



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

Held Tuesday, November 21, 2023, at 3:00 pm via Zoom virtual conference

The facilitator, Andrea Barela - the Board of Directors of the Santa Fe BID, called the meeting to order.

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 per the applicable statutes of the State of Colorado, with the following directors present and acting:

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| <p><u>Board Members - Present</u> Rusty Brown - BOD Tom McLagan - BOD David Brehm - BOD Jim Stevens - BOD Jackie Bouvier - ED Andrea Barela - BOD George Lim - BOD</p> | <p><u>Board Members - Absent</u> <u>Guests</u> Ana Paula Pinto - ADSF Anthony Gengaro - MDLDC Kaylan Campbell - CRO Lynda Seely - Assessor Rolando - DOTI Wesley Dismore - DOTI Jeremy Kahn - Consultant</p> |
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Approval of minutes from the last meeting

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

Guest Updates

Lynda Seele - Public Hearing on Assessments

The public hearing was set to pass three resolutions: one that would freeze the assessor's data, one that would adopt the assessment role, and one that would adopt the budget.

The Public Hearing was officially opened:



The question was asked twice to see if anyone who wanted to speak was present at the hearing. The question was, “Is anyone here to make public comment”? No one commented publicly, so the meeting proceeded to the three resolutions.

- Lynda read the first resolution to freeze the data: George made the motion, and David seconded it. All were in favor with no discussion. Motion passes.
- Lynda read the second resolution to adopt the assessment role to authorize the Treasury Department of the City and County of Denver to collect it. Tom motioned, and Jim seconded it all in favor with no discussion. Motion passes.
- Lynda read the third resolution to adopt the 2024 budget and appropriate sums of money. David made the motion, Tom seconded, and all were in favor. Motion passes.

The public hearing was adjourned without public comments or discussion.

Discussion on Downtown Denver Business Improvement District's Ten-Year Bid Renewal

Lynda Seely offered her Services, which will help in the renewal process.

- Experienced with Downtown Denver Business Improvement District since inception
- Aware of bid renewal next year
- Available to help at a lower cost than Spencer Fyne
- Coordinated petition drives and tracked signatures for the last three bid renewals
- Interested in discussing details in a subsequent meeting if you're interested

Jackie proceeded to provide more information on how the renewal process works specifically for Santa Fe Drive.

- Our tenure renewal process is unique
- Downtown Denver bid has specific language for renewal, different from ours
- Our renewal timeline: January to March
- Goals determined based on measured stakeholders and members
- Evaluate the bid's accomplishments since inception in 2015
- Assess satisfaction level
- Determine if the Santa Fe bid is still necessary
- Define new goals for continuation
- The board needs to come up with some questions for a survey
- Schedule a separate meeting for this in January
- Reports needed:
 - Sales tax
 - crime numbers



- traffic numbers
- incidence numbers

After much discussion, it seemed that the way the BID is set up, there wouldn't be a need to hire outside help to complete the presentation for the city council for the BID renewal process. We will schedule an outside BID board meeting at the end of January.

Officer Kalyan Cambell | Neighborhood Updates

Summary

Eighteen incidents occurred in October in the Santa Fe BID.

- 50.0% of incidents in October were property crimes (9 incidents).
- Crimes Against Property increased by 12.5% in October (8 incidents in September, nine incidents in October).
- Crimes Against Persons increased by 50.0% in October (2 incidents in September and three incidents in October).

Sixty police calls for service were received in this area during October.

- Fifty calls, or 83.3%, were citizen-initiated.
- Ten calls, or 16.7%, were officer-initiated.

There were six calls for a disturbance and four calls for shots heard/fired in October.

Calls for Service in October 2023 (Citizen-Initiated)

Problem Code Count

- Disturbance 6
- Alarm Call 4
- Accident 4
- Threats 4
- Restraining Order Viol 3
- Nature Unknown 3
- EMS request PD 3
- Trespass / Unwanted Person 3
- Auto Theft 2
- Suicidal Person / Suicide 2
- Noise Complaint 2
- Domestic Violence 2
- Encampment 1
- Shots Heard / Fired 1
- Theft 1
- Burglary 1
- Check Hazard 1



- Civil 1
- Suspicious Occurrence 1
- Narcotics 1
- BOLO 1
- Criminal Mischief 1
- Fraud / Forgery 1
- TFMV 1

Total 50

Calls for Service in October 2023 (Officer-Initiated)

Problem Code Count

- Shots Heard / Fired 3
- Self-Initiated Action 1
- Nature Unknown 1
- EMS request PD 1
- Subject Stop 1
- Domestic Violence 1
- Burglary 1
- Fraud / Forgery 1

Total 10

Committees/Reports/Updates

Ana Paula and Scott - Art District on Santa Fe

Staff updates: ADSF brought on a new board member. Her name is Jenna Miles, and she's the communications person at Central Visual Arts at MSU Denver. She starts later in the month.

Connecting with the community to build the board by recruiting a few more board members throughout the start of next year.

- Considering hiring me as a full-time staff member or finding another part-time for admin work
- Call for applications went out a couple of weeks ago, closed on the 11th
- Currently in the process of reviewing applications
- Excitement about bringing someone new onto the team
- Mural artist for residency moving in next week
- Special edition with one artist completing residency and creating a mural
- Partnering with Colorado Public Radio for a feature on the artist Johnny Draco
- Feature interview scheduled for either December 1st Friday or January 1st Friday
- Member meeting postponed last month, rescheduled for December 6th
- Member meetings now every other month instead of quarterly
- Starting a 1st Friday Member Events Committee
- Members signed up, planning to kick off next year



- Opportunity for troubleshooting events and creating additional programming
- Art District board conducting a listening exercise
- Board members meet with district members to build stronger connections
- La Alma Holiday Hurrah's partnership with LPNA and the Center for Visual Arts
- Celebration at the new location on Klamath
- Invitation to be forwarded, community connections and celebration encouraged
- No specific details on time (mentioned 800 km, unclear)

Executive Director Updates

MDLDC Updates - Anthony

Sidewalk Trash Receptacles Discussion -

- Anthony addressed the issue of debris overflow in side streets. He suggested integrating trash receptacles strategically, focusing on areas around Ninth, Eighth, and Seventh streets. Tangram Design expressed support for the idea.
- Additional Trash Receptacles - Jackie emphasized the need for extra trash receptacles, especially replacing broken or damaged ones. Jim asked about the necessity of making a motion to spend money. George proposed preparing a document with quantities and costs for board review.
- Trash Can Availability - David inquired about the number of available trash cans. Anthony estimated that there were approximately 7 or 8.
- Side Streets Coverage - George supported covering side streets but highlighted the need for approval from the art district. Andrea Barela stressed the importance of prioritizing all corners, replacing damaged cans, and including the 600 block.
- Formal Motion and Purchase Approval - Jim proposed a motion for MDLDC to purchase up to 8 trash cans, pending a report from Anthony. Andrea Barela suggested approving the purchase immediately to secure the cans. The board agreed.
- Trash Can Purchase and Installation - Anthony offered to purchase the trash cans immediately and provide a proposal for installation. The board discussed the importance of a comprehensive plan, including quantities, costs, and installation locations.
- Side Streets and Art District Collaboration - George suggested splitting efforts with the art district for side street coverage. Further discussion was proposed to coordinate efforts.
- Weed Management Discussion - The negative optics of glyphosate for weed management were discussed. Anthony Gengaro proposed exploring alternatives deemed more EPA-friendly. The board agreed to discuss weed management in upcoming meetings.

The Discussion concluded with plans for immediate trash can purchase and installation and a commitment to ongoing discussions about weed management.



Weed Management Discussion -

- Anthony discussed weed management challenges and presented different options, including using Roundup or other environmentally friendly methods such as steaming and physical removal by hand. He highlighted the labor-intensive nature of hand removal and proposed a joint-fixing project funded by a grant.
- Joint-Fixing Project Proposal - Anthony explained the joint-fixing project, involving using a skill saw and a team to address the weed issue at the root. The grant allocated \$27,000 for this project, which was considered a temporary but effective solution until a complete sidewalk replacement.
- Community Optics and Guidance - Anthony sought guidance from the board on whether MDLDC should proceed with Roundup or opt for more environmentally friendly measures, acknowledging the trade-offs in effectiveness and time. George expressed support for using Roundup, emphasizing community directives and the need to address the issue promptly.
- Ground Clear and Alternative Options - Andrea suggested exploring alternatives like Ground Clear, prompting clarification that Ground Clear is similar to Roundup, both containing glyphosate. Anthony emphasized avoiding using chemicals on tree wells to preserve tree health.
- Community Directive and Optics - George reiterated the community's clear directive to address the weed issue promptly. The discussion emphasized the importance of optics and responsiveness to community needs.
- Approval for Roundup Use - Jim highlighted the legal issues Roundup faced but emphasized its approval for targeted home and non-agricultural use. The board acknowledged that Roundup was acceptable for MDLDC's purposes.
- Future Weed Management Discussions - David acknowledged the legal issues with Roundup but suggested focusing on its effective and practical use for the current weed problem. He proposed an ongoing conversation on weed management, considering practicality and cost-effectiveness.

The discussion concluded with a consensus to use Roundup for weed management, with an understanding of the community's directive. The board recognized the need for ongoing discussions about weed management strategies.

Streetscape Project | Wesley, Ronaldo, and Jeremy

Updates highlight updates:

Jeremy Khan was acknowledged as the project manager for the consultant team. The presence of Rolando as well and expressed gratitude for everyone's attendance.



Jeremy's Overview of Public Engagement:

- Jeremy confirmed his affiliation with Kimley-Horn and introduced Daren Advertising and Public Relations as a sub-consultant.
- Discussed ongoing and upcoming public engagement activities related to the Santa Fe Street Scape design project.
- Highlighted plans for community interaction, including walking the corridor, promoting office hours, and forming a local leadership group.

Wesley Dismore's Assurance:

- Wesley assured that extensive behind-the-scenes work addresses technical aspects and historical context.
- Mentioned the development of a local leadership group and the involvement of technical experts.
- Andrea Barela's involvement in preparing for the local leadership group was highlighted.

Transition to Seeking Feedback:

- Wesley emphasized that the project has reached a point where they are ready to seek community feedback.
- Mentioned the intention to return to the board for discussions on ensuring everyone's participation and comfort in the decision-making process.

Open Floor for Questions:

- Invited questions from the board, reassuring that Jeremy, Rolando, and himself can address inquiries related to the ongoing project.

Encouraged engagement and participation from board members in the discussion.

Jackie Bouvier raised a concern about the lack of clarity on the project's progress and future phases. Jackie suggested a visual or phased approach to track the project's status. She emphasized the importance of sharing this information with the community and incorporating it into the upcoming presentation for the ten-year renewal.

- Wesley Dismore from DOTI responded, confirming the plan to have a schedule and a central website for information distribution.
- The website will include details on project phases, types of input needed at different points, and updates for the community.
- Wesley mentioned the website will be launched within the next couple of weeks.
- Wesley requested Jackie to handle questions from others as they arise.

George Statement:

- Mentioned the formation of various groups to promote the project.



- Expressed the need for a construction Gantt chart or a process schedule to guide discussions and ideas.
- Discussed the potential for different engagement opportunities with the community.

Request for Integration of Review Team:

- George inquired about possibly integrating a review team from the bid within the schedule.
- Emphasized the importance of having bid members involved in the process.

Concerns and Questions:

- George raised questions about forming a review team, as discussed earlier.
- Inquired if Kim Horn has received all relevant documents, specifically referencing the Vision document.
- Raised the idea of discussions with the bid regarding document reviews and future discussion points.

Points for Future Discussions:

George suggested that the review team's integration and document reviews would be essential topics for future discussions with the bid.

Andrea felt that there was a need to see the documents that were completed in the past. These neighborhood master plan documents need to be shared; she is happy to do that, and she shared the following suggestion:

Two Components of the Project:

- Mentioned two key components of the project: local leadership and a subsequent public presentation.

Focus on Local Leadership:

- Emphasized the importance of the local leadership component as the first piece of the project.

Public Presentation Considerations:

- Discussed the second piece, which involves a public presentation.
- Highlighted the need for involvement from as much of the public as possible.

George's Point:

- Acknowledged George's suggestion that the design team meet with one of them.

Sharing Bid's Achievements:

- Expressed a desire to go over the last ten years of the bid's accomplishments.
- Offered to share design documents from previous presentations, emphasizing the significant efforts in 2017 when seeking consideration for GO bonds.

Potential Screen Share:

- Mentioned the ability to share a screen to present some of the design documents from the past.



Per Wesley Document Inventory:

- Mentioned having a stash of various documents related to the project in the city.
- I planned to generate a list and share it with Jackie for review to ensure completeness.
- Emphasized the importance of having an inventory for the project's progression.
- Library Development:
 - Described a personal library developed over time in preparation for the project.
 - The library has been shared with Kimley-Horn and the project team for their reference.
- Purpose of Feedback and Enthusiasm:
 - Emphasized the need to collect feedback and generate enthusiasm for the project on different scales.
 - Outlined three levels: general public, local leadership group, and the project steering group.
- Project Steering Group:
 - Defined the project steering group comprising the Bid, the neighborhood association, and the Art District on Santa Fe.
 - Acknowledged the importance of this core community group.
- Upcoming Meetings:
 - Mentioned upcoming meetings with the local leadership group, working on scheduling.
 - Clarified that discussions about the project steering group meeting are in progress.
 - Highlighted the ongoing nature of the project and the steps being taken.
- Andrea Contact Gathering for Local Leadership:
 - Discussed the extensive list of organizations Janine went through for the local leadership group.
 - Requested assistance from the Bid to gather contacts for these organizations.
 - Described the list as comprehensive, involving various entities from news to the Denver Public Library.
- Andrea will provide Janine with:
 - Disclosed plans to provide Janine with as many contacts as possible by the end of the week.
 - I conveyed confidence that Janine would compile a comprehensive list of local leaders.

The Parklet

- Parklet Update:
 - Confirmed the successful relocation of the parklet.
- Pending Work Order:
 - Informed that the work order for the restriping and moving of signs for additional parking space has been resubmitted.
 - Mentioned that the work order is awaiting approval.
- Delays in the Approval Process:



- Note that the approval process for work orders is currently experiencing delays.
- Acknowledged the lag in the approvals process, particularly with the upcoming holiday.
- Follow-up Actions:
 - Expressed the intention to double-check the work order status on the same day.
 - Conveyed the commitment to provide updates on the progress of the work order.

The discussion was long, and the information was great the ask was also brought up regarding possible grants and other beautification options for the corridor, which Wesly will look into with his team.

New Business/Old Business

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The meeting adjourned

The next meeting will be on 1/16/2024