

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

September 12, 2017

Members Present: Cameron Bertron, Rene Doubleday, Dennis Gonzalez, David Goldblatt and Win King were in attendance. All Board members were present.

Also present: Dan Shah. Guests: Tim Harlin from Denver Health, Jennifer Qualteri, liaison from Sloan's Lake Citizens group, Ricardo Santiago, ULC.

Cameron called the meeting to order at 4:38 pm.

Disclosures of conflict of interest

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

Minutes and Financial Reports

Minutes from the August Board meeting were read. Cameron had minor concerns about an item under contracts #1-Frontrange Services Enhancement bid for landscaping and suggested that the amount be edited to read: \$4,052 (no warranty).

Motion: Cameron moved to accept minutes with minor edits from Aug meeting. Dennis seconded. All were in favor.

The financial reports from June were tabled at the last Board meeting due to a discrepancy which Dan needed to adjust. Dan found a book-keeping mistake which indicated a negative balance from the temporary reserve infrastructure fund ear-marked for LEI project for solar lights should have been positive. He also suggests that the Board un-restrict the balance.

Motion: Cameron moved to approve revised June 30th financials as presented at the August Board meeting correcting the temporary restricted infrastructure fund from negative \$848.79 to positive \$1931.71. Win seconded. All were in favor

The financials from July and August were read. Dan pointed out some changes he made to simplify categories as per Rene's request.

Motion: Dennis moved to approve the financials. Win seconded. All were in favor.

Tim Harlin attended the Board meeting to discuss the \$75 million bond which he is hoping will be made available to Denver Health for building a new outpatient medical facility. He explained the function of this facility and how it will meet the needs of the community.

Jennifer Qualteri from Sloan's Lake Citizen's Group attended the meeting to find out more about new development along West Colfax.

2018 Assessment

The question related to assessment is whether or not to increase it and by how much—especially in light of that possibility that the BID might face lost revenue due to properties transitioning from commercial to residential designations. Dan provided a budget based on a flat and a 3% increase in the assessment. The Board discussed the need for an increase. Cameron thinks a 3% increase is justified if would result in a more balanced budget. Dan would like to see funds for leveraging outside monies such as bond funding and to encourage more projects along the corridor such as infrastructure, art and wayfinding projects which would yield more of a visual and place-making benefit. Win pointed out that the budget has been supplemented by outside grants—he advises factoring in changes “on the street” and not relying so heavily on outside funding when considering increases to assessments. Consensus was to table the decision on an increase until the preliminary special assessment projection is available (shortly) with information on how many properties will be designated as commercial. At that point in the next week or two and before the assessment notice goes out, the board will make a decision on any increase.

Contracts

- a. Seele Special Assessment Services Addendum: \$50/hour not to exceed \$1000 annually
- b. On call graphic design Beret Odell: \$35/hour not to exceed \$2000 annually (for events like Sloans Bike ‘n Brew)
- c. Robert Gates Baird: \$500 photography under Enterprise Grant for Collaborative Action
- d. Jesse Riley: \$25/hour not to exceed \$250 under Enterprise Grant for Collaborative Action
- e. On call catering: Alma Kitchen & Catering LLC: not to exceed \$2000 annually (for events & grant funded projects, currently in the amount of \$560 Enterprise Grant collaborative action)

Motion: Cameron moved to approve the slate for contracts. Rene seconded. All were in favor. Motion carried unanimously.

Resolution

Board needs to a set the date and adopt the resolution providing notice of a budget and assessment hearing according to state law.

Motion: Cameron moved to set the date for the public hearing for Monday, October 16th at 5pm. Rene seconded. All were in favor.

Old Business

After three terms, David Goldblatt is stepping down from the Board—there was a discussion about recruiting potential new Board members—
Dave would like to see the Board consider exploring the expansion of the district to the Platte River as there are new businesses east of Federal. Cameron recommends considering owners in the Sloans development.

New Business

Dennis is meeting with muralists to explore potential art projects in the district.

Beer bike ride is scheduled for Sunday, September 24th—the ride is complicated because there are a lot of stops. The district has created a map showing all of the places where riders will be stopping to sample local brews.

There is another charrette scheduled in October to come up with design proposals for the reconfiguring of the West Colfax cloverleaf.

Push for the Go Bond funds is proceeding—voter participation is expected to be low.

Colfax is slated to get \$75 million in funding.

Meeting adjourned at 5:58pm.