

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

February 14, 2017

Members Present: Cameron Bertron, Dennis Gonzalez, Rene Doubleday (initially by phone and later in person), and David Goldblatt were in attendance. Citing the presence of a quorum, Cameron called the meeting to order at 4:34 pm. Also present were Dan Shah, Will Waterman and Jeremiah Bebo.

Disclosures of conflict of interest

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

Minutes and Financial Reports

There were no questions or concerns.

Motion. Dennis motioned to approve the January minutes, Cameron seconded and the motion passed unanimously

The financial reports from January were read. Dan pointed the high number for receivables reflects the Kaiser grant.

Motion: Cameron moved to approve the January financials. Dennis seconded. Motion carried unanimously.

Contracts for consideration. Beret Odell Phase II of West Colfax Connects not to exceed \$2000. This is an addendum to her current contract to cover work and be paid for under the Kaiser project and grant.

Motion: Cameron moved to amend Beret Odell’s contract to include graphic design services for the West Colfax Connects phase II Kaiser project project in an amount not-to-exceed \$2000. Rene seconded. Motion carried unanimously.

Policies for consideration

- a. **Technical Assistance to District Businesses.** A proposed approach to providing technical assistance to district businesses (included in the board materials) was described by Dan, with Cameron suggesting the addition of additional technical assistance categories of streetscape design and parking strategies, as well as eliminating property tax appeals. After further comments from Win related to the exposure to BID’s budget from the program, services would be described in the flyer as offered “subject to existing capacity”, with the not-to-exceed cost of \$500 to be “per business per year” and the services offered “subject to fund availability”. For the policy resolution for internal purposes to be presented at the following meeting, there will also be language referencing a \$5000 annual direct cost to the district. In

addition, the resolution will note that a match commitment is preferred in selecting projects in order to increase the likelihood of implementation of the TA by businesses. Finally, language in the public flyer will not reference “start-up or struggling” businesses, but those businesses will get preference internally.

- b. Urban Arts Matching Grant program. Dan described details of the program as set out in the board packet. Rene suggested including graffiti prevention as goal. There was a discussion of the prospect of owners going it alone, selecting their own artist, rather than the “turnkey” approach with our artist-curator selecting the muralists. It was agreed that the district should support such murals, subject to review of the final mural to ensure it meets the project objectives and meets “quality standards” for the program, through a \$1000 grant when complete. Finally, the board agreed that while more permanent murals would have priority, temporary murals such as those to be removed at the end of a construction process would also be eligible.

Small Lot Zoning Exemption

The proposed exemption as briefed in the agenda was broadly supported by the board as supporting development on Colfax and the multi-modal goals of the BID. Upon clarification of the timing of the proposal now advancing through committee, Cameron suggested that Dan should support through letters or otherwise; other board members concurred.

New Business

Discussion about I-300 social consumption areas, with BIDs and RNOs required to support applications. While the City is creating regulations, Cameron believes the potential for the BID to be crosswise of RNOs means they should not play a support role. Dan suggested to wait until regulations are released before further discussion.

Dan mentioned that due to staffing issues Terracare is no longer available for landscape maintenance work. He is soliciting pricing from other companies.

Dan also provided details for an early spring happy hour: at Union 27 on March 8th from 5-7pm. He estimates food and drink costs at \$200-\$250, and plans to hire a DJ for a similar amount.

Old Business

Dan mentioned that the other Colfax BIDs are looking favorably to collaborate on design guidelines for Colfax.

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.

