



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

Held Tuesday, May 26, 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 David Brehm - BOD <u>NOT PRESENT</u>	<u>Guests / Partners Present:</u> Julie Reyes (CRO Technician) Lauren Myerscough (DEDO) Nate Eberly (La Alma Lincoln Park) Ana Paula Pinto (Art District) Lindsey Bell (Art District) Tony Gargaro (Streetscape) Molly Veldkamp (DOTI) Shane Fellman (Denver Water) Austin Stuckler (Denver Water) Jason White (Frontrange) Dennis Wegienek - Guest
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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

Tom 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 Julie Reyes (filling in for Officer Vanessa)

Crime Statistics (April)

- 13 total incidents reported.
- 0 violent crimes.
- 9 property crimes (down from 13 in March).
- 82 calls for service.
 - 70 citizen-initiated calls (85.4%).
 - 12 officer-initiated calls (14.6%).
- 16 trespass/unwanted person calls.
- Property crime trends:
 - Burglary increased from 1 to 2.
 - Criminal mischief/damaged property increased from 1 to 2.
 - Larceny decreased from 4 to 3.
 - Theft from motor vehicles decreased from 3 to 1.
 - Motor vehicle theft decreased from 2 to 0.
 - Robbery decreased from 1 to 0.

Discussion

- George Lim requested location information for burglaries and property crime incidents to identify patterns.
- Jackie requested the detailed monthly police reports again for board records and minute preparation.

Guests Updates

Denver Water Construction Update

Presenters: Austin Stuckler and Shane Fellman (Denver Water)

Key Information

- Water main replacement from 7th Avenue to 13th Avenue.
- Mobilization begins June 8.



- Construction expected June–November.
- Work hours generally:
 - 9:00 AM – 9:00 PM
 - Monday–Friday.
- Roadways reopen nightly.
- Sidewalk access will generally remain open.
- Construction conducted in two-block segments.
- Approximately six weeks per two-block section.
- Water outages expected:
 - Initial tie-in outage: 6–8 hours.
 - Service line transfer outages: typically 1–2 hours.
- First Fridays will be avoided during construction activities.

Board Concerns

- Advance communication to businesses.
- Access during First Friday Art Walks.
- Notification of road closures, water interruptions, and detours.
- Coordination with BID maintenance contractor (Front Range).

Action Items

Denver Water to provide schedules, closures, detours, and notices to Jackie for distribution.

Denver Water to provide project materials and presentations to BID leadership.

Denver Water to coordinate closely with Front Range and BID staff.

Streetscape Project Update

Presenter: Tony (City Project Team)

Updates

- 90% design plans completed.
- Final design phase underway.
- Contractor procurement has begun.



- Contractor expected to be selected later in summer.
- Public Open House:
 - June 3
 - Center for Visual Arts (CVA)
 - 5:30 PM – 7:30 PM
- Full corridor roll plots (7th–13th) to be displayed.
- Design incorporates prior community feedback.
- Future discussions needed regarding maintenance responsibilities and costs.

Action Items

Project team to share presentation deck and project materials with Jackie.

Contractor to attend future BID meetings once selected.

Board to review long-term maintenance and operational costs associated with final design.

Committee & District Partner Reports

Burnham Yard / CBA Update

Presenter: Andrea Barela

Workforce & Business Committee Recruitment

- Seeking Santa Fe business representatives.
- Weekly Zoom meetings:
 - Wednesdays at 9:00 AM
 - Eight-week commitment beginning in June.
- Sasha volunteered to participate.

Action Items

Andrea to connect interested participants with consultants and committee organizers.

Art District on Santa Fe Report



Presenters: Ana Paula Pinto and Lindsey Bell

Updates

- First Friday vendor management improvements received positive feedback.
- June First Friday vendor spaces nearly sold out.
- June events will highlight Pride Month.
- Collaboration underway with The Center on Colfax.
- Colorado Creative Industries Summit participation upcoming.
- Art District received SCFD eligibility and completed funding review.
- Planning annual banner replacement program in partnership with the BID.

Board Feedback

- George Lim praised improved organization and vendor management.
- Jim Stevens reported significant improvement regarding unauthorized vendors near businesses.

Action Items

Art District and BID leadership to discuss banner replacement sponsorship and logistics.

Executive Director Report

- Jackie Bouvier left due to an emergency.
- Executive Director updates will be distributed separately.

Maintenance Operations Report

Presenter: Jason White (Front Range)

Updates

- District cleanliness remains strong.
- Increased litter noted in planters and landscaped areas.



- Crews have been directed to focus more attention on planter maintenance.
- Front Range is preparing for coordination with Denver Water and Streetscape construction activities.
- PPE and safety coordination will be needed for crews working around construction zones.

Action Items

Front Range to coordinate with Denver Water and future contractors regarding work zones and maintenance access.

Continue monitoring planters and litter accumulation.

Old / New Business

Streetscape Maintenance Cost Discussion

Board reviewed preliminary maintenance cost projections.

Concerns Raised

- Estimated maintenance increase of approximately \$150,000+ annually for landscaping/watering.
- Questions regarding:
 - Assumptions behind water-use calculations.
 - Number of trees and plantings proposed.
 - Long-term maintenance burden.
 - Whether landscaping should be scaled back or redesigned.
- Discussion included possible alternatives using lower-maintenance landscaping and xeriscaping concepts.

Action Items

- David Brehm and George Lim to seek clarification on maintenance assumptions and cost calculations.
- Front Range to review maintenance projections and provide independent feedback.
- Board to hold a future working session focused on streetscape maintenance costs and responsibilities.



Adjournment

- No further business was brought before the Board.
- George Lim thanked attendees and adjourned the meeting at 4:14 PM.
- **Next Meeting 6/23/2026 at 3:00 pm via ZOOM**