



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

Held Tuesday, October 17, 2023, at 3:00 pm via Zoom virtual conference

Call to order The meeting was called to order by the facilitator, 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</p>	<p><u>Board Members - Absent</u> Jackie Bouvier - ED Andrea Barela - BOD George Lim - BOD <u>Guests</u> Ana Paula Pinto - ADSF Anthony Gengaro - MDLDC Lynda Seely - Assessor Rolando - DOTI</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

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

Guest Updates

Lynda Seele

Today, we are to adopt the resolution to set the public hearing time on November 21, 2023, for the public hearing on assessments and to adopt the budget; a copy of that resolution was sent out. Lynda



will send a notice before Halloween letting people know about the meeting and then send them an assessment estimate.

The floor was open for discussion, and a few questions regarding the budget came up.

- The process of a new lighting contractor to obtain the correct /not estimated amount
- Why are the 45,000 insurance claims always higher than our insurance costs? And I just don't understand how that perpetuates itself,
- MDLDC wanted to confirm their amount was correct on the 2024 budget, and it was accurate at \$58,259.76 per contractual agreement.

Jim Stevens motioned to adopt the resolution to set the date for the public hearing on assessments and budget. Tom seconded the motion, and all were in favor.

Officer Kalyan Cambell | Neighborhood Updates - OUT

Committees/Reports/Updates

Ana Paula and Scott - Art District on Santa Fe

- Ana Paula provides updates from the art district, announcing the addition of two new board members, Rick Knight and Angelina Guru, bringing the total to seven members with ongoing applications. Rick Knight, a photographer and alumni of the Emerging Artist Residency program, and Angelina Guru, an A2 councilwoman with experience in the neighborhood, join the board.
- The current emerging artist residents are concluding their residency with a closing show on Friday, November 1st. Following this, a unique living edition will feature a mural telling the story of residents and the community.
- November's 1st Friday will align with Dia de los Muertos, featuring a procession starting at Su Teatro around 5:45 PM and moving along Santa Fe from 7th to 10th, ending in the Las Americas parking lot with a market and food. The art district is encouraging members to share their programming for the event.
- Additionally, she mentions increased member engagement and the decision to hold member meetings every two months instead of quarterly to maintain momentum. A committee for First Fridays is being formed to address challenges and enhance engagement in the district. The report concludes with excitement for upcoming events and projects.

Executive Director Updates - Jackie is Out

MDLDC Updates - Anthony

MDLDC mentions the second maintenance breakout meeting with Jackie, emphasizing the importance of refining information before delivering it for increased productivity. They defer to David to provide details on their recent work.

Discussion on Weeds:



MDLDC discusses the efforts made in the last 30 days, including using environmentally friendly herbicides on Santa Fe Drive. However, the results are different than expected, and they seek guidance from the Santa Fe bid regarding the herbicide. Additionally, they highlight pruning all trees on Santa Fe Drive and offering extra services like wrapping trees for winter protection, focusing on combating weeds, and protecting district assets.

The suggestion came up that the homemade herbicide, you can read salt, vinegar, water, and something, and people have said it works well. Does MDLDC consider making their own?

They have explored various options for combating weeds, mentioning that the EPA-friendly herbicide used commercially seems more productive than home remedies. However, David admits limited familiarity with local weed strains, suggesting the possibility of sampling and testing different approaches.

According to MDLDC, there have been various approaches to weed control, including steam and manual labor. They weigh the efficacy of EPA-friendly herbicides versus non-EPA-friendly options. The speaker highlights the importance of considering public perception, especially regarding the use of well-known herbicides like Roundup, and questions whether the district is willing to entertain a discussion. They prefer using chemical or herbicidal sprays due to the extensive man-hours required for manual labor, considering the existing contract and budget constraints. The comment came up from a board member saying, "I am against using Roundup?". Anthony clarifies that no chemicals are sprayed in tree wells; they are handled through handpicking. They discuss the ongoing removal of remaining weeds, emphasizing that the end of the season will see further manual removal. The speaker points out the challenges in maintaining sidewalks due to concrete cracks and joint separations, suggesting preventive measures for new sidewalks. They propose discussing funding sources for joint replacements to prevent weed growth.

They inquired about the herbicide used and expressed the need for information on its safety. The discussion concludes by mentioning additional activities, such as addressing adhesives, graffiti, and water supply, by David from MDLC Operations.

Monthly Report:

David reports on recent activities, including removing 227 adhesive pieces and 33 graffiti items. Over 4,000 gallons of water nourished trees and planters on Santa Fe Drive. A comprehensive tree analysis identified empty sites, leading to potential collaborations with the Department of Forestry for additional tree plantings. Winterization plans involve the removal of backflow devices to prevent damage and wrapping trees to prevent sun scalding.



There was a clarification on the tree inventory study and its correlation with Denver Forestry. They emphasize the need to analyze irrigation effectiveness and address lapses in responsibility for tree care, particularly during new development. Collaborations with CPD (Community Planning and Development) aim to facilitate better communication about site development plans, ensuring proactive measures for tree maintenance and preventing issues before they arise. The goal is to be proactive and engage in informed conversations with the city about obtaining trees for empty sites with existing irrigation. The focus is on education and collaboration for a more effective tree canopy management plan.

The first Friday event in October was particularly regarding trash maintenance. Approximately eight cubic yards of trash were removed after the event, but they did not attend for direct care as it only occurred in August. The event was well-attended, and they noted a slight decrease in visitor numbers in October compared to September but emphasized a positive outcome with increased art sales. The suggestion was to create a brief list of damages observed from development projects to initiate conversations with developers before they start. MDLDC agrees, emphasizing the need for an exploratory exercise to identify high-ticket items and avoid de-incentivizing new development. They highlight the importance of reminding developers not to cut through certain areas to prevent damage. They mention the significance of collaboration with the city and encourage early communication with developers to address potential issues related to maintenance budgets and long-term responsibilities for elements like benches. They acknowledge the preventive nature of these discussions, and the update concludes with appreciation for the information provided. The overall sentiment is positive, and there are no further questions.

Streetscape Project | Parklet - Rolando

BIG UPDATE! The parklet was moved.

Rolando provides two updates. The parklet has been moved, and a work order has been issued for the Ops team to convert the spot back into a parking space. Some signage and pavement striping adjustments are still pending. Secondly, there's progress on the Streetscapes project, with an internal kickoff meeting between the city, Kimley Horn, and the team to allocate responsibilities for design, environmental aspects, utilities, and public involvement. A specific kickoff meeting for public outreach is scheduled for the 25th, with Rolando promising more information, including a timeline, in the next update. During the discussion, Rusty inquired about surveying, wondering if it was related to the Sidewalk project. Rolando did not know as he was in Europe but would find out. The consultant will bring up all topics at the upcoming kickoff meeting on the 25th.

New Business/Old Business



David B provides an update on transitioning their office to the cloud. While there is no specific date for the transition, efforts are being made to eliminate unused items like filing cabinets, drafting tables, and drafting equipment. The idea of a garage sale or office sale to give away these items on the first Friday in November is being considered, though plans are still in progress.

The meeting adjourned

The next meeting will be on 12/19/2023