



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

**Held** Tuesday, August 15, 2023, 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><b><u>Board Members - Present</u></b>          Andrea Barela - BOD          Rusty Brown - BOD          Tom McLagan - BOD          David Brehm - BOD          Jim Stevens - BOD          George Lim - BOD          Jackie Bouvier - ED</p>	<p><b><u>Board Members - Absent</u></b>  <b><u>Guests</u></b>          Kaylan Cambell - CRO Officer          Rolando Melgoza - Streetscape          David Maimon - MDLDC          Ana Paula Pinto - ADSF          Anthony Gengaro - MDLDC          Scott - ADSF          Wesley Dismore - Streetscape</p>
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**Approval of minutes from the last meeting**

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

**Approval of the Agenda**

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

**Guest Updates**

**Officer Kalyan Cambell | Neighborhood Updates**

**Summary Report**

7 incidents occurred in July in the Santa Fe BID.

- 85.7% of incidents in July were property crimes (6 incidents).



- Crimes Against Property decreased by 50% in July (12 incidents in June, six incidents in July).
- Crimes Against Persons decreased by two incidents; there were no incidents in July.

63 police calls for service were received during June in this area.

- 54 calls, or 85.7%, were citizen-initiated.
- 9 calls, or 14.3%, were officer-initiated.
- There were seven citizen-initiated calls for disturbance and four each of the following problem codes in July: Suspicious Occurrence, Alarm Call, Assault/Fight, and Trespass/Unwanted Person.

### **Calls for Service in May 2023 (Citizen-Initiated)**

Problem Code Count

- Disturbance 7
- Suspicious Occurrence 4
- Alarm Call 4
- Assault / Fight 4
- Trespass / Unwanted Person 4
- Traffic crash 3
- Theft 3
- Harassment 3
- Criminal Mischief 3
- Nature Unknown 2
- Weapon / Concealed Weapon 2
- Welfare Check 2
- Noise Complaint 2
- Check Hazard 2
- EMS Request PD 1
- Fraud / Forgery 1
- Threats 1
- Burglary 1
- Indecent Exposure 1
- Child Abuse/Neglect 1
- Auto Theft 1
- Domestic Violence 1
- Encampment 1

**Total 54**

### **Calls for Service in June 2023 (Officer-Initiated)**



#### Problem Code Count

- Self-Initiated Action 2
- Subject Stop 2
- Eviction 1
- Nature Unknown 1
- Suspicious Occurrence 1
- Noise Complaint 1
- Domestic Violence 1

**Total 9**

#### **Upcoming Events:**

Catalytic converter event coming soon

District 1 CAG meeting this Wednesday, August 16th

District 1 has a new Interim Commander, Lieutenant Eddie Leger

Edward Ledger introduced himself and is happy to return to District 1 as a significant crime officer. He was the admin lieutenant at DIA for the last two years and is happy to come on board.

**Q&A** - They have had two or three break-ins; out of curiosity, is there any intent to get back to where police respond when there is vandalism or theft to write a report and follow up on it? Criminals may feel that they can do stuff and get away with it.

Unfortunately, they are short and chosen based on priorities with a longer wait time, but you can request an officer to arrive on the scene. Bring it to CAG, and they can help answer.

#### **Rusty Brown | Updates Site Development**

1188 Santa Fe Drive Site Development - The project looks similar to what you saw in December.

- Seven-story building
- 110 units
- Zoning 0.75 parking spaces per unit, shooting one parking space per bedroom 130 spaces (maybe short), at least one space per unit
- Currently in the formal site development process
- Ready to submit a second round of the process, hopefully, faster than six months
- Aug 31, 2024 deadline for process approval
- The requirement of a letter of acceptance and approval
- The building is 245 feet long (a little under)

Overall, Rusty reviewed the street site plans and provided details of the temporary improvements that will be part of the site plan. The assumption is that the sidewalk will be replaced, utilizing the same



pattern and color palette from before and one new tree. He reviewed the commercial areas, outdoor seating, and much more detailed information. The idea is for a new gallery restaurant location, including a few examples. He went over the patios and structures amenities.

After the board meeting ended, a discussion was had for this construction, and discussions the board agreed to accept the proposal for the entire project and the streetscape and a letter of approval and support will be written and sent.

It is a great idea that when new construction comes up in the city, they send them back to the BID for approval. This is just so that we are in the know and have an opportunity to guide new construction.

## **Committees/Reports/Updates**

### **Ana Paula and Scott - Art District on Santa Fe**

- Scott came on as the new president of the Art District. He has a gallery in the district, and he understands the district as a user lover of arts. He used to be the Chief Operations Officer for Molson Coors, he has been on the board of Visit Denver and other boards.
- As a gallery owner, Scott felt that August First Friday was a tremendous event.
- Residency closed with the show launched on the first Friday.
- New residents have moved in and will be there until November, then launch their show.
- At the end of the year, one artist will do a mural and freshen up other parts of the studio.
- Member banners should be up; ten new banners, most were up on the morning of the first Friday.
- They started meeting with Museo to discuss the Dia de los Muertos celebration in November, and the reviving of the parade has come up. Chalk wants to collaborate with this to make it happen.

### **August First Friday Update**

- It was a successful event, with approximately 77 vendors (15+ from previous years). Many more vendors from years before.
  - \$12,680 in regular non-food vendors
  - \$4,000 in food
  - \$3,000 sponsorship Alpine Bank
- Estimated numbers are pre-pandemic capacity around 20,000 guests
- Setup is a nightmare as people do not like it, but the earlier scheduled time for the Colorado barricade was helpful.
- The event is worth doing but very difficult to strike.



- Some issues were last-minute vendors wanting to be on the street, even with a peddler license, and they misunderstood the meaning of this license. A peddler license means you have to be moving with your product, not standing still. They misconceived this
- A more considerable effort is needed, and Santa Fe Drive needs to shut down all day
- Putting together a letter requesting support, having a full day (5 a.m.) shut down, and needing the support to agree. Once a final draft is ready, we will send it to the BID for review.
- Scott has promotional marketing ideas for the first Friday and has a promotional calendar for the year 2024.
- More donors, additional sponsorship, and participation are needed, and with Andrea's level of experience like Cinco de Mayo, we need to look forward to something like that. Fencing the event.
- Recognition of Jack Pappalardo as he served on the board and spearheaded this idea of shutting down Santa Fe, and we want to continue that legacy. We have a great legacy event and are all committed together.
- We need a budget set cost so we can go out and solicit these sponsorships for the event.
- We may need to hire an event producer for the future to make the event more manageable

#### **Executive Director Updates- Jackie**

- Update on the grant approval process as we have not yet heard back and we are waiting to hear back as the corridor needs it. At this point we are just waiting.
- Jackie is sitting on the mayor's committee representing the BID to help the unhoused first 1,000 get a place to live. The task is to identify sites and places to improve health and safety for those living on the streets and expedite permits. He is meeting with residents on a 78 tour.
- Met with Anthony MDLDC regarding some stuff that needs to be addressed to find ways to strategize and prioritize what is needed on the corridor.

#### **Streetscape Project | Parklet - Wesley Dismore and Rolando Melgoza**

They were happy to attend August First Friday and engage with the public. The timeframe to get it kicked off is September. This is when the paperwork is completed and they schedule the kick off meeting with the consultants for preliminary design for public engagement start.

The short version is that both the streetscape design project and the parklet relocation have progressed through key steps but are still processing internally. I understand that it's frustrating to hear so many repeated claims about paperwork delays (I get frustrated with the process myself sometimes) so I want to take a minute to give you a longer version to give a little context about why everything takes so long.

#### **The longer version:**



**The streetscape project** has progressed through several major steps: consultant selection, detailed scoping negotiations, and the first stage of internal processing of the Task Order paperwork. The Task Order had to be circulated for signatures within our group internally, and this step has almost been completed. It does take time, however, because the Task Order needs about six signatures and each signer needs to review and make sure there are no issues, and so that means six inboxes and six opportunities to get sidetracked by other priorities. In the case of the streetscape project, errors were discovered at one of the reviews, so the paperwork had to go back to the consultant for revisions and then back through processing. At this stage it was delayed by about two weeks because I was out dealing with some urgent personal issues, which was a mistake on my part- I should have had someone forward the revisions while I was out, but I had to leave the office for an emergency and a few things got missed. This is the stage we're waiting on right now: required signatures. I know whose signature is missing, and I'm just waiting for an opportunity to drop in and ask what's causing the hold-up, and I'll try to iron that out ASAP. Once the required signatures have been acquired, it goes to the DOTI Contracts group for further processing, which takes another several weeks unless more errors are discovered, in which case those errors need to be corrected and the paperwork resubmitted.

**The parklet relocation** is in a similar boat, except it's even a little further behind because I had to obtain special permission to use a particular source of money for the work, and then separate permission to sole-source the work to a selected contractor. These rules are in place to prevent corruption and they're ultimately in the public's best interest, but they are difficult to navigate and do occasionally cause delay. I just received word yesterday that the money has finally been requisitioned and is "ready to obligate" which means I need to submit more paperwork to connect the money to the work that will be done with the money, in order to create the legal agreement for performing work in the right of way.

I do understand that there have been repeated delays, and I'm responsible for some of them (my two-week emergency) and helpless with others (delays in signatures). Please rest assured that I am working to move both of these projects forward even when it doesn't seem like very much progress is being made, and I'll keep you posted as soon as we're ready to do any real work. In the meantime, I had a booth at the August First Friday event and had many excellent and productive interactions with the public, and I'll be coordinating with Ana Paula to attend the next ADSF board meeting as well. We also attended the most recent Lincoln Park Neighborhood Association meeting to discuss the project with the residents.

Data was collected on August first friday and information of people interested and people who care a lot.

When will an advisory group be put together? Anyone not getting paid directly to do this work can already be working on this. Wesley will check on the scope and then answer this question to the



specifics of how the document was put together. Wesley will send the document to Jackie Before the next meeting.

### **10-year BID Renewal updates**

A meeting was set up with President Councilwoman Torres to discuss the renewal process and what we need to do.

### **MDLDC Updates - Anthony**

- 180 posters and stickers
- 58 graffiti removals
- Come to our attention that the weeds have grown out of control. Trying to achieve weed clearing and weed removal is difficult to remove. 20,000 linear weeds to attempt to remove.
- Tuesdays - stickers trash and sweeping and water and irrigation for 8 hours a week
- MDLDC is on site 2 hours on Fridays outside of the scope of work with a contract in an attempt to mitigate extra stress, Saturday half-day on the corridor 4.5 - 5 hours
- EPA-approved organic herbicide (tougher chemical than what has been done before)
- Water trailers finding times when Santa Fe is not busy
- They typically have two individuals on site for safety concerns

### **New Business/Old Business**

**The meeting adjourned**

**The next meeting will be on 9/19/2023**