

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

Held: Tuesday, October 16, 2018, at 3:00 pm 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
Jack Pappalardo
Rusty Brown
Lindi Sinton
Cheryl Spector
Debbie Stoner

Board Members Not Present

Mark Landman

Community Members Present

David Griggs
Anne Laurent (Capstone Student)
Brock Fleming
Buddy Poppit
Lenny Taub
Linda Seele

September Minute Approval

September board minutes were reviewed and accepted. Approval of minutes was motioned by Lindi and second by Jack, all were in favor.

Hangar 41 Denver Water Issue

The project architect Hangar 41 is working on at 623 Santa Fe Dr has run into some unforeseen issues. They met with Denver Fire and found out that a new hydrant will be required on the 600 block since the project will significantly increase the corridors water use, current hydrant capacity is not adequate. This has led to discussions with Denver Water regarding the main water line which they are now requiring be replaced as a requirement of this project. This will significantly raise the overall cost of the project. Denver Water has proposed two options for the water main replacement;

Option # 1 -Replace the water main line from 6th to 7th Avenue, the 600 block is all concrete and must be replaced with concrete by city requirements which makes it expensive.

Option # 2- Replace main water line from 7th to Galapago St.

With either option the developer must replace all service laterals to all properties from where the new main line will be replaced. Overall costs in either option hover around one million dollars. The Developer, Hangar 41 and the project's owner's rep is seeking help or suggestions from the BID in any way possible on this issue to help alleviate the cost.

It was generally agreed that the entire cost of water main replacement shouldn't fall entirely on the project, it was suggested that their team should reach out to Paul Lopez (District 3 City Councilman) for assistance. It was also mentioned that the BID has limited financial means and the majority of it's operating dollars goes towards maintenance. While we sympathize with their situation the BID can only provide advocacy.

2019 Public Budget Hearing

2019 budget was reviewed in detail and time was given for open comment. The suggestion that the BID should be more than just a maintenance district was raised. In response it was pointed out that the BID will be hiring a part-time Executive Director that will facilitate more of what BID should be doing in terms of resource development and fund raising.

Andrea mentioned that she has started attending BID consortium meetings hosted by [PUMA](#) (Progressive Urban Management Associates) to discuss the issues unique to BIDs in various areas that impact their service delivery such as; construction, maintenance, design standards, advocacy and much more. Andrea urged that we continue working with this group to collaborate and build future resources for the BID.

The Public Budget hearing was closed after no further comments.

RESOLUTION SETTING THE DATE, TIME AND LOCATION OF THE PUBLIC BUDGET HEARING ON THE PROPOSED 2019 BUDGET AND SPECIAL ASSESSMENT.

The next public budget hearing was set for November 20, 2018 at 3 pm at Semple Brown Design at 1160 Santa Fe Drive was motioned by Lindi Sinton and seconded by Rusty Brown all were in favor

Public Comment

John Slaughter owner of Tribe Tattoo will be constructing a new restaurant called Pistol Whip located at 698 Santa Fe Drive. John stated that he will break ground this week and hopefully the project will be up and running by March 2019. At the time he will have a media event with grand opening. The restaurant will be classy and feature over 20 local beers on tap and 20 organic wine.

David Griggs from the Santa Fe Art District reminded BID about the design overlay event on October 18, 2018, from 6 to 7 pm at Su Teatro.

New/Old Business

BID would like to have the new part-time executive director by January. Andrea and Lindi have agreed to meet and go over the job description and then send it to the rest of the BID members to finalize.

Meeting Adjourned

4:37 pm

Next Meeting

Tuesday, November 20, 2018, at 3:00 pm – Semple Brown, 1160 Santa Fe Drive