

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

May 10, 2016

Members Present: Cameron Bertron, David Goldblatt, Dennis Gonzalez, Rene Doubleday, and Win King were in attendance. All Board members were present. Cameron called meeting to order at 4:37pm.

Guest: Kerry Hyde, 1274 Raleigh St. Denver, CO 80204

Disclosures of conflict of interest

There is a potential conflict of interest regarding the green program matching grant, which David Goldblatt may participate in, and will recuse himself from voting on.

Minutes, Financial Reports, Year-End Compiled Financial Statements

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

Motion: Rene moved to approve the April 12th minutes. Dennis seconded. All were in favor.

The financial reports for March and April were read. Dan hired a book keeper proficient in Quick Books who helped him to resolve the book keeping issues. Question from David G. about why the Tabor reserve is sitting in a CD and savings account? There were questions about why the reserve is sitting in two different accounts. Dan will explore the most efficient methods of possibly consolidating the accounts for the Tabor reserve. There was a question from Rene about the line item titled "other income" which Dan explained comes from the PS You Are Here Grant (the art crosswalk project). There were no more questions or concerns about the recent financial statements or year-end Comp Statements, which had been revised by the auditor to correct an error uncovered at the last board meeting.

Motion: Cameron moved to approve the March, April and revised year-end financials. David G. seconded. All were in favor.

Contracts

MOU PSYRH

Dan presented a lengthy agreement between the West Colfax BID and the Bluebird BID in order to adopt the terms of reimbursement imposed by the City for expenses incurred by the West Colfax BID for PSYRH project.

Motion: Cameron moved to approve the MOU with the Bluebird District for the PS You Are Here project in the amount of \$3333 less the pro-rata share of traffic control for installation (being paid for through Bluebird directly). Rene seconded. All were in favor.

Charging Station:

Dan passed on a request from Confluence Ministries for the BID to support the charging station installed at their location on Quitman. WCBID would get logo placement on the station. Confluence would own the station and charge a minimal fee for its use with the intention is to promote sustainability in the neighborhood. It's the first of its kind in a public right of way. The city waived the permit fee because it is a pilot program. Win asked how the decision to install a charging station at Confluence Ministries came about and how it will be marketed. Apparently there is an app for the project. Jude approached Dan to ask if the BID would consider making a contribution to help defray the costs. Cameron's inclination is to participate in such projects at some level, and asked where the money would come from. Dan pointed out that the BID has money put aside for charitable contributions. He also believes it is a good marketing opportunity and funds could be paid for from that account as well. There was a discussion about the benefits of contributing for the charging station in that location, but consensus that it is the kind of project that supports sustainability goals for the neighborhood and district. Cameron wonders if Jude could provide some statistics regarding the activity at that site before the BID commits any funds.

Motion: Cameron moved to make a \$500 donation/advertising investment for the charging station at Confluence ministries with the stipulation that Dan will request data from Jude regarding the use of the charging station over time. Win seconded. All were in favor.

New business

The art crosswalk event held on April 19th was a big success and attracted a lot of attention. Dan showed a variety of possible designs and pointed out which ones were the most popular with participants. The city has a say in which designs get approved, which somewhat limits the possibilities for the artwork. Board members got to pick out their favorite designs, and Rene recommended producing a rendering from the perspective of a pedestrian to get a better sense of how they will look.

LEI Solar versus Wired Option for Median Lighting

Dan has been working with LEI to find solar panels which will adequately charge batteries for the solar lights in the cat tail artwork in the medians. There is a solar light that looks hopeful but it's huge—Dan sent a proposal to the sculptor of the artwork asking him to work with the BID to incorporate the solar panels into the artistic design of the sculpture. Joe, the sculptor expressed some reservations about the size of the panels, but is willing to work with the BID. Dan would like to see what the panels would look like before purchasing them. David thinks it will be more expensive to install the panels than LEI estimated. There was a discussion among Board members about how to get the cat tail lights working again, with a decision to have a rendering done showing exactly how the panel would look, as well as to get a bid on a conventional approach to wiring the lights.

Green match program recommendations

The program has generated some interest among five property owners, including David. Girls Inc would like to install trees that would require irrigation. Dan found some planters which he thinks are viable and would cost around \$700. They are nicely designed and made from reinforced concrete. Cameron asked how the program will work, which Dan says he is developing around the unique needs of each location, with a match for the initial investment. There was mixed reaction from Board members about the planters in terms of the limited impact they would have aesthetically. Dan feels strongly that the BID should explore all possible opportunities to encourage property owners to invest in greenery based on articulated community desires and input from designers. There was a discussion about whether the planters should have a more consistent theme which would capture the unique character of the corridor; Rene felt and there was consensus to go with greenery. Cameron thinks that the streetscapes planned on the St. Anthony's campus might inspire business owners along the corridor to install their own greenery, and pointed out that the city forester is prohibiting any kind of canopy trees.

HDR Cost Estimate

Dan solicited a cost estimate from HDR for crossing enhancements. HDR quote was for \$1,945,000. Cameron requested the write up on crossing enhancements. Dan submitted a CIP proposal to Public Works for 2017 for the HDR project, which has such a write up and he will forward to the board. The CIP also included B-cycle stations for \$82,500,.

Board retreat

Dan offered possible dates for the Board retreat later this summer. He has been exploring locations for the retreat and can reserve a conference room at the library. Board members will check their calendars, but it looks like Tuesday, August 30th from 4-8pm will work.

New Ideas

Dan would like to design a "beer map" for bike tours of the micro breweries in the neighborhood such as Seedstock Brewery, Joyride, Sloan's etc. as well as Highland Tap and Burger.

There will be a meeting here at the BID office at 1pm on Thursday, May 12th regarding impediments to development in the City code.

Thursday, June 2nd there will be a Colfax Stakeholder Visioning Meeting from 1-4pm in the Webb Building, Conference Room 4F6 for the purpose of exploring potential and/or gaps in development along the corridor citywide. Cameron thinks the Board members should show up for this meeting as a number of council representatives will be present.

Meeting adjourned at 6:02 pm

