

**RECORD OF PROCEEDINGS
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
SANTA FE BUSINESS IMPROVEMENT DISTRICT**

HELD: Tuesday, January 16, 2017 at 3:00 pm at Studio 8- VisionBox, 910 Santa Fe Drive, Denver CO 80204.

ATTENDANCE:

A regular meeting of the Board of Directors of Santa Fe Business 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:

Board Members/Advisors Present

Andrea Barela
Rusty Brown
Lindi Sinton
Cheryl Spector
Jack Pappalardo

Board Members Not Present

Howard Snyder
Debbie Stoner

Community Members Present

Aubrey Lavizzo
Tom McClagen
Victoria Gonzalez
David George

Introductions

Andrea began the meeting by having introductions, and requesting for board approval of November minutes. Approval was motioned by Cheryl, second by Jack.

GENERAL UPDATES

Andrea informed the group that the 2018 budget and year to date will be revisited at next executive session planed for February 20, 2018. Yearly maintenance has been completed and done per usual. Andrea also plans on continuing services with current maintenance contractors.

HYDER CONSTRUCTION PROJECT REVIEW

Tom McClagen with Hyder Construction Company presented updates and plans regarding their newly purchased property at 1029 Santa Fe Drive, [see here](#). Hyder plans on demolishing and redesigning infrastructure as well as upgrading exterior aesthetics. A tap room, retail, office/ warehouse space and patio are in the design plans. Hyder's own office space will take over the entire 3rd floor as well as part of the 2nd. Hyder is moving forward as expected and this project has an estimated timeline consisting of the following: *January*; permit approval, *Mid- February*; demolition begins, *Sept.- Oct.*; project completion. They will be issuing a neighborhood letter warning of upcoming work for residents and business owners.

Tom informed the BID of the need to have a curb cut opening from Santa Fe Drive for access to the planned parking lot, instead of through alley, which Public Works is requiring. The Santa Fe Drive curb cut already exists and will allow for better access for employees, businesses, and visitors. There is concern from Hyder that alley way parking lot entrance will impede access to the building during snow days since alleys are not plowed by the City. He asked that the BID consider support for the existing curb cut through a letter or show of support in a meeting with Public Works and Paul Lopez.

After much deliberation, it was decided to show temporary support for existing curb cuts until widening of sidewalks on the corridor is revisited by drafting a letter and/or attending a meeting in support of Hyder Construction. In compromise, Hyder will incorporate additional sidewalk/landscaping embellishments to add to the pedestrian experience on Santa Fe Drive.

BID STRATEGIC PLANNING REVIEW AND NEXT STEPS

Andrea reviewed the minutes of board retreat that took place earlier in January. The most important topic at the retreat was to understand the BID's role in the community as well as other neighborhood organizations such as Newsed, the Art District, LPNA and others. To that end, it was decided a survey was needed to understand neighborhood perception of the BID and what its functions and scope of services should entail. Cheryl made a draft of a survey to be sent out by the 22nd of January and will be available for two (2) weeks to have available the results by the next executive session in February.

Andrea will coordinate a BID 2017 Newsletter highlighting the year's accomplishments. Andrea will also be setting up a calendar invite for BID members to share in the attendance of LPNA meetings. Also, Andrea will be signing up the BID for an Art District membership.

Part 2 of strategic planning to be addressed at next meeting.

NEW BUSINESS

Aubrey and David talked about the new push to renew the neighborhood plan that was developed in 2010. It was asked that the BID to look review the old city plan and give feedback on renewing it.

Aubrey also mentioned event dates coming up:

March 24th: Broom Brigade

May 19th: Armed Forces Celebration

August 11th: Community Recognition Day

Rusty proposed that the board meetings take place bi-monthly with executive session meetings taking place on the off months until the strategic planning process is complete. The board agreed.

Lindi gave an update on the women's homeless shelter, the Volunteers of America, the Office of Hope and the Dolores Foundation are moving forward with permits to host women in the other location until the reopening of the shelter on June 30th, 2018.

OLD BUSINESS

David Griggs updated the BID on the banners for Santa Fe Drive; currently they are in search of graphic artists for mock ups. The total cost of ten (10) banners is estimated at \$1500 with an additional money needed for new fixtures.

The board suggested that the First Friday Committee plans be put on hold for now and addressed at next meeting when neighborhood survey results are available.

Meeting Adjourned

5:00 pm

Next Meeting

February 20th, 2018 at 3:00pm – Semple Brown, 1160 Santa Fe Drive, Denver CO 80204