



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

Held Tuesday, December 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 Jackie Bouvier - ED</p>	<p><u>Board Members - Absent</u> Susan Taub - BOD <u>Guests</u> Shaina Belton/ Ana Paula Pinto Officer Rob Gibbs Antony MDLDC Angelina Gurule Timothy O'Brien Sara Del Valle Ruiz Jeffrey Garcia Analiese Hock Brad J. Weinig</p>
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Approval of minutes from the last meeting

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

Approval of the Agenda

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

Guests Updates

Denver Auditor Timothy O'Brien, Sara Del Valle Ruiz and Jeffery Garcia

Our guests attended our board meeting to provide us updates and to connect with us and if any, receive feedback and input for future audit work. Auditor Timothy O'Brien went through his presentation deck which delineated their overall work and upcoming 2022 audit plan and planned audits, as well as how they audit.

They are an independent office and their mission is to "deliver independent, transparent and professional oversight in order to safeguard and improve the public's investment in the City of Denver". He explained what the auditor does for us; Internal auditing, Prevailing wage and minimum wage enforcement and chair of the independent audit committee. Auditor O'Brien was elected as the 24th auditor in 2015 and was re-elected in 2019. You can see all of this in detail in the attached presentation.

Prevailing wage, they do their best to find people who have money being owed by their employer. If you have worked for the city and county of Denver either directly or through a subcontractor by the city they may have a check for you. For more information anyone can go to denverauditor.org as there are probably around 3,000 checks. They encourage everyone to go in and check to see if you have a check there for you.

A question was brought up by a board member asking what their follow up with the city is to make sure that audit gets corrected? Auditor O'Brien shared that they make recommendations and if the city agrees they are required to say when they will have implemented these recommendations, then they begin a follow up process to make sure that what is said is being done. Basically another audit and the mayor is pretty responsive.

- To access their 2022 Audit Plan, please click here:
<https://denvergov.org/Government/Agencies-Departments-Offices/Auditors-Office/Audit-Services/2022-Audit-Plan>
- Auditor's monthly newsletter to receive the latest updates work:
<https://denvergov.us12.list-manage.com/subscribe?u=52289ab6bc97931d5a6c0c2ed&id=5561a71daa>
- Please send your comments and suggestions to auditor@denvergov.org

Officer Gibbs Updates

Three or four weeks running crazy with events, christmas crusade, christmas in the city.

- Experiencing city wide and district wide has been a lot of package delivery theft. People can try to request other delivery methods to prevent theft, including amazon lockers or ways to retrieve.
- Homeless outreach Officer Ed O'connell is going a hundred miles per hour being diligent and getting homeless camps cleaned up and staying on top of it.
- The Denver fire department can obtain ordinances that can tow RVs parked throughout the district. As this is getting out of hand.

A Question from our board member was asked, contractors and heavy equipment is being kept on the corridor, is there any way we can get this taken care of so that they don't take up all of our two hour parking, right of way has been called but not much response? Officer Gibbs said that parking is the lowest of their priority. Right of way is the group that should be taking care of this. Not sure if a judge

would uphold anything for parking of over two hours. There are passenger loading areas in other places. They probably have staffing issues everywhere just like the police department does right now. Overall the message from Officer Gibbs for the holidays was, don't leave valuables where thieves can see them and be aware of your surroundings.

Brad J. Weinig - Director of Catalytic Partnerships and Analiese M. Hock - CPD City Planner Principal with Community Planning & Development and the Office of Housing Stability

They presented on Expanding Housing affordability and used a slide deck that you can see attached. The city is proposing a new set of requirements that would ensure that as new housing is built, new affordable housing is created. This will be done through the creation of mandatory housing programs and through updates to the existing Linkage Fee. As new development occurs they want to see a mix. This is part of a larger housing strategy through the department of housing stability. All due to the significant gap AMI.

- Mandatory (Inclusionary) Housing: Requires a portion of new units to be affordable and provides incentives
- Linkage Fee: Ties the impacts of new development to the need for affordable housing. These fees play a critical role in funding new affordable housing throughout the city.

They anticipate having a formal public review draft in 2022 and Q2 start the legislative review process. Also, associated rules and regulations that will have a public hearing. For more information overall and on program applicability and new construction can be obtained in the project website:

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments/Affordable-Housing-Project>

After the presentation the discussion with the board included some questions. One was approval and dates to see if the dates are fluid or if this is how the program is going to go in the ordinance. They mentioned that whenever they change rules if they don't create any provisions within the ordinance itself it essentially goes into effect the next day. They want to have development projects to be able to move forward. What they currently have now in their proposal is that projects that submit their current concept site development plan prior to June 30th of 2022 and also have their SDP approved by August 30th of 2023 will operate under today's regulation; anything that came after or missed regulation would then be subject to new proposals. In terms of additional time beyond those deadlines there has not been significant discussion on that. So many times new fees get added without a heads up, and it is appreciated to receive this to demonstrate a great compromise on this to offset. Another question, fees went to fund to subsidize other projects, is the city trying to achieve certain percentages to contribute to those projects or is it a unit to strive towards? They explained that for any project with eight or more units, the idea is to get them to build that and not get that fee. One is more geared at generating funds and another at generating units. The linkage fees can help serve and compliment other projects. Overall you can obtain all information at the aforementioned link site and the attached presentation.

Open Issues

Open Board Seat

Open board seat and Lindi shared that at the end of 2021 her two year term commitment will be done. We may need to look at the roster. Lindi committed to look at the VA for a replacement but will stay on

until she finds a replacement. At this point there aren't any recommendations of new board members but if anyone has any recommendations it would be great to have the names for January. Tom spoke to Adam and he introduced him to a woman who is a possible replacement for him and took his position at his job. Tom will reach out and talk to her and if she seems like a good candidate he will take the proper steps. Susan informed Jackie that she will be stepping down from the board as well and this will open up another board seat. We need to implement a way to recruit new board members. Until next month, think about people and call who you think would be a good fit. The suggestion to meet in person came up, but it was said to wait until the Omicron wave settles.

Committees/Reports/Updates

Executive Director Updates

- Business Watch Meeting
 - Met with Retired Officer Catherine Davis
 - We discussed the program and the benefits it would provide to our corridor. The BID lends itself well to the concept of 'business owners looking out for business owners'. We have the foundation of the BID upon which to build the Business Watch program: a connection among business owners with the communication piece already established. At our last meeting it was brought up to have some sort of a community committee so the idea of establishing a safety/Business Watch committee composed of interested business owners is something beneficial and it is a great partnership to have with our corridor.
 - We will set a date and time for next month depending on both officer Gibbs and Retired Officer Cathy's schedule. Some dates available are 1/11 and 1/25 tentatively.
 - George felt it would be great to send it to our stakeholders/membership as an offer of solutions and options for safety and security partnership with the police department as we are offering this as the BID.
- First Friday
 - First Friday lacked crowds and the corridor businesses felt that it was due to the fact that some lights were off or not functioning properly. I quickly jumped on it and had our techs check all of the addresses and make sure the lights were working. I made sure everything was functioning properly.
 - Other events are happening everywhere in Denver and the first Friday in December has never been well attended due to all of the competition including the parade.
- Radiant Lighting
 - In the process of replacing tilted light fixtures and other maintenance light needs
 - Radiant contract will not increase for next year as they turned in their contract late
- MDLDC Maintenance
 - In contact and working closely with MDLDC regarding homelessness and they helped the corridor during the snowfall with Our maintenance team submitting a series of reports to 311 for our corridor. They took some extra time to move through the district and adjacent alleys to report illegal dumping/graffiti/other issues. I have been in contact with MDLDC regarding any unusual homeless activity that may be causing any additional work for the crew. But it seems that nothing different or out of the ordinary has occurred as of now.

- Also, MDLDC crews cleaned the district as usual and reported graffiti on multiple bollards, poles, and planters. Most were removed. The ONE DAY IT SNOWED, MDLDC put down ice melt on intersections and crosswalks. Thank you so much for that Anthony. And, as usual Anthony sends me images with the descriptions of the problems they encountered. They are a few, but if you would like for me to share that with you please let me know and I am happy to do so. However, we try to stay on top of it and connect on a weekly basis to make sure our corridor is being cleaned.
- Working together with Planned West on our corridor and have created a good working relationship with them and obtaining their advice
- Letter to contract workers
 - George felt that maybe as a BID as a whole we should send a letter to all construction going on and remind all of the construction workers that we are noticing and need things cleaned up. We have a right as a BID to let them know in a nice letter.
- Anthony Gengaro - MDLDC Updates
 - Typical load of trash and graffiti no change, one item was the planter on 7th where an individual was tagging every single night after it was cleaned, continually watering trees and planters. Started deadclearnign some of the grasses on the corridor. Some property owners requested to keep them up as long as possible, they look dead but are alive. There was an increase of construction debris, mostly nails and cleaning quickly. But quite an increase in construction debris. There is a new unhoused individual as of today and this individual is creating a lot of debris and he is housing inside a safe space pedestrian travel. Will be directly reported to officer Gibbs. The 311 reports were mainly in illegal dumping in the alleys and 7 were reported to 311. The team will move in the area and alleys, at no additional cost. Some street signs were damaged due to removal of stickers and have been reported to the city.
 - Anthony talked about the good neighbor agreements, the BID may have leverage to require a good neighbor agreement before they start building. He will share that agreement to both ADSF and BID so that both can work together on implementing it on the SFBID corridor.

Andrea and Shaina - Task force

- ADSF provided funding and it was nearly \$70,000
- A norm for the new year on how to handle emails and calls that are sent to the art district that need to be sent to the BID. How do we handle these things? As they happen frequently. Shaina will set a time to meet offline and talk about this offline.

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

- Research and see what we can do as shared program organizations
- First Friday successful until December
- 400 build your own alter kits for dia de los muertos
- 3rd Fridays coming up again in January
- Gained from 16,000 to 20,000 followers on social media
- A reach of over 12,000 in December as this is the engagement

- Emergent artist in residency, as a reminder this program is designed to support the emerging artists. Three month studio space, a stipend and an 8 week business track. He ends it in January and they will launch three new ones.
- Created a three year strategic plan and shifted the mission and vision a little bit
- After applying four times, received a PS you are here grant, focused on the xcel utility boxes and have those painted and engage local residents, through 6th and 10th ave and have it be completed by August first friday and will engage community to be committee. !0,000 grant received.
- Shaina is rolling off the board of Directors of the ADSF in March
- Bang up year for the Art District as they were able to bounce back with a great year

New Business/Old Business

- Rusty wanted to follow up on the point George brought up the corridor regarding construction worker parking. As he has reached out and called and no one picks up. This is affecting the corridor and there are many companies that depend on customers to stay in business. This is an issue that needs to be addressed. This has become a challenge and it is our responsibility to reach out to councilwoman Torres or someone to have them help us. Rusty has no problem calling Holland, but that doesn't assure anything. The city should get involved.
- Large equipment trailers that take up four to five parking spaces, we need to reach out and ask for city help.
- Have a community benefit agreement meeting with Shaina and La Alma to address as well.
- Shaina had an up date on the 900 block. Was under contract for 6 month with a gentleman who used to rent at wayfinder, there was an EPA concern, the bank did not give a loan and they were unwilling to pay the money to get what was needed fixed. That building has current tenants with three year leases so if any buyers come on we keep a lookout. ADSF was intending to rent a desk for the Art District in that building so the Art District is in need of a desk flex place. Need an address in the Art District at the start of the year. George may build in a spare desk, be in touch.
- Tom, to close the loop on the parking deal, is there anybody in the city that we can put a little pressure on to put a parking sweep twice a month. Maybe councilwoman Torress and they would put pressure on the right of way. Andrea decided to convene this first benefit meeting first and the lead of the discussion will be parking and George and Tom are welcome to be a part of that group once that meeting is convened. But meanwhile the board can be looking at other standards. Andrea will loop everyone in.
- Rusty brought up the idea of being a GID (General Improvement District) not a BID and ours expires soon. The neighborhood will become more and more residential. But it isn't right for only the commercial to take 100% of this. This is a conversation that needs to be contemplated and the city should provide a consultant. The thought of expansion as well is important as we are leaving out Kalamath and avenues.

Meeting adjourned

Meeting Adjourned

The next meeting will be 2/15/2022