



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

Held Tuesday, February 24, 2026, at 3:00 p.m. via ZOOM. The facilitator, George Lim, called the meeting to order on behalf of the Santa Fe BID Board of Directors.

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 Tom McLagan - BOD Jackie Bouvier - ED Andrea Barela - BOD Jim Stevens - BOD David Brehm - BOD Kristina Sablatura - BOD Sasha Zanabria - BOD <u>NOT PRESENT</u> Rusty Brown - BOD</p>	<p><u>Guests / Partners Present:</u> Vanessa Sanchez (CRO Technician) Lauren Myerscough (DEDO) Wesley Dismore (DOTI) Nate Eberly (La Alma Lincoln Park) Ana Paula Pinto (Art District) Lindsey Bell (Art District) Tyler Johnson (Urban Land Conservancy) Jason White (Primary Services) others as noted</p>
---	--

Call to Order

- Quorum confirmed
- The meeting officially began at **3:05 p.m.**
- Instruction noted to include **start and end times in all future minutes**

Approval of minutes from the last meeting

David 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

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



Guest Updates

Officer Technician Vanessa Sanchez

CRO Report – Vanessa Sanchez

- Crime comparison (December vs. January):
 - Burglary: 2 → 1
 - Criminal Mischief: 0 → 1
 - Fraud: 0 → 2
 - Motor Vehicle Theft: 1 → 2
 - Other categories are largely unchanged
- 34 trespass/unwanted person calls
- 75 citizen-initiated calls; 15 officer-initiated
- Officer activity included traffic stops, patrols, and follow-ups

Discussion:

- Request for detailed reports and addresses of incidents
- Positive acknowledgment of proactive policing

Action:

- CRO to send a detailed report and follow up on burglary locations

Business Watch Training

- Proposed date: **March 17 at 6:00 p.m.**
- Approved informally by group consensus
- Flyer to be created and distributed

Community Input

Tyler Johnson (Urban Land Conservancy)

- Introduced himself as the property manager for Corridor Properties
- Expressed interest in participation



Action:

- George Lim to connect directly for follow-up discussion

Community Updates / Guests

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

Executive Director Report – Jackie Bouvier

General Operations

- High volume of meetings, coordination, and community engagement
- Increased communication via newsletters and social media

Grant Opportunity

- Pursuing **up to \$50,000 grant**
- Application deadline: **March 6**
- Letters of support are requested from the community

Construction & Coordination

- Ongoing coordination with:
 - BRT / Colfax / Downtown stakeholders
 - City and project partners
- Planned **learning sessions (April–May)** with other districts

Lighting / Infrastructure

- Meeting with Xcel and Radiant Lighting
- Discussion on costs, ownership, and future system design

Mobility Program (CASR)

- Incentive-based program to promote corridor visits



- Potential marketing and economic activation opportunity

Business Directory

- Currently being updated manually with improved accuracy

Small Area Plan (Burnham Yard)

- Two meetings remaining
- Clarified distinction between:
 - Small Area Plan
 - Community Benefits Agreement (CBA)
 - Development Agreement (LDR)

Community Concern

- Report of **street lighting outages between 9th and 10th Ave**

Actions:

- Continue the grant submission process
- Explore temporary lighting (solar options)
- Share upcoming meeting dates with the board

Board Discussion

Construction & Coordination

- Acknowledged the complexity of multiple overlapping initiatives
- Emphasis on participation and alignment across organizations

Financial Report – Tom McLagan

- The 2025 budget was underspent by approx. \$11,000
- Clarified: funds tied to unused lighting infrastructure (not surplus)
- Overall financial position near break-even



Action:

- Implement a **monthly financial tracking/reporting system**

Maintenance Report – Jason White (Primary Services)

- Strong performance noted:
 - Graffiti removal
 - Trash management
 - Sidewalk cleaning

Feedback:

- Positive corridor cleanliness recognition
- No major issues reported

Discussion:

- Need for trash receptacle lids
- Interest in temporary solar lighting

Actions:

- Front Range to provide trash lid options
- Follow-up on solar lighting solutions

Streetscape Update – Wesley Dismore (DOTI)

Key Updates

- Business support plan in development
- Construction schedule **not yet finalized** (accuracy prioritized)
- Design nearing completion
- Utility coordination ongoing

Key Themes

- Predictability and communication critical



- Block-by-block impact planning underway
- Public art budget: ~\$300,000 (1% allocation)

Upcoming Actions

- Bi-weekly updates
- FAQ document
- Block-specific meetings (April–May)
- March 24 presentation on lessons learned

Additional Discussion

Construction Risks

- Basement encroachment issues raised (Jim Stevens)
- Identified the need for early contractor coordination

Design Input

- Community requested more “creative/cultural” elements
- Opportunity to incorporate local artists emphasized

DEDO / Mitigation Planning – Lauren Myerscough

- Need for BID working session (60–90 min)
- Focus areas:
 - Capacity
 - Risk tolerance
 - Business impact thresholds
 - Marketing and mitigation strategy

Action:

- Schedule a mitigation planning session with BID

Committee & Partner Reports



Art District – Ana Paula Pinto

- New board member onboarding underway
- Upcoming programming (Month of Printmaking)
- Strategic plan draft forthcoming
- First Friday closures continuing

Discussion:

- Possible expansion of street closures
- Consideration of logistics and access impacts

Old / New Business

BID Boundary Expansion

- Legal process requires a **property owner petition + city approval**
- No direct BID authority

Discussion:

- Interest in expanding to include redevelopment areas
- Need for further strategy and legal exploration

Public Art Strategy

- Strong emphasis on:
 - Using **local artists**
 - Ensuring **paid opportunities (not exposure-based)**
 - Integrating art into CBA discussions

Adjournment

- Motion to adjourn: Tom McLagan
- Meeting adjourned at **4:38 p.m.**
- **Next Meeting 3/24/2026 at 3:00 pm via ZOOM**