



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

Held: Tuesday, November 19, 2019 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 the 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

Tom McLagan - BOD
Rusty Brown - BOD
Susan Taub - BOD
Jack Pappalardo - BOD Phone
Jackie Bouvier - ED

Board Members/Advisors Absent

Lindi Sinton- BOD

Community Members Present

Amanda Hardin - Guest
Rick Carney - Guest
Micheline Stone - Guest
Pepe Aragon - Guest
Lynda Seely - Guest
Susan Stanton - Presenting Guest
Joe Swenssen - Presenting Guest
Sean Cumminus - Presenting Guest
Dean Newsiad - Presenting Guest

Approval of August minutes

A motion was made to approve the minutes from the October board meeting as presented. One change, Tom was not present at the last meeting and this was rectified

in the minutes. Approval of minutes was motioned by Susan seconded by Rusty, all were in favor unanimously.

Public Hearing

2020 Resolution Hearing by Lynda Seele

- Assessment Roles - All assessments for the properties
- Overall Budget for 2020
- Audit from a support area to a storage area (Accessible)
- As a result of basement square footage it is included in Tabor assessment

Series of Resolutions Adopted:

- Fix property information for purposes of the assessment (use data provided by the assessor, will not change)
 - Motion: Rusty 1st motion for freezing the assessment Tom Second all in unanimous favor
- Local assessment role, provides Lynda and treasurer authority for the information sent out in 2020
 - Motion: Tom 1st motion and Second by Susan all in unanimous favor
- Open hearing on the budget
 - Resolution to adopt the budget for 2020
 - Motion: Susan 1st motion to approve Rusty second all in unanimous favor
- Asked for any questions amongst the board members
- Documents signed and The public Budget hearing was closed

Opus Group Presentation

New development in the area of Kalamath and Colfax. Presentation included images of site and what it would look like. The inclusion of the Art expression and unique characteristics that they want to honor to align with the current culture and feel. They have done extensive research to make it a part of the corridor.

- 297 total units at market price and 5-10% of them will be affordable units.
- 6 stories high (CMX 8 request)
- Timing 3rd quarter or 4th quarter of 2020
- Public hearing will take place some time in March 2020
- Architectural skin images to make the community a part in right of way art
- Trees, benches, landscaping and art included in the surrounding places
- Gallery space included as it is a mixed use project, available to anyone
- Coworking space flexible gallery included as a revolving gallery
- Activating the corner and having it be a retail zone and activate the streetscape through outdoor spaces
- Neighborhood meeting coming up in a couple of weeks

The presentation was very informative and it provided enough slides to see what the possible outcome of this new construction will look like. The Opus group will share the slides with us and more information will be provided as the date gets closer.

Rick Carney Business owner guest - Blue Pebble Restaurant

He provided a background on how he came to acquire the new restaurant after Pistol Whip was only in business for 5 months. As a result of the restaurant business not working out for the previous owners they reached out to Rick in his retirement and he was interested in moving forward with the deal and investing. As a new owner he looks forward to sharing his story and restaurant philosophy as a storyteller and he implemented a new menu. Restaurant is the same as it looks great. The name of the restaurant tells an ethically sourced, food, non GMO, local natural stuff story. Blue Pebble means earth. Everyone is welcome to visit.

Business arising from the minutes

Call for Artists by Gaby

Gaby was unable to attend the meeting as a result she will provide an update at our next meeting.

Traffic Modeling/Streetscape by Gaby

Gaby was unable to attend the meeting as a result she will provide an update at our next meeting.

ADSF/Santa Fe BID Combining entities by Andrea

We have met with 40 West and most of the board was present at our initial meeting. Immediate goals and long term goals have been addressed. Jackie has emailed the notes out to the group to keep everyone in the loop.

- One thing that came up was the BID to ADSF financial support as a board
 - Has the BID allocated any money as BID to the Art district in their operations?
- Put it out there and let's think about allocating an amount in 2020 for the Art District
- Susan wants to look into possible options of funding reciprocation
- Andrea, explained how having the Art district be a part of us will help in future expansion of the BID as well
- As well as having Shaina on the board it has been a great opportunity for the Art District
- We need to look at areas to improve Economic Development and collectively look at areas where we can support each other and work together

Ultimately the idea/question was brought up of what our overall outcome or perspective will be to have artists here, restaurants doing business and businesses producing. How will it all look once it is all set and done, hours of operations, artists, businesses, corridor, etc. The proposal to have LPNA, Art District and BID for a great big brainstorming idea and condense to 2-3 working models that we can go after. This is something to do in 2020 after our combining of the entities.

Committees/Reports/Updates

Executive Director update by Jackie

- Budget 19-1099 Bill for ordinance passed at City Council and we get to operate for a whole other year
- Holiday Fundraiser reminder to attend at Space Gallery on December 17 at 6 pm - 10 pm and provide a BID basket silent request at \$400
- Marketing/Branding: George created colorful business cards. Who will be the ones to order or obtain the business cards. Check pricing for business cards. Only Jackie and Andrea would be the only ones who need business cards. Unless you want them as board members.
- Sean Patrcik - The business Denver Mac repair. We have been in communication with regard to the severed lights that have been connected to his business and his business has been providing electricity. However, as of December he will no longer provide electricity as a result we have scheduled to have xcel energy instal a meter so that the meter feeds straight into it. This should be fixed in December.

New Business/Old Business

- Per Susan, Gaby is sending the city light poles inventory of needs of xcel energy fixed poles. Please send to Gaby if you know of any that need to be fixed.
- Micheline Stone is new as of April her business is Creative Living outdoor patio and fixtures meant for outdoor. She is on our corridor and she can supply planters and commercial use furnishing as needed for the streetscape, she can provide stuff that fits into the district very well. This could be an opportunity for our streetscape project.