

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

**June 11th, 2019**

**Members Present:** Cameron Bertron, Rene Doubleday, Win King, Tom Francia and Dennis Gonzalez were in attendance. All Board members were present. Cameron called the meeting to order at 4:05. There were no conflicts to disclose.

May minutes were read.

**Motion:** Cameron made a motion to approve the May minutes. Rene seconded. All were in favor.

Financials from May were read.

**Motion:** Dennis made a motion to approve the financials. Cameron seconded. All were in favor. Financials were accepted.

**Community Benefits**

Dan presented a Power Point on the Stadium District Master Plan, River Mile development in the context of potential expansion of the district's operations and boundaries, raising several questions. Should the district expand the OTCC project to look at Colfax viaduct for potential and challenges as a connector? Is there a way to enhance connectivity by creating a multimodal path on the viaduct for bikers and pedestrians? Should the BID expand to include lower Colfax businesses underneath the viaduct such as Steam on the Platte, CDOT, Meow Wolf, etc.? How should community priorities be addressed, and should the BID be involved in a benefits discussion focused on the Stadium District.

Cameron pointed out that West Colfax starts at Broadway and the more the BID participates in the conversations around the planning of proposed projects (River Mile, Stadium District etc.) beyond the BID boundaries, the better it will serve the district. The BID could conceivably serve as a catalyst to connect all the businesses and stakeholders east of its current boundaries.

What, when & how? Should the BID attempt expanding its boundaries, it should be done in a strategic way. What are the benefits of expansion? Should the current members have a say in the decision? How extensive an effort would it be for Dan to research properties and get buy in from property owners currently outside the BID? Does the BID necessarily need to grow when Dan already has a seat at the table for these projects?

Discussion of the process of expanding the BID, which is currently done through a petition from property owners (and not a vote from rate payers in the district). Cameron pointed out that a benefit to existing members might be lesser need to raise assessments with additional revenue from new properties joining the district. Note also noted a

proposal that is being floated to ease the process of expanding a BID in Colorado, which currently requires each owner petition to join.

**Contracts for Consideration and Authorizations**

- On-call DJ: Armando Garibay or similar not to exceed \$400 per event
- On-call Web Maintenance: Seesaw Creative at an hourly rate of \$100, not to exceed \$1000 annually
- Authorization for Cameron Bertron to sign application as President for district if invited to final round for \$200,000 in DRCOG funding to study the Colfax viaduct multi-use path & connections, with application due July 31<sup>st</sup>.

**Motion:** Cameron moved to approve contracts with an on-call DJ and Seesaw Creative for on-call Web maintenance. Win seconded. All were in favor.

**Motion:** Rene made a motion to authorize Cameron to sign application for the LOI. Dennis seconded. All were in favor.

**Old Business**

Colfax Crossing Planning. Rene and Win attended a workshopping session sponsored by the city during which “robust ideas” for improving the corridor were put forward and discussed.

When approached about licensing space in front of the 7-11 to site the violet shelter and accommodate RTD plans to move the bus stop to Wolff from the current location between Vrain and Winona, 7-11 and Dan discussed for a one-time fee of \$1 per square foot. The move is still in the future and the license fee tentative.

**Upcoming Events:**

**DPW Public Meeting on West Colfax Enhancements: 6pm June 25<sup>th</sup> at Corky Gonzales Library**

**June 18<sup>th</sup> Beyond the Cloverleaf: Colfax Viaduct Walking Tour**

**July 17<sup>th</sup> 5-7pm Old & West Colfax Happy Hour at Steam on the Platte**

**Meeting adjourned at 5:38.**