

**RECORD OF PROCEEDINGS**

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

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

**Attendance:**      In Attendance were Directors:

April Sedillos  
Jimmy Balafas

Absent were Directors Leonard Austin, Randy Swan, Cleve Wortham, Tina Pachorek and Matthew Holberton.

Due to a lack of a quorum, no official business was discussed.

Also in attendance were:

Denise Denslow and Lauren Robesky; R.S. Wells, LLC  
Stephanie Salazar; Salazar and Associates  
Christina Brickley; c5 Communications  
Turid Nagel-Casebolt; Denver OED  
Chris Topp; ED Coordinator  
Lori Cowan; The Ninja Group  
Andrea Dowdy and Michelle Delpiccolo; Colorado Colfax Marathon  
Dan Shah; West Colfax BID  
James Mackay and Jenn Hillhouse; Denver Public Works Department  
Patti Miers; PKM Design Group, Inc.  
Ciara Cole and Linda Wilson; Romero  
Karen Good; Denver Development & Planning Supervisor  
Julie Frahm; U.S. Open Air  
Kurt Witt and Amy Adams; Planet Media

Call to Order      Not discussed.

Certification of  
Agenda      Not discussed.

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### Presentation of New CBID Website

Mr. Kurt Witt and Ms. Amy Adams from Planet Media made a presentation on the draft website. Mr. Witt noted the many features, including the ability for businesses to utilize the website as well. The website has the ability to calendar, have registration forms, post events, maps and general information. Mr. Witt will e-mail out a link to the Board to review prior to implementation.

### U.S. Open Air Presentation

Ms. Julie Frahm made a presentation on open air technology and stated this has never been used in the U.S. before. She stated the screen rises just prior to the film starting. Local vendors will be contracted for food and beverage sales at the event. It offers stadium seating for 1,500, has run for 39 consecutive nights and there is a 2-year contract in City Park, which will start in 2010. The screen is 3 stories high, 85' x 45' in size.

### CBID Board Retreat Follow-up

Ms. Salazar recapped highlights from the CBID Board retreat. Ms. Nagel-Casebolt discussed the momentum generated by the retreat.

### Minutes

To be reviewed at next Board meeting.

### Financial Items

A. Review and Approve Check Numbers 1446 Through 1464  
Totaling \$16,898.77

To be reviewed at next Board meeting.

B. Review and Consider Approval of May Financials

To be reviewed at next Board meeting.

C. Maintenance Report Update

To be reviewed at next Board meeting.

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### Items from Board Chair

- A. Denver Streetscape and Pedestrian Streetlight Discussion with Jenn Hillhouse of Denver Public Works Planning and Team

Ms. Hillhouse reviewed the priorities and provided recommendations and options due to:

- 1) inconsistency
- 2) old hair dryer lights
- 3) entryways

#### Recommendations:

Civil improvements – sidewalk repair

Lighting conduit installation

Streetscape – trees (20 total), irrigation and furniture (benches, trash receptacles, 16 bike racks

Lighting – 4 lights per block

#### Option B:

Civil improvements – sidewalk repair, lighting conduit installation

80% curb ramp replacement – ADA compliance

Streetscape – street furniture/no irrigation (large cost amount)

Lighting – 4 lights per block

#### Option C:

Civil improvements – sidewalk repair, lighting conduit installation

50% curb ramp replacement

Streetscape – trees and street furniture/no irrigation

Lighting – 4 lights per block

The City of Denver were able to get 4 lights per block.

Paltimiers: From grant to Columbine, not replacing existing acorn lights or lights at Fillmore. This project includes trenching, installation, sidewalk, 3 benches, 20 irrigated trees, 6 trash receptacles and 16 bike ramps. This does not include sidewalk ramps.

Ongoing irrigation costs will be CBID responsibility.

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Discussion with the group ensued regarding different types of identification approaches (arch, mile markers, etc.). CDOT has issues with banners.

Economic  
Development  
Director's  
Report

A. General ED Update

No discussion.

Board Member  
Items

No discussion.

Other Business

A. Confirm Quorum for August 10, 2010 Regular Board Meeting

No discussion

Adjournment

None.

Respectfully submitted,

  
Secretary for the Meeting