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

Held Tuesday, September 29, 2026, at 3:00 p.m. via ZOOM. The facilitator, Tom McLagan, 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:

Board Members - Present	**Guests / Partners Present:**
George Lim - BOD	Lauren Myerscough (DEDO)
Jackie Bouvier - ED	Tony Gargaro (Vibrant Bond)
Kristina Sablatura - BOD	Heather Badini (Vibrant Bond)
Rusty Brown - BOD	Vanessa Sanchez (CRO)
Tom McLagan - BOD	Austin (Denver Water)
David Brehm - BOD	Bailey Arithson (Denver Water)
Jim Stevens - BOD	Nolan Hahn (LALP)
Michael Vela - BOD	Len Austin (Frontrange)
Andrea Barela - BOD	Cheryl Spector (Property Owner)
NOT PRESENT	Kameron Johnson (Xcel)
Sasha Zanabria - BOD	Daniel Colbourne
	Dexter
	Brad Davis
	DE

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

Approval of minutes from the last meeting

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

CRO / Police Department Update –

Technician Vanessa Sanchez reported 57 August calls for service: 50 citizen-initiated and seven officer-initiated; nine related to trespassing or unwanted persons. Comparing July and August reported property offenses: burglary increased from zero to one; property damage/vandalism remained at three each month; robbery decreased from one to zero. Arson, counterfeiting/forgery, fraud, larceny/theft, theft from motor vehicles, motor vehicle theft, and stolen property were reported as zero for both months.

Tom asked whether construction closures and equipment were changing crime or homelessness conditions. Vanessa offered targeted extra patrols to protect work areas and equipment, requesting proposed dates and times. Jackie agreed to coordinate with Tony, Denver Water, and the construction team and email the patrol request. Andrea supported the extra patrols.

Guests Updates

Cheryl Spector - Cheryl Spector indicated she had several streetscape concerns; discussion was deferred until the project team update.

Streetscape Project Update

Denver Water — Austin

Denver Water was installing the main between West 9th and West 10th avenues, targeting installation by Thursday, subject to weather and water-quality verification. No work was planned for Friday, October 2, in recognition of First Friday. Service-line changeovers were anticipated the following week, lasting approximately three to four days, followed by potholing and utility investigation between 10th and 11th. Denver Water expected to skip temporarily to the 12th before returning to the more complicated 11th Avenue work with additional crew support. Work was described as slightly ahead of schedule, with a tentative mid-to-late November completion outlook if pace continued.

The 8th Avenue crossing had gone relatively smoothly despite sandy soil and additional excavation; 7th Avenue had presented more underground surprises. Cheryl reported intermittent brown water following a shutoff. Austin advised affected occupants to flush cold water from a bathroom or mop sink and

offered to coordinate further investigation with Shane. Questions about broader closures were answered in terms of drivers disregarding local-access signs and the inability of 9th Avenue to handle diverted through traffic. Denver Water was evaluating single-lane access through 8th and possibly 9th.

Cheryl requested that heavy equipment not be parked directly in front of active businesses. Austin said side-street permissions were limited, but the team could consider specific business locations without guaranteeing relocation. Daniel Colbourne expressed appreciation for a prompt water cutover at Renegade Brewing before operating hours.

Hamon Infrastructure and Xcel Energy — Bailey Arithson and Kameron Johnson

Bailey described Xcel gas-main work between 6th and 8th beginning the following Monday, with traffic-control installation, a temporary through lane, and on-street parking removed on both sides where needed. Supplemental lot access between 7th and 8th was expected to remain available; access to the taco shop at 7th would be via 7th Avenue. Hamon anticipated beginning east-side stormwater work between 12th and 13th around October 12, involving roadway removal, a closure at the east side of 13th Avenue, detours, and continuous right-lane restrictions. Bailey committed to sharing maps/flyers and ongoing updates.

Tom raised concerns about detour compliance and vehicles speeding through alleys. Bailey observed improved driver adaptation and committed to incorporating lessons from Denver Water detours into upcoming communication. Kameron explained that the new gas main would be built alongside the existing main, with individual service transfers generally scheduled with owners. Some businesses could experience an approximately two-hour gas interruption, while smaller services might be maintained using temporary tanks. The approach was intended to preserve service to neighboring blocks, including West 9th Avenue. He asked that planned interruptions be shared with Jackie for weekly BID notices.

Parking and Business Access

Cheryl reported customers leaving because they could not find parking and raised concern about construction workers using scarce public spaces. Jackie explained that she and Board President George Lim had been contacting corridor organizations and property owners about alley-accessible supplemental parking; NEWSED and Teatro had assisted. Parking maps and communications were in development. Andrea suggested contacting West High School; Jackie agreed to check with George and

follow up. Nolan Hahn suggested exploring a gravel lot near 10th and a Denver Health lot near 8th. Tom offered to contact a former operator of the 10th/Kalamath lot, which appeared closed.

Bailey stated that Hamon personnel park in a lot near their 13th Avenue office. Austin said Denver Water personnel should use vehicles or parking within the construction closure and agreed to issue a reminder to contractors.

Design, Trees, Lighting and Long-Term Maintenance

Cheryl and David Brehm requested clarity on the final design, maintenance implications, decorative corner treatments, sandblasted concrete, community involvement in artwork selection, and alternatives. Tony Gargaro stated the team was evaluating options with designers and contractors, particularly irrigation maintenance, but could not provide a complete account or firm presentation date. He anticipated better information by the next board meeting. Cheryl questioned the desirability, durability, cost, and community acceptance of the proposed sandblasted/two-tone treatments; Tony confirmed alternatives were being examined.

Cheryl asked why trees were removed without advance notice, why some were protected, and what species would replace them. Tony said removal followed project plans, protected trees were determined with Forestry, and removed trees would be replaced under the streetscape design. He agreed to share the species information, which he did not have available during the meeting.

Cheryl raised pedestrian safety concerns as historic-style pedestrian lights were removed, particularly where other lights were already inoperable. Tony said streetlights would remain and pedestrian lights would return as streetscape work was completed; he suggested discussing temporary lighting with the BID. Jackie and Tom stressed the need to maintain safe pedestrian lighting throughout construction. Brad Davis described complications with existing wiring, power connections, and generator-based temporary solutions and suggested assessing locations block by block. Kameron explained that Xcel expected to assume ownership and maintenance of the new pedestrian lights and was planning new transformers at intersections from 7th through 11th, which might offer temporary power options but would require mobilization. Nolan offered to walk the corridor after dark with BID representatives to identify priority dark areas.

Kameron said electrical service interruptions were not expected for most businesses, with a short coordinated exception anticipated for Tribe Tattoo. He described the gas service transfer strategy and answered questions from Daniel Colbourne and Cheryl about West 9th and 900/910 Santa Fe.

DEDO Small Business Mitigation Update

Lauren Myerscough said DEDO had provided a standing resource list for BID newsletters and would update it as programs changed. DEDO was working with the project team to track business impacts and identify recurring patterns rather than respond only to isolated cases. She invited businesses to contact her by email.

In response to Cheryl's question about C-Stand eligibility, Lauren referred the issue to DURA. Jackie noted a prior application had been denied and that only part of the corridor appeared eligible; eligibility and possible reapplication remained under review. Regarding potential business assistance through the proposed BIZ Fund, Lauren said Council discussion had moved to November, and funding was not secured. She cited a possible need of approximately $1.5 million relative to DEDO's approximately $5 million budget. Nolan offered assistance with non-federal grant writing if opportunities were identified.

Committee & District Partner Reports

La Alma-Lincoln Park Neighborhood Association (LALPNA)

Nolan Hahn reported no additional updates from the La Alma/Lincoln Park neighborhood association.

Art District on Santa Fe Report

Presenter: Ana Paula Pinto was unable to attend

Jackie noted that representatives of the arts district were unable to attend and that several board members had left for a conflicting meeting.

Executive Director Report

Jackie reported that the BID WordPress website had suffered an SEO spam injection that redirected visitors. The website administrator removed the injection file, updated plugins, and enabled two-factor authentication; login issues remained under repair. A new Streetscape Construction information hub had been designed as a reusable template for Jackie to update weekly without recurring vendor charges. Launch was delayed by the website incident, with an aspiration to announce the page in the weekly update once operational. Jackie thanked George for identifying the problem through community outreach.

2027 Operating Plan and Preliminary Budget Discussion

Jackie presented the annual city submission process, including operating information, historical budgets, financials, minutes, and proposed 2027 figures, with submission due September 30. The TABOR/local growth worksheet showed a 4.20% increase, or $6,501, producing a proposed total of $161,284. Jackie emphasized that submission of the preliminary budget and TABOR amount was not final adoption, which would occur after public hearing and board consideration.

2027 Proposed Budget Review and Adjustments

Jackie Bouvier reviewed the following proposed budget adjustments and considerations:

- Executive Director Compensation: Proposed an increase in contractor compensation based on comparable part-time Executive Director positions and the expanded workload and responsibilities of the BID.
- Legal Fees: No changes proposed.
- Assessment Contractor: Proposed a 5% increase.
- Accounting Services: Current costs total $9,450 against a $10,000 budget.
- Light-Pole Maintenance: $6,000 budgeted, subject to potential adjustments during streetscape construction.
- Right-of-Way Repairs: Reviewed anticipated repair and maintenance expenses.
- Insurance: Discussed potential insurance offsets and related budget adjustments.
- Utilities and Backflow: Reviewed anticipated utility and backflow maintenance expenses.
- Maintenance Services: Approximately $60,000 retained in the combined maintenance budget, despite an estimated cost of approximately $54,000.
- Website Support: Proposed an increase to accommodate additional website maintenance, updates, and communication needs.
- District Banners: $2,500 budgeted, although installation may be postponed or unnecessary during construction.
- Art District on Santa Fe: Continued annual financial support of $7,000.
- First Friday Events: Reviewed August event expenses and receipts, noting reduced police and security costs.

David Brehm supported the proposed compensation increase and asked whether unspent maintenance funds could carry forward. Jackie said they would become reserves. Len Austin of Front Range explained that construction areas would shift much maintenance responsibility to the contractor, reducing trash removal, planter watering, graffiti cleaning, and potentially holiday lighting expenses. Some maintenance would continue in unaffected blocks. Jackie stressed the need to review actual responsibilities and potential savings before redirecting funds.

Motions and Board Actions

- Agenda and prior minutes: Rusty Brown moved approval; Kristina Sablatura seconded. No explicit vote result is audible in the transcript.
- October public hearing and budget adoption: Rusty Brown moved to combine the public hearing and budget adoption at the October 27 meeting; Michael Vela seconded. An affirmative voice response was recorded; no opposing votes were audible. Verify final tally against the official record.
- TABOR preliminary submission: David Brehm moved to include the TABOR increase in the proposed budget submission; Rusty Brown seconded. Affirmative responses were recorded; no opposing votes were audible. This was not final budget adoption.
- Executive director compensation: David Brehm moved to approve a pay increase for Jackie Bouvier; Michael Vela seconded. Affirmative votes from Rusty Brown, David Brehm, and Jim Stevens were audible.

Jackie stated that the next board meeting and public budget hearing would take place October 27, 2026, and that the draft submission could be revised as the board continued review.

Economic Vitality and Business Engagement

Jackie introduced an expanded board role for Michael Vela focused on occupancy, vacancies, business openings and closures, retention, and eventual attraction of new businesses. Michael agreed to work with Jackie on gathering consistent data, developing welcome/onboarding materials and outreach, and building metrics for impact reports, city submissions, and the BID website. Jackie encouraged other board members to take on focused roles, noting David's liaison work and George's extensive corridor outreach.

Old / New Business

Existing Streetscape Furnishings

Cheryl asked about ownership and disposition of existing planters, benches, trash receptacles, and temporary pilot-project furnishings that might be removed during construction. Jackie and Len said the disposition was not yet known. Cheryl suggested reusing, returning, or offering items to corridor stakeholders rather than discarding them. Len offered temporary warehouse storage; participants discussed possible sale or transfer to other BIDs if items were not needed. Jackie agreed to seek information about the plans and ownership.

Adjournment

- With no further business raised, Jackie thanked board members, community participants, and partners.
- **Adjournment:** The meeting adjourned at approximately 4:28 p.m.
- **Next Meeting: 10/27/2026 at 3:00 pm via Zoom (Public Hearing and Budget Adoption)**