



	<p>MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT Held: Thursday, March 28, 2024, at 12:00PM, via zoom https://us02web.zoom.us/j/84001604575?pwd=OWt3S1Y2T1BYWWFJMzNOYy94aExYdz09 Meeting ID: 840 0160 4575 Passcode: 895931 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: Board President Boyle Director Denny Director Estes-Alderman Director Williams Director de La Bruyère Director Westlund Also, present: Tom Quinn, Executive Director ACBID; Isabella Nunez, ACBID Board City of Lakewood Liaison; Jeanine Maxey, AC President; Clare Johnson, AC Office Manager; Rachel Griffin, AC Director of Outreach. Absent: Director Shapiro</p>
Call to Order	<p>Board President Boyle called the regular meeting of the Board of Directors of the ACBID to order at approximately 12:04 PM.</p>
Changes to Agenda	<ul style="list-style-type: none"> • Under item 7b (“Adoption of Corrected ACBID Financial Reserves Policy) will just be an FYI item – corrected some things in it, doesn’t require an adoption resolution. • Item 8b (“Renewal of Landscape Contract”) is just an extension of the existing contract, • Item 8d was added (posting locations), this is just a house keeping item.
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 November 16, 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"> • Review of February 29, 2024, financial report. <ul style="list-style-type: none"> ○ ED Quinn said he wanted to note that the financial report doesn’t show property taxes, because this report is through February (revenues start to come in in March). ED Quinn wanted to point out the LRA line item shows as a negative amount (\$134,289), because the BID invoiced the LRA for landscaping (\$180k) in December 2023 – that’s when it showed in our financials. In January 2024 the accountant set up a credit memo for the \$180k which will be used to offset the invoices sent to the LRA. Previously the BID was invoicing the LRA monthly, but this year the LRA just gave the BID \$180k. This is the way the bookkeeper felt the financials should reflect this situation. ○ Property tax revenue: 2024 our revenue will be down because of a temporary measure for tax relief (just for 2023, assessment rate was lower). We have been working on this with the Special District Association. We have been planning for the temporary reduction in part by the extension of the inter-governmental agreement with the LRA for an additional year (under that



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	<p>agreement we receive about \$80k/per year). We are well above our required reserves of 100k (we are over \$200k). We're reducing some expenses where we can, trying to be as efficient as possible. Long term picture: Governor Polis established a commission to report back to the legislature. Might be something on the ballot in November – only mention this because our revenue is based on property taxes.</p>
<p>Unfinished Business</p>	<ul style="list-style-type: none"> • Ongoing Discussion of Corridor Safety and unhoused issues <ul style="list-style-type: none"> ○ President Boyle and ED Quinn met with the mayor last month to discuss concerns of the unhoused issues and crime. It was a good discussion and helped the mayor to understand what the BID does. ○ ED Quinn spoke about a meeting he had with Commander Muller after the BID meeting in November. She suggested taking a wait and see approach. The way the Lakewood PD works right now, they don't have foot patrols (only in vehicles, under current rules due to insurance and safety). Just looking at reported crime is tricky because if issues aren't reported the police aren't aware. Presently, continuing with our reinvestment grant, Crime Round table (one set for April 17 at Metro West Housing), have monthly update at monthly AC community meeting. ○ ED Quinn spoke with Agent Quinn Pratt-Cordova about current issues. Currently, there are migrant issues of being in roadways (safety issues and also it can be scary) – if they are in the street obstructing traffic that can be a citation. Don't hesitate to report if people are stepping into the street. Auto theft is still up. CEPTED evaluations are still an important piece to this (set up through the police department), businesses can then apply for security grants to do the updates/improvements. ○ Any follow up questions? Sonya had a question: someone had sent her an email about a meeting next week about "Crimes of Survival." The Lakewood advisory board had recommended to City Council to clean some of these crimes off the books. City Council is against getting rid of enforcing "Crimes of Survival". They have established a "Community Court" to address these smaller issues. This is starting to have an impact; they have found success. • Adoption of corrected ACBID Financial Reserves Policy <ul style="list-style-type: none"> ○ This was updating a couple of typos, and there was a policy that did not say we needed 3 months of reserves for 3 months of expenses (update that our minimum reserve is 100k, and 3 months of expenses). ○ This is just for members review/FYI.
<p>Executive Director's Report</p>	<ul style="list-style-type: none"> • ED Quinn explained that Blarney on Belmar was a great success (combined effort with Belmar). Very fortunate with good weather (had over 1500 people at the event) – live music, vendors, food trucks. Bars located on plaza did very well. Locust Cider had their best afternoon ever. We do this as a place making event, help showcase business' and gets the BID's name out there. • Have other events coming up: Earth Day event on April 27th (BID sponsoring the stage, with our banner on the stage) – we have been sponsoring this for 6 years. Cruiser bike rides starting up in the summer. These are intended to draw people into Belmar. • Project Updates: history icon tour – adding one or two of these a year. Alameda streetscape maintenance ongoing (wildflower planting, placed boulders in from the Del Ray and Telluride Truffle). Patty Denny spoke up and said that putting the boulders in is helpful to stop cut through traffic – sprinkler heads had been getting run over, so this will hopefully help with that as well. Patty would also add that she has less people parking in her lot. ED Quinn added that the boulders were given to the BID by the City of Lakewood (thanks to John Cobb).



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	<ul style="list-style-type: none"> To reduce some of our repair costs (especially irrigation repair – had all pop-up sprinkler heads) slowly converting to underground drip irrigation (add one section per year, each section is several thousand dollars). Looking into having supplemental cleanup because it doesn't take long for it to get messy. So, starting to work with Bayaud Enterprises with having them do supplemental cleanups monthly. An example, last Saturday ED Quinn spent hours picking up trash (especially bags of aluminum cans) – things get dumped. He pulled about 40 pounds of materials. Landscaping is always a work in progress (LMI is great, and John Cobb at the city is great as well). Art: Stormwater Art will kick off again in May. Will wait for the weather to be warmer (vinyl doesn't stick as well in cold weather). Animal wood carvings at Pierce and Alameda look great. Kaiser building will go up in the 4th quarter, working with them to put up a mural on the new building. Had the dog sculpture recast (that was stolen) and will put that back in front of Goodyear, received money from insurance. The Flo sculpture is also being recast (hopefully installed in November). Other grant programs will be released later this year.
<p>Outreach and Engagement Report</p>	<ul style="list-style-type: none"> Multi-pronged approach of getting contact information of all the members in the BID (we have about 500 businesses in the BID that we can get to know). Can more easily update the CRM now. Discussion of trying to revamp membership for Alameda Connects. Brainstorming ideas: one idea is to give the BID businesses honorary membership. AC Newsletter continues to do well (open rates high). Also, Rachel has created a Google landing page (asked for nice reviews – added a link in the chat), helps ACBID/Alameda Connects to show up more in searches (SEO). In response to concern with uptick in crime ACBID will host a Crime Roundtable will take place April 17th Fix It Up Grants still in works – have 3 business' that have already been approved and started their work. Rachel has been doing a lot of one-on-one contact to the businesses to promote the 7 remaining grants. Rachel is continuing to reach out to make sure there aren't any barriers.
<p>Board Member Reports</p>	<p>No reports</p>
<p>City of Lakewood Economic Development Update</p>	<ul style="list-style-type: none"> Isabella Nunez, Lakewood ED, gave updates: <ul style="list-style-type: none"> Need operating budget by August 20th, 2024, for the ACBID Revolving Loan Fund is open and live (phase 1 businesses) offered in partnership with Colorado Enterprise Fund. These are using prime rates. Information for that is on Lakewood.org website (added link in chat). Having Lunch and Chats (at city offices), sign up on the website. Have business workshop with Colorado Enterprise Fund (also have Spanish speaking ones coming up). Max asked what rates are being used for the grant – Isabella answered they are about 8% (loan is \$2500-7500)
<p>Resolutions</p>	<ul style="list-style-type: none"> Resolution 2024-1 (extension of contract with LMI Landscaping). The Board discussed the extension of the landscaping contract and upon motion, seconded, and unanimously approved Resolution 2024-1. <ul style="list-style-type: none"> Resolution 2024-2 (designation of meeting notices and agenda). The Board discussed the designation of meeting notices and agenda and upon motion, seconded and unanimously approved Resolution 2024-2.



New Business	<ul style="list-style-type: none"> • Evaluation of Outcomes – Joint project with Alameda Connects <ul style="list-style-type: none"> ○ Joint Finance committee met with the Evaluator (for the Evaluation of Outcomes, Stacie Hanson) and agreed that it was a good idea (looking at splitting the cost of the Evaluation, of \$3000, with Alameda Connects). Jeanine Maxey, president of Alameda Connects, is on the call. Not a major budget item (can be paid within the existing budget). Really hoping to get a better way of measuring the BID and Alameda Connects outcomes (programs we want to keep, or maybe there are things that are no longer effective). No questions or comments. • President Boyle asked if this was something that needed to be voted on. ED Quinn explained that no, it can be paid within our existing budget. President Boyle commented that it would be a good idea.
Adjournment	<ul style="list-style-type: none"> ○ Adjournment at approximately 12:55 PM

Clare Johnson, Secretary