

West Colfax BID Board Meeting
3275 14th Ave, Denver, CO
May 14, 2019

Members Present: Cameron Bertron, Rene Doubleday, Win King, and Dennis Gonzalez were in attendance. A quorum was present. Cameron called the meeting to order at 4:32 There were no conflicts to disclose.

Guests present Dave Weber, BID member and property owner seeking rezoning on Sheridan

Minutes from the April 9th meeting were read.

Motion: Rene made a motion to approve the April minutes. Dennis seconded. All were in favor.

Financials from April were read.

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

Dave Weber, a property owner attended the meeting to seek the BID's support of his proposal for the rezoning of 17th and Sheridan. He owns two rental properties on Sheridan near 17th which are slowly deteriorating and beyond renovation. Dave has been working with other property owners in an effort to rezone their properties to a MS-5 but is running into opposition from adjacent residents on Zenobia, which still remains despite their efforts to accommodate resident concerns. He presented a power point depicting the benefits of his project fronting on Sheridan within the context of the West Colfax Plan and Blueprint Denver support for the requested zone change. After a brief discussion, the Board members were generally in support of Mr. Weber's project because it has already been designated an Area of Change allowing for higher density.

Motion: Cameron moved to allow Dan to offer support of this project at the next Planning Board and City Council meetings. Win seconded. All were in favor.

Endorsement Letter for the Stadium District Master Plan

Dan presented a letter represented desired changes to the Master Plan to more explicitly reference and connect to Colfax & Federal, signed by the many partners on the Over the Colfax Clover initiative who sat on the stakeholder committee for the Plan with Dan. Separately, Dan pointed to a list of potential community benefits referenced in the Plan that a Neighborhood Advisory Committee would advocate for during the implementation of the Master Plan.

Motion: Cameron moved that the West Colfax BID support the recommended additions to the Stadium District Master Plan at tomorrow's Planning Board and the next City Council meeting. Win seconded. All were in favor.

Reclassification on District Property

Sloan's Block 3 BID Parcel ID 02314-34-016-000 was misclassified as a commercial property by the assessor when in fact, it is a condo common area. The assessment consultant recommends that the BID waive the \$5,246.54 assessment and accrued interest.

Motion: Rene made a motion to waive the assessment of this property. Dennis seconded. All were in favor.

Contract for Consideration and Spending Authority

There was a discussion of BID's role in the Over the Colfax Clover initiative and the Kaiser Permanente funding. Cameron would like to take some time to discuss the scope of the project being funded through the KP grant.

Dan introduced the idea of expanding the Over the Colfax Clover initiative to explore the possibility of making changes to the West Colfax viaduct to improve connectivity between the West Colfax corridor and downtown.

Michael Baker International \$20,000

Critter Thompson Consulting \$14,400

Walk Denver: \$14,420

Motion: Cameron moved to approve all of the listed contracts contingent on the availability of funding through the KP grant. Rene seconded. All were in favor.

Dan gave the Board a head's up on a counterclaim to our insurer's subrogation claim on median sculpture incident in which a car wrecked one of the sculptures on the median. The BID's insurance has retained counsel for this counterclaim and Dan expects it to be resolved in favor of the insurance agency and district.

Servicios de la Raza

Dan would like to make a donation to Servicios de la Raza's annual gala. Cameron asked about the basis on which the BID makes donations to non-profits and suggested posting the opportunity in a newsletter.

Meeting adjourned at 5:56.