



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

**Held** Tuesday, March 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><b><u>Board Members - Present</u></b>          George Lim - BOD          Michael Vela - BOD          Jackie Bouvier - ED          Jim Stevens - BOD          David Brehm - BOD          Kristina Sablatura - BOD          Sasha Zanabria - BOD          Rusty Brown - BOD  <b><u>NOT PRESENT</u></b>          Tom McLagan - BOD          Andrea Barela - BOD</p>	<p><b><u>Guests / Partners Present:</u></b>          Vanessa Sanchez (CRO Technician)          Lauren Myerscough (DEDO)          Troy Halouska (La Alma Lincoln Park)          Ana Paula Pinto (Art District)          Lindsey Bell (Art District)          Tyler Johnson (Urban Land Conservancy)          Len - Frontrange</p>
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**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**

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

**Approval of the Agenda**

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



## Guest Updates

Officer Technician Vanessa Sanchez

## Safety Update –

- Reported incidents (Jan–Feb):
  - Burglary: 1 (Jan), 1 (Feb)
  - Criminal mischief: 1 (Jan), 0 (Feb)
  - Fraud: 2 (Jan), 0 (Feb)
  - Larceny: 0 (Jan), 4 (Feb)
  - Motor vehicle theft: 2 (Jan), 1 (Feb)
  - Additional theft category: 1 (Jan), 0 (Feb)
  - Robbery: 0 (Jan), 1 (Feb)
- **61 citizen-initiated calls** vs. 9 officer-initiated (Feb).
- Main issues:
  - Trespassing and unwanted persons
  - Alarm calls and vehicle thefts (secondary concerns)
- **Action Item:** Vanessa to provide burglary location details to Jackie.

## Community Updates / Guests

### Art District on Santa Fe (Ana Paula Pinto)

- First Friday permits in progress.
- Proposed changes:
  - Expand closure on **7th Ave** (Santa Fe to Kalamath).
  - Modify **9th Ave**:
    - Vendors + food trucks (east side)
    - Food trucks only (west side)
  - Maintain the current setup on **10th Ave**.
- Board expanded to **13 members**.
- Committees are being restructured and activated.
- Continued partnership with **Food Truck Row** for logistics and operations.
- Emphasis on:
  - Volunteer presence



- Coordination with police for enforcement and safety

## Executive Director Report – Jackie Bouvier

### BID Updates (Jackie Bouvier & George Lim)

- Ongoing engagement in:
  - Small Area Plan meetings
  - Community Benefits Agreement (CBA) coalition
  - Housing and development policy discussions
- **Business Watch Training:**
  - Requires 3–4 weeks' advance notice
  - Goal: increase participation beyond board members
- Strategic direction:
  - Board to act as **block captains**
  - Increased business outreach and engagement
  - Preparation for upcoming construction impacts
- Focus on:
  - Mitigation planning
  - Proactive communication with corridor businesses

### Housing & Policy (Denver Housing Plan)

- Proposal to support zoning changes to:
  - Allow more **townhomes and smaller housing units**
  - Increase **affordable housing availability**
  - Encourage **mixed-use development**
- Board to review materials before deciding on support.
- Vote to be conducted via email after review.

### One Denver / Licensing Initiative

- Proposal to:
  - Modernize entertainment licensing
  - Reduce barriers for businesses
  - Support nightlife and economic activity
- The board requested a full presentation before the decision.



- **Action Item:** Schedule presentation for future meeting.

## Maintenance & Operations Update (Len)

- March metrics:
  - 704 trash bags collected
  - 275 flyers/stickers removed
  - 235 graffiti tags removed
  - 28 service requests submitted
- Additional updates:
  - Increased graffiti expected with warmer weather
  - Tree maintenance ongoing (notably at 12th & Santa Fe)
  - Planters to begin weekly watering schedule
- Trash can lids:
  - Fabrication required due to outdated models
  - Estimate to be provided
- Discussion:
  - Potential expansion of services to include **private property graffiti removal** (no additional cost confirmed)

## DEDO / City Update (Lauren Myerscough)

- Focus: **Economic impact mitigation** during construction
- Key points:
  - Estimated planter maintenance: ~\$60,000/year
  - Importance of aligning design with BID budget capacity
  - BID can decline elements (e.g., trees) based on cost
- Recommendations:
  - Engage before **90% design completion**
  - Consider cost-efficient alternatives (e.g., low-maintenance landscaping)
- Additional notes:
  - Opportunity to include **revenue-generating ideas** (e.g., graffiti wall concept)
  - DEDO provides cross-departmental city support and resources
- Clarification of role:
  - Conducts **longitudinal economic impact studies**
  - Supports businesses before, during, and after construction



## Community Benefits Agreement (CBA) Update (Troy Halouska)

- Coalition formed (~14 organizations represented).
- Fundraising:
  - ~\$150,000 raised; additional ~\$80,000 needed
- Process:
  - Formation of **subcommittees** (housing, jobs, youth, etc.)
  - Development of negotiation priorities (May–June)
  - Selection of negotiators for discussions with Broncos ownership
- Key clarifications:
  - Consultants represent **the coalition**, not developers
  - Separate consultants represent Broncos ownership
- Long-term consideration:
  - Potential need for an ongoing coalition to ensure accountability post-agreement

## Old / New Business

- NONE

## Adjournment

- Meeting adjourned at **4:14 p.m.**
- **Next Meeting 5/26/2026 at 3:00 pm via ZOOM**