RECORD OF PROCEEDINGS
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
SANTA FE BUSINESS IMPROVEMENT DISTRICT
AND PUBLIC HEARING BUDGET ADOPTION

Held Tuesday, October 27, 2026, at 3:00 p.m. via ZOOM. 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:

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	Nolan Hahn (LALP)
David Brehm - BOD	Len Austin (Frontrange)
Jim Stevens - BOD	Chris Semples
Michael Vela - BOD	Nate Eberly
Sasha Zanabria - BOD	Daniel Colbourne
NOT PRESENT	Lynda Seely
Andrea Barela - BOD	Bo Blodgett
	Lindsey Bell (ADSF)
	Ana Paula (ADSF)
	Jason White (Frontrange)
	leAnn Fenton
	Laurie Hodges
	Chris Wieds
	Marcy Loughran
	Central City Opera
	Hal Naiman (identified himself while using the Laurie Hodges connection)

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, Michael seconded, and all were in favor. **Vote:** Unanimous approval.

Approval of minutes from the last meeting
Jim moved to approve the minutes, and Rusty seconded the motion. All were in favor, and the motion moved forward. **Vote:** Unanimous approval.

Budget Adoption and Public Hearing

Executive Director Jackie Bouvier presented three budget scenarios developed in response to the ongoing Santa Fe Drive streetscape construction project. The objective was to reduce operating expenses during construction, support affected businesses, and prepare for future maintenance obligations.

The proposed 2027 assessment figures were presented as follows:

Budget Item	Amount
2026 Annual Assessments	$154,783
Allowable 2027 TABOR Increase	4.20%
Additional Assessment Revenue	$6,501
2027 Assessment Budget	$161,284

Budget Scenarios Discussed

Scenario 1 – Standard Operating Budget With TABOR Increase

Maintains the allowable increase and reflects a more typical annual operating budget.

Scenario 2 – Reduced Construction-Year Budget Without TABOR Increase

Reduces expenses during construction by eliminating or adjusting services that are no longer required, including pedestrian light-pole maintenance, holiday lighting, backflow services, banners, and certain utility expenses.

Scenario 3 – Reduced Construction-Year Budget With TABOR Increase

Combines the construction-related savings with the allowable assessment increase. Discussion focused on establishing a maintenance reserve while using additional revenue to promote corridor businesses and attract visitors during construction.

The proposed maintenance contract reduction from approximately $60,000 to $41,580 was discussed, along with estimated overall operating savings of approximately $32,119.

Public Comments and Board Discussion

Participants expressed concern regarding the financial impact of assessments on businesses already experiencing construction-related hardship.

Board members discussed the importance of balancing immediate business support with long-term financial stability. Several supported using the additional assessment revenue for marketing, advertising, events, and activities designed to increase corridor foot traffic.

Lynda Seele explained the implications of foregoing the allowable assessment increase and the effect on future assessment capacity.

The Board emphasized that the proposed budget was subject to public discussion and that the district's financial decisions should be communicated transparently.

Maintenance Services and Construction-Related Savings

Jason White of Front Range Services presented an overview of current maintenance operations.

Services discussed included trash collection from approximately 28–29 receptacles, graffiti removal, debris removal, and general corridor cleanliness.

The Board discussed the need to distinguish between maintenance responsibilities belonging to the BID and cleanup obligations belonging to construction contractors.

Direction and follow-up:

- Continue essential maintenance services during construction.
- Review the proposed annual contract reduction to $41,580.
- Meet with Front Range Services leadership to evaluate additional potential savings.
- Coordinate with construction contractors to prevent the BID from paying for cleanup that is the contractors' responsibility.

No final revised maintenance contract was approved during this discussion.

Public Hearing Closure and Board Actions

Following public discussion, the Board proceeded with formal motions.

Motion 1 – Close the Public Hearing

- Motion: George Lim
- Second: Jim Stevens
- Result: Public hearing closed.

Motion 2 – Approve the 2027 TABOR Increase

Rusty Brown moved to approve the allowable 2027 TABOR assessment increase of 4.20%.

- Motion: Rusty Brown
- Second: Kristina
- Result: Approved unanimously, as announced during the meeting.

Board members expressed support for directing additional revenue toward a coordinated business promotion strategy during construction.

Motion 3 – Adopt the 2027 Budget

Following guidance from assessment consultant Lynda Seele, the Board proceeded with adoption of the budget.

- Motion: George Lim
- Second: Jim Stevens
- Amount: $161,284
- Result: Approved without recorded opposition.

Lynda Seele and George Lim confirmed that the Board had adopted the budget.

Motion 4 – Adopt the Assessment Roll

The Board considered the assessment roll identifying each property's assessment obligation.

- Motion: George Lim
- Second: Tom McLagan
- Result: Approved without recorded opposition.

Lynda Seele confirmed that the necessary assessment actions had been completed.

Corridor Business Promotion and Economic Development

Board members discussed the importance of supporting businesses throughout the approximately 25-month remaining construction period.

The discussion included developing a coordinated promotional strategy involving advertising, marketing, special events, and outreach to attract customers to the corridor.

The Board expressed general support for using the additional TABOR revenue to help businesses during construction, while protecting funds for future maintenance.

Direction: Jackie Bouvier will work with the Board and interested community members to develop a business promotion plan and communicate it to the corridor.

No individual promotional expenditures were formally authorized in the recorded discussion.

Vibrant Denver Bond and Streetscape Construction Update

Marcy Loughran, Program Communications Director for the Vibrant Denver Bond, provided an update on upcoming construction communication and engagement activities.

Construction and Access

- Denver Water and Xcel Energy work was anticipated to be substantially completed in December 2026.
- Hamon Infrastructure's streetscape work would maintain access to businesses.
- One lane of traffic along Santa Fe Drive would remain open during streetscape construction.
- Construction-related signage and wayfinding would help customers locate businesses and available parking.

Monthly Community Construction Meetings

Marcy introduced plans for monthly Chats with the Contractor meetings to begin as streetscape construction progresses.

The meetings will provide construction updates, opportunities for questions, and a forum for community concerns and business-support ideas.

Local businesses and galleries were encouraged to offer meeting space.

Jackie confirmed that BID leadership continues to participate in separate construction coordination meetings approximately every other week.

Construction Communication

Marcy encouraged the community to use the construction hotline to report access issues, debris, and other concerns requiring contractor attention.

The BID and Vibrant Denver Bond team will coordinate promotional signage and outreach efforts to avoid duplication.

Streetscape Design, Public Art and Community Input

Following the initial attempt to adjourn, additional discussion addressed the availability of final streetscape designs.

Tom McLagan requested an update on when the Board and community would receive drawings showing the planned improvements.

Jackie Bouvier raised concerns regarding potential limitations on art district gateway signage and the need for clarity about how design decisions were made.

George Lim emphasized that the community should be able to review the design and understand any changes from earlier concepts.

Marcy Loughran agreed to follow up with the project team regarding:

- Availability and timing of updated streetscape drawings.
- The status of design decisions and opportunities for community review.
- How previous community feedback influenced the final project.
- Coordination with Denver Arts & Venues regarding public art and gateway signage.

No confirmed date for delivery of the drawings was provided.

Upcoming Board Meetings

The following meeting dates were discussed to accommodate the holiday schedule:

Meeting	Date
November Monthly Board Meeting	November 17, 2026
December Monthly Board Meeting	December 15, 2026

Jackie Bouvier indicated that updated meeting information would be distributed.

Adjournment

President George Lim initially announced adjournment at approximately 4:33 p.m. Additional discussion continued regarding streetscape designs, future meeting dates, and parking information.

George Lim subsequently moved to adjourn, with David Brehm seconding the motion.

The meeting concluded at approximately 4:43 p.m.

- **Next Meeting: 11/17/2026 at 3:00 pm via Zoom**