



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

Held Tuesday, July 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 Jackie Bouvier - ED Kristina Sablatura - BOD Rusty Brown - BOD Tom McLagan - BOD Sasha Zanabria - BOD David Brehm - BOD Jim Stevens - BOD <u>NOT PRESENT</u> Michael Vela - BOD Andrea Barela - BOD	<u>Guests / Partners Present:</u> Lauren Myerscough (DEDO) Ana Paula Pinto (Art District) Tony Gargaro (Streetscape) Molly Veldkamp (DOTI) Travon Earl - (DEDO) Amelia Hovanec- (DEDO) Brad Davis - (Hamon Infrastructure) Adriana Saldivar - (HUD) Hanna Martens - (HUD)
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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, David 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 David seconded the motion. All were in favor, and the motion moved forward. **Vote:** Unanimous approval.



CRO / Police Department Update –

Vanessa was unable to attend the meeting.

Jackie reported that Vanessa had submitted a written safety/CRO report and that Jackie would distribute it to board members.

Guests Updates

West Denver HUD Neighborhood Revitalization Strategy Area (NRSA) Application Update

Presenters:

- Amelia Hovanec, HUD Grants Administrator, Denver Economic Development & Opportunity (DEDO)
- Travon Earl, Director of Strategy and Compliance, Denver Economic Development & Opportunity (DEDO)

Amelia and Travon provided an overview of Denver's proposed **West Denver/Westside Neighborhood Revitalization Strategy Area (NRSA)**.

Purpose of the NRSA

The NRSA is a geographic designation through the U.S. Department of Housing and Urban Development (HUD). It allows the City to develop and implement a coordinated strategy focused on:

- Housing
- Public infrastructure
- Economic development
- Neighborhood services
- Small-business support
- Workforce development
- Community well-being



The strategy is intended to be heavily informed by community input.

Proposed Neighborhoods

The proposed area includes neighborhoods identified during the presentation as:

- La Alma/Lincoln Park
- Sun Valley
- Villa Park
- Barnum
- Barnum West
- Valverde
- Athmar Park
- Westwood

The neighborhoods were selected because the combined area is approximately **75% low- and moderate-income** and is primarily residential.

Potential Uses of Funding

DEDO explained that NRSA designation could provide greater flexibility in the use of **Community Development Block Grant (CDBG)** funding.

Potential activities include:

Economic Development

- Small-business assistance
- Job creation and retention
- Workforce/job training
- Business façade improvements
- Corridor redevelopment
- Commercial property acquisition
- Small-business lending

Public and Community Services



- Public safety initiatives
- Neighborhood improvements
- Community centers
- Childcare
- Food insecurity programs
- Mental health services
- Services for unhoused individuals

Housing

- New affordable housing
- Housing rehabilitation
- Mixed-income development

Under the designation, affordable housing requirements could be considered across a broader portfolio of housing rather than strictly project-by-project, creating greater flexibility while maintaining an overall low- and moderate-income benefit.

Community Engagement

DEDO has been meeting with:

- Registered Neighborhood Organizations
- Denver Housing Authority groups
- Small-business owners
- Nonprofit organizations
- Community-based organizations
- Residents and other stakeholders

A community survey is currently being conducted.

The survey includes approximately ten universal questions, with additional questions based on whether the respondent is a resident, small-business owner, government/quasi-government representative, or another stakeholder.



DEDO emphasized that programming is intended to be **community-led**, with survey and consultation results helping determine priorities.

DEDO expects to complete consultations within the coming weeks, aggregate community input, develop the strategy, and submit the NRSA report/application to HUD in **September 2026**.

BID Discussion

George asked whether the BID itself needed to apply for the program. Amelia clarified that the purpose of the presentation was primarily to gather input and encourage participation in the community survey.

George requested that the presentation and survey information be sent to Jackie so the BID could distribute the information to the broader community.

DEDO agreed to provide the slide deck and QR code/survey information.

Action Items:

- DEDO to send Jackie the NRSA presentation and survey information.
- BID to distribute the survey to businesses and community members.
- Board and community stakeholders encouraged to complete the survey.

Streetscape Project Update

Presenter: Tony

Tony announced a major milestone: after several years of planning, design, and community engagement, the Santa Fe Streetscape Project is moving into the **construction phase**.

Contractor

Hammond Infrastructure has been selected as the construction contractor.

Construction Timeline



Construction activities are anticipated to begin the **week of August 10, 2026**.

The sequence discussed was:

1. Denver Water mobilization and water-main replacement.
2. Utility work, including Xcel.
3. Streetscape construction.

Denver Water will replace the existing water main along Santa Fe from approximately **7th Avenue to 12th Avenue**.

The water-main work is expected to continue into **early 2027**.

The overall streetscape project is currently anticipated to continue through the **end of 2028**.

This extended schedule became a major topic of board discussion because earlier expectations had been closer to approximately 10 months.

Traffic Impacts

During Denver Water construction:

- Santa Fe will be closed to through traffic in active construction areas.
- Typical weekday construction hours will be approximately **9:00 AM–9:00 PM**.
- Work will proceed in approximately **one- to two-block increments**.
- First Fridays will be accommodated.
- After utility work is completed, the plan is to maintain at least **one traffic lane open** during the remaining streetscape work.

Business and Pedestrian Access

Tony emphasized that:

- Businesses are expected to remain open during construction.
- Pedestrian access will be maintained.
- Temporary access adjustments may occur in front of individual businesses.
- Businesses will receive advance notice.
- The project team will work directly with affected businesses.
- First Friday impacts will be minimized through coordination among project partners.



Communications

Project communications will include:

- Message boards
- Direct business outreach
- Website updates
- Email communication
- Newsletters
- Regular coordination with the BID

The stated goal is to provide information **early and often**.

Denver Water – Santa Fe Water Main Replacement

Presenter: Ariana Saldivar

Ariana Saldivar is part of Denver Water's communications and outreach team for the Santa Fe pipe replacement project.

Updated Project Area

Denver Water originally planned work along Santa Fe and a portion of 8th Avenue. The 8th Avenue portion has been removed.

Current work is focused on **Santa Fe Drive from 7th Avenue to 12th Avenue**.

Schedule

Mobilization is expected during the **week of August 10**.

Water-main construction is expected to conclude in **early 2027**.

Typical work hours:

- Weekdays: **9:00 AM–9:00 PM**
- Possible weekend work: approximately **8:00 AM–5:00 PM**



Construction Approach

Crews will generally work in **one- to two-block increments**.

Initial mobilization includes:

- Equipment delivery
- Material staging
- Surveying
- Potholing
- Utility locating
- Preparation work

Door hangers will be distributed to affected businesses/residents.

Denver Water previously conducted block walking in June and provided businesses with project information and contact materials.

Closures and Detours

Community members should expect:

- Heavy construction equipment
- Noise
- Road closures
- Detours
- Parking restrictions

Message boards were placed near:

- 5th Avenue and Santa Fe
- 8th Avenue and Galapago

The communicated detour directs traffic toward **6th Avenue and Speer**.

Signs will also communicate that **businesses remain open during construction** and that businesses may be accessed from side streets.

Water Outages



Planned outages will generally receive at least **48 hours' notice**, with Denver Water attempting to provide approximately **four to five days or up to a week's notice** whenever construction conditions allow.

Two types of outages were discussed:

1. Initial water-main connection: potentially approximately **6–8 hours**.
2. Transfer of an individual property's water line to the new main: approximately **30 minutes to one hour**.

Denver Water will attempt to coordinate outage dates with businesses, particularly businesses with special events or operational concerns.

Temporary Water

Businesses may request gallon containers of water during outages.

The Denver Water event water trailer is **not expected to be available** for construction outages because it is committed to summer events and requires a separate application/review process.

Portable Toilets

Kristina asked about businesses that cannot operate without restroom/water accommodations.

Ariana confirmed that when a business receives notice of its outage, it can communicate the need for portable toilets. Denver Water can coordinate with the construction foreman to have portable toilets ordered when needed.

First Friday

Denver Water does not anticipate performing normal construction during First Friday.

During First Friday weeks, the schedule may shift from Monday–Friday to **Sunday–Thursday** to accommodate the event.

Restoration

Denver Water intends to make the roadway drivable at the end of each construction day.



Temporary asphalt patches will be installed, followed later by final milling and overlay/restoration.

Denver Water will remain responsible for maintaining the trench area during the project.

Denver Water Information

Denver Water stated that project information and weekly updates will be available through its Santa Fe project webpage, newsletters, FAQs, call center, and project email communications.

Hamon Infrastructure Introduction

Presenter: Brad Davis, Hamon Infrastructure

Brad introduced Hammond Infrastructure as the contractor for the streetscape project.

Hamon described itself as an experienced local heavy-highway contractor with experience working in congested urban environments and maintaining access to businesses during construction.

Examples referenced included work associated with South Broadway and other Denver infrastructure projects.

The anticipated streetscape construction area generally extends from **6th to 13th**, with some intermittent work reaching toward 14th.

Hammond introduced members of its field/project team and emphasized the importance of:

- Business access
- Pedestrian access
- Communication
- Coordination with the BID
- Learning from previous urban corridor construction projects

Board Questions Regarding Construction Duration and Impacts

A significant discussion occurred regarding the construction schedule.



Rusty Brown noted that the board had previously understood the project to be closer to a **10-month project**, whereas the new information suggested construction extending through the end of 2028.

Tony confirmed the current overall schedule.

Tony explained that the project had been presented to on-call contractors and that there was general agreement among bidders regarding the expected timeline.

Board Concern

Board members expressed concern that simply communicating a "30-month project" could lead businesses and residents to incorrectly assume the entire corridor would be closed for 30 months.

The board stressed the importance of presenting the schedule in a more detailed and understandable format.

Requested information includes:

- Block-by-block sequencing
- Duration of work on each block
- Water-main sequencing
- Streetscape sequencing
- Utility sequencing
- Dates when individual blocks will experience major disruptions
- Dates when lanes will reopen
- Relationship between Denver Water work and Hammond's streetscape work

Tony indicated that more detailed sequencing and scheduling information should be available for the **August meeting**.

Budget and Scope

Tom asked how the project budget currently compares with the original streetscape design and what design elements might need to be reduced or eliminated.

Tony said the team is still working with Hammond to finalize the scope and did not want to speculate.

A more complete budget/scope update is expected in August.



Action Item: Streetscape team to provide updated project schedule, sequencing, scope, and budget/design information at or before the August meeting.

DEDO Small Business Mitigation Update

Presenter: Lauren Myerscough, DEDO

Lauren reported that the **DURA Community Stand Grant** is open again and includes the Santa Fe BID area from approximately **7th to 13th**, where construction will occur.

DURA is expected to present at an upcoming Main Streets meeting.

Lauren encouraged Jackie or another BID representative to attend.

Lauren noted that during the Colfax project, all three BIDs applied for and received support.

The Santa Fe BID's circumstances are somewhat different because the available program does not cover the entire BID, but Lauren believes the opportunity warrants further discussion.

The group also discussed reviewing applications submitted by other BIDs and potentially using successful applications as examples/templates.

Action Items:

- BID representative to attend the upcoming Main Streets/DURA presentation.
- Explore DURA Community Stand Grant eligibility.
- Review successful applications from other BIDs as possible models.
- Continue identifying construction-mitigation funding.

Committee & District Partner Reports

La Alma-Lincoln Park Neighborhood Association (LALPNA)

No representative was present.

The Board noted that no report was provided and future updates from La Alma-Lincoln Park Neighborhood Association will be included at upcoming meetings.



Art District on Santa Fe Report

Presenter: Ana Paula Pinto

Ana Paula reported that preparations were underway for the upcoming **August First Friday**.

First Friday

Vendor participation is particularly strong, with more vendor spaces sold than Ana Paula has seen since she began in 2021.

The team is finalizing the vendor map and assignments.

The regular partial avenue closure is also planned for the September First Friday, expected to be the final partial closure of the year.

Banner Program

The Art District hopes to launch its banner project following the August First Friday.

A printer quote is pending.

Installation costs may be higher because the printer no longer has someone in-house to perform the installation.

Ana Paula thanked the BID for sponsoring the banner program, which also serves as a fundraising opportunity for the Art District.

Membership

The Art District will conduct membership outreach to businesses in the district that may not currently be members or may not know about the organization.

The goal is to bring new members into the organization before the next map production cycle.

Construction Concerns



David asked how construction would affect the banner program, particularly if light fixtures used for banners are removed/replaced.

Ana Paula said the Art District needs additional coordination with the Streetscape team.

The Art District also has a Denver Arts & Venues grant for another public art project and needs to determine whether construction will affect its feasibility.

Action Items:

- Art District to coordinate directly with Streetscape representatives.
- Confirm whether banners can be installed during construction.
- Determine impact of construction on the Denver Arts & Venues public art project.
- Evaluate whether banner installation represents a worthwhile investment given construction timing.

Executive Director Report

Jackie Bouvier was out for the second half of the meeting

Old / New Business

New and Old Business – Private Building Construction Coordination

Jim Stevens reported upcoming façade/frontage work at approximately **841 and 839 Santa Fe**.

Work includes:

- New signage
- Restucco work
- Window/façade improvements at the neighboring property

Jim's sign is expected to be ready for installation in approximately **4–6 weeks**.



Ariana stated that Denver Water would coordinate with the property owners/contractors to avoid conflicts with water-main construction.

She agreed to share the information with Denver Water's project manager and on-site supervisor.

Action Item: Denver Water team to contact Jim and the neighboring property representative regarding construction coordination at 841 and 839 Santa Fe.

BID Responsibilities and Member Expectations

The board discussed the need to clearly communicate the **BID's responsibilities and limitations**, particularly as major construction begins.

The discussion arose following concerns/complaints from a business owner involving matters such as:

- Trash
- Graffiti
- A dead tree
- Safety/homelessness concerns
- Expectations regarding BID services

Board members noted that some issues are City/311 responsibilities rather than services directly performed by the BID.

Kristina emphasized the importance of proactively explaining:

- What the BID does
- What the BID does not directly control
- What Denver Water controls
- What the Streetscape team controls
- What contractors control
- Who businesses should contact for particular issues

The board agreed the BID can serve as an **information and advocacy hub** without implying that it directly manages Denver Water or Streetscape construction.

Website



The board discussed putting clear construction contact information prominently on the BID homepage.

Suggested information includes:

- Denver Water contacts
- Streetscape contacts
- Contractor contacts
- Construction updates
- Explanation of BID responsibilities

First Friday BID Table

Kristina proposed having a BID information table during First Friday.

The table could:

- Explain BID services
- Provide construction contacts
- Answer questions
- Direct members to the appropriate agency
- Demonstrate BID support and advocacy

Board members responded positively to the concept.

Action Items:

- George to discuss the First Friday BID information table with Jackie.
- BID to develop clearer member communications regarding BID roles and responsibilities.
- Consider placing construction resources prominently on the BID website/homepage.

Supporting Businesses During Construction

The board discussed the potential economic impact of a multi-year construction project on Santa Fe businesses.

Members stressed that the BID should not only communicate construction problems but should also encourage a **positive corridor-wide support strategy**.



Kristina proposed encouraging businesses and community members to actively support neighboring businesses during construction.

Ideas discussed included:

- Cross-promoting neighboring businesses
- Encouraging customers to continue visiting the corridor
- Restaurant and retail partnerships
- Promoting takeout/family packages
- Connecting customers from one business with other nearby businesses
- "Love your neighborhood" messaging
- Using First Friday as a key tool to maintain foot traffic
- Seeking DEDO support for marketing and community activation

The board noted examples from previous streetscape projects where businesses were lost during extended construction.

Members agreed that protecting existing Santa Fe businesses should be a major priority.

Detailed Construction Schedule Requested

The board reached broad agreement that the community needs more specific information than an overall project duration.

The preferred format is a **block-by-block or phase-by-phase schedule**.

The board wants the City/Hammond/Denver Water to clarify:

- Which blocks are affected and when
- How long each block will experience major impacts
- When Denver Water will work on each block
- When Hamon will follow Denver Water
- Whether streetscape work will begin immediately after water work on each section
- Whether construction will occur from both ends of the corridor toward the center
- When the one-lane configuration begins
- When individual blocks return to more normal accessibility

David agreed to contact Tony to request more detailed information.



Action Item: David to contact Tony and request a detailed, digestible construction schedule and sequencing plan.

Proposed August Community Construction Meeting

The board discussed using the next BID meeting as a major **in-person construction information/community meeting**.

A proposed date of **August 25, 2026** was discussed.

The intent is to invite:

- City/Streetscape representatives
- Hammond Infrastructure
- Denver Water
- DEDO
- BID businesses
- Community stakeholders

The meeting would allow the City, contractor, and Denver Water to directly answer community questions.

The board emphasized that project representatives should come prepared with meaningful details, particularly a block-by-block construction schedule.

Possible Venue

Kristina offered access to a **140-seat theater** for the meeting.

The group discussed organizing the meeting as a structured panel discussion with audience questions rather than an unstructured open forum.

Kristina agreed to reserve/book the theater in anticipation of the meeting.

Action Items:

- Kristina to reserve the theater for August 25.
- David to contact Tony regarding the board's expectations for the meeting.
- City, Hamon, Denver Water, and potentially DEDO to be invited.



- BID to notify businesses/community once sufficient construction information is available.
- Project representatives should prepare detailed schedule/sequencing information before the meeting.

Front Range Operations and Maintenance Contract

Tom raised the issue of how construction may change the scope of work required from **Front Range**, the BID's operations/maintenance provider.

With blocks under active construction, certain services may temporarily be reduced, including:

- Street/gutter sweeping
- Trash-related work
- Other routine maintenance in inaccessible construction areas

The board discussed whether the BID could realize cost savings during construction and preserve those funds for future needs.

George agreed that Jackie should discuss the issue with Lynn/Front Range.

Action Item: Jackie and Len/Front Range to review the operations and maintenance contract and determine whether construction warrants scope and/or cost adjustments.

Executive/Board Discussion – Construction Communications Strategy

Following the departure of project guests, board members continued discussing how to prepare businesses for construction.

The board agreed that the BID should:

- Avoid describing the project as a "30-month shutdown."
- Clearly distinguish between the overall construction duration and the duration of disruption to individual blocks.
- Obtain accurate sequencing before issuing broad statements.
- Be transparent about the challenges businesses will experience.
- Avoid minimizing the likely disruption.



- Advocate strongly on behalf of businesses.
- Direct complaints/questions to the correct project agency while remaining engaged.
- Provide businesses with useful, practical information.
- Encourage corridor-wide business support.
- Push DEDO and other agencies for mitigation resources.
- Maintain First Friday and pedestrian access as major priorities.

Board members emphasized that construction will be difficult, but that accurate information, advocacy, mitigation funding, and coordinated community support could reduce the impact.

Adjournment

- After completing the board discussion and identifying follow-up priorities.
- George Lim thanked attendees and adjourned the meeting at 4:47 PM.
- **Next Meeting 8/25/2026 at 3:00 pm in person at The Colorado Ballet**