



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

Held Tuesday, August 17, 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:

<u>Board Members - Present</u>	<u>Board Members - Absent</u>
Andrea Barela - BOD	
Tom McLagan - BOD	
Rusty Brown - BOD	
George Lim - BOD	
Lindi Sinton- BOD	
Susan Taub - BOD	
Adam Sexton - BOD	
Jackie Bouvier - ED	
	<u>Guests</u>
	Paul Lopez
	Commander Layla DeSteffany
	Gaby Serrado
	Ana Paula Pinto
	Commander Layla DeSteffany

Approval of minutes from the last meeting

George had some grammatical changes on the word agenda and a question about minutes, he felt that some things were brought up by board members at the last meeting for example where George asked for a clarification between what the rise bond and the requirements are to get confirmation from the councilwoman if what we are applying for falls under the rise description and if there are any other projected that can be slotted in for the consideration that did not fall under the rise consideration. George wants to go on record saying that we challenged and asked for the consideration. Do we need to do something like that to go on record? It was also noted that the date was wrong on the minutes, and needs to be changed. Lindi motion moves for approval of the minutes with the changes as noted and George second and all were in favor as the motion moved forward as approved.

Approval of the Agenda

Adam motion to approve the agenda and Susan second to approve the minutes and all were in favor as the motion moved forward.

Guests Updates

Paul Lopez - Clerk and Recorder for the City and County of Denver

Who we are and what we do: We run elections, we oversee the foreclosure process as the public trustee, we maintain all of the contracts, city records, all of our county records, marriages, deeds of trust are under us and we maintain all of our land documents in the city as well.

Clerk Paul Lopez shared a presentation with the board of directors providing an overview of what they have done for the past two years that he has been in the office and what they are doing now. The purpose of his visit was to make sure that many BID's, RNO's and others understand what they do.

- A Charter Review Committee was created to review and recommend updates to the Charter sections concerning Denver's municipal elections. In particular, the 7-member committee evaluated the wisdom of a runoff election, debated alternative voting methods.
- Elections: Went over looking back on 2020 and what they have incorporated and who they have partnered with to increase engagement.
- NOV. 2 COORDINATED ELECTION: Changes and new options and opportunities for voting. They have added new drop boxes in different areas
- Public Trustees: Foreclosures and new partnerships and provide resources in partnership with local organizations.
- Campaign Finance: overhauling and modernize our system
- City Clerk: The City Clerk is a division within the Office of the Clerk and Recorder that manages two branches of administration for the City of Denver: The daily work that falls under municipal administration is:
 - bill ordinances
 - proclamations
 - meetings for City Council
- Civic Academy: Clerk in the community, 101 videos, voter registration training, leadership academy, kids voting
 - Contact US: Call: 3-1-1
 - Email: OCREngagement@denvergov.org
 - Visit: 200 W. Colfax Ave. Denver, CO 80202
- Q&A: Voter forms were sent into the wrong places can fraud be done? They compare signatures therefore they can't receive the wrong ballot. They forward signatures to the DA and people can get charged for mail ballot offences. Ballottrace.org provides updates.

Commander Layla DeSteffany

She apologized for being late. No major increase in crime along the corridor. BUt at 1050 West Colfax there is a big problem there. It has been a big problem area as businesses are moving away. Some folks have been setting up camp and hanging out and burning stuff, setting fires. They expect the new developer will be doing something in the next couple of months. Officers go in at 5:00 AM to make sure no one is there. This is really the chronic problem area as far as reported crime goes.

Open Issues

Gaby - Updates

We have wrapped up the project and the general updates are:

Met with George and there will be changes made to the ADA parking from Santa Fe and 9th and the need for the change was brought up and the work order has been submitted and by mid-September should see the parking change. Another request came in in the 700 block, she needs to officially submit for an ADA parking spot and the striping will be changed and it will be a designated ADA parking spot, for anyone with a visible decal without a time limit for parking spot. Potentially there will be a loading zone in front of the wells fargo and another change will be done in front of the el noa noa, as soon as the streetscape project is complete these changes will be completed.

1.5 million design phase update, nothing much yet at this point. But we must continue to be lobbying for the money to get this project on the move. Moving ahead for the design is a pretty big step forward and the project is going to happen and it creates a lot of momentum. Plans have not changed and the project will continue to be moving forward, we are still on track. The total cost may be between 22million to 24 million. The question was asked, If we get funding for design, do we have to continue to do community outreach again? There will be some level of community outreach but not as robust as it was at the beginning. Per Gaby, she feels it won't be complete until 2023. She doesn't see a robust public outreach. Another question was, given the construction projects and the new buildings, is there a way to come up with the work being done by private developers to match what we are doing as the streetscape to match the rest of the corridor? In other words there is a lot of construction being done, and will we have to tear it down if it is not matching the streetscape updates? According to Gaby, the full curve line reconstruction needs to match but they can not ask the new developers to build concrete blocks up to the line, because it is not yet going to make sense, it would be blotchy so unfortunately for now we can not ask them to do that until it is done cohesively along the corridor. Because otherwise there will be choppy blocks and mixed pilot and permanent. But developers will be reinstalling flex poles and paint to the pilot project alignment.

Andrea and Gaby - BOND Updates

Andrea sent out an email on July 27th as we were pushing for the Go Bond. Councilwoman Torres called a meeting with various members of the city finance department and chief project officer at the mayor's office. They felt that the streetscape project was not going to be a possibility for this particular bond. Others will receive it that is getting priority. What we are getting instead is a commitment by the city to get 1.5 million dollars to get the engineering to get and Cdot and mainstream corridor can bring a significant amount of money to the streetscape project and various other ways. Our tasks for now, reaching out to those who wrote letters of support and we need some sort of communication updating

our community. Pretty much refer them to the letter from Andrea, Gaby will go over it and then it will be sent to the community.

Committees/Reports/Updates

Andrea - ADSF/Santa Fe BID Task Force

Ana Paula and Andrea - August First Friday

Members were very excited, less vendors but much more happy people from previous years. Some difficulties with a few vendors who did not register or get a permit to set up shop. Some issues with alcohol but more improvement from previous times. Apparently some galleries were telling them it was ok. Although, it was a very successful event in terms of crowds and the street was closed down sooner than previous years, 3:00 PM instead of 6:00 PM. This is the only event where we simultaneously close down the street while setting up. Financials will be worked on as we are still working on these. Possible single point of entry in the future. At least 20,000 - 25,000 people showed up in 2021 being pretty comparable to 2019. Overall, the event was a success and there were some events that took place on the sides of the corridors and in the future we need to work together to make it a cohesive success. The thought was brought up to write down the do's and don'ts to be ready for next year and prepare with the task force to set goals and start working on it in October, November time frame.

Ana Paula - Art District on Santa Fe Updates

- The ADSF spoke of moving forward with the residency program and joining a committee for that.
- Dia de los Muertos festivities - Delta Variant changes are a concern. So they will keep more socially distanced.
- Claudia wants to have something done in her place, there are different possibilities
- They are still holding in person first friday events Sundays on Santa fe and events are going great thus far.
- Ana Paula will send us the date and time for Next member meeting

Executive Director update by Jackie

- MDLDC reported - The trash receptacle at the SW corner of 13th and Santa Fe Drive is no longer serviceable due to construction scaffolding and pedestrian walkway shelter. The lid that lifts has no room to move. Trash cannot be removed without opening the lid. This receptacle has been closed for now and is routinely inspected.
- MDLDC has not yet heard back from the mini grant for trash receptacle purchase.
- Bump outs – I have been walking the corridor a lot more than usual and this has come up with many stakeholders.
- Possible corridor program “adopt a bump out” with rules and specifications. There would be an additional cost if we decide to aesthetically improve the bump outs. However, since the season of bloom is coming to an end the idea is that we get those bump outs super clean and re-level the grade and possibly add Russian sage. The dirt and mulch obligated by the BID.

A couple of ideas:

1. Get grants or donations from o'tooles or other like locations to obtain what we need for bump outs
 2. Have each owner "Adopt a Bump out" and do what Michael Warren is doing with their individual bump out. However, we will need them to follow rules and specifications.
 3. Pay MDLDC to purchase mulch, re-level, and plant Russian sage
- Grace Gallery asked if they could put a planter where the tree that came down a year ago used to be. They are happy to take care of it and make sure it is beautiful and aesthetically pleasing. This idea was not very favorable as the corridor would not be cohesive. So the answer was, no, a tree would make more sense.
 - MDLDC is working on the Tree updates and replacement. More to come soon as we will be replacing trees where there are missing trees and removing dead trees and replacing them with new ones.
 - The board brought up that they noticed some grass in new streetscape planters have either died or have come bad. This has been addressed and MDLDC will water more consistently.
 - Morrison Backflow is testing the Backflow Assembly Test & Maintenance this week as they usually do during this time of year.
 - The 720 bump out was busted and the water was running everywhere, as a result we had that irrigation water line closed.
 - CSD Pool put out an email offering a grant for COVID relief type needs. I recalled they had a safety grant and I asked MDLDC to give me a quote of how much it would cost to fix this bump out. They had initially offered to fix it at a low cost. I went through the process and submitted the grant application and included MDLDC's quote and as of yesterday I received an email of approval for the safety grant. I should be receiving this check soon for \$1,360.10 which will get that 720 bump out repaired for now.
 - Radiant Lighting- The replacement project of the two missing five headed poles at 11th Ave & Santa Fe Dr. Has been completed. The new Sternberg poles and fixtures with LED lights have gone up as well as the new caissons poured to secure them.
 - SDA annual conference- CSD Pool sent me a scholarship for \$900 to have me attend the SDA Conference in Keystone this year. This is September 14-16, 2021, Altogether they have close to 50 sessions planned, which will provide an opportunity for participants to hear from a variety of experts on pertinent issues specifically related to special districts.
 - Database update and metrics collection efforts, I anticipate being done with the collection of information this month and hopefully finalizing a good spreadsheet with the pertinent information needed. As a result of this a few ideas came to my mind that I'd like to implement moving forward. The ideas require time but are aligned with the operating plan as a BID and I will put those down in writing and send them to the Board to look over and if they help with our core mission, we can implement them as we develop the important streetscape plan.
 - Complaints continue to come in and apparently the owner of Freakys is passing around a petition to have the streetscape project removed. They said "if we don't get action from the city we will submit our petition with hundreds of signatures from business owners, residents who have lost their parking and customers that can't find a parking spot to come to the shops. As I stated before the parking barriers are destroying businesses and reducing tax money. for the city from sales taxes."

- There is a Grant Opportunity Colorado Community Revitalization Grant Applications which will open in July or August 2021. This program provides \$65 million in gap funding for mixed use projects in creative districts, historic districts, main streets or neighborhood commercial centers. I will be looking into this.
- This month I received the annual operating plan and budget reminder to submit our District's 2022 Operating Plan and Budget (OP&B) for review and approval as required by State Statute (C.R.S. 31-25-1211) by September 30, 2021. Lynda Seele will have a hearing at the beginning of next month's meeting to adopt a budget.

New Business/Old Business

- Susan updated us on a possibility to have a mural project. They hired Westway and they named it pop Denver. It is a very cool concept that demonstrates pop art. They are committed to come next month and put together an outline and provide an overview of what they will discuss for the next meeting as they will be guests. It would be good to attend that meeting as they will be talking about the art opportunity. There is a whole wall that will face the car wash, south wall. The vision is to have a mural by a local artist and they want to hold a contest for artists. It would be great to have a local artist to participate and the building would look great and feel like you are entering the art district. More information at our next board meeting. A unique opportunity to brand the ADSF.
- Holland Partner Group would like to get on the agenda for the September Santa Fe BID meeting to present an update on our multifamily development at the corner of 10th & Santa Fe.
- It was brought up that guests should be at a certain place on the agenda and have guests be allocated a specific amount of time and put it on the agenda. Also, make clear why they are visiting and what their request is to come visit the meeting.

Meeting adjourned

Meeting Adjourned

The next meeting will be 9/21/2021