

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

**Held:** Tuesday, March 19, 2019, at 3:06 pm at Semple Brown Design, 1160 Santa Fe Drive, Denver, CO 80204.

**ATTENDANCE:**

A regular meeting of the Board of Directors of Santa Fe Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

**Board Members/Advisors Present**

Andrea Barela  
Jack Pappalardo  
Rusty Brown  
Lindi Sinton  
Susan Taub  
Cheryl Spector  
Jaqueline Bouvier

**Community Members Present**

Erik Isaac  
David Griggs  
Amanda Hardin  
Bob Anderson  
Tom McLagan  
Dario Toribio

**February Minute Approval**

February board minutes were reviewed and approved. Approval of minutes was motioned by Lindi and seconded by Susan, all were in favor.

**New Director Intro-Vote**

The hiring committee discussed the hiring of the new director offline. Jaqueline Bouvier was introduced and formally approved by all members of the BID.

**Financial Review**

- 2018 end of year financials were handed out as well as 2019 YTDs. The 2018 financials did not reflect the final insurance payment that will be received in 2019 for 2 poles that were replaced in 2018.
- Insurance in 2018 looks high because both 2018 and 2019 premium payments were made. The insurance company needs the BID to pay upfront for the following year.

**Tim Correra- Small Claims Court Outcome**

As reported in February property owner Tim Correra is claiming that he does not receive any services from BID for his tax assessment payments. Andrea attended court on March 18, 2019. After the BID's

lawyer presented all evidence of the BID's services the Judge dismissed the case due to lack of evidence on Mr. Correra's part. Tim still has 15 days to appeal and take it to a higher court.

### **Streetscape Task Force-March Meeting Recap/CIP**

Andrea reviewed the Streetscape Project's background for the new people. See previous minutes for streetscape recap.

Currently the pilot project is approved to move forward and be completed in 2020. The timeline was moved to ensure big impact for the community. The project will need to acquire more funding and resources. The data gathering portion of the project is still in the process of gathering of community input. However, the project will stage two lanes of traffic and wide sidewalks on both sides of Santa Fe between 8<sup>th</sup> and 13<sup>th</sup> Avenues. Public Works is working on other details of the pilot project such as traffic flows, traffic light timing and more to reduce traffic impact.

Gabby mentioned that Paul Lopez (Councilman for District 3) has requested 10 million from the Capital Improvement Project (CIP), however it will be the next elected councilperson that has to advocate for those monies to be realized. She also mentioned that all voices need to be heard from the community by sharing their comments on the CIP online survey form and at upcoming CIP meetings.

The City is having public town hall meetings throughout the city regarding the CIP. Gabby mentioned that Public Works thinks this project is only something the BID wants and urged that there be more community support in general.

Next CIP meetings:

March 20, 2019, at 6:45 PM at the Kirk Parks and Recreation Center

March 23, 2019, at 11:30 AM at the Hadley library branch

Andrea will send out an email to the BID's list to alert them of the upcoming meetings and circulate the online survey form link for people to send in their support.

Public comment: Concerns that certain blocks are not ADA compliant. How to act for the city to recognize this issue.

*Gabby: This issue has already been raised with the city about ADA compliance on Santa Fe Drive's narrowest sidewalks. The narrowest sidewalks extend from 600 to the 900 block. The city surveyed the sidewalk width and found that the sidewalks do comply with ADA, although barely.*

David commented that the Art District would like to apply for this year's P.S. You Are Here grant that is due mid-October and if awarded it will be for a project in 2020. The Art District would like to have the grant showcase the Streetscape project. David would like the collaboration of everyone for ideas on what that should look like.

April 11<sup>th</sup> Denver Streets For People Summit is going to have a conference they will be having many examples of different streets that are pedestrian friendly. [Click here for more information.](#)

Gabby is asking for supplemental funding for a presentation of the project. She is requesting \$150K more so they can do more stuff and create the traffic modeling that Public Works is requiring. The traffic modeling will cost \$50K and Gabby does not want to take it out of the \$300K that remains for the pilot project. Gabby would also like to use one block in the August First Friday Event to showcase the pilot project somehow.

### **Art District / BID collaborative entity-Notes from 40 West**

On March 14<sup>th</sup> Shaina sent information to the Santa Fe BID on how the 40 West BID is operating with three entities that include their Merchant Association, BID and an Art District. 40 West is located on West Colfax and they are very well organized. Shaina met with Bill Marino (Board Chair) and talked about how these three entities work together. Bill agreed to consult with the Santa Fe BID to assist with the Art District collaboration. Bill explained to Shaina that their BID works as two separate entities with two separate board of directors. Bill also explained that they do have some overlapping of board directors to ensure synced communication. Their BID provides annual funding to both the Art District and the Merchant Association. All three organizations have the same mission plan with highly specific goals for each.

The Art District is also up to receive their recertificate from Colorado Creative Institute (CCI) and they would like to see the Art District work more with the Santa Fe BID. This could potentially bring more money to each group.

Santa Fe BID needs to create a task force to see what steps combining both entities would entail.

A task force committee will include the following members:  
Jack, Susan Amanda, Andrea, Jaqueline and Eric

### **August First Friday**

Andrea proposed that the BID pay for the street closure for August First Friday. While there are various expenses associated with a street closure the Art District is not able to acquire those costs and they do not want to work with a 3<sup>rd</sup> party like last year due to poor execution and lack of communication with the property owners.

\* Side note: Visit Denver may have grants for these types of events because they are all about pushing economic vitality.

Jack said he would prefer to get money outside of the BID's budget but also be prepared to pay for it if it doesn't break even. Others agreed with this sentiment.

Andrea mentioned that to recoup costs the BID should charge food trucks and other types of vendors as in previous closures. In addition, there are possible sponsorships to be earned that should be pursued.

Rusty agrees that the BID should forge a relationship with the Art District but feels that paying for street closure again is too fast of a decision to make at this time.

After much discussion the BID formally motioned to pay for the August First Friday. It was motioned by Jack, second by Cheryl. Majority in favor with one abstain.

### **Board Member Search**

Will be for discussion in next month's meeting.

### **New / Old Business**

#### LPNA March Meeting -District 3 Candidate Forum

LPNA next meeting is on Wednesday, March 27, 2019, at Denver Inner City Parish at 6:30 PM. There will a candidate forum for District 3 at 7:15 PM with an introductions and fielded questions from the community.

### Banners

- Banners files are at the printers, and they should be done in a week.
- CSG gave a quote of \$900 for eight banners to be taken down.
- BID must talk to John Roberts removing the banners were part of the initial cost.

### Community Clean-Up Event

Renewed interest by Aubrey Lavizzo in community clean up. The “Broom Brigade” event is scheduled for Saturday, April 27<sup>th</sup> 9:30- 12:00 PM. Meeting at the Zone, 725 Santa Fe Drive. Beer and Pizza will be provided.

### Report from Community Officer Bob Anderson

- There have been some police issues between 600 & 800 blocks due to the homeless shelter nearby.
- Please alert the city of any graffiti issues. People may report it to 311. Officer Anderson would like it to be reported to him as well.
- The non-emergency line is 720.913.200
- If there is any crime in progress call 911, it does not have to be life threatening.
- A gallery on 760 Santa Fe Drive had recent issue with a tenant that was renting basement space and having an illegal after-hours night club. The property owner did not know that the tenant was doing these types of activities. Property owners were not held liable. The tenant was arrested and is facing jail time.
- If there is anyone living or camping out on the sidewalk notify Officer Anderson. There is a new law that protects the homeless and the issue has to be dealt a certain way.
- HALO street cameras information and placements are available to the public at [Denvergov.org](http://Denvergov.org) or [Click here.](#)
- Officer handed out a flyer with his and his partners' information and other information.

### **Meeting Adjourned**

4:54 pm

### **Next Meeting**

Tuesday, April 16, at 3:00 pm – Semple Brown, 1160 Santa Fe Drive