



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

Held Tuesday, October 18, 2022, at 3:00 pm via Zoom virtual conference

Call to order The meeting was called to order by the facilitator Andrea Barela - Board of Directors 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 Tom McLagan - BOD David Brehm - BOD Jim Stevens - BOD George Lim - BOD Jackie Bouvier - ED</p>	<p><u>Board Members - Absent</u> <u>Guests</u> Lynda Seele - Public Hearing Lt James Dixon - DPD Anthony Gregaro - MDLDC James Holmes - ADSF Guy Padgett - Candidate District 7 City Council Flor Alvidrez - Candidate District 7 City Council Wesley Dismore - Streetscape</p>
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Approval of minutes from the last meeting

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

Approval of the Agenda

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

Public Hearing



Officially opened public comment to the zoom floor to comment regarding the public hearing and went over the 2023 proposed budget line item by line item. There will be a 20.35% increase for a total of \$134,860 allowable budget.

- Jim motioned to approve the proposed budget and Rusty seconded as all were in favor as the motion moved forward.
- Jim motioned to set the public hearing on the assessment date on November 15, 2022, George seconded the motion and all were in favor as the motion moved forward.

The public date must be published in the daily journal and every property owner gets a letter along with the estimate of their assessment. The meeting is also published on the website as well.

The Public Budget hearing meeting was complete.

Guests Updates

Guest - Lt James, James Dixon| Neighborhood Updates

Safety Issues

- 60 % property crime
- Decrease of 30%
- August 15
- Sept 10
- 68 police calls for service 88% citizen initiated
- 12% officer initiated
- 23% were for disturbances in traspas unwanted parties

Over all violent calls 0

- 3 burglaries as 2 of those were construction sites and one was an art gallery where someone walked out with art.
- Large percent was alarm calls (8) and (7) disturbances
- 1 traffic accident happened

Is it possible to pull data for comparison purposes for YTD and for the last three years? Officer Dixon said it is possible and he placed it on the list as an action item for the police department. This would be great to have a comparison to measure how the streetscape project is performing on 8th and Santa Fe.

Guest - Tod Donati, Project on 1275 N Santa Fe (Unable to make it)

The city has some concerns about their approved TEP and questions on the directive by the BID needed to clarify before they proceed. Tod unfortunately was unable to make it , however, a discussion regarding the matter was held.



Rusty will also approach the board regarding this and as a Board a definitive direction needs to be in place for future developments. Other BID's set guidelines and are approached prior to construction development and we need set parameters and have all those things needed to be integrated accordingly.

After much discussion the board decided to move forward with aligning with proposals with a base level already submitted as an interim step to provide what they are asking for with what is expected. A task item would be to make a list of what they are asking for so that we can make sure we address every need.

Guy Padgett - Candidate for Denver City Council District 7

He wanted to take a moment to introduce himself to the Santa Fe Business Improvement District and let everyone know a little about himself. He has lived in Denver for 14 years now and comes from Casper Wyoming where he was mayor.

He's running because he believes we deserve a braver, safer Denver. Public safety needs to be our top priority. Our citizens don't feel safe on our streets, there are more people experiencing homelessness in Denver than ever before, and we need to have a city-wide conversation about how to reform our police department into a true community partner.

At the same time, we need to address the affordable housing crisis, find ways to support and grow our local businesses, and invest in the infrastructure — including public transportation — that will make our city great for years to come.

He wants the BID to let him know what is important and what he can do. He also serves on the Baker board.

Flor Alvidrez-Candidate for Denver City Council District 7

She just wanted to drop in and listen about what is going on in the area as a candidate herself.

Committees/Reports/Updates

James Holmes - Art District on Santa Fe Updates

- Continue the relationship and partnership with the BID
- There is a physical location now 858 Santa Fe on the East side of the street next to the barbershop
 - Use the space to house residency program



- This will also be the office for the Art District- a HUB to support members and allow them to come in and share ideas and learn about the galleries and what is happening on the district
- The growth of Board, they added a new board member and have received interest and getting to 9 qualified members is very important to spread the workload
- Jim Stevens joined the members meeting and joined them to walk the district and the membership appreciated seeing them there and present
- In the learning curve and anything helps to be more effective in working together

Andrea and Ana Paula - Task force

- The artist and residency final class graduation happened last week
- Starting up again in the new year with a 2023 cohort
- One final bill with the barricade company as they double billed
- Banner Updates, need to see where Ana Paula is in this process

Executive Director Updates

Board Updates:

- Proposed budget work and making sure we have everything we need for the meetings
- The trash receptacle grant was disapproved the project was not awarded funding this grant cycle
- The application review process consisted of a preliminary review of the threshold requirements by department staff and a final review and decision by the FRWD Board of Directors. During board deliberations, the members provided the following feedback in an effort to assist with an improved application in the future:
 - The board would have liked to have seen an explanation on how contamination would be addressed. Will this be addressed at a staff level (i.e. does someone check the containers regularly?) or at a hauler level where it may be less likely that a contaminated container will actually be recycled. If future funding is requested, it will be imperative that contamination is addressed.
 - The board would also like to hear how the Broadway project is progressing.

Perhaps using the few newly purchased trash receptacles and measuring the trash accordingly can help with the process of getting the grant. The trash needs to be separated with different color bags and there is a general look through in each bag.



- A trash can got hit on the corner of Santa Fe and 10th tha needs to be moved back and be re-attached to the ground. MDLDC with the crew will put that back in place.

Streetscape Project | Parklet - Wesley Dismore:

Original plan to have city operations crew will not be able to do it and need a contractor instead, he feels he has one lined up. The internal disagreement is on the definition of construction. As this is not the progress we want to hear, but it is being made.

Streetscape, progress being done as the completion of the one build phase has been completed. To see if projects need to be combined and presented to the final review board pending their approval they can move forward. However, progress is being made.

Are we missing out on some financial opportunities because of the delay of the project? SS4 - could be something that they can be able to apply for the construction funding and the NOFA should open next year and close by September of next year. The idea is to have the project far enough along to apply for that. The design consultant should be someone who is an expert in grant writing to have them involved in the process. However, because the process is taking longer than expected we are not missing out, maybe we missed the opportunity for this year. But we are not at that point to apply this year yet. Once there is a good design consultant in place there can be more opportunities.

Regarding the design process, will the design consultant be the one to engage with the community? They are still looking for someone to replace Gaby's position. So the short answer is Yes. But it will be a team and a person from the consultant team will be out in the community.

Where in the process are we? Wesley shared the project lifecycle workflow to provide an idea of where we are in the process. Phase 1 of what looked like a very long process.

MDLDC Updates

Graffiti Removals: 38

Sticker/Poster Removals: 36

Biohazard Removals: 1

Specialty Items: 1

General Note: We have seen a decrease in all incidents across the board. We are reporting less graffiti and poster/sticker removal than the previous month. No needles or drugs found on site over the past month.



Irrigation: All Backflow testing is scheduled to be completed by the end October. Please provide any notices you have received from Denver Water. We will be scheduling with Backflow Diagnostics INC. Winterization of all irrigation will be performed immediately after backflow testing is complete.

Holiday Lighting: 3rd party contractor performed install of all holiday lighting. We coordinated with the contractor and asked for any information on issues with installation. He explained that a few outlets in the district were not working. MDLDC recommends a full electrical audit, by licensed electrician, this winter.

Weeds: Noxious weed removal continues along the entire streetscape.

311 Reports: MDLDC has submitted 5 individual 311 reports over the past month.

- 1 - Xcel Pole cover needs replacement (8th and Santa Fe)
- 2 - Ornamental Light Pole cover needs replacement (8th and Santa Fe)
- 3 - Street Planters reported out of alignment (8th and Santa Fe)
- 4 - Sidewalk ped hazard reported at VFW
- 5 - Stop sign hit by car (9th and Santa Fe)

Pedestrian Wayfinding Color

Gaby and Jackie met over a possibility of obtaining a grant to paint the pedestrian sidewalk meanwhile the Streetscape project gets completed. Paint on pavement that will allow for a beautification of color to enhance the aesthetics of the corridor meanwhile the streetscape project is finalized. George is happy to work together with Gaby to help cover the areas that did not have the outcome we desired on the pavement.

Community Complaints:

Time stamped signs in front of the businesses due to the Food Trucks. Chuy Fu are complying with the city in placing the signs and the signs are not time stamped, it is more of an all day thing.

New Business/Old Business

- Reach out to city council and partner best in the streetscape project to better be represented.

The meeting adjourned

The next meeting will be on 12/20/2022