



**COLFAX BUSINESS IMPROVEMENT DISTRICT  
AND UPPER COLFAX COMMUNITY FOUNDATION**

**January 10, 2017 Regular Board Meeting Minutes**

10:00 a.m.

UMB Bank, 1635 E. Colfax Avenue

Denver, CO 80218

	<p><b>Directors Present:</b> Jimmy Balafas, Sean O’Connell, Vicky Hales, Julia Grother, Gardiner Hammond and Ron Vaughn, Andy Baldyga</p>
	<p><b>Others Present:</b> Patrick Shannon; CliftonLarsonAllen LLP Frank Locantore; CBID Community Director Sara Randall; Public Information Coordinator Jack Curtain.; Front Range Services Dawn Schilling; Schilling &amp; Co. Jamie Licko; Centro Myles Tangalin; Congress Park Neighbor Tim Bertoch &amp; Jason Sisk; Consolidated Improvement Group</p>
	<p><b>Call to Order; Declaration of Quorum; Certification of Agenda</b> Director Balafas called the meeting to order at 9:06 a.m. Upon a motion duly made by Director Hales, seconded by Director Vaughn and upon a vote, unanimously carried, the Board approved the Agenda as submitted.</p>
	<p><b>Consent Agenda</b></p> <ul style="list-style-type: none"> <li>A. Minutes from December 13, 2016 Regular Board Meeting</li> <li>B. December 2016 Maintenance Report, Front Range Services</li> </ul> <p>Director O’Connell requested the Front Range Maintenance Report be discussed later in the meeting. Upon a motion duly made by Director O’Connell, seconded by Director Vaughn, and upon a vote, unanimously carried, the Board approved the Consent Agenda as amended.</p>
	<p><b>Financial Items:</b> Intended Outcome: <u>VOTE</u> to Approve the Financials</p> <ul style="list-style-type: none"> <li>A. CBID November 30, 2016 Financial Statements and Cash Position Report</li> </ul> <p>Ms. Schilling presented the November 2016 Financial Statements and Cash Position Report. Upon a motion duly made by Director Grother, seconded by Director Vaughn, and upon vote, unanimously carried, the Board approved the November 2016 Financial Statements</p>

	<p>and Cash Position Report.</p> <p>B. CBID Claims Totaling \$54,370.07 and EFT Payments to Century Link and Xcel</p> <p>Ms. Schilling reviewed the claims with the Board. Upon a motion duly made by Director Vaughn, seconded by Director O’Connell, and upon a vote, unanimously carried, the Board approved the current claims totaling \$54,370.07.</p>
	<p><b>Staff Report</b> Intended Outcome: Progress Update &amp; Board Feedback</p> <p>Mr. Locantore reported there is a lot of illegal activity occurring around High Street. Mr. Curtin reported that the homeless gathering camp has returned after disappearing over the New Year holiday. Mr. Locantore is meeting with the Denver Police Department regarding this issue.</p> <p>Mr. Locantore reported that the website contract has been signed and will be underway. He also reported that he has met with the Mayor of Patchogue, President of the Chamber of Commerce and Patchogue BID Executive Director to discuss their revitalization and fundraising strategies.</p>
	<p><b>TOPIC 1: Streetscape Finance Plan</b> Intended Outcome:</p> <p>A. 9:30 – Jamie Licko (Centro) Briefing with Q&amp;A</p> <p>Ms. Licko presented the Streetscape Design Master Plan funding strategy. Highlights included:</p> <ul style="list-style-type: none"> <li>• Streetscape plan assumes approximately \$10.5 million in costs to be realized</li> <li>• There are 4 phases: Preconstruction, Construction Phase 1 (2018-2019), Construction Phase 2 (2020-2022), and “Ongoing” (maintenance sustainability) (2023 and Beyond)</li> <li>• Ms. Licko recommended using \$125,000 from the 2017 Budget and reserves to leverage additional funding from the City of Denver and other sources</li> <li>• The BID needs to focus on raising \$3.5 million for capital costs, with the remainder of the funds coming from other sources</li> <li>• Ms. Licko recommended exploring new funding mechanisms, including: <ul style="list-style-type: none"> <li>• Restructure current BID</li> <li>• Leaving BID as is and creating a General Improvement District (GID) overlay</li> <li>• Capital Campaign/Crowd Funding</li> <li>• Outside funding could include: <ul style="list-style-type: none"> <li>• 2017 General Obligation (GO) Bond</li> <li>• CIP Funding</li> <li>• DURA Funding</li> <li>• Funding from other City agencies</li> </ul> </li> </ul> </li> </ul>

- CDOT Devolution (Devolving Colfax from a CDOT street to a City of Denver street)
- Grants
- Ms. Licko estimated a \$100,000 annual maintenance impact. In order to fund the maintenance costs, Ms. Licko suggested:
- Slightly increasing the BID Mill Levy permanently
- Creating a two-part funding mechanism on the GID
- Explore new organizational components to the BID

The Board presented several questions during the presentation regarding what steps Rhino took to get support from business owners for GID. Ms. Licko stated that getting business owners to realize design was a major selling point, and they need to make a case that their support is necessary to accelerate development.

Further discussion regarding GID comparison with Brighton Blvd., since Colfax has more residents and challenges. Ms. Licko stated the most comparable GID would be the 14<sup>th</sup> Street GID. She also stated it is up to the Board to determine the what the boundaries of the GID will be.

The Board requested Ms. Licko if she could create a survey to gauge the willingness of the neighborhood to raise taxes prior to investing in campaign. She responded by stating the first step is a feasibility assessment, then developing an operating plan, and the third phase is petition and running election, and that most of the heavy cost is in the third phase. Discussion ensued regarding the best manner of gauging the community's interests.

The Board also asked what the goal is to get completed for the 30% streetscape design to secure a GO Bond. They asked Ms. Licko what are the details on voting for approval of the BID and GID. Ms. Licko stated that as long as they are not modifying structure of the BID, they will need a simple majority in support of mill levy increase. To create a GID, they will need a petition, city council ordinance and a TABOR election.

Mr. Locantore will discuss the potential timeline and necessary steps.

**B. 9:50 - Discuss: a) Our 2017 streetscape spending, b) How to prioritize revenue generation strategies, and c) 2018 spending big picture**

Previously discussed.

**TOPIC 2: 2017 Goals**

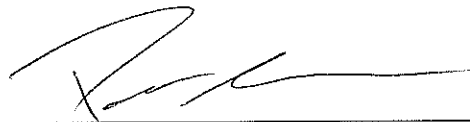
Intended Outcome: Determine our priorities and goals for the year and VOTE

Mr. Locantore reviewed the draft letter in support of the Smiley's redevelopment project. Upon a motion duly made by Director O'Connell, seconded by Director Vaughn, and upon a vote, unanimously carried, the Board authorized Mr. Locantore to instruct Centro to proceed with the feasibility study for an amount not to exceed \$7,500.

	<p><b>TOPIC 3: CIG – Smiley’s Development Update</b>  Intended Outcome: Discuss our level of support and VOTE</p> <p>Mr. Sisk presented Consolidated Investment Group’s progress to this point and plan for the Smiley’s building property.</p> <ul style="list-style-type: none"> <li>• When pulling demo permit, informed that Historic Denver would be designating property as a historic landmark</li> <li>• CIG conducting third party historical assessment of building to see if building hits requirements for historic preservation</li> <li>• By keeping existing building, parking field gets cut, loses over 60 spots. Need full parking field 2 levels below building</li> <li>• Maintaining building and current façade do not work for creating the needed parking field. Only solution is a full site demo and rebuild</li> <li>• Mr. Tangalin asked what are the limitations for keeping façade</li> <li>• Mr. Sisk – the building sits on a crawl space that does not allow for creating the parking field without losing the façade.</li> <li>• Mr. Locantore noted that the draft letter to the Historic Denver notes that the BID supports the redevelopment of the property.</li> <li>• Mr. Sisk presented suggestions for maintaining the history of the property, while still going forward with the demolition</li> </ul> <p>The Board presented different concerns by asking what the CIG’s options are, and if they are not allowed to demolish the site. Mr. Bertoch explained the options include operating the current building, selling the property, doing a partial redevelopment.</p> <p>The Board asked if there is any way that this development does not meet the development plan, and Mr. Locantore responded that he does not believe so, and going forward they would need to discuss how the details work with the design plan.</p> <p>Another concern was if the apartments are market rate or affordable housing, and Mr. Bertoch stated they are market rate.</p> <p>After discussion, upon a motion duly made by Director O’Connell, seconded by Director Vaughn, and upon a vote, unanimously carried, the Board approved a letter in support of the redevelopment of the Smiley’s property.</p>
	<p><b>TOPIC 4: Officer Elections</b>  Intended Outcome: Choose our officers for 2017</p> <p>Deferred to the next meeting.</p>

	<p><b>Other Items, Announcements</b></p> <p>The Maintenance Report was discussed in detail.</p> <p>Possible thoughts of a credit card for CBID were discussed. The Board discussed the benefits of having a credit card, but decided to discuss at a later time.</p> <p>Ms. Schilling noted that CLA's office will be preparing the 2017 contracts of Mr. Locantore and Ms. Randall.</p> <p>Mr. Locantore reported that Walk Denver's request for a grant. Upon a motion duly made by Director O'Connell, seconded by Director Vaughn, and upon a vote, unanimously carried, the Board approved a letter of support for WalkDenver.</p>
	<p><b>Adjourn</b></p> <p>There being no other business before the Board, upon a motion duly made by Director Grother, seconded by Director Vaughn, and upon a vote, unanimously carried, the Board adjourned the meeting at 11:34 a.m.</p>

Respectfully Submitted,



Secretary of the Meeting