



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

Held Tuesday, March 16, 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:

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| <p><u>Board Members - Present</u> Andrea Barela - BOD Tom McLagan - BOD Lindi Sinton- BOD Adam Sexton - BOD Rusty Brown - BOD George Lim - BOD Susan Taub - BOD</p> | <p><u>Board Members - Absent</u> Jackie Bouvier - ED</p> <p><u>Guests</u> Kyree Washington VERKADA Sam Edelson Force7Mgmt, LLC Ean Thomas Tafoya Benjamin J.Chavez City Council Torres</p> |
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Approval of minutes from the last meeting

Lindi moved a motion to approve minutes. Tom seconded the motion and all were in favor as the motion moved forward as approved.

Guests Updates

Kyree Washington | VERKADA

Here is some relevant and digestible information about the Verkada video surveillance solution for you to review. In short, they simplify recording video by putting the storage inside the camera (No NVR/Servers) and giving users an easy to use cloud portal where they can manage cameras, find footage, and use analytics (vape detection, contact tracing, motion alerts, heat mapping, etc) to be proactive.

Here are a few overview resources:

- [Verkada Customer Stories](#)
- [Hybrid Cloud Security Overview](#)
- [ALL Verkada Document](#)

If anyone would like a personalized demo, Kyree is more than happy to walk you over the platform. Lastly, Verkada offers a free trial if anyone would like to test out any of the products - no strings attached.

Sam Edelson Force7Mgmt. LLC

The purpose for Sam joining our BID meeting was to get some feedback as to what the RNO or BID would like to see. The question he posed was, Is it appropriate and favorable to have a type of zoning that allows for residential? A little bit of background, basically they applied for CPD asking for a reconsideration of zoning for two lots. They applied for pre-app review to the city of Denver for 630 & 638 Kalamath St. The lots are currently zoned I-A and they have applied for a C-MS-5 designation. CPD has flagged that due to some conflicting data in BluePrint Denver and the La Alma/ Lincoln Park Neighborhood Plan rezone faces some challenges and suggested they reach out to the relevant RNOs (of which ours was on CPD's list) to solicit some feedback.

Per the La Alma/ Lincoln Park Neighborhood Plan these lots fall into the Main Street Corridor designation and thus seems consistent with a C-MS-5 type zoning designation. With that said according to the recently passed BluePrint Denver plan, their lot falls directly on the border that would earmark these lots for value-add manufacturing (and thus not a residential use).

They are primarily residential developers in Denver and are well aware of the shortage of housing inventory. They think this site would be a strong location for for-sale housing which is what they seek to build in the event they are able to rezone the site. The purpose for joining our BID meeting was to get our thoughts regarding their rezone application and share the information from the BID or suggestion with councilwoman Torres. After much discussion the board felt that it is important to help bring more attention to the BID and the neighborhood. However, it needs to be done in a way that it provides affordable market value opportunities while providing the neighborhood enhancement opportunities.

Later in the meeting, at the end, a discussion opened as it was felt that there was a discussion to be had to see the board have a policy or opinion in place for situations as these. The question was brought up to see if the board agrees to support the change for zoning? After much discussion it was decided that George would complete a draft to provide to the Board and finalize and give to Sam on behalf of the BID board. A PUD was also discussed so that the board can be well prepared for future needs.

Ean Thomas Tafoya

Ean is an active community leader and joined our meeting to talk about Waste No More & People's Climate Campaign, two initiatives brought forth by Denver community members in order to make meaningful progress towards meeting Denver's climate goals. They know that they will continue to miss

their targets because they do not have laws on the books that move our community to waste less and we have not budgeted enough money for reinvestment in a just and clean energy economy.

The Waste No More bill puts Denver on a path to reduce waste in residential, commercial, industrial, event, and construction settings. From day one when Brandon Reitheimer and Ean were collecting petitions for the Denver Green Roof Initiative they heard the community's desire to reduce waste. This was reinforced by the recent Denver Climate Action Taskforce Recommendations. After Ean presented his campaign to the board he mentioned the reason for his meeting with the BID board or "the ask" which is basically to gain support in resources and money as well as spread the message.

<https://www.wastenomoredenver.org/>

Ean mentioned the second bill called The People's Climate Campaign which is petitioning for an energy use tax that is nicknamed Polluters Must Pay. Two years ago the community under the name Resilient Denver brought forth an energy tax aimed at kick starting our climate work, and after years of work and the creation of the Climate Action Task Force Recommendations and the passage of 2A - they are back with an initiative that does two things.

Firstly, it is responsive to the community and stakeholder feedback received for two years, and includes changes that strengthen protections for low income residents and small businesses. Secondly, it generates enough revenue to close the climate funding gap identified in the task force recommendations and it funnels a large portion back to the communities that have been harmed the most by our fossil fuel infrastructure. <https://www.peoplesclimatecampaign.org/>
He's message reiterated climate justice.

Open Issues

Susan - New Board Members Search and Updates

Susan provided an update on George Lim's process as our new board member. The discussion on the number of board members was brought up. The board, according to past choices and attorney advice, should be a 7 board member board representing in (initially) the seven blocks represented. Adam has been trying to get lunch with Wes Cooper who can possibly visit one of our meetings and be a potential board member down the road and perhaps even consider committee options.

Committees/Reports/Updates

Andrea - ADSF/Santa Fe BID Task Force

- Small business relief fund updates - The deadline fund application was extended to 3/19 midnight, due to low applications completed. This number has now doubled.
- One of the largest donors was the Telluride foundation and Shaina created a testimonials deck that they shared with their organization.

Shaina - Art District on Santa Fe Updates

- The Art district is slowly integrating humans into the district. The integration of folks will be done slowly on Sundays on Santa Fe, like the Art of Brunch. The first one is 3/28 in collaboration with the month of photography and we are hoping for success.
- Added a new board member and will visit the BID board soon

Executive Director update by Jackie

- Jackie will be asked to provide her updates via email as she was unable to attend the meeting

New Business/Old Business

- Shaina requested more information from Ben for the COVID vaccine location to share with the district. The vaccine in La Alma/ Lincoln Park discussion is currently happening. People are finding out about many vaccine location options and slots are getting filled. The information is to be disseminated to the district folks. The BID has been invited to come on to the planning process and provide feedback and ideas.
- Susan and Lenny update - Project moving forward and they are now required by the city to extend the water line through 6th and 7th down Santa Fe. This will probably happen in a month and it is going to be worked on from 6-8 weeks. Therefore, the art on the street will be ripped up and off as this is a city requirement for the water update. As this is a nonnegotiable, the idea is basically to inform the community so that they are aware.
- Design overlay Berkley - a city council meeting will take place on march 30th virtually as a public hearing. But with regard to Santa Fe overlay, this is something that has been dormant and needs to be revitalized in Santa Fe with Ann Nguyen.
- As a board we must put in place some guard rails or stipulations on how we want to proceed with making decisions for the district.

Meeting adjourned

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The next meeting will be 4/20/2021