



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

Held Tuesday, December 20, 2022, at 3:00 pm via Zoom virtual conference

Call to order The meeting was called to order by the facilitator Jackie Bouvier - ED and Tom McLagan - 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> 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> Andrea Barela - BOD <u>Guests</u> Lynda Seele Chandler Simental - MDLDC Ana Paula - ADSF Wesley Dismore - Streetscape Judith Weaver Kelley A Layla DeSteffany Natalie Seifert Cheryl Spector Angeline Gurule Tom George</p>
---	---

Approval of minutes from the last meeting

Jim 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

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

Guest Updates

Lynda Seele

Lynda brought up some changes and items that were brought up concerning the BID board budget for 2023. In the process that is usually done yearly, Lynda caught residential on the data and spoke to ED, and backed up the TABOR from 20.34% to 8.84% which she felt was appropriate. When the final certification came through they did not correct the error and the increase could have been 22.43%. The overall sense is that Lynda decided to take a cautious approach which resulted in the BID could have taken the largest percentage. Lynda still feels that the numbers are wrong and she feels strongly about the decision she made to advise the board on taking the lower percentage, see below.

Comparison of 3 TABOR Scenarios

	Using Assessor Data Provided 8/25/22 Calculated 9/9/2022	Using Estimated Data Calculated 9/22/2022	Using Final Assessor Data 12/2/2022 Calculated 12/15/2022
Current Value	\$ 143,280,500	\$ 123,396,200	\$ 122,323,400
New Construction	\$ 17,497,400	\$ 870,000	\$ 17,497,400
% of Local Growth	12.21%	0.71%	14.30%
Average CPI	8.13%	8.13%	8.13%
Total TABOR	20.34%	8.84%	22.43%
Allowable Budget	\$ 149,118	\$ 134,860	\$ 151,707
		Difference	\$ 16,847

Mixed Use Properties Included
05035-14-045 (1000 Block)
05041-13-045 (1200 Block)

Options

- 1) Go forward with \$134,860 budget already adopted
- 2) Submit roll with \$134,860 budget to Denver Treasury. Hold a new public hearing in January, adopt higher amount and bill \$16,847 through BID, directly to property owners
- 3) File a claim on Errors & Omissions Insurance of Seele Assessment Services, Inc.

Cheryl Spector asked if any new commercial properties are being assessed. Lynda explained that every year we add or include new construction and it is picked up as it comes up. If 2022 was \$123,000 and we took that budget and added the TABOR increase that gives us the budget for this year. Wouldn't the actual assessment be a higher amount to start with anyway? The TABOR increases enough to continue to accommodate new properties. To be clear there is more square footage building in the new properties. Therefore, their assessments go up as new construction. Others would not really go up.



Everybody went up 7.91% unless there was a data change. There were 3 properties new and 1 residential turned commercial so their increases were different. However, everyone else sustained a 7.91% increase. Commercial space is defined as any commercial business that is assessed and they apply front footage to the building in a ratio and some commercial parcels in front and in back of the building. All are calculated the same regardless of where you are located in the building.

Tom had another question: if we stick with the budget we already passed are we compromising any future opportunities? Are we compromising our ability to do that in the future? So if we don't collect it this year it will be gone, we need to talk to our legal counsel as to what that effect will be. This is not something that can be retroactively fixed this year as it has to be turned in tomorrow. But if this is something you feel strongly about you can discuss it with the board. The budget that has been approved is ok, however, we'd hate if the square footage increases and our services must go up and we are not able to do that later we'd hate to have that happen. Lynda feels that the number is wrong, but since the assessor put that number out there we can go after it. However, we would have to hold a private meeting and bill the excess to each property owner and it would be a pain. You can also file a claim on Lynda's insurance and recoup that money. The board trusted the advice from Lynda on the numbers as the board feels the assessor could have made a mistake.

Rusty made a motion to go forward with option one and David seconded that and all were in favor as the motion passed.

Tom George would need to issue a legal opinion on if we can take that money next year. But we think that we apply increases on the adopted amount only. "The limit is based on actual revenue. So whatever revenue you get next year, for 2024 you will be restricted to 2023 actual revenue plus inflation and growth." - Tom George joined us and we asked him what the budget starting point would be to apply for a job in the future. Based on TABOR itself we would use the lower number 135,000. We are limited to actual revenue plus growth plus inflation so we are in a sense losing it. It is either to use it or lose it. We may see that number go up next year since it will be that plus any growth and construction or inflation. Whatever we pick, that would be our starting point. The board felt that they kept the amount decided and moved on.

The discussion regarding the lights that have been out came up. That is a much more expensive increase and as a result, we can't afford it with the current budget. However, it would be something to address in the streetscape project.

Commander Layla DeStaffany District | Neighborhood Updates



Summary

1107 Santa Fe aggravated shoplifter did make an arrest. Shots were fired on the 12th into a place.

8 incidents occurred in November in the Santa Fe BID.

- 30.0% of incidents in November are violent crimes (3 incidents).
- There is an overall increase of 25.0% for all incident types when comparing November to October 2022 (8 in October, 10 in November).
- There was 1 aggravated assault – firearm and 1 simple assault in November.

64 police calls for service were received during November in this area.

- 52 or 81.3% were citizen-initiated.
- 12 calls or 18.8% were officer-initiated.
- 17.3% of calls were for trespass/unwanted persons (9 calls) and 13.5% were alarm calls (7 calls).

Calls for Service in November 2022 (Citizen-Initiated)

Problem Code Count

Trespass / Unwanted Person 9

Alarm Call 7

Theft 5

Traffic Crash 4

Suspicious Occurrence 3

Disturbance 3

Auto Theft 3

Nature Unknown 2

Alcohol/Narcotics 2

Assault 2

Welfare Check 2

Burglary 2

Encampment 2

Criminal Mischief 1

Shot Heard / Fired 1

Weapon / Concealed Weapon 1

911 Hang Up / Open Line 1

All Other 1

Harassment 1

Total 52



Calls for Service in November 2022 (Officer-Initiated)

Problem Code Count

All Other 4

Robbery 1

Subject/Vehicle Stop 1

Assault 1

Slumper - Person in Vehicle 1

Assist 1

Traffic Crash 1

Disturbance 1

Nature Unknown 1

Total 12

People are just not better humans after COVID in general. There has been a lot of misbehaving going on since COVID. Staffing is still down and beginning next year authorized 1640 positions open in 2023.

Natalie Brown Seifert - Construction Updates

Rusty and Natalie spoke about the awareness of pursuing the development of three lots at 1188 Santa Fe. Natalie is the eldest daughter and architect and she is the architect in the project. The city made a request that the BID issue some sort of affirmative point of view about the project.

The SDP process has been slow and they are not at the point they had expected to be on in the design process. Natalie went over the building blueprints.

- 110 residencies proposed with 118 parking spaces
- Holding to the lot lines
- Retail spaces/commercial space
- Amenity deck
- Levels 3-7 all residential
- Roof deck a mechanical space with some west facing line as garden area
- Very focused on the streetscape
- Brick as a possible dominant material
- By building code it is a five over 2 proposal

Hoping to meet the August 31 SDP deadline. A lot of architectural diversity along the corridor. The discussion was open and George wanted to make sure he asked the question as to how this development will include or implement or add art in the building, area, or anywhere. That is a fair and expected question and will be one of the themes of the building due to the fact that it is in the art district and they are toying with concepts and names. The effort will be made to include art and make it adequately included in the storefront and lobby. A few ideas and suggestions were shared and in the



end, they will decide and share. They will get the ask from the zoning department and get it from the BID.

Committees/Reports/Updates

Executive Director Updates

Streetscape Project | Parklet - Wesley Dismore

Updates on two issues streetscape and parklet

Moving forward with the procurement request for proposal going out this week. Be able to kick off contracting by the end of Q1 and hopefully a new Gaby next meeting.

- RFP - Wesley to email that to Jackie

Parklet - no one has been available and unable to get a hold of anyone

- Sweatshop dance concurrence and Wesley will reach out to Gaby and reach out from his end
- It looked empty and no activity there
- Wesley is trying to find out if there is a tenant there

What is the scope of work? A consultant to provide design services and a full design. Per Wesley “The Request for Proposals (RFP) is being distributed to consultants today, and their proposals are due February 3. We’ll have about a month-long process to evaluate and select a consultant followed by another 4-6 weeks of detailed scoping, fee negotiations, and contracting so I anticipate we’ll have the consultant team begin work in mid-Q2 of 2023 and begin public outreach in late summer/early fall of 2023, hoping to coincide with the August First Friday event. Let me know if you need any further details on the process at this point. I’ve attached a review copy of the scope of work to this email, for you and the BID board to review. Please let me know at the next BID board meeting (or via email beforehand) if you or the members have any comments, and I can incorporate those comments/requests into the scoping process for whichever consultant team is selected.” In search of a combination of grants and capital improvements.

Jackie went over some of the tactics that have been completed in 2022 to make the BID a better place.

MDLDC Updates

Updates

Graffiti Removals: 10

Poster/Sticker removals: 15

Biohazard removals: 0

Homeless debris removal: 0



Other: 1 (Burnt trash can debris)

Chandler provided a brief update of what MDLDC does:

Streetscape Maintenance Services:

Requested

- Trash Receptacle Service
- Labor for all surface cleaning including street sweeping, blowing, and surface trash removal
- Systematic graffiti and sticker removal from all street furnishings, planters, and light poles.
- Pressure washing sidewalk incident areas as needed

Supplemental

- Removal of traffic accident debris
- Monitoring of troublesome / identified problem areas (“hotspots”)
- Scheduled streetscape furniture maintenance, replacement, painting, and cleaning
- Monitor, maintain and clean trash receptacles and tree well (bump out) area grates
- Scheduling and procurement of all necessary district materials and supplies
- Weed control and unwanted plant/grass removal in tree well areas and sidewalks
- Removal of unwanted grasses and weeds between sidewalks
- Arrange replacement of meter covers, weep hole, and electrical box covers
- Trash removal of all windblown debris in common areas
- Maintain walkways, sidewalks, fence areas, and adjacent side street curbs.
- Light pole and railing maintenance (cleaning, painting, poster, and sticker removal)

Landscape Maintenance Services:

Requested

- Routine tree well (bump out) care in public ROW
- Weed control and repair of the damaged tree well (bump out) areas
- Monitor, maintain, and repair irrigation systems, backflow valves, and water meters
- Scheduled watering of above-grade planters and tree well (bump out) areas
- Spring irrigation activation (including coordination of backflow prevention device installation, testing, inventory)
- Winterization of irrigation systems/backflow devices (includes secure storage of backflow devices during the winter months)

Supplemental

- Removal and replacement of dead trees and plant materials
- Scheduling, pricing, and procurement of replacement trees seasonally (including labor to transport and deliver trees and plant material - truck and trailer provided by MDLDC)



- Minor pruning of low tree branches and low dead wood.

Landscape Maintenance and Management Services.

Management Services

Supplemental

- Systematic inventory of streetscape infrastructure (including grates, bollards, street furniture, trash receptacles, light poles, plants, trees, irrigation, and art)
- Maintenance Plan with all necessary supplemental documents
- Coordination with City officials on neighborhood initiatives and adjacent city projects
- Special Project Management – Liaison between the City of Denver and BID ED
- Liaison between BID and Property Owners on maintenance matters
- Advocate for BID during communication with new development, construction, and ROW changes
- Reports of vandalism, traffic accidents, and crime
- Schedule and coordinate any subcontracted extra work – i.e. Holiday Lighting & Light Pole Maintenance
- Credit Line – special item procurement
- Liaison between BID ED and Denver Police Department – Community Resource Officer if needed
- 311 reports for both public and private issues/concerns

Ana Paula - Art District on Santa Fe Updates

- The Alma Lincoln park holiday party success
- Launched artists residency anniversary event
- Announcing open hours in the new year and Ana Paula will be there
- Current artist finish at the end of January and put their own show
- New call for artist next year
- Great opportunities to use the open space
- Send out an announcement end of year meeting in January to wrap up 2022
- To get check from Andrea a check for \$5,000
- Discussed other opportunities for visitors
- Has the board been filled, and they will have an extended board meeting in January with 7-8 board members and they will discuss if they want to add more board members.

New Business/Old Business

- Kelly A Ed Collective and an owner at 910 arts brought up the lighting at 9th and 10th in front of the theater. We have discussed and spent many hours regarding this lighting issue. She said



that it is pitch black and it seems that nothing has been or is being done. They are hoping for some sort of a temporary solution for them for safety purposes. 960 Santa Fe Drive.

- As an alternative can we tap into the circuits of those businesses and put lighting with some sort of a design to light it off of the building rather than the poles? Like security lights shining down on the sidewalks with solar options. Perhaps a home depot solution.
- City, zoning, and aesthetics standpoint - We do need to find a temporary solution.
- Action item - Tom will reach out to someone at 960 studio and come by and see what options are and work to get a result. 860-335-3119 is her phone number
- Does anyone have contact with Denver water? Jim - (They punched a hole in the sidewalk)
David Solin | Capital Planning and Programming Director
Department of Finance | City and County of Denver office: 303-898-9185
- Ask city council to help lobby and support
- QR code for art district map is a great idea brought up by Kelley A

The meeting adjourned

The next meeting will be on 1/17/2023