



Alameda Corridor Business Improvement District

	<p>MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT Held: Thursday, November 17, 2022, at 12:00PM, via zoom <a href="https://us02web.zoom.us/j/84270033649?pwd=dm5CSGtNYXgvWjBMTmN6QXBqa3Zydz09">https://us02web.zoom.us/j/84270033649?pwd=dm5CSGtNYXgvWjBMTmN6QXBqa3Zydz09</a> Meeting ID: 842 7003 3649, Passcode: 746994 One tap mobile +1-669-900-6833</p>
Attendance	<p>The regular meeting of the Board of Directors of The Alameda Corridor Business Improvement District (ACBID) was called and held in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance: Board President Boyle, Director Estes-Alderman Director Denny Director Shapiro Director Westlund Director Williams Director de La Bruyère <b>Also, present:</b> Tom Quinn, Executive Director ACBID. ACBID Board City Liaison Katie Faltys, Sarah Hadsall, Assistant Executive Director ACBID.</p>
Call to Order	<p>Board President Boyle called the regular meeting of the Board of Directors of the ACBID to order at approximately 12:05 PM.</p>
Public Comment	<p>Board President Boyle opened the meeting for public comment. There being no public comment, Board President Boyle closed the public comment period.</p>
Approval of Minutes	<p>The Board reviewed the draft minutes from the August 25, 2022, regular Board meeting. After review of the minutes, and upon motion made, seconded, and unanimously carried, the Board accepted the minutes as presented.</p>
Financial Matters	<ul style="list-style-type: none"><li>• Review of October 31, 2022, financial report.<ul style="list-style-type: none"><li>○ Executive Director (ED) Quinn noted that the Property Tax revenue year to date is up 29% from last year. The revenue is expected to go down in 2023 as a result of a temporary state legislative change.</li><li>○ ACBID will be preparing a financial investment policy in 2023. No further questions.</li><li>○ President Boyle asked if there will be any additional funds coming in for ACBID in 2022. ED Quinn indicated that a few additional funds will be coming in but will not have a great financial impact.</li><li>○ Present Boyle asked how much of the Landscaping expenses will be reimbursed. ED Quinn indicated that he would investigate the reimbursements and report back to the board.</li><li>○ President Boyle asked about the difference in the Urban Tax comparison between 2021 and 2022. ED Quinn indicated that the Urban Tax is the increment captured from Urban Renewal and the difference seen between 2021 and 2022 is due to increased property tax revenues in 2022. ED Quinn will research further and report back to the board.</li></ul></li></ul>

Presidents Report	<p>President Boyle is encouraging both tenants and property owners to update properties to current ADA standards. There is a push by legal offices around the Denver Metro area to begin filing claims against properties and spaces that are not ADA compliant.</p>
Executive Director Report	<ul style="list-style-type: none"> <li>• Work has been slowed because of contracting issues but work on concrete pads at 5800 Apartments and 7111 W. Alameda will be completed by the end of November.</li> <li>• LMI has been doing a great job maintaining the landscaping and monitoring snow removal. The LRA will be paying for snow removal.</li> <li>• Car Wash at Harlan and Alameda is being constantly monitored and Lakewood has indicated that the property owner is now taking some action to improve the property.</li> </ul>
Outreach and Engagement	<ul style="list-style-type: none"> <li>• Weir Gulch Wadsworth Pedestrian Tunnel is almost complete. The tunnel has new security lighting, and the interactive lighting will be complete by the end of November.</li> <li>• ACBID was awarded a \$12,000 grant from AARP to do a new concrete pad, bench, trash bin and ground mural at 5800 as well as ground murals at the seating areas at EasterSeals of CO and Alameda/Pierce. The murals at EasterSeals and Alameda/Pierce are complete. The seating area mural at 5800 will be complete in March 2023.</li> <li>• ACBID has a new website <a href="http://www.AlamedaBID.org">www.AlamedaBID.org</a></li> </ul>
Alameda Corridor Update by Lakewood ED Specialist Katie Faltys	<ul style="list-style-type: none"> <li>• In October, City Council approved the ACBID Budget, Operating Plan, and Board nominees.</li> <li>• Camp Christmas is in full swing</li> <li>• Economic Development is working with Code Enforcement to clean up the car wash at Harlan/Alameda.</li> </ul>
Board Member Reports	<p>Director Westlund – Belmar has officially kicked off the holidays and the ice rink on the plaza will reopen for the season. Property installing new digital sign along Wadsworth by the end of November. Upgrading security cameras on the property. ED Quinn had a question about the pedestrian lights along Alameda. Director Westlund indicated that a new vendor is looking at the lights to figure out a plan of action to get them turned back on.</p>
General Business	<p>Corridor Safety</p> <ul style="list-style-type: none"> <li>• Assistant ED Sarah Hadsall performing CPTED assessments on properties and in tenant spaces to identify strategies that can be implemented on properties and in tenant spaces to potentially reduce crime.</li> <li>• ED Quinn and Assistant ED Sarah Hadsall will be working on a Business Watch Program plan for commercial property owners to implement.</li> <li>• ED Quinn is looking at legislative initiatives that might help to address some crime issues and will monitor progress.</li> </ul> <p>ACBID Rules and Procedures</p> <ul style="list-style-type: none"> <li>• ACBID is working on simplifying policy rules and procedures. In March of 2023 there will be a draft set of updated and simplified rules and procedures and board norms.</li> </ul>
Resolution 2022-10 First amendment to the IGA between the LRA and the ACBID for the Funding of Improvements in Connection with the West Alameda	<p>Discussion: Amendment of the Intergovernmental Agreement (IGA) between the Lakewood Reinvestment Authority (LRA) and ACBID.</p> <ul style="list-style-type: none"> <li>• When the LRA was established, all Urban Renewal areas had a 25-year timeline, with property taxes being paid in arrears. The increment capture (outside of Belmar) expires on December 31, 2023. The amendment updates the date of expiration to ensure that ACBID continues to receive the \$80,000 tax increment captured from the LRA through the end of 2024.</li> </ul>



Corridor Urban Redevelopment Area	
Adjournment	Adjournment at approximately 1:48PM

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Sarah Hadsall, Secretary