



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

Held Tuesday, March 15, 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 Rusty Brown - BOD George Lim - BOD Tom McLagan - BOD David Brehm - BOD Jackie Bouvier - ED Lindi Sinton- (Interim)</p>	<p><u>Board Members - Absent</u> Karen Sumner - TBD</p> <p><u>Guests</u> Brad Segal Wesley Dismore Ann Nguyen Commander Layla DeStaffany - DPD Officer Robert Gibbs Angelina Gurule - CW Jamie Torres Anthony Gregaro - MDLDC Gaby Serrado - Streetscape Project</p>
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Approval of minutes from the last meeting

Lindi 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

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

Guests Updates

Guests - Commander Layla DeStaffany Updates and Officer Gibbs

Incident that happened the day after first Friday on that night. Some flyers were attached to some light poles/light fixtures outside the 700 block on Santa Fe advertising for a group called Patriot hate group as defined. Very generic fliers just their name, nothing threatening. It just made everyone uncomfortable. No criminal actions or charges. When it comes to the flyers due to the first amendment they can't pick and choose which posters go up.

Business Watch: Jackie and Catherine have been working on implementing.

The Police department is understaffed and they are not able to do the things they used to be able to do. For example, extra patrol when they aren't assigned to certain areas. It is a really busy time as there is a shortage and so much more bad behavior. It went up 38% in all property crimes as an average, although better than the city overall, it is still not acceptable. Business watch is a way that it can help limit bad behavior. They are doing the best they can and feel that this is one of the best strategies.

A new lieutenant will be starting on Monday Jim Dixon and this will be the 5th sector lieutenant in the last five years, lots of turnover and lots going on.

A few items were brought up, community wide meeting invitations and business watch signs will go up with the board help. Please provide more clarity on criminal trespassing agreements and provide more explanation and clarity to see if this is what we should push for.

Criminal No Trespassing Agreements are not the end all. But they are intended for when no one is there to say "This is my property and I don't want anyone here". If you have signage of the times you don't want people between certain hours please put up signage and the police will enforce that. But the agreement is intended really when no one is around.

The No Trespassing Agreement used to be good for two years. But the program by the city attorney is being revamped and will be completed electronically. That will be time stamped electronically and stored. The reason why it is electronic is so that the officers can see it on the road and take action and now it lasts for a year.

Neighborhood watch meeting: Cathay will have an additional meeting aside from the following day preliminary business watch meeting, a meeting specifically for block captains from the board. Jackie will work on putting this together.

Specific Data presented by Officer Gibbs:

Santa Fe BID Offense/CFS Summary Report - See attached for more details

20 incidents occurred in February in the Santa Fe BID.

- 65% of incidents are property crimes.
- There is an overall increase of 8 offenses or 66.7% when comparing February to January 2022.

- The most reported offenses in this month are Larceny (6 incidents).

67 police calls for service were received during February in this area.

- 51 or 76% were citizen-initiated.
- 16 calls or 24% were officer-initiated.
- 13% of calls this month were for a Trespass/Unwanted Person.

See attachment for more detailed report presented by Officer Gibbs.

Guest - Ann Nguyen

Hi All – this is Ann Nguyen (neighbor and LPNA RNO chair). I have another conflicting meeting so I apologize for jumping off early. My update...The Santa Fe Overlay proposal has not changed in the last few years. I have partnered with CW Torres and CM Clark offices and the respective RNOs to compile feedback next month and hopefully submit a formal application to apply the overlay along Santa Fe Drive. A draft mailer was shared with Andrea, Jackie and Shaina. Please let us know if it is OK to use the BID logo on the mailer. This mailer will be sent out this month. Please reach out if you have any questions/concerns. Thank you - Ann Nguyen (Chat text box message, as she had to sign off)

- Link to our website: <https://santafeoverlay.weebly.com/>
- Link to video explaining elements in the proposed overlay:
https://www.youtube.com/watch?v=vrHWZ5qR5O8&ab_channel=AnnNguyen

Discussion:

The link and information that Ann Ngyuen has proved has been sent to all of the board members including the youtube link. Jackie went over the text that Ann left in the chat since she had to go and couldn't stay for the entire meeting. All information including meetings and links will be sent to the board to keep informed. Next Board meeting Councilwoman Jamie Torres will join our meeting. There was an article <https://www.denverpost.com/2022/03/10/denver-santa-fe-ground-floor-retail/> regarding th overlay.

The overlay covered the business improvement only, per board member. There is an opportunity to figure out why we have limited information about the overlay. What is the proposed overlay trying to fix the problem on Santa Fe Drive. Usually an overlay is placed to fix current issues that need to be fixed. What were the concerns with the BID district that required an overlay? Where are the slides demonstrating the proposals of problems and the proposals of fixes. Would love to have it be explained and presented and provide an explanation. A discussion as a board needs to be haved and needs more information. After discussing this it sounds like the board doesn't fully understand, perhaps a separate meeting to fully understand. Take it up and everyone dive in and go over all links and information then meet to discuss. NEED to understand what was the initially proposed issue for an overlay and why is it not under the umbrella of the BID since it is our corridor? After much discussion the decision to meet outside of the board meeting came up.

Guest - Brad Segal with PUMA

Brad as our guest was invited to provide more detail on the difference between a GID and a BID as we explore what is best for our corridor. GID and BID are a family of available outlets for raising revenues

to provide improvements for what you wouldn't otherwise get from the city. The BID gives flexibility that the old maintenance districts did not offer, and it is the most flexible improvement tool that the city provides. A whole variety of unlimited things you can do. One thing that is limiting is that it is limited to commercial property owners only under Colorado stature. Our district is changing and becoming a mixed use district. The more residential the more diluted the revenue.

The GID is a similar type and one reason several of these have been formed 14th downtown and Brighton have both BID and GID. A GID is only about capital improvement maintenance etc. no marketing no events. The whole idea is to maintain some sort of capital enhancement of improvement that we would be installing. GID designed to take care of improvements installed at these other locations.

The BID was placed to change the streetscape on Santa Fe. If the new mayor was to provide general fund support it would make sense. But the difference between the two: BID is designed to benefit businesses and it is designed to maintain a business district. A GID is more of a capital improvement and maintaining or activating for example the building of a street. BID can do that but also maintain businesses. The process is a heavy lift either way, stakeholders decide which to go for. You would work with an operating plan and work with business owners.

Three legal steps:

Step 1: Business plan, Legal process (someone similar for both), reauthorize or form a BID a petition of support from affected stakeholders in a BID petition from property owners that represent a majority of acreage and value. In a GID is a different set of stakeholders, residents, property owners, business owners, based on electors and who is registered to vote and get petitions of 30% or 200 whichever is less.

Step 2: Take the petition and the city council will authorize the ordinance.

Step 3: A tabor election/vote two laws improve district law and a tabor law for taxes and assessments, so back to the electors as they are the ones who vote.

FOLLOW UP INFORMATION AS MENTIONED:

Attached is the operating plan that was created for our BID.

A couple notable items from Brad Segal to answer questions that came up during the discussion...

- Term is discussed on page 2 – YOU ARE NOT required to re-establish the BID (i.e. petition and TABOR ballot) if you extend the BID as it is. You are required to get an extension by ordinance from the City Council.
- Boundaries can change if 1) adjacent properties petition to come in or 2) we re-establish the BID with new boundaries (i.e. requires petition and TABOR election).
- You already have the flexibility to increase your assessment rate as allowed by TABOR – i.e. factor of inflation and growth within the district – the BID board can do this.

All that he shared on the screen is here on this link to the table of districts: Colorado Improvement Districts.ai (pumaworldhq.com)

Open to discussion and questions:

As some areas have both a GID and a BID. What would your recommendations be with Santa Fe? Regarding expansion and can we have both as well?

Brad feels we don't need both, maybe just one. As our district is fairly compact and the size just isn't the same as other places and there is a limited ability for people to pay into this. Keep it simple as with these kinds of districts it is better. If we can re-do the street then there may be a compelling reason to look at both or perhaps have a reason to think about it.

The fact that a lot of residential is increasing on the corridor was brought up and an opportunity for expansion as well.

After much discussion regarding an influx of new residents and who can vote as well, Brad Segal explained the voters as electors within the direct as registered voters in Colorado or assign someone to vote on their behalf. Property owners can vote but if they are corp owners can designate someone. Leases who pay on property tax, not as many now. And any residents who are registered to vote and eligible to vote. Depending on the purpose behind the alignment between commercial and residential that would define our choice. The difference is when you get into economic development and marketing, not a lot of residents don't want to pay that as it would be more commercial based. So it is a complicated situation, mainly understanding our corridor. The ability to expand still remains as a hope for the corridor. This is a great opportunity to re-visit and check out the structure and re-look at all of it. The question is what we want, street design, lighting, attractive corridors etc. The encouragement is to support the design from the city but no finance for the maintenance which is a BID exists. Overall, it was a great first step to understanding the difference between the two and we will continue working with Brad to figure out a course of direction.

Open Board Seats - Guests

David Brehm is present and he will complete the link application to the city of Denver and until that piece of information is completed can't go to the next step.

Committees/Reports/Updates

Executive Director Updates

Meeting with Andrea, Gaby and Andrea. A quick update on the construction parking situation. Gaby helped inform the construction workers of the park elsewhere.

Parklet Removal updates

We are looking to remove the parklet and future removal of bumpouts. Wesley as a new partner to the streetscape and new engineer working with Gaby on all projects in the city. What does the board want to do with the parklet?

1. Remove it entirely
 - a. Some limitations as to what we can do as the parklet is the property of the BID once it is placed and there is a process for amending the IGA.
2. Relocate that parklet and change the redesigning of the parklet area permanently
 - a. To see if it is possible to move it
3. A new choice
 - a. Disassemble the parklet pick up and move it elsewhere private property

The idea to explore opportunities and see the possibilities that we have for the parklet. Wesley will work with Gaby to determine in a more definite sense what the options would be. He will report back at the next meeting. If information comes up sooner, we can meet offline and provide the information.

1. One Issue: the parklet taking up parking spaces
2. Second Issue: reducing the turning lane to get more parking spaces. This is something that they will look into, to have it shorten to allow for additional future parking spaces.

After much discussion we decided to wait on Wesley to provide next steps. No engineering design updates on the streetscape project as of now.

2022 Positive implementation plan

Developing a strategy to touch on ways to help provide positive corridor implementations to inform the corridor of the steps that we have taken to provide positive outcomes and bring tactics that will help the corridor see and understand what we have done, are doing and will do to demonstrate that we are here as a BID for the benefit of the stakeholders. Community organizing ideas.

TACTICS in the positive direction

Speed limit reduction

New Trash Receptacles

Additional Maintenance day

Removal of el Noa Noa parklet

Implementation of Business Watch

Economic Development _ I'd like to add something here as this is something that our BID should get involved in more heavily.

Directory

City Council

They will help pay for only \$5,000 total of trash receptacles

Radiant Lighting

On top of their work and continue to keep in touch with the BID

Maintenance - MDLDC

Anthony MDLDC Updates:

- Submitted the RREO grant submitted with budget table
- Have now a table with numbers of what is being removed on the corridor this is shared with Jackie
- Trees most likely supplied at no cost to the BID will work with City Forestry and you can see all the areas where those trees will be planted
- Aggressive corridor incidents are going down only one issue.
- In general increase traffic trash and vandalism due to nice weather
- 7th and Santa Fe planter moved
- A pot mashed and knocked over at a bump out

- He went over the budget structure turned into the RREO grant and what the request for grant currently is in hopes that we get this grant to purchase new dual bin trash bins. Timeline for launch June 1 and installation if we receive the grant. It is a 8-10 week order install which we would do by July 31st.

Andrea and Shaina - Task force

- PSYAH grant was received by the Art District. They need a representative from the BID to be part of the process, Jackie will be a part of it.
- August first friday and discussions to prepare for the summer event

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

- Shaina and Ana Paula were unable to be at the meeting.
- Shaina will term off in June and is searching for a Board president, if you know of a candidate let the ADSF know.

New Business/Old Business

- N/A

Meeting adjourned

Meeting Adjourned

The next meeting will be 4/19/2022