



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

Held Tuesday, September 21, 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 Rusty Brown - BOD George Lim - BOD Lindi Sinton- BOD Susan Taub - BOD</p>	<p><u>Board Members - Absent</u> Jackie Bouvier - ED</p> <p><u>Guests</u> Shaina Belton/ Ana Paula Pinto Lynda Seele Officer Gibbs M.E Smith Holland Partner Group Clem TreeHouse Real Estate</p>
--	--

Approval of minutes from the last meeting

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

Approval of the Agenda

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

Hearing

Lynda Seele - Public Hearing to adopt TABOR for 2022

Shared the proposed budget and went over it to make a decision for the hearing. The option provided As assessed (10% Discount) was \$104,535.29 or with TABOR increase (6.68%) \$123,908.60. Before Lynda Seele arrived at the meeting Andrea went over the comparison of both possible budgets with the estimated line items to demonstrate in reality what can happen if we choose one or the other to submit. After some discussion on the CSD Pool association insurance and other information that needs to be addressed and other line items to make the budget breakeven. ADSF was also okay with increasing sponsorship to help with next year's event. Lynda came on and the hearing started. At this point the public hearing was open for 2022. At this point what was needed was the vote on the decision to either take TABOR or not and at what total amount.

After much discussion, Rusty moved a motion to approve TABOR increase for 2022 at the maximum total of \$123,908.60 and Tom second to approve the increase and all were in favor as the motion moved forward.

Guests Updates

Officer Gibbs

Good report is that there is a reduction in converter theft. This has tapered off just a little bit and they are continuing to be proactive in the district depending on call load. As everyone knows when it is still warm out it remains busy. Officer initiative events have been common, nothing too crazy in the Santa Fe area, but district wide there is graffiti here and there and they try to get it cleaned up ASAP, just like tents and homeless issues. Homeless officer retired and Ed O'Connell, a new officer, has been doing a great job. Still continuing to deal with the RV issue, where people are still leaving out of their RV. The question came up on the wave of graffiti, it is unique as it does come in waves and depending on the weather. But there is the art graffiti and the gang related graffiti that kind of tells what is going on in the world. A question about the RV and people parked and living in them. In the 8th and 9th area there are a lot of Inca. Is there a certain point where someone can make a call as this is raising an issue of them taking up multiple parking spaces, what is the best way to address it? Officer Gibbs said please email 311 directly and report it. This will help with tracking it and it will be reported. To report go here <https://www.denvergov.org/Government/Departments/311-City-Services>

M.E Smith, RISE Denver - YES on 2A-2E

Representing the BOND initiative which represents 2A-2E uses general obligation bond money for different much needed projects. They want underserved areas to get it.

- Once in a Generation opportunity
- Focus on Critical Issues
- Citywide Scope
 - 2A- Denver Facilities System Bond (\$104.04m)
 - 2B - Housing and sheltering (\$38.6m)
 - 2C - Transportation (\$63.32m)
 - 2D - Parks and Recreation (\$54.07m)
 - 2E - Nat'l Western Campus Facilities (\$190m)

Went over a good geographic distribution and description of the different 2A-2E opportunities slides. City goal is to have a park for every resident within a 10 min walk. What it all means, is getting the city back to work creating 7,580 jobs, wages provided \$482,000,000, economic output \$1,040,000,000. Bond package will protect and build on what makes Denver, Denver. Recreation and Events Spaces, Entrepreneurial Opportunities, Expanding Community Benefits, and Creating Denver as an Accessible City.

A question came up in the Q&A asking if these are the final chosen projects and 12 of 13 voted for the projects on the list alongside the bond package committee. Santa Fe was booted out in favor of 5280 trail, which is disappointing since this was supposed to be funded privately and it was something we really needed for our infrastructure on the corridor. Andrea could not personally endorse it, but left it open to the board. The discussion mentioned that it was hard to see this list and not have been included. In other words, the Santa Fe Drive and Lincoln Park area was ignored, a lot of disappointment now. George, does not want to speak for all but it is not possible to vote now. But asked for some time to discuss and then did it formally. After much discussion amongst the board members the decision to draft a letter and provide the Santa Fe BID's stand will be worked on. Rusty will take on the initiative to draft the letter.

Holland Partner Group Update 10th & Santa Fe Development

The group shared a slide that demonstrated an image of what the building will look like with soft goods, retail, restaurant opportunities. First floor has eight street access units. Most parking is alley loaded. A timeline was shared to have a quick breakdown of some upcoming dates and progress. Construction should be complete in building one by October 2022 and building two by March 2023. They will continue to send out monthly updates that are usually included in the BID newsletter. During Q&A a question was asked to see if artists will be included in the first level. They would love to see 100% go to a gallery and they have a hefty art budget to include in their buildings. They would love to have galleries there. As the BID hopes that all developers think about that or keep that in mind. There are options and due to zoning they could have artists space, but purely zoned for residential. The zoning to allow for a creative space can be fairly easy, put it in their ear and think about it. A question about the process and how much they will share with the board before it gets to a phase two. They will have something soon to preview with the group. How does it work in terms of having half of a building in the district and half not? The commercial portion of the building forward facing to Santa Fe is what gets assessed. The building towards Inca is more residential. The group is happy to help with advocating with the district in any way possible to help obtain what is needed to see the Streetscape project come to fruition.

Open Issues

Susan Taub - POP Denver Mural Opportunity

Susan sent out an application as she has partnered with West way marketing. Shaina provided good feedback to help in this opportunity. As there is a portion of the building that is kind of the first point of entrance to the corridor. Clem owns TreeHouse House real estate and has partnered to do the sales of the project. They want to use the opportunity to have a mural inclusive to the community. They want the area artists and also a larger base Denver search. Mostly it is about engaging the community around the area and creating a feel of inclusion and feel that they are a part of from the start. George suggested that they include in their application where it will go and have it highlighted so that it gives

the artists an idea, budget, schedule, all of it. The art district should be able to help locally, but get the right thing there. The experience as to what they know and don't, they don't know what the going rate is to get an artist.

Overall, the BID feels that this is a great idea and the fact that it is at a right of way where it is strategic, makes it great. The building will also have a lobby and they want to be able to incorporate a lot of Art into that area. Perhaps, an ongoing presentation of artist work. They want to make sure they feel that they maximize their exposure. The end result of the conversation was to have everyone speak to Shaina and George to help them out in this new opportunity for artists. clem@treehousedenver.com

Committees/Reports/Updates

Andrea

- Adam Sexton from the Ballet has left the district. We have a vacancy on the board and we need to think about opportunities. The idea to have someone who has a real business mentality and vested interest on the board would be an idea. However, they would have multiple people in one area or block. Even logistically on the board we need to think where the gap is. Much discussion and ideas were tossed around of possible board member interest or who would have an interest in serving on our board. The request to come with recommendations for the next board meeting.

Shaina/Ana Paula OUT - Art District on Santa Fe Updates by Andrea

- Shaina wanted Andrea to bring up the work Newsed is doing in conjunction with the ADSF where they need further development or flagship programs to have a more filled out organization. They are a great point but at this point they will pilot an artist in residency program to work with three emerging artists that have a track record of developing art. Looking to place them and pay for their workshop study place as well as provide a stipend. While they do this they will need to take Newsed's 8 week basic business course and develop a business plan for themselves. The city recently released the NOFA and newsed will apply on behalf of both organizations to take advantage of this art related NOFA. The idea is that next year this program would be done quarterly and have 20 artists go through it in the first year 2022. Also seek to provide access with all partnerships and opportunities that Newsed provides. They would eventually have access to Newsed's small business loans.
- First Friday Nov. and Dec.. they will be hosting fundraisers at the lobby area of Newsed to raise money for these programs.
- ADSF also recently completed their strategic plan

Executive Director updates given by Andrea

Jackie's updates will be read offline, Andrea will send it off to all and if any questions or concerns come up they will email each other. (They are copied here)

- Reverse the changes Complaints continue to come in.
- Harsha Maragh and Jesse Brown of Wah Gwaan Brewing Company would like to meet with Andrea and Jackie soon.

Insurance company on two light poles: they agreed to issue full claim payment.

Radiant Lighting Services

- replace two five headed poles \$38,069.34
- Radiant Lightning Services
- replace two light pole caisson \$ 7,000.00
- Total claim \$45,049.34
- Less property deductible -\$ 500.00
- Less prior payment 12/31/2020 -\$24,897.93
- Less prior payment - 01/04/2021 -\$ 647.14
- Balance per invoices submitted \$19,004.27 (This check was deposited a week ago)

However we must include the caissons next year in the insurance policy.

- I Attended the CSD Pool conference online. I have access to recordings, and will send email updates working on it.

Maintenance:

- We did NOT get the mini grant

“Thank you for your interest in the Recycling Resources Economic Opportunity Grant Program. Unfortunately, we regret to inform you that your application titled Santa Fe Business Improvement District Recycling Initiation Program was not selected for funding.

The application review process consisted of a preliminary review of the threshold requirements by department staff, an evaluation by the Pollution Prevention Advisory Board Assistance Committee, and a final review and approval of the committee’s recommendations by the Pollution Prevention Advisory Board.”

- I have been working with MDLDC and they have been working directly with Jill at Morrison Backflow and we have decided to hold all testing till the week of October 4th. At this time, we will also be winterizing the systems. There are many issues with the overall irrigation system on Santa Fe Drive and it will take some serious investigation to get everything back to working order. If need be, MDLDC will work directly with Brad Mclintock at cross flow connections (Denver Water) to allow for more time.

Information on each unit:

- 720 Santa Fe Drive - Bump out at 722 - IRR s/n A450138- Froze Broke beyond repair 8/16/21 (This is El Noa Noa and the supply line to the backflow device was cracked from freeze last winter. It is also broken below grade at the stop and waste valve)
- 723 Santa Fe Drive - Bump out at 721 - IRR s/n 2581545 (replaced s/n 2281545 ???)- NOTEST 8/16/21- Water off (Lateral line break)
- 862 Santa Fe Drive - Bump out at 858 - IRR s/n H000585- looks like it was stolen 8/16/21- (Supply line was cracked.. we have removed backflow and will have it replaced properly)
- 857 Santa Fe Drive - Dump out at 861 - IRR s/n B317793- Froze Broke on 8/16/21- needs to be replaced (Needs to be Replaced)
- 1003 Santa Fe Drive - Enclosure SW Corner - IRR s/n H488931(Ready for Testing)
- 1199 Santa Fe Drive - Enclosure SW Corner of Intersection - IRR s/n J012702 (Ready for Testing)
- 1203 Santa Fe Drive - Enclosure NW Corner of Intersection - IRR /n J011973 (Ready for Testing)

MDLDC update on the leak at 700 block bump out “We have run into more extensive damage than we originally anticipated with the supply line for the irrigation at El Noa Noa. We have successfully rebuilt the backflow at this location, but we observed a slight leak coming from the stop and waste valve (approx. 6' below grade). This must be fixed before anything major happens. I have coordinated with our team and we are ready to begin work to remedy the issue. It should only take a few days. The cost should be a little more than anticipated, but nothing major. I will not know the extent until we uncover the leak.”

New Business/Old Business

- Where the conversation is going regarding the blending of the ADSF and BID, have not heard that much recently. One thing that is still being worked on is a final round of small business loans that needs to get off the ground.
- The BID is lacking our own strategic plan, maybe think or start planning to have it done in 2022
- 2022 topic of the BID is expansion
- Meetings in person?

Meeting adjourned

Meeting Adjourned

The next meeting will be 10/19/2021