

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

**Board meeting and Annual Public Hearing
Oct 16th, 2017**

Members Present: Cameron Bertron, Rene Doubleday, Dennis Gonzalez and Win King were in attendance. A quorum was present. Cameron called the meeting to order at 4:40 pm

**Guests: Tom Christianson—4190 W. Colfax Ave
Jennifer Qualteria-Sloan’s Lake Citizens’ Group**

Disclosures of conflict of interest

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

Minutes and Financial Reports

September 12th minutes were read. There were no comments or concerns from Board members.

Motion: Rene moved to accept minutes from September meeting. Dennis seconded. All were in favor.

Motion: Dennis moved to approve September financials. Rene seconded. All were in favor. Financials were approved.

Contract and Proposals for Consideration

- a. Designs Services through Mundus Bishop not to exceed \$1200 under Enterprise Grant for Collaborative Action
- b. Designs Services through Studio Completiva not to exceed \$1000 under Enterprise Grant for Collaborative Action

In relation to the redesign of the West Colfax cloverleaf, the Over the Colfax Clover will include a design demonstration. These designers would take information from a City as Play exercise in August to create a site plan for the event at the SW quadrant of cloverleaf.

Motion: Cameron moved to approve the two contracts to Mundus Bishop not to exceed \$1200 and Studio Completiva not to exceed \$1000. Win seconded. All were in favor. Contracts were approved unanimously.

Dan showed a power point update to the board and guests on the West Colfax Connects projects I and II projects funded through grants from Colorado Health Foundation, Kaiser Permanente --project partners are Walk Denver, Michael Baker and Radian Place Matters.

For phase I, the main project goals includes connecting neighborhood resources and transit through existing trail systems. This phase included initial concepts of potential wayfinding artwork created by participants from the community with a graphic designer, which were then later installed into semi-permanent stenciled designs with durable paints. The designs are multi-lingual including Aramaic, Vietnamese, Spanish and English to honor the diversity in the community. From start to finish, the project took about ten months to complete. Community engagement and involvement was robust, culminating in bike rides and giveaways.

Separately from these grants, but also using biking, in September, the BID sponsored a Bike n' Brew event tying all of the local brewpubs around Sloans Lake together, and including Tap & Burger, the Alamo and Seedstock.

Dan presented a timeline for the second phase of WCC known as Over the Colfax Clover. The project to redesign the cloverleaf interchange at Colfax and Federal Blvd has had good community participation and is proceeding with the next community planning session to take place on October 25th. CDOT has been engaged in the project and Dan is hoping to get the Broncos involved as the redesign is adjacent and relevant to their planned redevelopment.

Dan presented photo renderings of colorful solar pedestrian lights created by muralist Chuck Krausz for the board's later consideration as he is still sorting through the costs. There was consensus to pursue the project.

Tom Christianson, a district business and property owner, has concerns about the condition of the vacant property at 4200 W. Colfax. Mr. Christianson claims that unsightly weeds, a mural (not by district), and overall appearance of neglect are negatively affecting his property value. Dan indicated that he has communicated with the property owner and has attempted to connect her with resources. It sounds like she is attempting to rent the space, but there is a limit to what the district can do about enforcing code violations. Tom also questioned how the Alamo got a liquor license so close to a school. Cameron pointed out a change in liquor licensing allowing for discretion in licensing based on community support and food sales, and that Alamo had strong support from the Colfax Elementary and Yeshiva enabling it to obtain a cabaret license.

Public Hearing was opened at 5:34 by Cameron.

Dan presented an annual Budget which reflects a 5% increase in property assessments. The assessment will be based on commercial land area square footage at a rate of \$.1074 per square foot of land area on property classified for property tax purposes as commercial within the boundaries of the BID.

Cameron commented on Dan's resourcefulness in leveraging the assessments by 66% with outside funding sources which enable the BID to fund projects that benefit the district. The budget is consistent with prior years and reflects the stated mission and goals of the BID.

Mr. Christianson had no comments on the budget but as a constituent of the BID is generally satisfied with the improvements being made and the redevelopment projects.

Public Hearing ended at 5:47.

Motion: Cameron moved to authorize the imposition of certain annual special assessments upon real property within the boundaries of the District to fund district improvements and services as described in the operating plan and budget. Dennis seconded. All were in favor. Motion passed unanimously.

Motion: Cameron moved to approve the resolution to adopt 2018 budget and impose special assessments in the West Colfax Business Improvement District. Rene seconded. All were in favor. Resolution carried unanimously.

Board discussed setting a date for a holiday happy hour in December to be held at the Seedstock Brewing CO. —tentative date is Tuesday, December 12th after the Board meeting.

Meeting adjourned at 6:00pm