



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

Held Tuesday, January 19, 2021, at 3:00 pm via Zoom virtual conference

Call to order Facilitator Andrea Barela called to order the Board of Directors meeting of the Santa Fe BID.

Roll Call/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:

<p><u>Board Members - Present</u> Andrea Barela - BOD Tom McLagan - BOD Lindi Sinton- BOD Susan Taub - BOD Adam Sexton - BOD Rusty Brown - BOD Jackie Bouvier - ED</p>	<p><u>Board Members - Absent</u> N/A <u>Guests</u> Layla DeStaffany, Rob Gibbs Travis Blum, Wally Chase, Ben Kendall Joseph and Jessica Dominguez Claudia Moran Gaby Serrado Shaina Belton Ben Chavez</p>
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Approval of minutes from the last meeting

Lindi moved a motion to approve minutes with one word change regarding her role on the board and amend the minutes. Tom seconded the motion and all were in favor as the motion moved forward as approved.

Guests Updates

Layla DeStaffany - DPD Commander and Robert Gibbs - Police Officer, District 1

Layla was promoted as the new commander in December 2020. The conversation was based on the huge uptick in vandalism and personal crime in our district. The main concerns and

issues were defined as “Criminal Mischief concerns” on property damage and Vandalism. In 2020 property crime throughout the city was up 20% in district 1 it was up to 25%. Violent crime went down 6.5% - 7% in the district, however, COVID did bring a lot of challenges. To prevent people from getting sick they are getting released and this has been a challenge. The discussion included recent burglaries and some district problems. There is an agreement called the “Trespass Agreement” that you can sign to enforce trespassing. This has to be clearly defined as private property in order to be enforceable.

Graffiti is another issue in the district. After much discussion the process was defined for example if it is gang related someone must go out there and get a report on it and call 311 to get it cleaned up ASAP. The other issue is the glass etching on the glass that has been happening to at least 10-20 windows that cost around \$750 per replacement. The best way to handle this is to report it directly to the non-emergency number (720) 913-2000. As these actions can be considered “crime sprees” and that must be reported ASAP. This can rise to the level of a felony when it happens so having a sense of urgency is very important. Everyone should try to have evidence (video, pictures, finger prints, DNA left) and complete an online police report on Denvergov.org so that they can send an officer out to investigate and gather evidence. This will be included in our newsletter and Officer Rob will attend our meetings quarterly.

Holland Partner Group Construction, Inc. 1000 block project update with Wally, Ben and Trent
Holland provided an update on what they are up to on our corridor. Nothing formal as soon as they get their process in place they will provide a formal presentation. So basically at a high level they are developing and designing on the corridor by building on the south and north half of the block with two buildings one on Santa Fe and one on the Inca side. The Santa Fe area will be commercial and wrap around the street. The total will be 208 units with a mix of studio, one bedrooms and two bedrooms, the go for demolishing will be next month. 84 units will be on the Santa Fe side and 124 units will be on the Inca street side unit. Wally Chase is the senior project manager on the construction side and he is on site. The total residential parking available will be self contained in the building at one per resident and some extra for commercial. The group will come back and present once all is ready to be presented and they have the name decided. Wally Chase will send updates and information to the emails provided.

La Tela construction project update with Joseph and Jessica Dominguez

La Tela provided an update on the 92 units being built on 6th and Inca Street with the opportunity to have affordable homeownership for sale condominiums. The idea is that these will be ready at the beginning of summer. This is income restrictive and is based on hud’s new numbers. You can attend the Elevation Community Land Trust orientation session if interested. They are offering 100% financing at a below interest rate and can possibly work with closing

costs organizations. There are requirements to follow in order to purchase. For more information contact Living@LTNhomes.com.

Claudia Moran-Pichardo, Museo de las Américas - Sculptures for the district

Two beautiful sculptures were donated to Museo a few years ago and they were just sitting in the back area of the museo for 10 years and it is time to display the two pieces. Esculturas Reflejo y Veracruzana will be displayed at the library. When the streetscape project came to pass the idea came up to have Reflejo Monumental sculpture as a contribution to the Art District and have it be displayed on the corridor on the extended sidewalk or in the bump out in front of Museo. The approval is needed to get this displayed by the BID or by the city of Denver. Gaby will need to get approval from the city and Museo is permanently giving the sculpture and cover all costs as well as insurance coverage from Museo and Museo will cover the platform and install or uninstall as convenient anytime in the future. After much discussion the decision was made to have Claudia provide us with some schematics to understand what this would look like and where it would be placed or options. As this would have to go through a whole city process. As a BID board we will work on developing a policy for future artwork and place making objects, or any future art donations, or art displaying requests when considering these types of projects.

Open Issues

Gaby - Streetscape and Artists Updates

The Streetscape project has been completed and it's a wrap! At this point the team will not be back out until the spring and the IDA has been approved and that has been shared with the board. The artists update is that they are done and it is complete. However, the concern was brought up that some art areas do not look complete in front of Su Teatro. Some art has faded and that was a concern brought up. The only touch up that will occur is in front of the Sushi place on 8th as it needs to be fixed due to construction damage. There can be some light power washing in the spring and touch up costs might need to be considered.

Susan - New Board Members search and Board member qualification

All board members have completed the application process and everyone is compliant. There are two open seats on the board and the discussion was opened to reach out to possible candidates and contact them with representation on different areas on the corridor. Under the BID statute, specifically, CRS 31.25.1209 a few potential candidates would be reached out to and they will attend the next board meeting and share their interest in becoming a part of the BID Board. The people to reach out to as potential candidates are: George Lim, Michael Warren, Andrea Schumacher and Wes Cooper.

Committees/Reports/Updates

Andrea - ADSF/Santa Fe BID Task Force

- Small business relief fund updates. The first round was completed at the end of 2020 and the second round will be coming up in February or within the first quarter of the year.
- As a taskforce we continue to work collaboratively we will regroup 2021 goals

Shaina - Art District on Santa Fe Updates

- Shaina had to leave early, however there was a newsletter that they put out today that allows you to see that within bump outs and in front of buildings flags were placed. These are flags with positive messaging on them for a total of 8. Positive feedback has been coming in from people driving by. These flags are only up for a month, flags of hope. There is a write up on their website on this.

Adam - Budget Report

- Great budget meeting with Andrea and Jackie we ended very strong year 2020
- Our balance sheet/reserves or total in our bank account as of now is \$63,515.73 our proposed approved budget for 2021 was for \$117,740.47 and we forgone TABOR for 2021 leaving us at \$99,331.47 budget. So to make up the difference and operate in 2021 accordingly the decision was made to make a motion that would allocate \$18,409 (the difference) from our account/reserves to our 2021 budget to make up that loss. Adam motioned and Lindi seconded the motion and all were in favor.
- We are looking at new accounting firms as they continue to change accountants and have turn over. Adam and Jackie will work on the budget and have the ability to track the budget a little more accurately and get a better picture of where we are.

Executive Director update by Jackie

- Working on a communications letter to update our corridor and stakeholders on what the BID has been working on to help the corridor and inform them of all that is being done
- Trash receptacles updates: The request was made for quotes and costs of trash receptacles from MDLDC to make the appropriate decisions for our corridor. Anthony with MDLDC provided three options for the corridor as we need to fix the issue with overflowing trash cans and the need to care for our corridor. He has brought up a grant possibility that we can get as a BID. He has received the grant and has knowledge of it.
 - Purchase receptacles
 - Get concrete donated receptacles
 - Apply for RREO grant that Anthony would help us apply for and get

The grant needs to be completed by the end of February and the time frame of how long it can take could be until the June-July time frame. As a result, the advice to add a day weekly to have MDLDC service our corridor meanwhile we got the grant was shared. More frequent pick ups would be very helpful and in doing so we would need to identify the problem areas and report

back. The only concern is that we need to not only think about the dollars but think about what the consequences are of what the receptacles look like and what pros and cons there are if we recycle. The concrete ones are not the first choice but as a board everyone should see and approve the one that the city and grant approves as a recycle and trash receptacle. We don't want the corridor business owners or residents filling up the containers. We need to have a city schematics of where the new trash receptacles will go.

- I had a meeting with Ann Nguyen and Anthony at MDLDC to talk about the possibility of having donated trees on our corridor. However, we do want to get trees if we can, but some locations have problems with the soil and the soil needs to be tested.

Options to consider when getting free trees:

- Planting of 31 trees costs
 - Tree watering and irrigation costs
 - Denver trees die quickly, so there is a limited species of tree that would thrive
 - Forester has to approve species and removal as well
- Poles are being worked on
 - In search of new accounting firm

New Business/Old Business

- Bud's Muffler gone

Meeting adjourned

Meeting Adjourned

The next meeting will be 2/16/2021