

**West Colfax BID Board
3275 14th Ave.
Denver, CO 80204**

January 10, 2017

Members Present: Cameron Bertron, Dennis Gonzalez, Rene Doubleday, David Goldblatt and Win King were in attendance. All Board members were 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 December Board meeting were read. Cameron offered some clarifications to the minutes to reflect the conversation: changing the wording on the 3rd sentence from “DHA will commit to pay..” to “the developer will continue to pay....”—and in the last sentence from “Cameron would like to continue.....” to “The District would like to continue..” There were no questions or concerns.

Motion: Rene moved to accept minutes with changes. Cameron seconded. All were in favor.

The financial reports from December were read. Dan pointed out two sources of income that had not been anticipated: The Food Access Grant and the Mobility Grant.

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

Posting Place Designation: 3275 W. 14th Ave, Denver, CO 80207

Motion: Cameron moved to set the posting location for BID meetings at 3275 14th Ave, Denver, CO 80204 (the door on the street level). Rene seconded. All were in favor.

Contracts for Consideration

a) Simmons & Wheeler-annual compilation report

The BID as a quasi-government agency is required to submit an annual compilation report to the city for auditing. There was a discussion about how often the BID needs to do a more detailed (and more expensive) audit—in previous meetings, the decision was made to do reviewed financials every third year.

Motion: David made a motion to approve an agreement with Simmons & Wheeler to complete a compilation report not to exceed \$600. Win seconded. All were in favor.

b) My Nanny Solutions-not to exceed \$1000 for grant funded projects

Dan presented an agreement between the BID and My Nanny Solution for childcare services related to district projects. My Nanny will provide childcare services at an hourly rate of \$17.50 per hour with a two hour minimum charge. All workers provided by the service are vetted following a criminal background check.

Discussion about liability involved in providing child care services. Rene is in favor of the idea but is concerned about what exposure the BID would have by entering into this contract with My Nanny Solutions. Cameron would like to ensure that the BID is sufficiently protected either through the current insurance policy or by procuring additional coverage. Dan indicated that the coop had been recommended by several different sources, and assured Board that he would investigate what coverage already is in place, but also would look into getting additional coverage. **Motion:** Cameron moved to authorize Dan to enter into a contract with My Nanny Solution in an amount not to exceed \$1000 with the stipulation that Dan ensures sufficient insurance coverage. Rene seconded. All were in favor.

Arts in Society Vision Zero Community Project LOS

Walk Denver intends to solicit \$50,000 from Arts in Society for the Vision Zero Community Art project. They have asked the BID to submit a letter of support for this grant.

The Vision Zero Community Art project will bring together the community along Denver's Colfax corridor to create public art installations that raise awareness of traffic safety and Denver's commitment to end traffic fatalities. Board members are in favor of providing a letter of support and collaborating with Walk Denver on this project as it aligns with the goals of the BID in enhancing a pedestrian friendly environment.

Updates-WCC survey, Design Guidelines through Colfax Collaborative, Marketing Support for business, banner hardware, sign code status/fact sheet, winter/spring event planning.

Dan presented a memo from StudioInsite regarding a potential scope of work to create design guidelines and a development pattern book for the Colfax corridor. The idea is to influence better design, creativity, and context-sensitive solutions for new development along the corridor by providing a "handbook" to prospective developers. The assumption is that the guidelines would be voluntary but the city would create incentives to encourage developers to follow recommended guidelines. StudioInsite has been working with the Colfax BID to create a streetscape plan, and have recommended design guidelines. The project lead also has experience developing voluntary design guidelines.

Dan thinks design guidelines are a good idea, but is not necessarily attached to working with StudioInsite and would like to explore other options before making a decision. He will follow up with a link to sample guidelines.

New Business

Discussion about how the BID might support small businesses, such as the new Deli which opened last fall. Dan reported that Art, the owner is struggling to attract business and could use some marketing help. Win would like to see a structured program which would provide matched funding for supporting new businesses as the need arises. Board members were in agreement that it would be wholly appropriate for the BID to support new businesses and discussed what kind of support would be most helpful. Dan would like authorization for \$300 to hire Barret Odell (the BID's graphic designer) to create more sophisticated signage to market Art's business. Board members would feel more comfortable with more specific information about how the proposed support augments Art's marketing efforts to date in order to make good decisions about how best to provide the necessary support. Pending more information, the board will provide feedback on whether to proceed in supporting Art.

The city is doing a new sign code re-write and Dan would like to provide input to the city and eventually provide a "factsheet" to business owners to help create a consistent look which represents the character of the corridor.

The Winter/Spring event at Sloan's Tap & Burger was a success in terms of attendance and enthusiasm for BID projects. Dan was pleased with participation from local residents and stakeholders. He would like to host future gatherings as a way to promote other events happening along the corridor, and an early March date was discussed.

Cameron asked that the BID to write a letter supporting an impact award presented by ULI recognizing Sloans as an influential development in the community. All Board members were in agreement that Dan should write a letter of support.

Meeting adjourned at 6:05pm.

