



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

Held Tuesday, January 18, 2022, 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 (Interim) Jackie Bouvier - ED</p>	<p><u>Board Members - Absent</u></p> <p><u>Guests</u> Ana Paula Pinto - ADSF Gaby Serrado - Streetscape Project Officer Rob Gibbs - Denver Police Angelina Gurule - CW Jamie Torres Anthony Gregaro - MDLDC David Brehm - Corridor Stakeholder</p>
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Approval of minutes from the last meeting

Lindi motioned to approve the minutes and George second to approve the minutes and all were in favor as the motion moved forward.

Approval of the Agenda

Rusty motioned to approve the agenda and Lindi second to approve the agenda and all were in favor as the motion moved forward.

Guests Updates

Officer Gibbs Updates

Nothing big to report still recovering from the busy times during the holidays and getting set for the new year and events this summer. Preparing for a meeting tomorrow as we implement the new Business Watch on the Santa Fe BID corridor. Excited to get this off the ground with Catherine as the expert and lead in this new effort.

One concern was brought up again, asking who to speak with to obtain patrol up and down Santa Fe Drive either to ticket them or get them off the area. The police have this a very low priority however, there is a right of way parking area who issue parking citations and they would be the ones to help (720) 913-1720. This is a big issue on the corridor and we have to make sure these spaces are being rotated. Villa de Barella issue is some homeless folks sleeping in the area and some are getting very aggressive and one threatened Jessica, our green plant lady with a knife. The police are being contacted however, police response is not immediate as response time is really slow unless it is a health issue.

Officer Gibbs explained that people are resigning and an SRO resigned at West High School. It went from 5,000 applicants for 30 slots, not they are lucky if they get 500 for those slots. They are understaffed and doing the best they can. There is no officer doing a drive by, only if time permits, when they do a class 2 patrol only if the calls in the que are low.

A question was brought up regarding SET (Street Enforcement Task Force) Is there a contract that we can get to work with these teams to work with the homeless population. This may be under HOST, but not exactly sure. There is a homeless outreach officer in district one however, officer Gibbs does not know about it, but Angelina with CW Torres does know about it and we would like to start the relationship and find out how to do it.

Committees/Reports/Updates

Executive Director Updates

- Radiant Lighting
 - Got a discount from \$180 mo to \$160 for a three year contract
 - Replace four missing globes on the corridor in 1/4/2022
 - Still finalizing other corridor replacements and continuing their corridor updates
- Carol Mier and other corridor complaints - Request MDLDC shovel and cleanup the snow
- City Council Woman Jamie Torres and Gaby received an email from me asking for updates and where we stand on different issues:
 - **Streetscape** - Gaby shared that she is responding to my question of when to Kick off engineering design of the streetscape project. 2022 project approval is done and hopefully the start time is April. They will BID out to three consulting teams that are pre-approved by the city and go from there. The only concern is the complaints they continue to hear and people are still unhappy. The concern is that the engineering design will not change the white light that has been set by DOTI standards, so that will remain in place. The parklet in front of El Noa NOa will no longer be there. So some adjustments can be done. However, due to the dedicated lane on 8th the rest will not

change. They really don't want it to get to the point where it stops the engineering design with what they feel is the negative impact.

- Per Andrea: We have implemented a parking amp, talked to people, counted spaces and so much more. What are good tactics as this is a big change. More of a re-learning process. We did not anticipate complaints at this level even after this is what we have all been working towards for such a long time.
- Per Jackie: Biggest complaints are the aesthetics in the pilot project and how ugly the flex posts are and the fact that they keep going down by getting hit by cars. Per Gaby, we need to report these to 311 as the streetscape project will be the ones replacing them. Graffiti as well and make sure that this is mentioned and they will go take care of it.
- Need a strategy on how to reach out to our corridor stakeholders. Gaby has seen this over time and there is not one single project where negative and complaints have aroused. This is normal as this is the same issue. From the traffic side of things they have seen improvement. As they conducted traffic count. Traffic is back to pre-covid standards before the heavy duty construction. 2019 at 6th AVE was total number of cars at 14, 410 cars with avg speed of 30 MPH. Sept /Oct was 13,059 at 25 MPH with a decrease. AT 12th AVE 2019 13,286 29 MPG 9,924 27 MPH. So this is a decrease and the request to decrease the speed limit on the corridor has been approved from 30 - 25 MPH. The noise from the community is not drastic as other corridors but we should take it into consideration and address the concerns.
- Bumpouts - We will be taking these out and we will be gaining space back.
- Gaby has the redevelopment taking place on the 1000 and they are starting to talk about the design and permeable pavements that are needing to be set in front of the building. They will contact us to begin having the design preference the BID has to keep the corridor cohesive to the corridor. The company is Holland and they will need these preferences and approvals from the BID soon. Follow the process we had with Leon, as it looks fine aesthetically with what they did to make it match. Same process and same design in comparison to that one. Gaby needs more like the preference/standards for a general understanding and reinforcement of what the BID wants. We need to be more proactive and have standards for this so that they know what they need to follow. Gaby will tell them to take a look at the corner of the Pistol Whip corner. Tom asked what we need to be prepared to provide the construction workers with in terms of guidance and Rusty and Tom go and try to come up with some sort of idea to provide and George and Jackie will join. What information do you need from us Gaby? Right now just say what corner or place they need to go check out and whatever places you feel like a developer can go and look at before the discussion with the board. SO that they bring that design included when they submit it to the city. No manufacturer or specifications, more like the pavers and the tree long area, what do you want it to look like? Maybe a general request and size and the location of the three or four places that have done a good job and that you are happy with. Tom and Rusty will contribute and hold a meeting and walk and come up with

something to start with that Jackie will oversee and put it together as a narrative and preferred designs from the BID. This is more of a look out for an opportunity to be cohesive. But right now the need is the tree line preferences.

- David Brehm as our guest wanted to know the timeline and budget for the Streetscape project. Gaby explained the journey of how we got to the estimate of 22-24 million dollars total including design. Although we were unable to get the RISE bond, the city and city council was able to give us a design amount and an estimate to work on this from 600 to the 1300 blocks. He has not heard one positive comment about the pilot project. Is 24 million going to provide the best solution for Santa Fe? We don't know. But Metrics and sales receipts should help in the qualitative data from business owners.
- CDOT has some money so that we can paint the inside of these areas. The BID can apply for his extra money. We need a strong relationship between the BID and the property owners.
- **Trash receptacles** - Angelina said that they can help with half of the trash receptacles (a few) and they need a new quote. They will get back to us by the end of the week.
- **Parking Issue** - Gaby will let the parking enforcement team know about the construction workers issues. They will enforce the issue of tickets.
- Anthony Gengaro - MDLDC Updates
 - MDLDC is looking into obtaining a grant to help support with the trash receptacle purchases. CDPHE cycled grants that come up at about every 6 months. We have already been turned away because more than usual people applied. However, the proposal will be tweaked and we will do everything we can to obtain it. So that we can get all new receptacles all throughout the corridor.
 - No major incidents
 - Dramatic rise in graffiti citywide, they had to send a special unit in an additional time frame to remove the graffiti and mitigate that.
 - Snow storm debris is being cleaned up and keeping a photo journal for all of the work
 - Moving forward they will provide monthly/quarterly and annual reports. We have identified what is important to include.
 - Anthony is happy to help with streetscape guidelines or in any way possible

Andrea and Shaina - Task force

- Not a lot to report in terms of Taskforce
- Shaina asked if there could be a scheduled time for the discretion and drafting of the community document to get it going this year. This is a good project to lead off the year with.

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

- Working on launching the full wround of the art residency program with three new artists from February to April. Meeting with Galleries to find good locations for these artists as the top three have been selected.
- Q1 member meeting is on January 25th, Ana Paula will send this invite

Open Issues

Open Board Seat

Tom spoke to the person who took over Previous board member position at Ballet, Karen, and she said she'd be happy to serve on it. Tom will send Karen's email and Andrea will send a formsite application. Lindi reached out to 1247 Santa Fe Leaders and one person is pondering. What would be the process for applying?

- If someone has an interest they meet with Andrea and someone else - interview
- If they are a good fit we invite them to complete the app link
- Then we send to the Board and if all agree
- Then the person completes the city of Denver application

Can they come to a board meeting? They can come as this is an open meeting, anyone can come. So Karen Sumner can attend in February and if she feels like a good fit and we do as well. She can then proceed to complete the application to us, then we proceed to recommend it to the city. The thought was brought up if we should recruit someone who is well connected in the 700 or 800 block to be on the board and represent those blocks and be a liaison. Perhaps someone like David Berhm? Macy was brought up as well, as a possible board member as a positive force. After much discussion the board agreed to have George ask David Brehm to see if he would like to consider joining the board. Lindi will still see if anyone at the VOA who is interested will like to apply. We will prioritize the first two and if they are not interested we will be back on the hunt.

Construction Parking

Gaby will take this on and speak to the parking authority and get them to help. Jackie has also looped in City Council and things are happening.

From BID to GID - Future

The possibility of exploring a General Improvement District to see if we would switch. Jackie will explore, as those would be the next steps, with DEDO and possibly get a meeting with them to explore the opportunity. Also to see if we can get money to hire a consultant from PUMA to have them help us navigate through the process and help us understand the pros and cons and how it would work. Rusty was asked to provide more of a reader's digest version or quick summary of what a GID is and what might be the benefit. Per Rusty, The BID is obviously funded by the commercial tenants and the district and a general is the understanding that it can include both groups residents and business as it would represent both groups and the objective would be combined. We will be underfunded unless we consider expanding the area. Not sure, but it may just get taxed as a building. But we need to learn more and consider this and how the GID taxation would be applied. So it may be the landlord and HOA and the landscape will change. The additional money may come from the HOA and owners and landlords from these buildings. We may want to have Brad Siegel to attend our next meeting and come talk to the board about it. Andrea will arrange that for the next meeting.

New Business/Old Business

- The handful of additional parking spaces due to the removal of the bumpouts. Rusty brought up a good point. Are there any additional parking spaces that will come up, the parklet in front of el Noa Noa is a good example. We are glad we went through this pilot project which demonstrates what we like or what we don't. A good recommendation is to have the parklet removed sooner rather than later. What about removal of the bumpouts? Some have backflow preventers and some have a lot of infrastructure and it would cost money to remove them. After much

discussion with regard to the bump outs possibly being removed the decision was unanimous that we look into it and try to get parking spaces back sooner rather than later. We will need to look into sales tax and obtain reports to narrow it down and see it as a research project. To obtain reports from 2018 to 2021 and look into the option to remove the bumpouts.

Meeting adjourned

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The next meeting will be 2/15/2022