

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLFAX BUSINESS IMPROVEMENT DISTRICT HELD APRIL 13, 2010

A regular meeting of the Board of Directors of the Colfax Business Improvement District was held on Tuesday, April 13, 2010, at the District's Office Board Room at 1490 Lafayette, Suite 108, Denver, Colorado.

Attendance:

In Attendance were Directors:

Leonard Austin
April Sedillos
Randy Swan
Tina Pachorek
Jimmy Balafas
Cleve Wortham
Matthew Holbertson

Also in attendance were:

Denise Denslow and Lauren Robesky, R.S. Wells, LLC
Stephanie Salazar, Salazar and Associates
Rory Seeber, Life on Capitol Hill
Scott Robinson, Argonaut Liquors
Caroline, Preferred Maintenance Services LLC

Call to Order:

The meeting was called to order at 10:00 a.m. by Director Austin.

Certification of
Agenda:

Upon a motion duly made by Director Wortham, seconded by Director Swan and, upon vote, unanimously carried, the Board approved the agenda.

Minutes:

After discussion, upon a motion duly made by Director Wortham, seconded by Director Swan and, upon vote, unanimously carried, the Board approved the minutes of March 9, 2010 as presented.

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Financial Items:

Claims: Ms. Denslow presented the current claims to the Board, checks #1387 - 1408, totaling \$24,379.66. Upon a motion duly made by Director Austin, seconded by Director Swan and, upon vote, unanimously carried, the Board approved the claims as presented.

Review and Accept January 2010 Financials: Ms. Denslow reviewed the February 2010 Financials with the Board. Upon a motion duly made by Director Swan, seconded by Director Pacharek and, upon vote, unanimously carried, the Board accepted the February 2010 Financials as presented.

Items from the Board Chair:

Scott Robinson Presentation: Mr. Robinson made a presentation on the redevelopment of the previous Argonaut Liquors regarding creating more parking by razing the previous building. Mr. Robinson commented they have not been able to lease the building. He noted they met with Peter Park and Jeanne Robb who would support the parking situation if the neighborhood was supportive. Director Pacharek asked how parking would be maintained during events. Mr. Robinson replied this would be accomplished through signs and security. Director Wortham inquired if the city can prevent the building from being demolished. Mr. Robinson indicated they cannot but they can prevent the building from being used. Director Wortham then stated his support. Director Swan noted this would not preclude future development of the site and also voiced support. Director Austin also supports the proposed site redevelopment and suggested property owners invest in the project. Upon motion duly made by Director Austin, seconded by Director Wortham and, upon vote unanimously carried the Board approved writing a letter of support for the Argonaut Liquors site redevelopment.

Board Retreat June 8, 2010: Director Austin requested Board attendance confirmation. All Board members presented confirmed they would attend the Board Retreat on June 8, 2010.

Bond Funds Streetscape/Street Lights project update: HKS is working on the street assessment and survey. He noted that banner needd to be purchased for the project. HKS indicated that public meetings have been scheduled for April and May.

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Clarkson Street pedestrian lighting discussion: Director Salazar reported the lights around Filmore are not working properly. She stated during her meeting with Xcel, Denver Public Works, property owners, and council members, no one took ownership for the damaged lights. Director Austin suggested CB take the lead and hire an electrician to research the defective lights. Director Swan indicated he will discuss the budget to fund the repairs with the City. Director Austin and Director Wortham noted the investigation should not exceed \$500.

Manager's Report: Maintenance Report: Ms. Denslow updated the Board on the maintenance issues.

Economic Development Report:

Report on Central City Recreation Center Site Interim Uses, lead by Council members Jeanne Robb and Carla Madison: Ms. Robb reported she organized a team to discuss the interim uses of the proposed recreation center.

Denver's Sustainable Green Strategies for Colfax Avenue – Grants and program development: Ms. Denslow reported Denver received \$500k from the Environmental Protection Agency for energy savings improvements. CBID at table for discussion. Ms. Denslow noted she/Board will be reaching out to GEO for additional grants for water funding.

Streetcar Feasibility Study update: Ms. Salazar stated she will provide an updated report on the project in June.

Meeting with Jeff Romine, Interim Director of Denver's Housing and Neighborhood Development in OED: Previously discussed in meeting.

Marketing:

1. Halo Camera Media Event: Director Swan is organizing the event. The event will be held on April 17, 2010, 9:00 am at East High School. Director Pacharek will deliver the Halo Camera agreement to the city for execution. Director Austin and Director Pacharek confirmed their attendance.
2. Map Brochure Revisions – Spring 2010 and Fall 2010
3. Website Update – Database: 20 businesses will be added to the data base.

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4. "On Colfax" Quarterly Event – Tuesday, April 20, 2010, 5:30 – 7:30 p.m

Ms. Salazar reported on the quarterly event to be held Tuesday, April 20, 2010. Director Swan and Director Balafas are responsible for purchasing a projector and screen for approximately \$700 total.

Business Retention and Expansion.

1. Business Development update
2. Castle Marne State Historical Fund Grant application update

Board Member
Items:

Interview with the Denver Business Journal recap from Director Balafas:
Director Balafas noted he met with Paula Moore and the article will be in published in the Denver Business Journal.

Other Business:

None.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 11:35 a.m.

Respectfully submitted,

Secretary for the Meeting