



	<p>MINUTES OF THE REGULAR MEETING  OF THE BOARD OF DIRECTORS OF THE  ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT  Held: Thursday, November 16, 2023, at 12:00PM, via zoom  <a href="https://us02web.zoom.us/j/82518995949?pwd=b3RwQUZyZekJJaXRFeWoldXhnUVNIUT09">https://us02web.zoom.us/j/82518995949?pwd=b3RwQUZyZekJJaXRFeWoldXhnUVNIUT09</a>  Meeting ID: 825 1899 5949 Passcode: 290418 One tap mobile +17193594580</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:  Director Shapiro  Director Denny  Director Estes-Alderman  Director Williams  Director de La Bruyère  Director Westlund  <b>Also, present:</b>  Tom Quinn, Executive Director ACBID; Katie Faltys, ACBID Board City of Lakewood Liaison; Jeanine Maxey, AC President; Clare Johnson, AC Office Manager; Rachel Griffin, AC Director of Outreach; Jeanine Maxey, AC Board President; Sue King, Member AC Board; Andrea Schubert, Secretary AC Board.  <b>Absent:</b> President Boyle</p>
Call to Order	<p>Board Director Williams called the regular meeting of the Board of Directors of the ACBID to order at approximately 12:02 PM.</p>
Public Comment	<p>No public comment, public comment closed.</p>
Approval of Minutes	<p>The Board reviewed the draft minutes from the Board Meeting on August 24, 2023. After reviewing 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, 2023, financial report. <ul style="list-style-type: none"> <li>○ ED Quinn said interest rates are up, that’s good for our investments. For grant revenue shown (that is from the LRA for reinvestment grants program).</li> <li>○ Property tax revenue up about 12% from last year, Tom just noticed in the budget actuals there is an error (ex. Corridor Safety grants budget of 20k, we’ve spent 16k). ED Quinn will ask accountant to correct that and will send a corrected budget.</li> <li>○ On track for property tax revenue.</li> <li>○ Failure of prop HH at the ballot – this would have reduced property taxes. This wouldn’t have had a big impact on the BID, but with the failure of HH it goes to a special legislative session. Residential assessment rate might affect non-residential, but unlikely. As an organization. ED Tom Quinn will report back.</li> <li>○ Director de La Bruyère asked if the BID has any TABOR issues – ED Tom responded that the BID does not have any TABOR responsibilities. BID de-Tabored at the time of formation in 2003.</li> <li>○ Director de La Bruyère noted that rent went up significantly. ED Tom Quinn said it was less of a jump than expected.</li> </ul> </li> </ul>

Unfinished Business	<ul style="list-style-type: none"> <li>• None</li> </ul>
New Business	<ul style="list-style-type: none"> <li>• Adoption of Investment and Financial Reserves Policies             <ul style="list-style-type: none"> <li>○ The Board discussed Resolution 2023-14 Approving Investment and Financial Reserves Policies for the Alameda Corridor Business Improvement District and upon motion made, seconded, and unanimously carried, the Board accepted Resolution 2023-14. Motion passed unanimously.</li> </ul> </li> <li>• Discussion of Corridor Security Options             <ul style="list-style-type: none"> <li>○ ED Quinn summarized that the focus has been on providing information to business' (community round tables). In October, the AC community meeting hosted the Lakewood PD Chief and command staff. Lakewood ED and Lakewood PD created an 8-minute-long video on business crime prevention. ED Quinn committed at last meeting to provide the board with some options for security. One of these is a security assessment for the business corridor.</li> <li>○ The assessment of the corridor would include gathering crime data and interviews with businesses. A Risk assessment would be phase 1. Intended to be a very thorough assessment of the corridor. All things could be done, or just a few of them. This is just an introduction of the idea.</li> <li>○ Another option is requesting extra police patrol of higher crime areas.</li> <li>○ The third idea is for paid off duty agents, working with PD to come up with strategy. This would be with car patrols, and cost would be \$83/hr. (would set it up as a pilot program – have a baseline and study and look at data over a couple of months).</li> <li>○ Thoughts from the board: Director Denny didn't have thoughts just yet, but she would love to be able to close her lot after hours. She felt this could work for Belmar crossing (President Boyle). The problem with patrols is they are expensive and they're on a schedule. Her ideas address things after hours. ED Quinn said the assessment could investigate this, also he commented that you can't keep people out of lots.</li> <li>○ Director Estes-Alderman commented that her company has hired off duty police. Lakewood PD has done a good job with their limitations. An assessment could help the police to be able to target their patrol. She's also in favor of paid off duty officers.</li> <li>○ Director Estes-Alderman is up for the first two to start. Nonpaid and paid options would be a good starting off point because Lakewood PD does have the data. Maybe hold off on the assessment. ED Quinn said he needs to go back to talk to Commander Muller.</li> <li>○ Director Williams says that Lakewood City Commons does use 3<sup>rd</sup> party security. He says it works well. He is happy to provide contact information.</li> <li>○ ED Quinn will go back to Commander Muller and see what she says.</li> <li>○ Director Shapiro asked if Lakewood has a data base of crime, and ED Quinn said that it is frustrating to use, and the other variable is unreported crime.</li> <li>○ Director de La Bruyère spoke up that they have private security, it could be an opportunity for the BID to get a group rate.</li> <li>○ ED Quinn suggests rapping this up -- he will get Commander Muller's input on all three of these options. He doesn't believe we will need a budget amendment, should be in the budget. Definitely by early January.</li> </ul> </li> </ul>
President's Report	<ul style="list-style-type: none"> <li>• Director Shapiro explained that President Boyle is absent</li> </ul>



Alameda Corridor Business Improvement District

Executive Director's Report	<ul style="list-style-type: none"> <li>• ED Quinn explained that Cider Days was a great success. This event really does benefit the community. Already started planning for next year.</li> <li>• Ongoing projects, Landscape Maintenance continual. Continuing with our education to business owners about snow removal. Irrigation maintenance is ongoing, long-term project. Trying to make everything theft proof.</li> <li>• Stormwater Infrastructure Art, joint project with the city. City does the printing of the aluminum wraps. Low-cost program that gets education out on importance of stormwater quality. Two more should be out in Belmar in the next week. Eventually this will spread to the rest of the corridor.</li> <li>• Belmar Art Grant, happy to sponsor street art in Belmar. Something we had wanted to do for a while. Belmar looks great right now.</li> <li>• Director Shapiro brought up issues with Ash trees (having to remove them).</li> </ul>
Outreach and Engagement Report	<ul style="list-style-type: none"> <li>• Alameda Connects Director of Outreach, Rachel Griffin, spoke that her number one priority is business visits. Really getting to know the tenants. She has been able to hand out the snow removal information and the Fix It Up Grant information (working on fine tuning the language).</li> <li>• Encouraging membership to Alameda Connects.</li> <li>• Rachel discussed doing outreach with Katie Faltys, of Lakewood Economic Development (“Alameetcha”).</li> <li>• Rachel is actively getting more education on the CRM Neon system.</li> <li>• Rachel has been working on freshening up Alameda Connects digital presence.</li> <li>• Plans for web search optimization.</li> <li>• Reevaluating marketing materials and freshening (prioritizing Spanish translation).</li> </ul>
City of Lakewood Economic Development Update	<ul style="list-style-type: none"> <li>• Katie Faltys, Lakewood ED, gave updates:             <ul style="list-style-type: none"> <li>○ Chamber having their holiday party.</li> <li>○ Luncheon chats going on.</li> <li>○ City of Lakewood won “Large Community of the Year”, thanks to all our partners.</li> <li>○ Need to have all board member data ready by next October.</li> <li>○ As of right now the Chalet is coming down on Tuesday, 11/21 (plan to take it down by Thanksgiving).</li> </ul> </li> </ul>
Board Member Reports	<ul style="list-style-type: none"> <li>• Director Westlund wanted to thank the staff for Belmar Sidewalk Art. Appreciate all the effort. This weekend is the holiday kickoff for Belmar (Ice rink open on 11/17). All sorts of events. Installed CCTV cameras in Belmar, especially in parking garages (really helping to keep crime down).</li> <li>• Sonja wanted to say Belmar is doing a great job.</li> <li>• Katie Faltys asked who will maintain the sidewalk mural art. Heidi said that it is unclear, they will see what happens.</li> </ul>
General Business	<ul style="list-style-type: none"> <li>• ED Quinn said we are going to have a member board appreciation on January 17 at Little India.</li> </ul>
Adjournment	Adjournment at approximately 1:11 PM



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Clare Johnson, Secretary