

**West Colfax BID Board
3275 West Colfax Ave.
Denver, CO 80204**

December 13, 2016

Members Present: Cameron Bertron, Dennis Gonzalez, Rene Doubleday, and Win King were in attendance. A quorum was present. Cameron called the meeting to order at 4:34 pm.

Disclosures of conflict of interest

There were no conflicts of interests pertaining to agenda to disclose.

Minutes and Financial Reports

Minutes from the November Board meeting were read. There were no questions or concerns.

Motion: Cameron moved to approve the minutes with changes regarding e-mail policy as noted in the minutes by Dan. Win seconded. All were in favor. Minutes were unanimously approved.

The financial reports from November were read. Cameron was pleased to note that the financial report reflects the fact that the BID has been able to leverage outside funding in addition to the assessments it collects.

Motion: Dennis moved to approve the November financials. Rene seconded. All were in favor. Motion carried unanimously.

Agreements for Consideration

a) Fiscal Sponsorship Agreement Del Norte

The BID and Del Norte seek to enter into a pre-approved grant model of fiscal sponsorship for the West Colfax Connects Phase II project focused on mobility enhancements in and around the interchange at Colfax and Federal through KP's Neighborhood Active Living-Planning Phase grant funding administered by The Denver Foundation in the amount of \$75,000 and other funding enhancements in and around the interchange at Colfax & Federal in Denver. Del Norte will act as the "sponsor" in this project and the BID will be the "sponsored organization".

b) Kaiser Project Contract Addendums to existing West Colfax Connects contracts to include Phase II/Kaiser-funded project WalkDenver (\$16,000 for Phase II), Michael Baker International (\$13,310 for Phase II), and PlaceMatters (\$5440 for Phase II + \$2176 for Phase I/Health Foundation funded phase=\$7,616 total)

Motion: Cameron moved to approve an agreement with Del Norte as well as approve contracts to include Phase II/Kaiser project, WalkDenver, Michael Baker Int'l, and Place Matters (also for Phase I/Heath Foundation project). Win seconded. All were in favor. Motion passed.

c) Addendum to expand HDR scope to include Osceola to Knox Ct

Dan presented a draft scope of services with HDR in the amount of \$6,100. There was a discussion regarding the need for a study conducting a field evaluation of the portion of West Colfax Ave between Osceola St. and Knox Ct. The study will evaluate opportunities to provide additional or reconfigured on-street parking, pedestrian curb extensions, refuge median islands, and increased sidewalk width, along with other phasing and technology improvements to existing signalized locations. Dan has been approaching business owners to get their buy-in with respect to parking. The purpose of expanding the geography of the areas under study is to position this portion of the corridor for GO Bond funding.

Motion: Cameron moved to approve additional work with HDR to draw up plans for improvements along West Colfax between Osceola and Knox Ct. Dennis seconded. (Win recused himself because of the benefits to his property). All other Board Members present were in favor.

d) Front Range Service shelter maintenance

Dan presented a contract with Front Range Services for landscaping and maintenance of district signs, directional signs, light poles, benches, bus shelters, sidewalks, etc. for graffiti or other signs of damage. Front Range will conduct bi-weekly inspections and will remove any graffiti or stickers from light poles, trash cans, benches, etc.

There was a discussion regarding the number of inspections necessary—Dan will verify how much it would cost for each inspection.

Motion: Cameron moved to approve the contract with Front Range Services for Landscaping & Maintenance. Rene seconded. All were in favor. Motion passed.

5) VOA proposed development at Xavier

Lindi Sinton from VOA attended the meeting to present plans for a proposed development located between Yates and Xavier. VOA's mission is to serve the most vulnerable people in the community i.e. the homeless, victims of domestic violence, veterans in need of housing. The property has been the site of the Brandon shelter for battered women, but running such a large shelter in an aging building has become increasingly economically unfeasible. VOA has determined that it is far more effective to build housing for the population they serve. The plan is to level the current shelter and build a four story development on the property which would include 120 units, 60 larger 2 or 3 bedroom units for low income families and 60 single one bedroom units for single

people. Ms. Sinton presented preliminary plans to the Board and plans to solicit support from all of the RNO's.

6) Updates

a) Colfax Bond Funding

The November 29th meeting at the Corky Gonzalez library for the GO Bond Funding was well attended. The BID is hosting an event tomorrow night, at Sloan's Tap & Burger to continue raising awareness of the Bond Funding and provide more opportunity for public input. Dan is anticipating that 30 to 40 people will attend and wonders how much he should spend on food. Board members agreed that Dan can charge the District credit card to pay for food not to exceed \$350.

b) Beer map is a go

Dan is continuing to work on a map promoting local breweries in the community and has gotten buy in from Strange Brewing, Joy Ride Seedstock, and Little Machine on 20th & Federal. Next step is the map itself and determining printing costs.

c) Shelter at Perry

Dan presented a rendition of a proposed bus shelter on the corner of West Colfax and Perry St. Cameron wondered if the shelter could be located further down the block rather than on the corner. Dan is hoping that DHA will commit to pay for installation of the shelter and would like to explore the possibility of the District offering an incentive such as a match. Cameron would like to continue working on this project.

d) Mural Update

Dan is trying to get people to sign up for murals, with some limited success, and will develop a program description in the New Year.

e) APA panel

Dan has been invited to serve on the American Planning Association panel in New York, which would represent an expense under the budget.

Motion: Cameron moved to authorize Del Norte to issue a bonus to the Executive Director in keeping with the terms as put forward by Del Norte for their staff bonuses. Dennis seconded. All were in favor. Motion passed unanimously.

New Business

There was a discussion about whether or to not to re-up membership in the INC. Cameron thinks it makes sense for Dan to serve as a formal representative but is willing to attend a couple of meetings a year.

Win learned this afternoon that the city sewer line on Colfax has backed up—the city ran a scope and discovered that there was standing water in the line indicating a blockage somewhere—Win thinks it would be appropriate as a BID to stay on the city to get this issue resolved. There was a discussion about who to contact. Agreement was to start with Rafael’s office and go from there.

Meeting adjourned at 6:20 pm.