



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

Held Tuesday, January 27, 2026, at 3:00 p.m. via ZOOM. The facilitator, George Lim, called the meeting to order on behalf of the 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 per the applicable statutes of the State of Colorado, with the following directors present and acting:

<p><u>Board Members - Present</u> George Lim - BOD Michael Vela - BOD Rusty Brown - BOD Tom McLagan - BOD Jackie - ED Andrea Barela - BOD Jim Stevens - BOD David Brehm - BOD Kristina Sablatura - BOD <u>NOT PRESENT</u> Sasha Zanabria - BOD</p>	<p><u>Guests</u> Wesley Dismore, DOTI Ana Paula Pinto - ADSF Lindsey Bell - ADSF Vanessa Sanchez - CRO Jason Ford - Front Range Nate Eberly - LALP Mary Coddington - Consultant Community Members:</p>
---	--

Approval of minutes from the last meeting

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

Approval of the Agenda

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

Guest Updates

Officer Technician Vanessa Sanchez



CRO report

Reported offenses comparison: November vs. December

- **Burglary:** Nov 0 → Dec 2
- **Criminal mischief/damaged property:** Nov 2 → Dec 0
- **Larceny:** Nov 3 → Dec 0
- **Theft from motor vehicle:** Nov 1 → Dec 1
- **Motor vehicle theft:** 0 in both months
- **Robbery:** Nov 1 → Dec 0
- **Stolen property:** 0 both months
- Overall trend reported as **declining incidents**.

Discussion / Follow-up

- Tom McLagan asked about the likelihood of identifying suspect(s) with photos (re: Selena's Tacos and ESP Café break-ins).
- Vanessa Sanchez explained that photos are distributed to district detectives and shared across districts (1–6) via bulletin; patrol officers may recognize individuals.
- Vanessa agreed to follow up directly with Selena's Tacos for photos and a status update on report progress.

Business Watch

- Vanessa announced the continuation/expansion of the **Business Watch** program and offered a new class/meeting if additional businesses want to join.
- **Action:** Jackie to email Vanessa to coordinate a corridor-wide Business Watch meeting and invite businesses.
- Vanessa to send Jackie an email to begin scheduling.

Community Updates / Guests

- George guest/community comments early in the agenda (to avoid them waiting).
- **No guest issues raised.**

Executive Director Report



Time management

- Jackie reminded the group meeting is **1 hour** due to another meeting at 4:00 PM.

Communications & upcoming events

- BID is promoting events via **social media and newsletter**.
- Key dates mentioned:
 - **February 5:** Streetscape Project meeting hosted with the City (also posted on website).
 - **February 9:** Focus group related to CBA process (referenced later).
- **Request:** Art District and La Alma Lincoln Park to help amplify February 5 Streetscape meeting.

Administrative / finance work

- Jackie reported working with accounting on:
 - Year-end close activities
 - **1099s** and collecting **W-9s**
 - Submitting city-required financial materials by the end of the month: **2024 actuals, 2025 estimate, 2026 proposed budget**.

Funding opportunity: DURA Community Program (as stated)

- Jackie shared an opportunity via **DURA (Denver Urban Renewal Authority)**: applications up to **\$50,000**.
- Eligible uses described: façade improvements, landscaping, pocket parks/gardens, furniture, safety improvements (cameras/lights), windows, equipment, building improvements, public art, design fees, graffiti removal, alley cleanup, beautification, cultural markers (benches/signage), marketing (noted as newly added), and assistance for neighborhood ownership/down payment assistance (example provided).
- Application timing shared:
 - Opens in **February** (Jackie referenced February 2)
 - Another round potentially in **April**



- **Encouragement:** BID, business owners, building owners, nonprofits (including Art District) to apply.

Permitting Express / BID Council

- Jackie reported attending the BID Council meeting; highlighted the **Permitting Express** program and new city liaisons to support permitting (zoning/licensing/permitting).
- BID can now serve as a connector for corridor businesses experiencing permitting issues.
- **Question raised:** Jim Stevens asked if variances are included.
 - **Action:** Jackie to ask the city liaison(s) whether the program helps with **variances**.

Chase Bank transition update

- Jackie requested an update on the bank transition.
- George reported that the BID is **close to completion**; authorized signers completed; final steps are scheduled with Chase **next week**.
- Jackie thanked the board for attending and noted that she and BDO have the access needed for month-end accounting.

Burnham Yards / Small Area Plan Update

- Jackie and Andrea shared highlights from the **Burnham Yards small area plan** meeting:
 - Reviewed historic land use/storytelling and urban design framework concepts.
 - Concern raised that major details about the Broncos stadium/entertainment district components were not clearly addressed (“elephant in the room”).
 - The meeting became somewhat heated due to a lack of clarity needed for cohesive planning.
 - Expectation that organizers will seek more information from the Broncos for the next meeting (anticipated February; exact date not recalled).
- Andrea encouraged board/community members to attend future meetings; noted the value in community voices and long-time resident concerns.



Construction Readiness / Small Business Colfax Lessons

- Jackie asked George to report on the Small Business Colfax meeting, especially around construction support resources.
- Jackie shared initial concern: small business relief funds (referenced as \$15,000) may require businesses to be open **at least one year** and demonstrate sales decline due to construction, raising questions ahead of corridor construction timing.
- George reported that the Colfax model will likely be replicated for Santa Fe and recommended:
 - Meeting with the city, DURA, construction team, and community partners to understand programs and avoid mistakes.
 - Construction staging/phasing to avoid full business shutdowns.
 - Inviting Colfax leaders (Hillary and Frank referenced) to share lessons learned.
 - Community engagement programs that encourage customers to visit multiple businesses during construction (examples discussed).
- **Action:** BID to work on scheduling a corridor business meeting with relevant agencies and Colfax representatives.

Front Range Services Report (Jason Ford/White, District Manager)

January operations metrics

- **Trash can liners replaced:** 682
- **Flyer/sticker removals:** 244
- **Graffiti tags removed/covered:** 217 (includes paint matching and before/after documentation)
- **Pressure washing:** 1 service (winter season)
- "Map the Tracks" photos: ~24 photos daily; district serviced **7 days/week**.

Additional notes

- Jason observed presence of service trucks can discourage/shift homeless camp activity in some locations.



- Ongoing issue: Trash can lids
 - The district has **28 trash cans, 11 of which need lids.**
 - Refurbished lids not yet located; new lids may be required.
 - Jason is coordinating with Lynn (last name not provided).

Feedback

- Michael Vela praised Front Range work and encouraged continued communication on issues needing attention.

Committee Reports — Economic Development & Community Updates

Art District Update (Ana Paula Pinto)

- Art District is conducting strategic planning, reviewing and updating last year's plan; intends to share publicly once polished.
- The board voted to proceed with **sidewalk permitting for First Fridays** (May–September), including August First Friday.
- Key need identified: **more volunteers**; volunteer form expected on Art District website soon.
- Active **board recruitment**, including a need for a **Treasurer**; nominations welcomed.

Security coordination for First Fridays

- George requested stronger coordination with security/police so they can proactively address unauthorized setups without requiring Art District/BID to intervene.
- Ana Paula agreed this would be helpful; suggested a joint conversation/meeting.

Action: BID + Art District to coordinate a meeting with security/police ahead of summer First Fridays.

Community Benefits Agreement (CBA) — La Alma Lincoln Park / Broncos Redevelopment



Presenters

- **Nate Eberly** (La Alma Lincoln Park Neighborhood Association; Santa Fe Corridor Committee member)
- **Mary Coddington** (Land use & housing consultant; Denver Planning Board; facilitator on Ball Arena & Park Hill Golf Course CBAs; partnered with former Councilwoman Robin Kniech, as stated)

Purpose & process overview

- A coalition is being formed to negotiate a **Community Benefits Agreement** related to Broncos redevelopment.
- Goal: center impacted neighborhoods while allowing broader input due to citywide interest.
- Engagement approach:
 - **Focus groups** to gather individual perspectives (youth focus group held last Saturday; **arts & business focus group on Feb 9**—invites targeted through organizations, not broadly shared).
 - Later, **subcommittees** formed by the coalition to synthesize data and develop “asks” for negotiation.

Key themes discussed

- Difference between **Small Area Plan** (land use/infrastructure/roads) vs **CBA** (programmatic investments/community equity).
- Concerns raised:
 - Potential rise in **property taxes, land values, rents**, and displacement impacts on artists and businesses.
 - Need to understand project “reach” beyond stadium footprint (spillover effects, speculation).
- Mary noted a planned **Know Your Rights** meeting in early March with the **Colorado Economic Defense Project** focused on predatory offers and fair valuation.

Timeline/leverage



- Mary explained that CBA participation is tied to providing public support at rezoning.
- **Rezoning public hearing anticipated in October**; CBA effort expected to run roughly **6–9 months** (as summarized in discussion).

Calls to action

- George encouraged organizations and individuals to participate, especially in the **Feb 9** focus group, and to bring concerns early.

Old Business / New Business

- With limited time remaining, George asked for old/new business items.
- **None raised.**

Adjournment (Session 1) The next meeting is on 2/24/2026

- Official meeting adjourned at **3:57 PM**.
- George indicated a transition to a BID-only continuation session afterward (not included in the minutes above).