



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

Held Tuesday, December 16, 2025, 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 - BOD0 Sasha Zanabria - BOD Tom McLagan - BOD Jackie - ED Andrea Barela - BOD Jim Stevens - BOD David Brehm - BOD <u>NOT PRESENT</u> Rusty Brown - BOD Kristina Sablatura - BOD</p>	<p><u>Guests</u> Wesley Dismore, DOTI Ana Paula Pinto - ADSF Lindsey Bell - ADSF Community Members:</p>
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Approval of minutes from the last meeting

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

Approval of the Agenda

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

Guest Updates

Officer Technician Vanessa Sanchez (Crime Report) OUT Report emailed



CRO report

- No CRO presentation at this meeting; a report had been distributed for review.
- George suggested having ongoing “official statistics” documented regularly (crime types/counts).

Visitors/guests

- None reported (other than internal attendees).

Executive Director Report

Community care/goodwill

- Jackie reported that the BID provided a **sympathy basket** (food items) delivered to **Andrea and her husband** on behalf of the BID.
- George clarified this related to **medical/hospital** circumstances for Andrea’s husband.

Maintenance/corridor issues

- **Tree incident:** A car struck a BID tree near the **900 block of Santa Fe Drive**; cleanup was completed quickly.
 - Jackie does not believe trees are insured and is **not pursuing replacement**, citing the planned construction timeline (after First Friday in August).
 - Possible related damage: missing light bulb covers on a nearby pole and some lights out at an intersection; Jackie agreed to submit a report to **Radiant Lighting** and prioritize safety issues if present.
- **Website complaint received (from Sheryl):**
 - Bench attachments at **9th & Santa Fe** are missing/deteriorating.
 - Several corridor trash bins are missing tops or are improperly installed.



- Jackie forwarded items to **Front Range**, who were already addressing trash-bin items.
- Bench attachments are the **City's responsibility**, and Jackie indicated it's **not a priority** due to the Streetscape project; she will reply to the complainant accordingly.

Streetscape / City coordination (meeting notes recap)

- Jackie summarized a meeting involving **Councilwoman Jamie Torres, Patrick Riley,** and Jackie.
- Key points shared:
 - Purpose: relationship-building and future opportunities for BID/board involvement in upcoming bids, where possible.
 - Emphasis on working **with** the community (not "to" the community) and transparency.
 - Program manager selection in progress; Wesley to provide updates.
 - Financing/contracting timelines discussed; mention of a target date **January 13** (noted in Jackie's recap).
 - Project milestones: design past **60%**, aiming for **90% by March**; bidding process expected to start **in June**.
 - Goal to avoid breaking ground until **after August First Friday 2026**; aspiration to be done by **May 2027**, ideally in time for **August First Friday 2027**.
 - Desire for a clear **public engagement plan** and a concrete timeline suitable for posting and corridor-wide communication.
- **George's direction:** Next meeting being called for should include **all entities together** (BID + Art District + La Alma/Lincoln Park) to demonstrate unified support and prevent miscommunication.
- Jackie added:
 - Advisory board/committee meets **4 times in 2026** (per Councilwoman).
 - A January engagement-focused meeting being organized by Rolando may have shifted to February; members should watch for a confirmation email.



Barnum Yard Small Area Plan (CAC)

- Jackie reported attending a **Community Advisory Committee** meeting (CAC) connected to Barnum Yard.
- Themes discussed:
 - Confirming vision and guiding principles; equity definition; honoring history/culture; preventing displacement; environmental responsibility; economic opportunity; connected communities.
 - Distinguishing between planning focus areas (Barnum Yard vs. Broncos land).
 - The public open house was noted as successful; the CAC meeting was more focused/station-based, but time-limited.
- **Action requested by George:** Jackie to ask that CAC meetings be opened/invited for broader board participation and to forward invites to the board and Art District.

Agenda formatting

- George requested that future agendas list a distinct bullet/line item for Jackie: **“CAC report”** (or similar), separate from general updates.

Contractor/maintenance attendance concern

- Discussion that **Len/contractor** missed two meetings; George requested accountability (attendance or a report submitted to Jackie for sharing).
- Jackie to follow up; note Len had been traveling at the prior meeting.

DOTI update (Wesley Dismore)

- Wesley joined late; the camera was off due to illness at home.
- Rolando absent; no DITO representative present due to coordination issues.



- Key updates:
 - **Public meeting date change:** moved from **January 22 to February 5**, due to venue availability miscommunication.
 - **New public meeting details: February 5, 5:30–7:30 PM at Museo.**
 - Wesley to distribute a **flyer/promotional materials** for BID communications (social/email blast).
 - Goal of public meeting: unveil **proposed construction timeline/schedule, design/renderings, and business stabilization plan.**
 - Request: BID board members **avoid discussing the “late summer 2026” construction start timeframe** publicly until DOTI formally presents confirmed information, to reduce “telephone game” miscommunication.
 - Attendees expected at public meeting: DOTI team, DITO consultants, Strategic Communications, Finance/Bond program management, and hopefully City leadership offices (as available).

Renderings review request

- George and others requested updated renderings (not the older set).
- Wesley confirmed renderings are updated and offered to coordinate with **David** for review, then determine whether to share with the full BID board, with the condition that materials do not leave the organization before the public meeting.

Art District report (Lindsey Bell, ADSF)

- **Colorado Gives Day:** Art District raised approximately **\$3,000.**
- Art District is moving forward with the **Summer First Fridays permit application**, including the vendor permit/organization process used in the prior year.
- Discussion: challenges from last year included enforcement of unpermitted vendors and dissatisfaction with the level of proactive support from required law enforcement staffing; ongoing conversation with DPD.



- George offered BID support and coordination (including on-the-ground presence) to reinforce aligned enforcement efforts.

New Business/Old Business

Old business

- No items raised.

New business (George Lim)

- End-of-year remarks: noted leadership transition and appreciation for work done; emphasized that difficult work begins as construction approaches and the importance of a **united front**.
- **Action/intent:** George and Jackie to coordinate a **three-entity community meeting** (BID + Art District + La Alma/Lincoln Park) with the councilwoman's office.
- **Board structure proposal (for January follow-up):**
 - Add/solidify officer roles for a stronger structure and to address prior criticism:
 - Vice President (George noted he has nominated **Michael**)
 - Treasurer (role already initiated)
 - Maintain President/Director/ED structure
 - Consider **expanding board seats** to strengthen capacity.

Adjournment

The next meeting will be on 1/27/2026