

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLFAX BUSINESS IMPROVEMENT DISTRICT HELD JANUARY 11, 2011

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A regular meeting of the Board of Directors of the Colfax Business Improvement District was held on Tuesday, January 11 2011, at 1490 Lafayette, Suite 108, Denver, Colorado.

Attendance:

In Attendance were Directors:

Leonard Austin  
April Sedillos  
Randy Swan  
Jimmy Balafas  
Matthew Holberton

Absent and excused were Tina Pachorek and Cleve Wortham

Also in attendance were:

Denise Denslow and Mike Kosdrosky, R.S. Wells, LLC  
Christina Brickley, c5 Communications  
Holly Kerr and Rebecca Hee, Denver Children's Home  
Roger Armstrong, CHUN  
Andrea Dowdy, Kaiser Permanente  
Deborah Ortega, City Counsel At-Large Candidate  
Karen Good, City of Denver Public Works  
Stephanie Salazar, Salazar and Associates

Call to Order

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

Certification of  
Agenda

Upon a motion duly made by Director Sedillos, seconded by Director Swan and, upon vote, unanimously carried, the Board approved the agenda as amended adding the introduction of Council Candidate, Debbie Ortega to section 5c.

Election of  
Officers

Upon a motion duly made by Director Swan, seconded by Director Sedillos and, upon vote unanimously carried the Board kept the slate of directors the same as 2010

## RECORD OF PROCEEDINGS

---

### Public Comment

#### A. Presentation by Roger Armstrong, Executive Director of Capitol Hill United Neighborhoods

Mr. Armstrong presented an overview about CHUN, with highlights from 2010 to the Board. He noted that CHUN is in its 41<sup>st</sup> year of business, and that they just had their their annual meeting. The CHUN mission evolves around quality of life of people in Capitol Hill. Mr. Armstrong has been People's Fair Director since 2006; Executive Director since, formally, 2009.

One of the biggest CHUN committees involves transportation, land use, planning and zoning. Mr. Armstrong discussed the Filmore Plaza Project, and CHUN's involvement. CHUN also participates in activities related to liquor license approval and applications in the greater Capitol Hill area. CHUN has a "good neighbor agreement" with businesses to help review and address potential issues before they arise. Director Swan discussed evolution and changes that have taken place along the corridor. He noted that the business climate has changed positively. CHUN put together a task force regarding medical marijuana and provided recommendations to the Board on its position. Roger Armstrong noted CHUN's support and involvement in the street car study, as well as with the RTD Eco Pass program. Debbie Ortega, candidate for the City Council Member At Large, noted that RTD is trying to implement "smartcard" for passes.

Mr. Armstrong also discussed CHUN's mission of historical preservation. CHUN received the "Astonishing Neighbor Protection" award from the Denver Old House Association. CHUN also focuses a lot of energy on homelessness, and is involved with different tree committees and the Botanic Gardens, a community amenity which has a large impact on the surrounding residential neighborhoods. This year is the People's Fair 40<sup>th</sup> year, which is a significant fundraiser for CHUN.

#### B. Presentation by Andrea Dowdy, Director of the Colfax Marathon regarding the 2011 Event

Deferred until next month.

## RECORD OF PROCEEDINGS

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- C. Director Austin introduced Debbie Ortega, Council Member At Large candidate. Ms. Ortega had 16 years on the council, but has been out of term from 2003 to the present. Ms. Ortega has a strong focus and interest in neighborhoods.

### Economic Development Director's Report

- A. "Real Estate . . . on Colfax" January 18, 2011, 5:30 p.m. – 7:30 p.m.

Ms. Salazar briefed the Board on the event and indicated there will be a panel of real estate brokers from Dunton Commercial RE, Unique Properties and Turley Cassidy Fuller. CBID has already received several RSVP's from real estate professionals who plan to attend the event.

- B. General Update

Ms. Good from Denver Public Works gave a general update on the E. Colfax streetscape project. The City will be revising the bid to remove the addition of trees within the district, and instead add pedestrian lights. Ms. Salazar will coordinate a meeting with CBID board members and Ms. Good to discuss a list prioritizing locations for additional lights.

Director Pachorek (absent but excused) had offered to Ms. Salazar to be on the DOCA committee overseeing the art component of the streetscape project. This segment of the project will begin around February 2011.

#### Noteworthy items:

- CBID is working with District 6 PD to develop a safety program to include business participation
- Two grocers looking at Upper Colfax area for relocation/location
- Working with the Denver Film Society to develop opportunities for them and Upper Colfax businesses to increase customer base; 60% increase in attendance since they moved to E. Colfax; they would like CBID to host a welcome event for film society
- Marketing committee – Need to schedule a meeting to discuss map brochure, phase 2 website updates, CREJ Real Estate Tour, etc. The committee members remained the same with Directors Austin, Sedillos, and Pachorek.

## RECORD OF PROCEEDINGS

---

- Directors Austin, Swan and Balafas will oversee assessment of establishing a 501(c) 3 for future events.
- Director Swan will assist ED Director Salazar with developing the music event

### Financial and Items from Manager

#### A. Review and Approve Minutes of December 14, 2010 Board Meeting

Upon a motion duly made by Director Swan, seconded by Director Austin and, upon vote, unanimously carried, the Board approved the minutes of December 14, 2010.

#### B. Review and Approve Claims

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

#### C. Review and Consider Approval of November 30, 2010 Financials

Upon a motion duly made by Director Austin, seconded by Director Sedillos and, upon vote, unanimously carried, the Board approved the November 30, 2010 financials.

#### D. Approve Resolution to Amend 2010 Budget

Following discussion, upon a motion duly made by Director Austin, seconded by Director Sedillos and, upon vote, unanimously carried, the Board adopted the resolution amending the 2010 budget to accommodate expenses related to Halo Cameras.

E. Maintenance Report Update – the report was included in the Board packet; no questions presented.

#### F. Consider Approval of Proposal to Create Upper Colfax 501 (c) 3 Entity

## RECORD OF PROCEEDINGS

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Following discussion, upon a motion duly made by Director Swan, seconded by Director Austin and, upon vote unanimously carried, the Board decided that the committee made up of Directors Balafas, Holberton, and Swan, would review. The Board authorized the committee to move forward upon initial review of process and engagement with Clifton Gunderson to perform the work needed to do so.

- G. Review and Approve Lease Agreement with Alta Court Offices, L.L.C.

Upon a motion duly made by Director Balafas, seconded by Director Swan and, upon vote a vote of 4 to 1, the Board approved the Lease Agreement with Alto Court Offices, L.L.C. Director Sedillos abstained.

### Board Member Items

- A. Presentation of a Check to the Denver Childrens' Home from the Proceeds of the 2010 Victorian Holiday Home Tour in the Amount of \$200

Ms. Kerr accepted the check on behalf of the Denver Childrens' Home. She announced the 2<sup>nd</sup> Annual Cool-Fax Kids Colfax event (clean up) to be held on April 16<sup>th</sup> is to serve emotionally distressed kids.

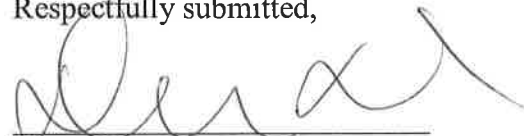
### Other Business

None.

### Adjournment

Upon a motion duly made by Director Holberton, seconded by Director Swan and, upon vote, unanimously carried, the meeting was adjourned at 12:15 p.m.

Respectfully submitted,



Secretary for the Meeting