

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

Held: Tuesday, April 17, 2018 at 3:06pm at Semple Brown Design, 1160 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  
Debbie Stoner  
Rusty Brown  
Jack Pappalardo

**Board Members Not Present**

Lindi Sinton  
Cheryl Lucero

**Community Members Present**

Grace Noel  
John Bissell  
Carol Mier  
David Griggs  
Michael  
Ben Gettinger

**March Minute Approval**

March board minutes were reviewed and accepted. Approval of revised minutes was motioned by Rusty and second by Jack, all were in favor.

**Financials**

YTD financials were not available due to NEWSED's server being down. Andrea mentioned that not much had changed over [February's YTD financials](#). It was mentioned that \$1500 for banners needs to be allocated in the 2018 budget under "Economic Development".

**Light poles**

The five-globe light pole that fell on its own accord on 10<sup>th</sup> and SFD due to old age and concrete pad wear and tear will cost \$15k to replace and will not be covered by insurance. Andrea asked if we want to replace the five-globe pole or begin to replace all light poles as single-globe poles going into the future due to the high cost of the five-globe unit. There are some intersections with both five-globe and single globe poles at the same intersection. Andrea suggested that we could possibly relocate a five-globe pole from the south side of 6<sup>th</sup> Avenue (former Maintenance District, now defunct).

Debbie suggested that we need to do an inventory of all light poles, to better determine overall methodology of placement of five-globe poles. Rusty agreed that he was not ready to make a decision on single poles in the future before looking at options and inventory. All agreed to continue conversation at next meeting. *(Inventory emailed to all on April 24)*

#### **Other Street Issues:**

Andrea said that a new company is needed for general electrical maintenance for the light poles; current vendor is not working well.

Someone asked about irrigation in the bump outs – Andrea said that Michael Warren Gallery bump out is the only one with water not working, all others should be fine.

#### **New Board Member Proposals**

Andrea listed the feedback from folks that we had reached out to for possible interest in accepting a position on the board. We agreed that we should continue to try to keep it geographic for fairness to all businesses and interests. We currently need a 700 blk person/business.

Mai Wyn – no

Paul at My Hair Trip – maybe

Carol Mier – maybe

Tony Garcia – Not until January 2019. BID members suggested he could have an advisory position?

There was a general discussion regarding creating additional/possible “at large” board positions for better coverage of neighborhood meetings and more involvement. The bylaws may need to change to do that. It seems there may not be enough interest/time for local businesses to join board as it is. Some mentioned it may be unfair to northern businesses to add art district influence. Ultimately there was general agreement to keep board positions geographic.

#### **PSYAH Grant**

Cheryl was absent and unable to update us. Installations are currently in design process. Jack said that the empty lot next to the mural site is in process of being purchased (10 days to closing). If the Realtor completed the purchase, he would grant permission to access the site for installation.

#### **RFP for Accounting & Maintenance Contracts**

Still in process of receiving 3 of each proposal. Board to review packets forwarded in emails from Andrea before next strategic planning session.

Jack spoke with Denver Day Works for maintenance contract. They feel they can do the required work on Santa Fe Drive. They will create a proposal and send it to us within two weeks.

#### **BID Strategic Planning Meeting**

Currently scheduled for May 8<sup>th</sup> – Jack will be out of town, Lindi is recovering from surgery. Change meeting to May 15 - same day as next monthly meeting to combine both meetings to one day? Need to confirm with Cheryl and Lindi for availability. Schedule works for all present.

#### **Banners**

David Griggs reported that banners are in the final steps. They are awaiting approval from C&C Denver & Xcel Energy and are requesting submissions from artists. Local resident and coder Tyler Stanley is going

to help the local historian create the back side of the banner. They will create a web page for each historical artifact. This will link to the LPNA website.

### **LPNA Planning Group**

Met with Paul Lopez & Leon Cisneros who is the 1225 Santa Fe developer, to give him neighborhood history and information. They are hoping that this developer will work with the planning group. LPNA had also met with the 9<sup>th</sup> and Kalamath developer prior to that development being built, but felt that they did not have success with getting their voices heard. Jack is also involved with this group. There are some water main issues with the 1225 building – the developer is looking for someone to help fund the costs of replacing the water main in the street.

### **Art District News**

The Art District is looking to hire an executive director. They are also looking for cleanup aid for August First Friday. They have created a presentation looking for sponsorships to help underwrite AD events in exchange for ad space in various places during First Fridays: shuttles, banner ads on website, social media, offering exhibit space and the ability to be involved in promotional materials.

### **C&C of Denver \$500k investment in Santa Fe Corridor plan**

Karen Good is working on the process of getting the community meetings started up, so far no meetings have taken place. Karen mentioned to Andrea that Public Works is experiencing staffing issues which is why the project is so delayed. The community member list has been established. Ted Gill is likely excluded from the list based on the recent marketing of his property in the 700 block.

### **Burnham Train Repair Yard update**

David Griggs said that the railroad is not communicative. They have 70 acres, zoned light industrial. LPNA is concerned about undesirable uses for this nearby parcel. The C&C of Denver promised a dedicated planning process in 2010, now they say the city will sell it first, and then developer will work with neighborhood.

### **Meeting Adjourned**

5:54 pm

### **Next Meeting**

May 15, 2018 at 3:00 pm – Semple Brown, 1160 Santa Fe Drive