



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

Held Tuesday, April 28, 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:

<u>Board Members - Present</u> George Lim - BOD Michael Vela - BOD Jackie Bouvier - ED Jim Stevens - BOD Kristina Sablatura - BOD Sasha Zanabria - BOD Rusty Brown - BOD Tom McLagan - BOD Andrea Barela - BOD <u>NOT PRESENT</u> David Brehm - BOD	<u>Guests / Partners Present:</u> Daren Luevano (CRO Technician) Lauren Myerscough (DEDO) Troy Halouska (La Alma Lincoln Park) Ana Paula Pinto (Art District) Lindsey Bell (Art District) Jason - (Frontrange) Tony Gargaro (Streetscape) Molly Veldkamp (DOTI) Denise Rischardson - Guest Alex Berryhill - Guest One Denver Frank Locantore - Guest BID Council Vincent Martinez - Guest BID Council
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Call to Order

Chair/President George Lim called the meeting to order at 3:05 PM after confirming a quorum was present.

Approval of the Agenda

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

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.



CRO / Police Department Update – Officer Daren Luevano

Officer Daren Luevano introduced himself as temporary coverage for Officer Vanessa while she is on maternity leave.

Key Crime & Safety Updates

- Overall crime trends in the district are decreasing month-over-month.
- Slight increase reported in:
 - Theft
 - Motor vehicle incidents
- Increase represented only two incidents over the prior month.
- Crimes against persons remained low:
 - One simple assault
 - One verbal intimidation incident
- No robberies or serious assaults causing major injuries were reported.
- Property crime also decreased overall.

Trespassing Agreement Discussion

Tom McLagan asked about renewal requirements for police no-trespassing agreements. Officer Luevano confirmed:

- Agreements expire annually.
- Property owners must reapply yearly using similar paperwork.

Jackie Bouvier requested a public link for corridor businesses and board members. Officer Luevano agreed to provide the information.

George Lim emphasized the importance of notifying BID members to ensure agreements remain current and avoid unnecessary confrontations with police.

Appreciation for DPD Presence

George Lim thanked Officer Luevano and the police department for increased patrols and noted the visible reduction in incidents.

Guests Updates



One Denver Presentation – Entertainment Licensing Ordinance

Guest speaker Alex Berryhill from One Denver presented updates regarding Denver’s proposed overhaul of entertainment licensing ordinances.

Major Highlights

- First major overhaul of entertainment licensing in decades.
- Goals:
 - Increase cultural vibrancy and entertainment offerings.
 - Streamline licensing categories.
 - Improve public safety.

Proposed Nightlife Changes

- Venues may remain open until 4:00 AM.
- Alcohol service would still end at 2:00 AM per state law.
- The intent is to reduce late-night “pressure cooker” crowding downtown.

Concerns Raised

- New “limited entertainment license” could unintentionally affect:
 - Art galleries
 - Cafes
 - Small community events
 - First Friday activities
- Draft language currently lacks clear exemptions.
- Live entertainment would be regulated independently from liquor licenses.

Board Discussion

Andrea Barela explained how First Friday currently avoids cabaret licensing because they do not hire live music directly. Alex clarified that under the new draft, live entertainment of any kind may trigger licensing requirements.

George Lim advised the board to:

- Review the ordinance carefully.



- Discuss impacts internally.
- Coordinate potential advocacy efforts.

Action Items

- **Board Members** to review ordinance details and assess impacts to Santa Fe businesses and events.
- **Businesses/Organizations** encouraged to provide public feedback to the Denver Department of Licensing & Consumer Protection (DLCP).
- **Alex Berryhill** to share blog posts, media links, and additional resources in the chat.
- **George Lim & Board** to discuss whether formal BID input or advocacy will be submitted.

Committee & District Partner Reports

Art District on Santa Fe Update – Ana Paula Pinto

Ana Paula Pinto provided updates on First Friday planning and Art District programming.

First Friday Updates

- May First Friday will include expanded avenue closures:
 - 7th Avenue: Santa Fe to Kalamath
 - East side of 9th Avenue: Santa Fe to Inca
- Vendor demand is strong and nearly sold out.
- The registration process changed to month-by-month scheduling to diversify vendor participation.

Sponsorship & Programming

- Art District seeking sponsorships for:
 - Barricades
 - Security
 - EMT services
- Exploring June Pride-related pop-up exhibition programming.
- New residency artists moved into studios this month.

Vendor Enforcement & Safety Discussion



Discussion focused heavily on sidewalk vendors during First Fridays:

- Police officers generally require organizers to make first contact with vendors before officers intervene.
- Concerns were raised about staff safety when approaching non-compliant vendors.
- Volunteers and event staff will play larger roles this year.
- Additional outreach flyers were distributed in advance this year to reduce conflict.

Andrea Barela commended Ana Paula for leadership and event coordination efforts.

Action Items

- **Ana Paula Pinto** to coordinate with the DPD scheduling officer regarding First Friday enforcement support.
- **George Lim** to attend and support initial First Friday operations.
- **Art District Staff** to continue vendor outreach and communications.
- **Board Members** to help identify sponsorship opportunities.

La Alma Lincoln Park Neighborhood Association Update – Troy Halouska

Troy Halouska shared:

- Successful board elections.
- New board member Dexter Schiller joined the organization.
- Continued fundraising efforts for Burnham Yard CBA consultants and legal support.
- The organization has reached approximately 80% of its fundraising goals.

Action Items

- Continued fundraising and coordination related to Burnham Yard CBA efforts.

Executive Director Report – Jackie Bouvier

Jackie thanked the BID, neighborhood organizations, and community partners for increased collaboration and synergy during ongoing community development discussions.

CBA (Community Benefits Agreement) Updates



- BID leadership is heavily involved in weekly CBA meetings.
- George Lim, Jackie Bouvier, and Andrea Barela continue participating actively.
- Board members encouraged to communicate:
 - Community concerns
 - Priorities
 - “Must-have” requests for inclusion in negotiations.

Additional Updates

- CAC Small Area Plan meeting scheduled.
- Corridor walk scheduled with DEDO and DOTI representatives.
- Reports received regarding:
 - Climate action funding
 - Xcel Energy franchise discussions
 - Sidewalk implementation plans
 - Corridor lighting outages and safety concerns
 - Housing policy supports opportunities.

Paid Parking

Paid parking updates were briefly mentioned but tabled for future board discussion after more review.

Action Items

- **Board Members** to communicate CBA priorities to George and Jackie.
- **Jackie Bouvier** to continue monitoring:
 - Lighting/safety repairs
 - Sidewalk implementation process
 - Housing policy discussions
- **Board** to revisit paid parking issue at a future meeting.

Maintenance Report – Jason White

Jason White reported:

- Significant increase in graffiti and sticker vandalism district-wide.
- Maintenance crews are actively removing graffiti and stickers.



- Curbs and general corridor cleanliness remain in good condition.

Rodent Warning Related to Burnham Yard Construction

Jason warned that future construction activity may increase rodent activity due to underground disturbance.

Trash Can Discussion

George Lim raised concerns about:

- Lack of standardized trash cans.
- Need for lids/covers.
- Potential for using standardized 55-gallon lids and chains.

Action Items

- **Jason White & Maintenance Team** to:
 - Continue graffiti/sticker removal.
 - Evaluate standardizing trash can sizes.
 - Research lid options for cans.
- **Board Leadership** to discuss graffiti trends with corridor businesses.
- **Jason White** is available for future rodent mitigation consultation related to construction impacts.

Streetscape Project Update – Tony Gargaro

Tony Gargaro provided the first formal high-level project schedule update for the Streetscape Project.

Key Project Information

- Design phase nearing 90% completion.
- No major redesigns planned.
- Only potential adjustments involve quantities:
 - Trees
 - Benches
 - Streetscape amenities



- Core infrastructure remains unchanged.

Timeline

- Denver Water work is expected to begin in early summer.
- Xcel utility relocations to follow.
- Streetscape construction is anticipated to begin in late summer through 2027.

Major Discussion Topics

Board members emphasized:

- Need for proactive communication.
- Coordination with First Friday events.
- Detailed phasing schedules once contractors are selected.
- Concerns about public confusion and corridor disruptions.

Action Items

- **Tony Gargaro & Project Team** to:
 - Continue providing public-facing schedules and updates.
 - Coordinate closely with Denver Water and Xcel communications.
 - Return with more detailed phasing information after contractor selection.
- **Board Leadership** to help communicate project information to businesses and residents.
- **Project Team** to consider First Friday scheduling impacts.

DEDO / NDI Update – Lauren Myerscough

Lauren Myerscough shared:

- A corridor walk with city departments was scheduled for the following morning.
- DEDO, DOTI, and other agencies will participate in a coordinated “virtual walk” reviewing corridor concerns and mitigation opportunities.

Key Focus

- Long-term support for corridor businesses during construction.
- Identification of business needs and mitigation opportunities.



- Coordination among city departments.

Action Items

- **Lauren Myerscough & City Departments** to continue corridor coordination and mitigation planning.
- **Businesses/Board Members** encouraged to report corridor concerns for review.

Construction Survival & Mitigation Discussion

Guest Speakers: Frank Locantore and Vincent Martinez

Topic: Lessons Learned from Major Construction Projects and Recommendations for the Santa Fe Streetscape Project

Purpose of Discussion

Jackie Bouvier introduced Frank Locantore and Vincent Martinez as experienced Business Improvement District leaders who have navigated major construction impacts in other Denver corridors, including:

- Downtown Denver / 16th Street Mall
- Colfax Bus Rapid Transit (BRT) corridor

The purpose of the discussion was to:

- Learn from previous large-scale infrastructure projects.
- Understand the challenges businesses faced during construction.
- Gather practical mitigation strategies.
- Prepare the Santa Fe BID and corridor businesses for upcoming streetscape and utility work.

Vincent Martinez – Construction Experience & Recommendations

Vincent Martinez began by explaining that one of the biggest advantages during the 16th Street Mall reconstruction was the city's extensive communication effort. He noted that communication became the single most important mitigation tool throughout construction.

Importance of Consistent Communication



City & Contractor Coordination

Vincent explained that:

- The city assigned staff specifically for communications.
- Outside consultants and public relations teams were also hired.
- Dedicated personnel walked the corridor regularly to engage businesses directly.

Weekly Construction Updates

A robust project website was maintained with:

- Weekly updates
- Block-by-block progress tracking
- Construction schedules
- Expected closures and reopening timelines

This allowed businesses and property owners to:

- Know when construction would impact them.
- Anticipate fencing, lane closures, and disruptions.
- Understand when construction would move away from their block.

Key Takeaway

Vincent emphasized that uncertainty creates anxiety for businesses. Even if construction is disruptive, businesses cope better when:

- They know what is happening.
- They understand timelines.
- They receive updates frequently.

Flexibility & Adaptation During Construction

Vincent stressed repeatedly that construction projects rarely go exactly as planned.

Examples Shared

- Construction blocks were numbered sequentially from 1 to 13.



- The first completed block was actually Block 2, not Block 1.
- Major delays occurred in Block 7.
- Contractors adjusted quickly by shifting crews to Block 8 while issues were resolved.

Lessons Learned

The project team's ability to:

- Adapt quickly,
- Re-sequence work,
- Communicate changes rapidly,

was critical to keeping overall construction moving forward.

Recommendation for Santa Fe

Vincent strongly encouraged:

- Flexibility in planning.
- Constant real-time communication.
- Preparing businesses for schedule changes ahead of time.

Constant Business Outreach

Vincent explained that the BID maintained regular communication with ground-floor retail businesses throughout construction.

Topics Communicated to Businesses

Businesses were updated on:

- Delivery schedules
- Patio installation timelines
- Access changes
- Sidewalk routing
- Opening schedules
- Furniture and streetscape installation work

Patio & Permit Coordination



As construction neared completion on certain blocks:

- Patio applications were processed months in advance.
- Businesses were informed early so they could prepare for reopening opportunities immediately once blocks were completed.

Key Lesson

Businesses need:

- Early preparation time.
- Clear expectations.
- Immediate opportunities to reactivate their storefronts once construction moves away.

Psychological & Safety Impacts of Construction

Vincent highlighted that the emotional and psychological impacts of construction were often underestimated.

Problems Caused by Construction Fencing

Initial Conditions

The project initially used:

- Tall 8-foot fencing
- Full scrim coverings
- Enclosed pedestrian pathways

Negative Impacts

This created:

- Poor visibility
- Feelings of confinement
- Safety concerns
- Uncomfortable pedestrian experiences



- Increased tension when interacting with individuals experiencing mental health crises or homelessness

Vincent described how:

- Pedestrians felt “tunneled in.”
- Sightlines across the street disappeared.
- People became uncomfortable walking through enclosed areas.

Adaptation & Mitigation

The project team later adjusted:

- Removing scrim as early as possible.
- Replacing solid fencing with lower crowd-control railings.
- Opening sightlines across the corridor.

Results

This helped:

- Improve perceptions of safety.
- Make corridors feel more open.
- Reduce pedestrian stress and discomfort.
- Improve visibility for storefronts.

Recommendation for Santa Fe

Vincent strongly implied that:

- Maintaining visibility is critical.
- Construction barriers should be minimized whenever possible.
- The “feeling” of accessibility and safety matters as much as actual accessibility.

Public Perception & Business Anxiety

Vincent shared that businesses often became hyper-focused on their own storefronts and immediate impacts.



Even when completed, construction examples were visible nearby:

- Businesses still struggled to visualize outcomes.
- Reassurance and repetition were necessary.

Recommendation

Santa Fe leadership should:

- Continually remind businesses what the finished product will look like.
- Provide visual examples often.
- Reinforce the long-term vision throughout construction.

Realistic Expectations About Construction

Vincent was candid that:

- Construction was “painful.”
- It was loud.
- Confusing at times.
- Access routes changed frequently.
- Conditions evolved weekly or even daily.

However, he emphasized that:

- Adaptability,
- Transparency,
- Frequent updates,
- And collaborative communication

helped businesses survive the process.

Frank Locantore’s Contribution

Frank deferred initially to Vincent because the 16th Street Mall project began earlier and involved deeper infrastructure work.

Although Frank spoke less during this portion of the transcript, his presence was reinforced:



- The value of peer-to-peer corridor learning.
- The importance of BID leadership collaboration during major infrastructure projects.

Main Construction Survival Themes Identified

Communication

- Frequent updates are essential.
- Businesses tolerate disruption better when informed.
- Dedicated communications staff are critical.

Visibility & Accessibility

- Avoid overly enclosed fencing.
- Maintain sightlines whenever possible.
- Prioritize pedestrian comfort and safety perceptions.

Flexibility

- Construction schedules will change.
- Adaptability must be built into planning.
- Businesses need real-time updates.

Business Support

- Prepare businesses early for reopening opportunities.
- Coordinate patios, permits, and activations ahead of completion.
- Help businesses visualize long-term benefits.

Emotional Management

- Construction fatigue is real.
- Businesses need reassurance repeatedly.
- Public perception requires constant management.

Key Lessons Shared



- Frequent communication is critical.
- Dedicated project websites and weekly updates were essential.
- Businesses need continual reassurance and transparency.
- Construction schedules often change rapidly.
- Visibility and pedestrian safety are major concerns.
- Excessive fencing and screening can negatively affect perceptions of safety.
- Adaptive phasing and flexibility were key to project success.

Action Items

- **BID Leadership** to continue gathering mitigation best practices from other districts.
- **Construction Teams & City Partners** encouraged to prioritize:
 - Transparent communications
 - Pedestrian visibility
 - Safety
 - Flexible phasing
 - Business accessibility

Old / New Business

- NONE

Adjournment

- Meeting adjourned at **5:00 p.m.**
- **Next Meeting 6/23/2026 at 3:00 pm via ZOOM**