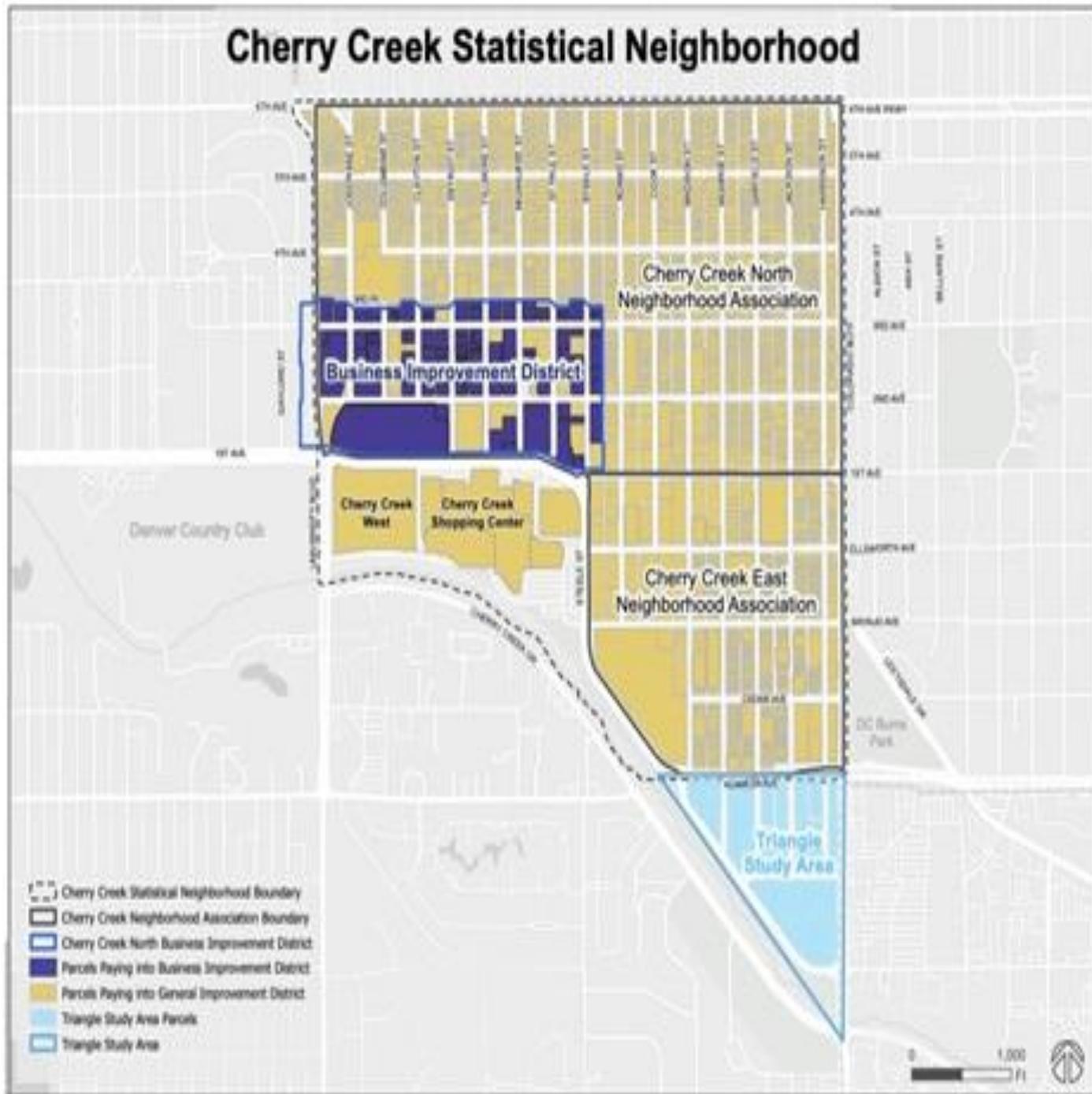
Requires Approval

Must be approved through stakeholder ballot and election

Quasi-Government Entity

GID Governance is comprised of an Advisory Board appointed by the Mayor – includes both community members and City Officials

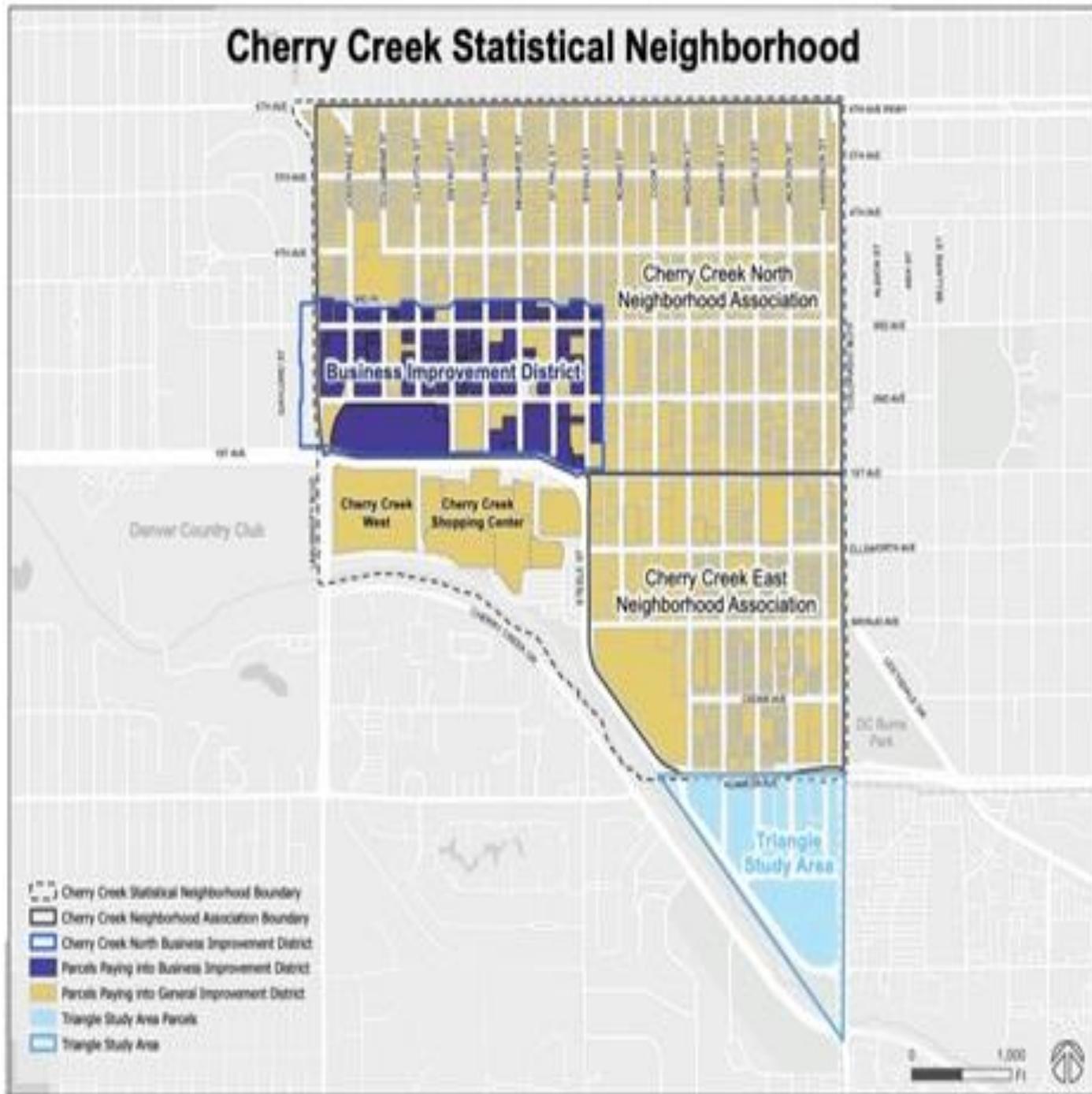




The GID being pursued by the office of Councilperson Amanda Sawyer, Includes:

- Cherry Creek North Residential **(us!)**
- Cherry Creek East
- Cherry Creek West (under development by East West Partners)
- Cherry Creek Shopping Center (Mall)
- Residents of Cherry Creek Business Interest District (BID)
- The Triangle

[SOURCE: Denver Government Website](#)



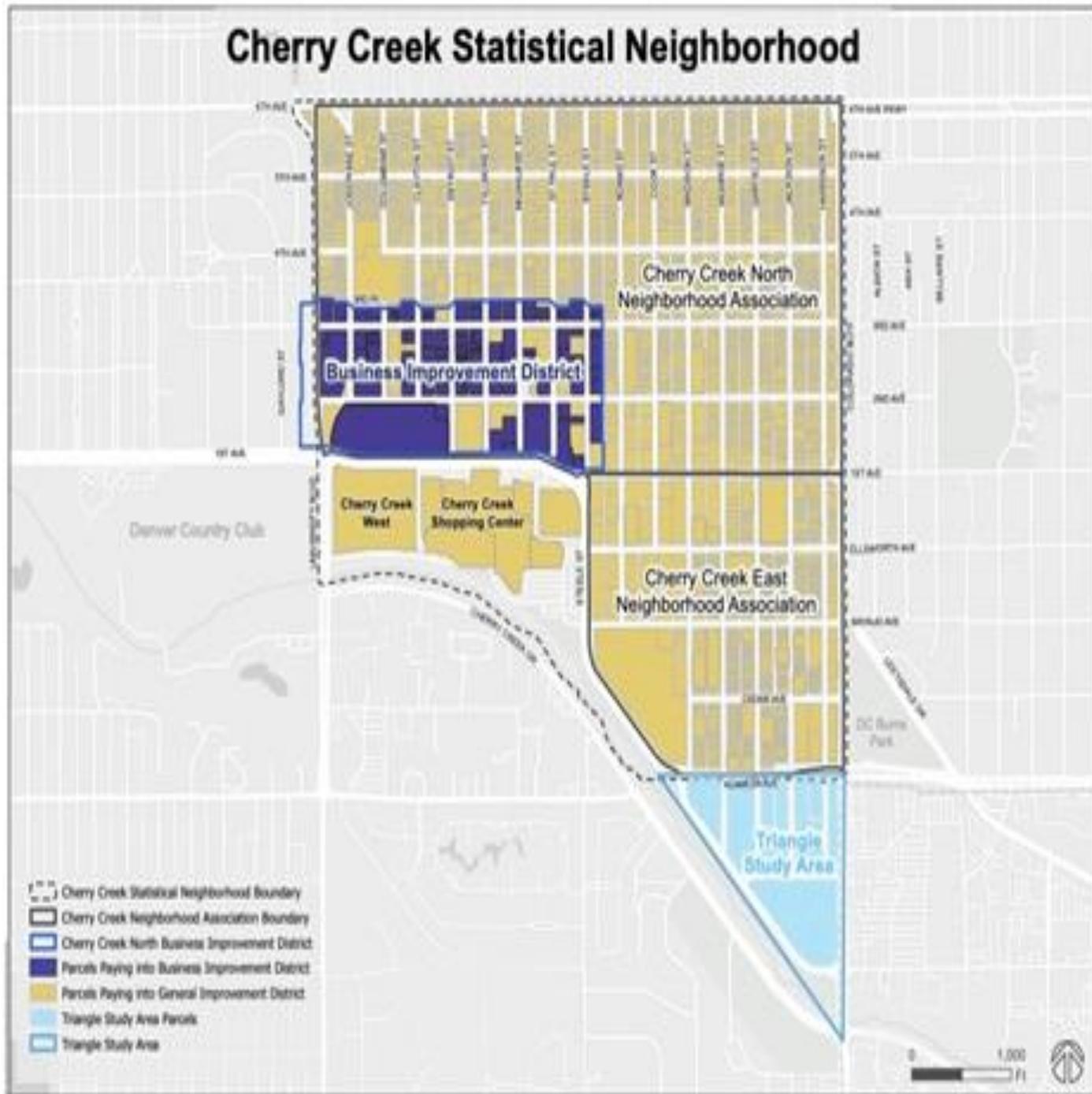
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The Cherry Creek Area, as defined by the Cherry Creek Area Plan, includes:

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- Cherry Creek East
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- Country Club (Why not included?)

SOURCE: Denver Government Website



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Combining 6 distinct communities into a single GID, means **only ONE petition requirement of 200 names, and ONE referendum on the ballot, which would determine the result for all 6 communities**

[SOURCE: Denver Government Website](#)

Power of a GID is Far Beyond 'Extra Services'

Colorado Revised Statute Section 31-25-611 and 612



Power of a GID includes:

To levy and collect taxes, based on value

To have **perpetual existence** (RiNo GID 20 yr term)

To borrow money and **incur debt** (average bond in DEN is \$1 million to \$5 million.)

To provide services **outside** the boundaries of the district

To exercise the power of **eminent domain...** to take any property necessary to the exercise of the powers granted ...

To **fix ...rates, tolls, or charges for services** or facilities furnished by the district

Can **place a lien** on your property for nonpayment

Background & Origins of The CCN GID

Non-Grassroots Initiative

The Cherry Creek North GID activities did not originate within the community of property owners.

Council-Led Effort

Spearheaded and funded by Councilperson Amanda Sawyer and consultant, Ms. **Jamie** Giellis of Centro Inc



Claimed Justification

“My office has introduced the concept of a General Improvement District in Cherry Creek, *as recommended in the Cherry Creek Area Plan.*”

- Councilperson Amanda Sawyer (Denver government website, as of 8.22.25)

Cherry Creek Area Plan

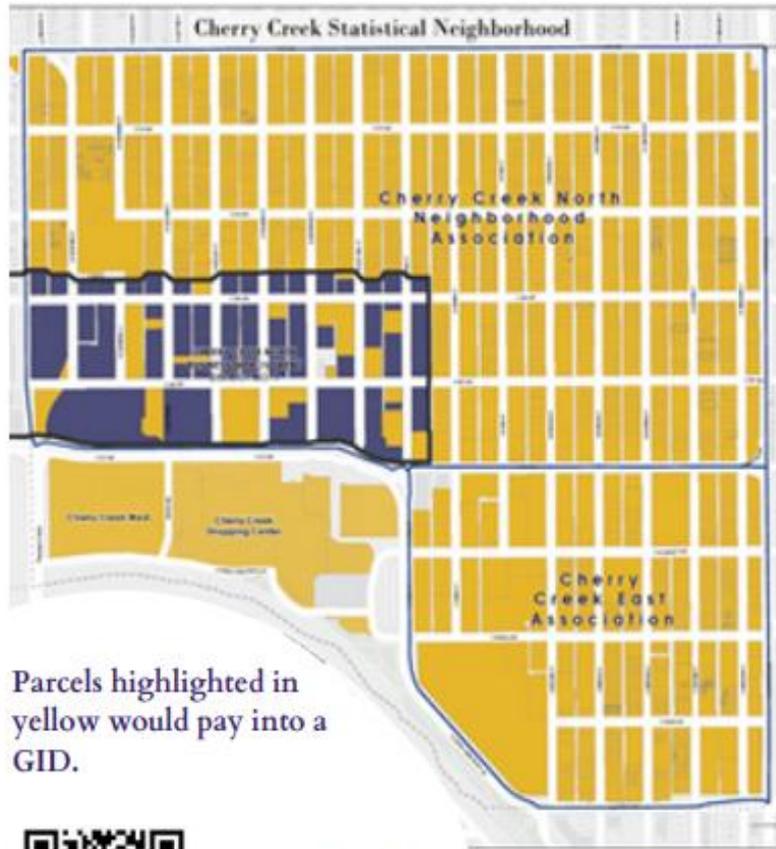
⊗ Important Discrepancies

- No recommendation for GID formation exists in the Cherry Creek Area Plan
- Plan describes four types of funding, including Special Districts (p. 82)
- No recommendation for council members to introduce GID concept

**When challenged on this point, the response has been
“We are hearing from people that they have interest.”**

Do You Want to Create a General Improvement District in Cherry Creek?

Councilwoman Amanda Sawyer is hosting community conversations to hear your feedback on the possible creation of a General Improvement District (GID) in Cherry Creek, as recommended by the Cherry Creek Area Plan.
Learn more at: denvergov.org/CCGID



Parcels highlighted in yellow would pay into a GID.



Scan the QR code
or visit:
denvergov.org/CCGID

What is a General Improvement District?

- A GID is a special district that is established to fund enhancements to an area, like security, placemaking, pedestrian lighting, and infrastructure.
- The study area of this GID proposal applies to the Cherry Creek statistical neighborhood, which is bordered by 6th Avenue to Alameda Avenue and University Boulevard to Colorado Boulevard.
- All property owners in a GID agree to tax themselves to fund improvements to a specified area.
- Property owners and all registered voters in Cherry Creek would have the final say on the creation of a GID by voting for or against it.

Join us at our community listening sessions to learn more and share your thoughts!

Tuesday, April 15th at 5:30pm
Info Session for BID Residents
[Bit.ly/CCGIDInfoSession1](https://bit.ly/CCGIDInfoSession1)

Thursday, April 17th at 12:30pm
Business Info Session
[Bit.ly/CCGIDInfoSession2](https://bit.ly/CCGIDInfoSession2)

Tuesday, May 13th at 5:30pm
Info Session for all Residents
[Bit.ly/CCGIDInfoSession3](https://bit.ly/CCGIDInfoSession3)

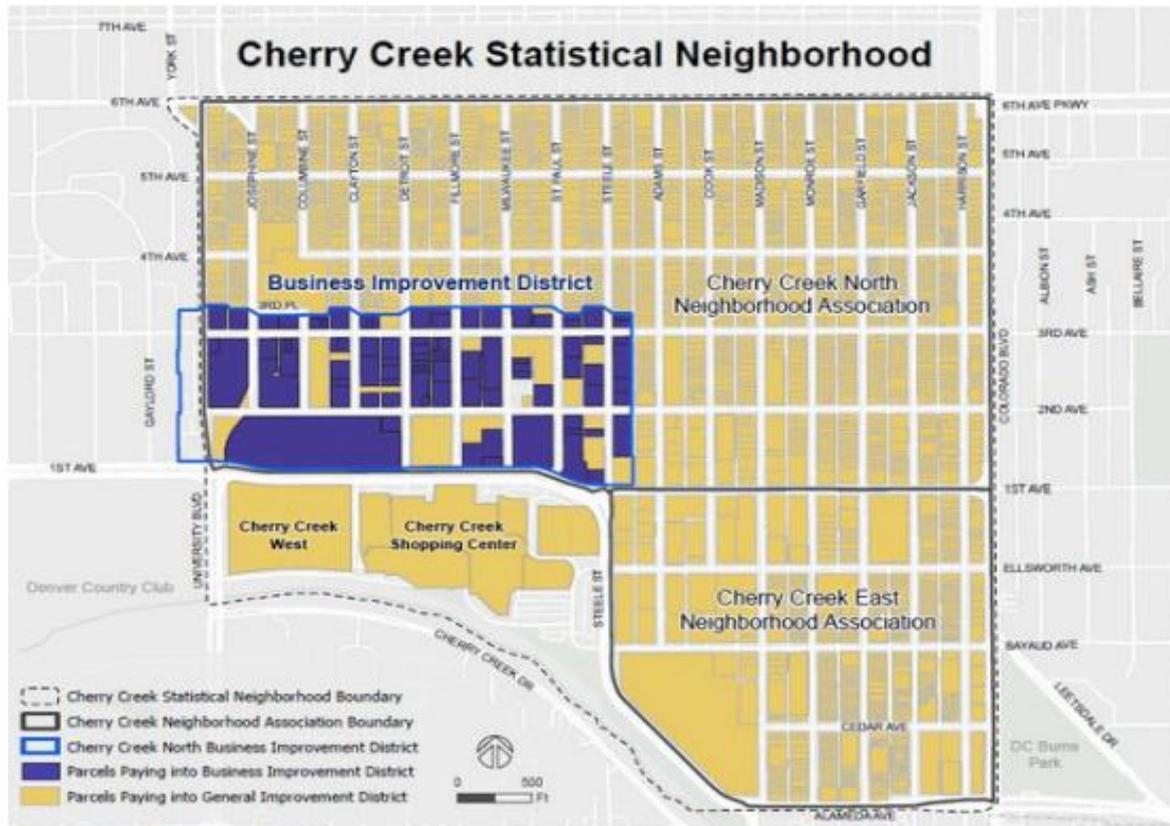


1st Postcard Announced Zoom Meetings

2nd Postcard - Announced the Survey

Do You Want to Create a General Improvement District in Cherry Creek?

SHARE YOUR THOUGHTS WITH US! TAKE THE COMMUNITY SURVEY BY JUNE 15TH at [Bit.ly/CCGIDSurvey](https://bit.ly/CCGIDSurvey).



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Share your feedback via the community survey by June 15 at [Bit.ly/CCGIDSurvey](https://bit.ly/CCGIDSurvey).



Tuesday, July 22 at 5:30pm
Feasibility Study Results
Community Meeting
[Bit.ly/CCGIDJuly25](https://bit.ly/CCGIDJuly25)



Learn more by scanning the QR code or by visiting denvergov.org/CCGID

Survey Methodology Concerns



No Identity Verification

Survey **not restricted to verified voters** within proposed GID boundaries



Forced Selection

Survey Participants were forced to select and prioritize “Areas of Interest”; there was **NOT an option to indicate: I have NO area of interest.**



Questionable Analysis

Basic requirements of survey design and analysis **were not met**

Survey Response -- Categories Misclassification

65.25%

Not Interested

Clear opposition to the GID

25.98%

Uncommitted Responses

Somewhat Interested	16.38%
More Info Needed	9.60%
Remainder	.01%

8.76%

Very Interested

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Jamie, the consultant, categorized 'Uncommitted' Responses as 'Interested', which is Statistically Incorrect. This resulted in an inaccurate survey claim of 34.75% Interested (25.98 + 8.76).

Raw Data Negates the Claim of Statistical Validity

Statistical Validity

Response Type	Total # Possible	Total Responses	Responses Required to be Statistically Valid (5% margin of error; 95% confidence rate)	Statistically Valid?
All	7,717	426	363	YES
Residential Owners	4,356	371	366	YES
Residential Renters	3,217	38	344	NO
Commercial Owners	144	6	105	NO
CCE All	3,264	65	366	NO
CCE Resi Owners	1,451	50	304	NO
CCN All	3,805	267	350	NO
CCN Resi Owners	2,585	252	335	NO
BID All	648	27	242	NO
BID Resi Owners	320	20	175	NO



GPT-4o mini

- For a population of 7,717 you would **need a minimum of 370 survey responses** to achieve statistical significance at a 95% confidence level with a 5% margin of error.
- **Margin of Error** and **Confidence rate** are associated with Statistical Significance and can not be directly applied to Statistical Validity
- **It is not statistically valid to count incomplete survey participants as responses** as this can compromise the integrity and the reliability of the results. **Total Responses column shows 426, but 72 did not even bother to complete the survey. $426 - 72 = 354$**
- **It is advisable to invalidate a survey if a bot engages with it**, as this helps maintain data integrity, ensures alignment with the survey's objectives, and upholds ethical standards.

Below are the FABRICATED survey results, given that survey participants were unable to indicate ***“I’m not interested in services.”***

1. Security patrols (41.51%)
2. Construction mitigation (40.10%)
3. Neighborhood advocacy (30.69%)
4. Pedestrian safety (28.43%)
5. Street lighting (24.27%)

100%
Forced Selection of Interest

**Survey would not proceed without
selection of an area of interest**

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Amanda Sawyer’s consultant then established a GID Work Group to discuss these ‘areas of community interest’

Amanda Sawyer/Jamie Meetings

Prior to 1st Citizen Engagement on May 13, 2025

11.26.2024 Consultant submitted Scope of Work Letter “to provide services to you and Cherry Creek Community Stakeholders in the development of a GID for the neighborhood.”

2025

JAN Contract with Ms. Jamie Giellis of Cento, start date 1.1.25

FEB Broe Real Estate Group

FEB East/West Partners Cherry Creek West

MAR Cherry Creek Mall/Taubman

MAR Matt Joblon/BMC

MAR Transportation Solutions Board Meeting

MAR Cherry Creek North Neighborhood Association Board

MAR Cherry Creek East Neighborhood Association

APR Alder Real Estate

APR Cherry Creek East Neighborhood Association

APR Cherry Creek Chamber of Commerce



Core Community Belief

"Forming a GID should be a grassroots grassroots effort originated by the property owners."

SOURCE: [GID Creation Guide](#) on DEN government website

Community Opposition Group

STOPtheGID in CCN

In response to these concerns, community members have organized to oppose to oppose the GID initiative.

Website: <https://stopthegidinccn.com/home/>



StopTheGID Activities: June – September

450 have registered on the StopTheGID website

1

Early June

- Met with Amanda/Jamie about resident concerns from May 20th CCNNA meeting
- Began resident email campaign about GID concerns and the manipulated survey

2

Mid-Late June

- CCNNA board denied speaking request
- Pursued media coverage (Chronicle, Gazette, Channel 4, Kim Monson show)

3

July-August

- Planned website, yard signs, deeper GID research
- Launched website and letter writing campaign
- Secured 20-minute presentation at CCNNA August meeting
- Submitted CORA request to Denver for Amanda Sawyer communications

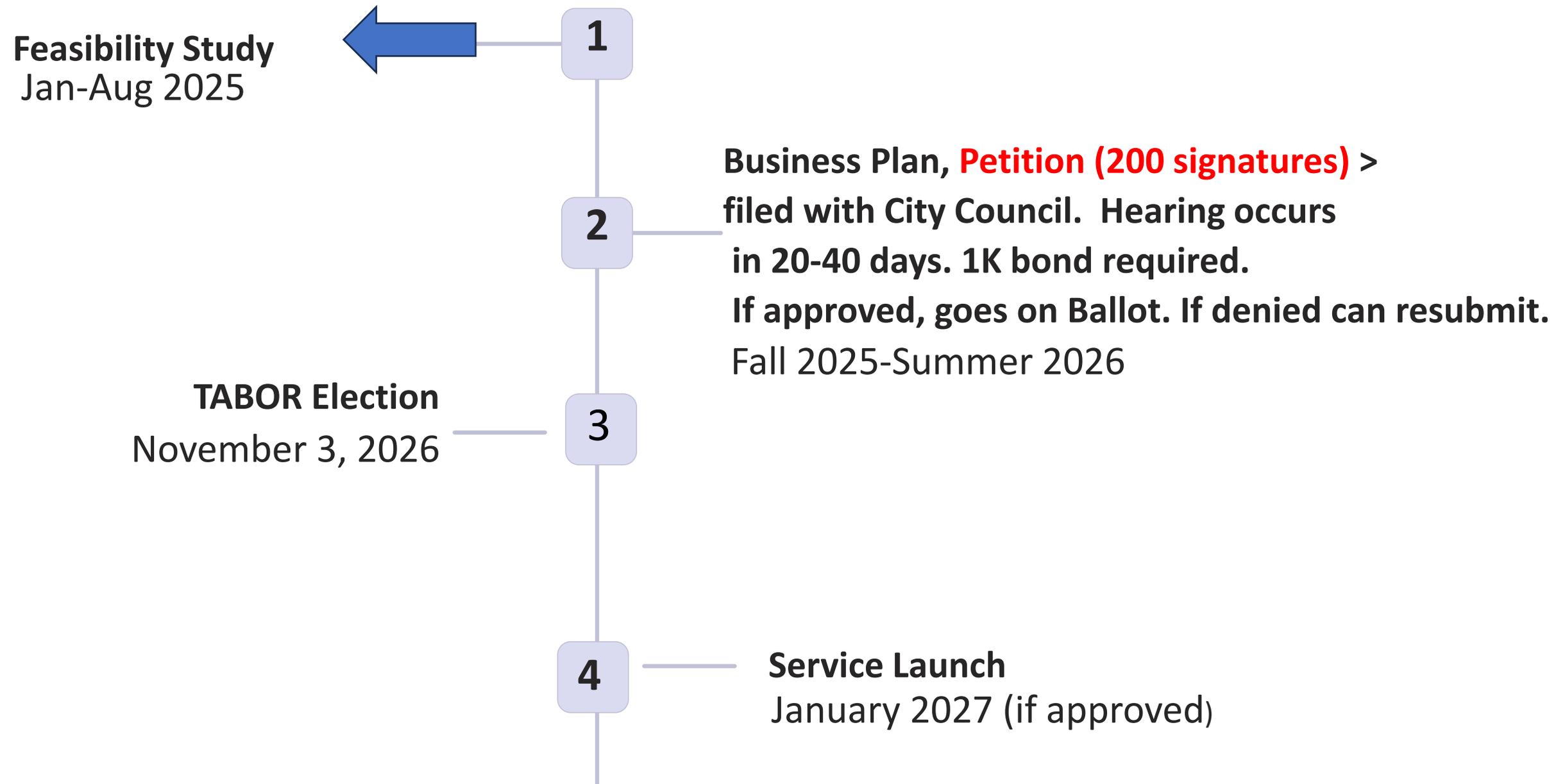
4

Late August-September

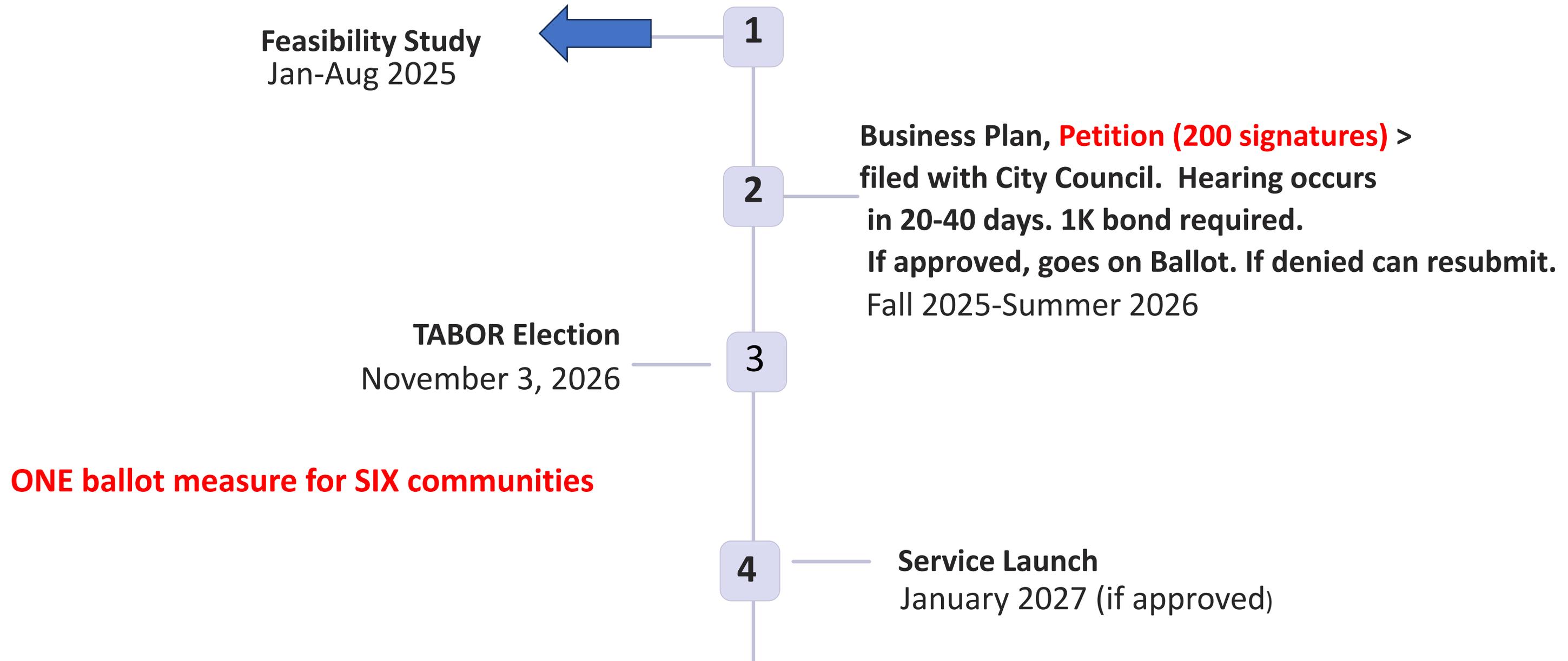
- Held first in-person meeting at Down Syndrome
- Launched online donation site
- Started door-knocking campaign with one-question survey
- Scheduled second meeting for 9/9



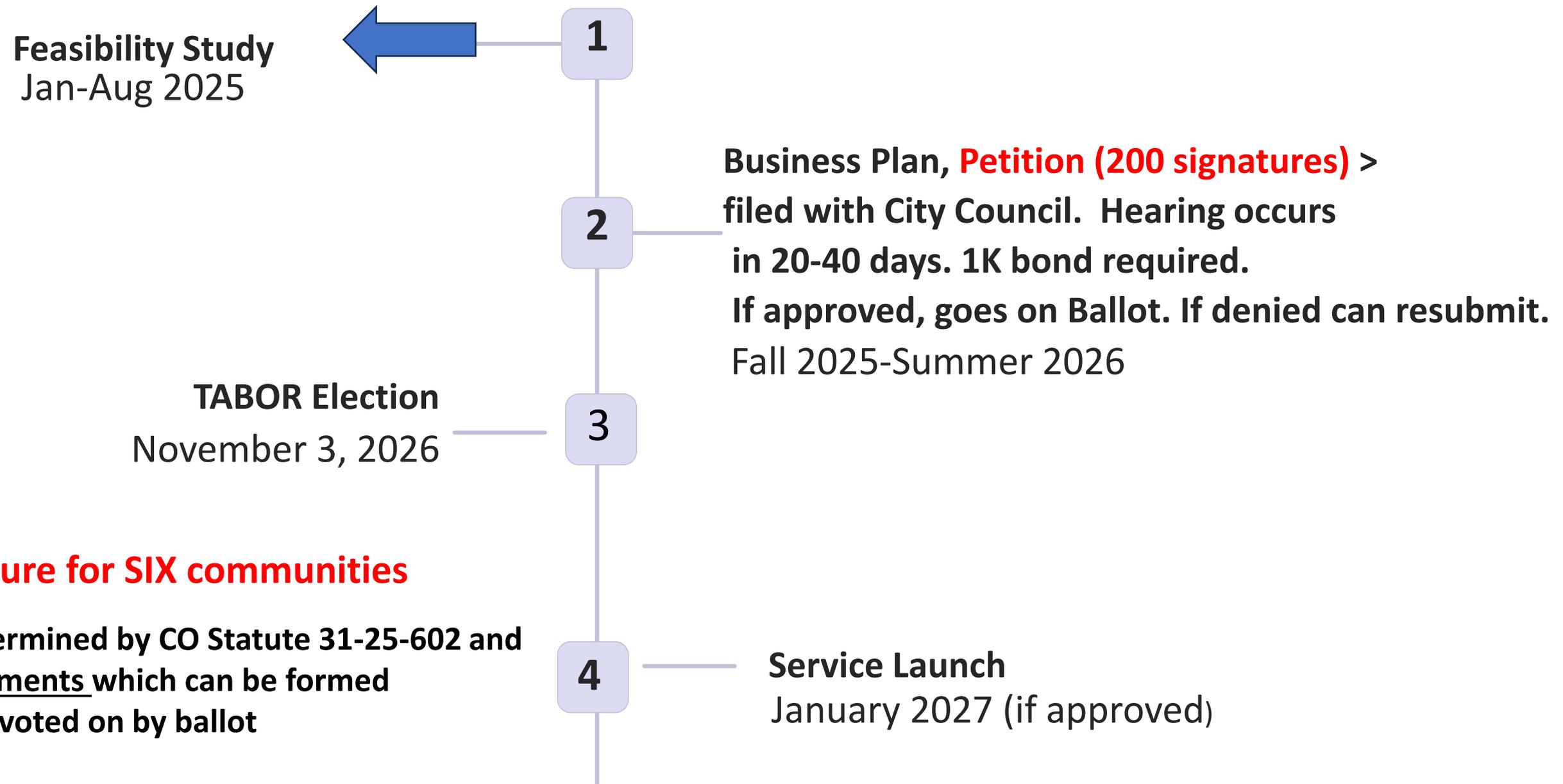
Timeline of CCN GID Process – Four Phases



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ONE ballot measure for SIX communities

Who can Vote? Determined by CO Statute 31-25-602 and GID governing documents which can be formed **BEFORE** it has been voted on by ballot

Phase 1: Feasibility Study Working Group Process

Meeting 1

Engagement planning (Via Zoom) >>
Jamie stated that only individuals interested in services should attend.
StopTheGID calculates that **.004% of CCN Residents** showed interest.

Meeting 2

In-person engagement session

Meeting 3

Finalizing project specifics and pricing
pricing (in person) October 27
27



September 16th Bromwell Elementary 6:00 p.m. – 7:30



Methods to Oppose a General Improvement District (GID)

- **Overall Strategy**
- **Strategy Specific to Sept 16th**



Overall Strategy

Remove Cherry Creek North Residential from the larger Cherry Creek Area GID

PHASE 1 >> **CRITICAL**

Build Grassroots Opposition
Actively Explore Legal Justification to Stop GID
Pursue StopTheGID Signatures
Identify and partner with Allies, state/national
Media Campaign
Explore possibility of creating an Opposition
Petition, leading to Opposing Referendum on
Nov 2026 Ballot



PHASE 2

Stop the GID by challenging the Petition.
Attending City Council Hearing re: Petition
Continuation of all PHASE 1 Activities
Potentially File Opposition Petition w CC



PHASE 3

Campaign for 'Opposition/NO' Votes on
Nov '26 ballot; Write Opposing Argument;
Pursue Input on Ballot language



**Success in Phase 1 will be determined by Hands on Actions
taken by *each Individual* opposed to the formation of the CCN GID**



Critical Actions to Stop the GID

Formally Object:

Write Letters, Attend Public Meetings

Sign the StopTheGID Petition

Put a Sign in Your Yard

Register on StopTheGID Website

Alert Your Media and Social Media Contacts

Talk to Neighbors !!!

Contribute: Materials, Resources, Contacts

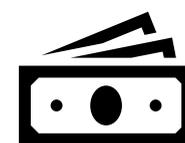
Financially – Legal & Operations Costs

Your Expertise: Website/Tech

Legal

Financial

Media





Write Letters

Share your specific concerns: **EXAMPLE**

I am writing to express my formal objection to the proposed General Improvement District (GID) in Cherry Creek North. Specifically, I am concerned about the potential increase in taxes/fees, and the lack of adequate public consent regarding this proposal.

Email your Letter to:

DenverCouncil5@denvergov.org (Amanda Sawyer)

info@ccnneighbors.com

president@ccnneighbors.com (Linda Barker)

CC StopTheGID in CCN or forward to us:

StopTheGIDinCCN@gmail.com



Possible Legal Action Based on Procedural Violations



Explore

Explore methods to stop the creation of the the CCN GID during Phase 1, based on observed flaws in the process



Organize

Compile and document all perceived procedural errors to effectively and efficiently communicate the issues.



Consult an Attorney

Find a lawyer specializing in municipal or Property law to identify procedural violations

Strategy for Amanda Sawyer/Jamie's Work Group Meeting

Tuesday, Sept 16th starts 6 p.m. Bromwell School 2500 E. 4th Avenue



We anticipate Jamie's Workgroup members will be asked to lead Roundtable discussions on specific topics like Security or Lighting, with attendees rotating among the tables.

We expect Jamie will insist that only Interested Parties join the table, but ignore those instructions.
Now is not the time to be polite !

Individuals who are either officially part of Jamie's Workgroup (or standing in as a surrogate for the official member), please ensure you have signed the Sign-In Sheet at the front desk; we will be contacting you around noon on Sept 16th with additional information.

Unified Presence and Unified Message

Tuesday, Sept 16th starts 6 p.m. Bromwell School 2500 E. 4th Avenue



Unified Presence

Bring your Yard Sign to Hold up

Stand together when possible

Bring your neighbors!

You do not have to speak to attend – your presence will be meaningful.

Unified Message

--NO--

No, I do not want or need security services.

No, I do not want or need snow removal services.

No, I do not want or need additional street lights.

No, I do not want or need additional services.

No, I do not want a GID in Cherry Creek North.

Clear, repeated, aligned messages will be heard !!!

Key Takeaways

Must STOP the CCN GID in Phase One

Immediate need to Consult an Attorney

Powers of a GID are Unacceptable for CCN

The powers of a GID go far beyond the provision of services!

**Everyone must TAKE ACTION to Stop the GID
TO OFFER YOUR SUPPORT, visit website/email:
StopTheGIDinCCN@gmail.com**

Critical Next Step

Attend Jamie's Bromwell Mtg at 6 p.m. on Tues .Sept 16th
With the consistent message of NO SERVICES NEEDED



STOP
THE
GID TAX
IN
CCN

BACKUP Slides

END of presentation is the prior Slide

StopTheGID Sign

Conclusion

For a population of **7,717**, you would need a minimum of **370 survey responses** to achieve statistical significance at a 95% confidence level with a 5% margin of error.

Plugging in the values:

- $N = 7,717$
- $Z = 1.96$
- $p = 0.5$
- $E = 0.05$

Calculating the sample size:

$$n = \frac{7717 \cdot (1.96^2) \cdot (0.5) \cdot (1-0.5)}{(0.05^2 \cdot (7717-1)) + (1.96^2 \cdot 0.5 \cdot (1-0.5))}$$

This results in a required sample size of approximately **370** responses for a 95% confidence level and a 5% margin of error.

Statistical Accuracy

It is **not statistically correct** to simply include uncommitted responses in the "Interested" category. Doing so can lead to:

- **Misinterpretation of Data:** It can create a false sense of enthusiasm or interest in a product or service.
- **Skewed Results:** The overall analysis may not accurately reflect the true level of interest among respondents.
- **Informed Decision-Making:** Decisions based on inaccurate data can lead to ineffective strategies or missed opportunities.

By categorizing uncommitted responses appropriately, you can ensure that the survey results are more reliable and actionable.

The proposed Cherry Creek GID, of which CCN would be a part, is a total Elector **population of 9,313** (from July 22 presentation on Amanda Sawyer's website)

● GPT-4o mini

Median Population Size of General Improvement Districts in the USA

The median population size of General Improvement Districts (GIDs) in the United States is generally around **2,000 to 3,000 residents**. This figure reflects a range of districts, from smaller rural areas to larger urban ones.

*"Median is a better representation than 'average' as it excludes all outliers which might consist of unique sizes such as 25 residents or a million residents. The average size of GIDs in USA is 1,000 – 5,000 Residents

Average Borrowing Figures

While specific average borrowing amounts for GIDs are not consistently documented, estimates suggest that borrowing can range from **\$500,000 to several million dollars** depending on the factors mentioned above. For instance, smaller districts might borrow around **\$500,000 to \$1 million**, while larger urban districts could see borrowing amounts exceeding **\$5 million** for significant projects.

Colorado Supreme Court Ruling on Special Districts' Authority for Eminent Domain

Yes, the **Colorado Supreme Court** has upheld the authority of special districts to exercise eminent domain. In a significant ruling, the court confirmed that the exercise of condemnation authority by a developer-formed metropolitan district constitutes public use, provided that the purpose of the taking is for some public benefit.

Key Points of the Ruling

- **Public Use Requirement:** The court established that for a taking to satisfy the public use requirement, it must be "essentially for public benefit." This means that the fundamental nature of the taking must serve a public purpose.
- **Case Background:** The ruling stemmed from a case involving a small parcel of land in the Carousel Farms development in Parker, Colorado. The court found that the taking was necessary for the

DEN Blueprint’s mention of Streetscaping Maintenance became a lot more in Amanda Sawyer’s “CC Needs Assessment: Plan support and Next Steps, District 5 Council Office, May 2024”

“...*Mobility, Recommendation 10* of Blueprint Denver that specifically calls out a general improvement district, or some other self- taxing district, to cover the cost of maintenance for infrastructure and other quality of life amenities. The desired improvements identified by respondents of the survey cost over \$40,000,000. This cost includes a potential expansion of a security service in addition to police service, improved pedestrian lighting in residential areas, enhancements to street crossings, greenway improvements, and micro-transit.....
This is not to discount the fact that the cost of living in Denver has increased significantly. However, the idea of a self-taxing district in Cherry Creek should be explored.”

REMEMBER THE NEEDS ASSESSMENT NUMBER OF 40,000,000 IS FROM AN ANNUAL SURVEY RELATED TO PRIORITIZING TAX BUDGET. RESPONDENTS WERE IN NO WAY INDICATING THESE ARE SERVICES DESIRED BY A GID

10

Provide equitable opportunities to improve streetscaping and placemaking along city streets.

GOALS: 1, 3, 4

*In many areas of the city, streetscaping is only possible if there is a self-taxing district, such as a business improvement district or **general improvement district**, to cover the cost of maintenance.*

- A.** Study and implement funding programs to maintain improvements — including street trees, landscaping, stormwater planters and pedestrian lighting — to the public-right-of-way. This is especially important in corridors and centers.
- B.** Explore partnerships and programs for preserving and maintaining existing flagstone sidewalks where this is a valued part of the area’s character.

Amanda Sawyer's 2025 Citizen Engagement related to CCN GID

- May 13 -- CCN residents meeting. Online only. Appears 14 residents were on the line.**
- May 20 -- CCNNA meeting – In Person – Approx. 120 attended. Community requested survey design change to avoid distortion of data: First Question should be: Are you interested in GID? Yes/No**
- July 22 -- Amanda met with City Council who approved funding for Consultant, Jamie Giellis.**
- July 22 -- Statistical neighborhood meeting. Online only; no public info on attendance or outcome.**
- August 21 – Jamie's 1st Work Group meeting – Zoom only. Jamie stated the call is only for those interested in Services. Excluding Sawyer's staff, approx. 30 participants, of which 2/3 are known to be in opposition.**
Thus, in total population of 2,585 CCN Residents, 10 might be interested; significant taxpayer funds are being spent to explore the potential interests of .004% of CCN Residents
- Sept 16 – Jamie's 2nd Work Group meeting – in person – open to Community**
- Oct 27 – Jamie's 3rd Work Group Only meeting – in person – to identify projects/pricing.**

Collection of AI statements re: Inaccuracy of Jamie's survey

In summary, it is advisable to invalidate a survey if a bot engages with it, as this helps maintain data integrity, ensures alignment with the survey's objectives, and upholds ethical standards. Restarting the survey can provide a more accurate and reliable dataset for analysis.

● GPT-4o mini

Counting a participant who does not complete a survey as a 'response' is generally not considered statistically valid. Here's why:

Conclusion

For a population of **7,717**, you would need a minimum of **370 survey responses** to achieve statistical significance at a 95% confidence level with a 5% margin of error.

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GID Opposition Activities: June-September

Early June

1

- Met with Amanda and Jamie to address resident concerns from May 20th
May 20th CCNNA meeting
- Highlighted boundary errors, unsecure survey, tax implications, and poor and poor response rate
- Began emailing residents about concerns and sharing information about information about the GID

2

Mid-Late June

- Requested opportunity to speak with CCNNA board but were denied denied
- Pursued media coverage (Chronicle, Gazette, Channel 4, Kim Monson Monson show)

July-Early August

3

- Planned website launch and yard sign printing
- Conducted deeper research into GIDs, Cherry Creek area plan, and Colorado law
- Launched website and activated letter writing campaign to CCNNA board CCNNA board

4

Mid-Late August

- Secured 20-minute speaking slot at CCNNA August meeting
- Submitted extensive CORA request to Denver for communications about communications about the GID
- Held first in-person meeting at Down Syndrome location
- Launched online donation site and began door-knocking campaign