



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

**Held** Tuesday, September 17, 2024, at 3:00 pm ZOOM meeting at <https://us02web.zoom.us/j/83626211527>

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:

<p><b><u>Board Members - Present</u></b>          Andrea Barela - BOD          Rusty Brown - BOD          Jim Stevens - BOD          George Lim - BOD          Tom McLagan - BOD          David Brehm - BOD          Jackie - ED</p>	<p><b><u>Board Members - Absent</u></b>  <b><u>Guests</u></b>          Ana Paula Pinto - ADSF          David and Anthony - MDLDC          Anthony Gangar- MDLDC          Lynda Seely - Assessor  <b>Community:</b> Jessica, Larry, Dea (700 blocks), Cheryl Spektor, Nadia, Shane, Kristina, Shelley, Mann, Victoria, Urban (983-989)</p>
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Andrea initiated introductions, noting several new faces in attendance. Each participant provided a brief introduction, including their name, position, and affiliation:

- Victoria Mann – Property Manager, Urban Land Conservancy, managing 983-989 Santa Fe.
- Shelley Hull – Co-Director, Dart Gallery, 900 Santa Fe.
- Kristina Sablatura – General Manager, Colorado Ballet.
- Shane Cooper – Co-Director, Dart Gallery.
- Lynda Seele – Assessment Consultant.
- Nadia McKinnon – Owner, Strawberry Mountain, a buy/sell/trade clothing resale store at 825 Santa Fe.
- Anthony Gengaro – President, Metro Denver Local Development, BID maintenance contractor.
- David Maimon – Operations Director, Metro Denver Local Development.
- Ana Paula Pinto – Operations Manager, Art District on Santa Fe.

**Approval of minutes from the last meeting**



George motioned to approve the minutes, Jim seconded, and all were in favor as the motion moved forward **Vote:** Unanimous approval.

### **Approval of the Agenda**

George motioned to approve the agenda, Jim seconded, and all were in favor as the motion moved forward **Vote:** Unanimous approval.

### **MOTION: Public Hearing on Oct. 15, 2024**

At our September board meeting, Andrea proposed the motion to hold a public hearing at our October meeting. Jim made the initial motion, and Tom seconded it, approving the hearing as a public session at the beginning of the board meeting.

### **Guest Updates**

#### **Officer Kalyan Cambell | Neighborhood Update by Denver Police Department**

Officer Kaylan Campbell was unable to attend the meeting

#### **Guests Interested in Board Seats**

**Kristina Sublatura:** Jackie introduces Kristina Sublatura, who is interested in applying for an open board seat.

- **Colorado Ballet Update:** Kristina mentions the ballet's efforts to become more involved in the community post-COVID, focusing on internal safety and community engagement.
- **Invitation for Coffee:** Andrea expresses interest in getting to know Kristina better and invites her for coffee to discuss the history of the neighborhood and the BID.

**Nadia Mackinnon:** Nadia, a small business owner, introduces herself and shares her enthusiasm for the neighborhood and her business's focus on sustainability and community.

- **Diverse Board Representation:** George suggests adding Nadia from Strawberry Mountain and other retail business owners to diversify the board.

#### **Guests Updates**

- **Meeting with Ace McCowan:** Jackie provides an update on her meeting with Ace, property owner of 1201 Santa Fe Drive, about addressing safety concerns in an alleyway behind the building.
- **Action Plan:** Plans to install a gate to mitigate crime while ensuring compliance with fire department and zoning regulations.



**Coffee Meetings with Property Owners:** Jackie is hosting regular coffee meetings with property and business owners to discuss opportunities and challenges in the corridor.

## **Executive Director Updates**

### **Advisory Committee**

- **Establishment:** Andrea highlighted the formation of an advisory committee, requested by the community during the 10-year BID renewal process, which was unanimously approved by the City Council.
- **Support:** The BID Board of Directors has sent a letter in support of the advisory committee to interested members.
- **Purpose:** The committee will serve as a platform for community suggestions to the BID.
- **Current Status:** The committee is in the establishment phase, with coordination support from Jamie Torres' office, specifically Angelina, an aide involved in logistics.
- **Consultant Engagement:** Steve has been hired as a consultant to facilitate the committee's work.
- **Updates:** Andrea is awaiting further updates from Jamie Torres' office, with a detailed progress report expected next month.

### **Budget Updates**

- **Jackie:** Introduced the segment on budget updates and handed it over to Lynda Seele for detailed information regarding the upcoming budget preparation.

### **Key Points from Lynda Seele**

- The **BID is governed by TABOR** (Taxpayer's Bill of Rights), which limits budget increases to the rates of local growth and inflation.
- The Assessor's office provides the necessary data for calculating budget figures.
- **Local Growth Rate:** 1.91%
- **Average Inflation Rate:** 2.5%
- **Maximum Budget Increase Calculation:**
  - Local Growth (1.91%) + Inflation (2.5%) = **4.41%**
- For the year 2024, the assessed amount is **\$143,506**.
- The allowable budget for 2025, factoring in the 4.41% increase, is **\$149,839**.

### **Discussion**



- **Andrea:** Noted the significance of the increase, especially considering new construction in the district.
- **George:** Confirmed that the 4.41% is the maximum increase permitted.
- **Lynda Seele:** Clarified that if the BID determines a lesser amount is needed, it can adjust accordingly, but cannot exceed the maximum allowable budget of **\$149,839**.

### Action Items

- A resolution needs to be passed to set the public hearing for the budget.
- **Motion:** Andrea made a motion to approve the budget hearing for **October 15th at 3 PM**, which was seconded by Jim Stevens.
- The motion passed with unanimous consent.

### Next Steps

- Linda will send over the signed resolution to Jackie.
- It was emphasized that the October meeting is not the final budget discussion; additional budget hearings will occur after property owners receive their assessments.

### Maintenance Updates (David Maimon)

- **Period Covered:** August 19th to September 16th
- **Key Activities:**
  - **Posters and Stickers:** Documented the removal of **76** posters and stickers from various streetscapes. This count is expected to be higher as some employees have broken phones affecting documentation.
  - **Graffiti Removal:** **26** instances of graffiti were removed from district poles, bump-outs, and streetscapes.
  - **Watering:** Delivered over **4,500 gallons of water** by hand for trees and planters.
  - **Weeding:** Removed weeds from various bump-outs and cracks in the district.
- **Backflow Issues:**
  - **720 Santa Fe:** The diaphragm failed testing and is currently being repaired.
  - **1203 Santa Fe:** Awaiting feedback from Denver Water, which is investigating the water shut-off related to nearby demolition.

### Updates from Andrea :

- **Contract Decisions:** The board has decided to end contracts with Mldc.



- This decision is not made in bad faith; the board has enjoyed working with them and wishes to maintain relationships.
- The transition to a new maintenance provider will occur next month (starting on the second Monday).
- Any questions or concerns regarding this change should be directed to Andrea.
- **Acknowledgment:** Andrea thanked all participants for their hard work and partnership, recognizing the challenges faced in the district.

## **Committees/Reports/Updates**

### **Art District Updates (Ana Paula Pinto)**

- **Budget Planning:** Working on end-of-year budget and grant applications.
- **Residency Program:** Current residents will end their residency and showcase their work on **October 1st**.
- **Upcoming Event:** Preparations for the **Dia de los Muertos** on **1st Friday**, expecting a significant turnout and implementing a partial street closure for the procession.
- **Communication with the City:**
  - Discussed ongoing challenges with **rogue vendors** (unlicensed vendors) during 1st Fridays. There have been complaints from local business owners regarding the presence and behavior of these vendors.
  - The city recently sent a report detailing issues from the **August 1st Friday** and threatened a **\$500 fine** for various uncommunicated violations. The city's response included monitoring by the Department of Transportation and Infrastructure.
  - Concerns were raised about the lack of prior communication from the city regarding the report and expectations for event management.
  - Both Jackie and Andrea participated in discussions with the city to clarify these issues and emphasized the need for better communication moving forward.

### **Conclusion**

- The meeting highlighted the importance of addressing rogue vendors and improving communication between the art district and the city to ensure successful future events. Ongoing maintenance efforts demonstrate a commitment to enhancing the district's aesthetics and functionality.

### **Discussion on 1st Fridays:**



- **Setup Fine:** Andrea addressed a \$500 fine incurred due to the early setup of barricades before the scheduled time (3 PM). Efforts are underway to request the fine be waived.
- **Sidewalk Permitting:**
  - Larry & Dea inquired about sidewalk permitting, including areas adjacent to sidewalks (e.g., planters, parking). Andrea confirmed that permitting encompasses both sidewalks and adjacent areas, allowing for control over vendor placements to keep sidewalks clear.
  - Andrea emphasized the need for permits to address vendor congestion on sidewalks, responding to city complaints about the situation.
- **Vendor Management:**
  - The aim is to maintain order and prevent "rogue vendors," ensuring a professional atmosphere instead of resembling a flea market. The BID is actively seeking solutions based on feedback from local businesses.
  - Andrea and Jackie were commended for their proactive approach to addressing these concerns.

#### **Ongoing Meetings:**

- Continued collaboration with city officials, including the Denver Police Department, to discuss plans for future 1st Friday events. Another meeting is scheduled for October 10th.

#### **Future Plans:**

- The timeline for implementing sidewalk and avenue closures is projected for 2025, as there are currently no designated funds for changes this year.
- An outreach campaign will be developed to inform vendors and business owners of the impending changes.

#### **Cost of Permits:**

- The cost for permits is relatively low, estimated under \$100 per month, especially if multiple permits are acquired. Enforcement remains a significant concern regarding unauthorized vendors.

#### **Closing Remarks**

- **Andrea** asked for any additional updates or questions from the board.
- The board then entered a closed session, and the meeting was officially adjourned.

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



**Before opening the floor for community discussion, Andrea Barela announced that she would be stepping down from her position as president as her term comes to a close.**

**Open Floor for Discussion:**

**Community Updates:** Andrea opened the floor for anyone to share news, questions, or concerns about the community.

**1. Blue Lights Inquiry:**

- Jim mentioned discussions with community members regarding the blue lights on lamp posts in the district, noting that some have changed color.
- Concern was raised about whether burnt-out blue lights should be replaced with white lights, as community members appreciated the blue lights for highlighting the district.

**Response from Andrea:**

- Clarified that blue lights were phased out due to complaints about insufficient street lighting; the blue hue made the streets darker, contrary to the intent of improving visibility.
- Acknowledged the unique appeal of blue lights but emphasized the need for better overall lighting in the area.

**2. Vacant Storefronts Update:** Victoria Mann

- Two vacant storefronts are available for lease at **983 and 985 Santa Fe**, totaling approximately **1,600 square feet**.
- The priority is to lease to nonprofit organizations, but they are open to for-profit leases.
- Victoria encourages attendees to reach out if they know anyone interested in the space.

**3. Commercial Property Owners Meeting:** Andrea

- Discussion about organizing a meeting with commercial property owners who have vacant units.
- Noted the presence of several vacant properties, especially in newer developments.
- Aimed to address challenges and explore how the BID can assist.
- This opportunity for the BID to utilize its communications for listing and updating available properties in the neighborhood.

**4. Support for Property Owners:** Jackie

- Emphasized the need for assistance to ensure no property owners are overlooked.
- Plans to discuss potential support with the city in the New Year through the BID Council and the Main Street Committee.

**5. Project Discussion:** Jim Stevens



- Reached out to Ana Paula and Scott regarding a potential project for the district.
  - Ana Paula acknowledged the busy schedule but committed to searching for Jim's email and following up.
6. **Tree Replanting Inquiry:** Kristina Sablatura
- Raised a concern about two dead tree spots at the corner of Santa Fe and 11th.
  - Andrea acknowledged the issue, stating many trees had to be removed pre-COVID, often due to disease.
  - Plans for tree trimming and irrigation projects in the coming year were mentioned, but a specific replanting timeline was not provided.
7. **Excise and Licensing Update:** Jim Stevens
- Shared that Robert Darrow, an investigating supervisor from excise and licensing, visited during First Friday.
  - They educated five businesses on proper alcohol sales and management.
  - Indicated they would conduct more frequent checks in the district.
8. **General Remarks:**

Andrea expressed gratitude for the involvement of excise and licensing in the district, highlighting the need for ongoing oversight to maintain order.

#### **Jackie's Questions and Points:**

- Inquired about a grant mentioned by George.
- Jessica had emailed Jackie for more information regarding the recording and specifics about the grant for small businesses.
- Confirmed that the information was available on the website but needed clarification on current or upcoming grants.

#### **Response from George:**

- Mentioned that the grant details are still being developed by DURA (Denver Urban Renewal Authority).
- They are finalizing the qualifications and requirements for the grant.
- Suggested waiting for DURA to release the details so they can promote it effectively.

#### **Andrea's Suggestions:**

- Encouraged everyone to register for newsletters from the Denver Office of Economic Development and Opportunity (DIDO) for grant opportunities.
- Highlighted that DIDO frequently announces small business grant opportunities.
- Suggested registering with the State Office of Economic Development for additional updates.





- Mentioned Jamie Torres' monthly newsletter and other local organizations' newsletters as valuable resources for staying informed.

#### **Jackie's Follow-up:**

- Expressed the importance of having someone from the Lincoln Park Neighborhood Organization (RNO) represented in their meetings.
- Requested board members to reach out to the RNO for collaboration.
- Highlighted the availability of open board seats and encouraged interested individuals to apply.
- Offered to send the application link and explained the process, including the mayoral appointment.

#### **George's Contribution:**

- Agreed on the need for diverse representation in their discussions.
- Emphasized the importance of including voices from various sectors (retail, restaurants, etc.).

#### **Jim Stevens' Input:**

- Mentioned the current gallery representation and the need for more diversity in their business representation.

#### **Jackie's Final Notes:**

- Promoted the availability of business watch signs to deter crime.
- Mentioned the location (7330 Santa Fe) for picking up signs.
- Discussed the positive impact of crime deterrence measures in the Cherry Creek Art District and the potential for future training sessions with CRO and police officers.

**The meeting adjourned**

**The next meeting will be on 10/15/2024**