



	<p>MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT Held: Thursday, May 23, 2024, at 12:00PM, via zoom https://us02web.zoom.us/j/82518995949?pwd=b3RwOUZyZekJjaXRFeWoldXhnUVNIUT09 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: President Boyle Director Shapiro Director Denny Director Williams Director de La Bruyère Director Westlund Also, present: Tom Quinn, Executive Director ACBID; Isabella Nunez and Katy Faltys, ACBID Board City of Lakewood Liaison; Clare Johnson, AC Office Manager; Rachel Griffin, AC Director of Outreach</p> <p>Absent: Director Estes-Alderman</p>
Call to Order	<p>President Boyle called the regular meeting of the Board of Directors of the ACBID to order at approximately 12:14 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 March 28, 2024. 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 April 30, 2024, financial report. <ul style="list-style-type: none"> ○ Expected there would be a decline in revenue from property taxes this year, but it's far more nuanced. Because of changes in the law, Jeffco property tax bills for 2024 went out later than usual and business property owners took longer to pay their taxes. The month of May revenues ended up being up over the preceding months due to multiple reasons. Waiting to see what June looks like. Going to be about where we were last year, but we will see what the coming months bring. • Update on Property Taxes <ul style="list-style-type: none"> ○ Still don't know long term affects. We were greatly concerned special districts would see a 30% revenue reduction, but again it is more nuanced than that. We will see ballot measures on property taxes in November – one of those take the rate down very quickly to 24%. We will know more in November. County Treasurer advised us not to do a month-to-month assessment, but rather yearly. ○ We won't know until December how this will all balance out. ○ Sponsorship amounts (\$42k) are higher because the board approved two sponsorships in 2023 (Boys & Girls Club and Young Ameritowne), but they were paid out in 2024.



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<p>Unfinished Business</p>	<ul style="list-style-type: none"> • Ongoing Discussion of corridor security and unhoused issues <ul style="list-style-type: none"> ○ President Boyle thinks the BID needs to be more aggressive in dealing with theft – it’s financially impacting owners, and the eye sore is not meeting our goal of a walkable corridor. Belmar is spending an exorbitant amount on security (\$750k/yr) – and this is not acceptable. Doesn’t make sense that there are plenty of police for car accidents, but not to take care of theft issues. ○ President Boyle passed along the sentiment that Director Sonya Alderman-Estes felt like the board wasn’t having the effect that it should. ○ Director Shapiro suggested that we should reach out to the Lakewood City Manager. Director Shapiro felt it is distressing to hear of all these issues. Perhaps reaching out to the mayor, who then would reach out to the city manager. Director Shapiro relayed a story of a house he owns in SE Lakewood, with asbestos, they had to move out. In that period of time the mailbox was hit multiple times. Someone broke into the house when it was empty – broke into a file cabinet (they have been dealing with the fall out of this ever since). Maybe we discuss putting a task force that meets regularly about approaches to the issue. Director Shapiro feels we need to act. ○ Director Denny agrees. If Telluride Truffle’s air conditioner was stolen in July, her business could have been in jeopardy. Her lease is coming up, and she must decide whether to stay or not. Law enforcement doesn’t seem to be helping the issues. Director Shapiro doesn’t feel that the police don’t care, perhaps their priorities are different – it would be important for the BID to hear what law enforcement can/can’t do. ED Quinn had a meeting last year with the City Manager, Police Chief, and command staff– they offered to bring information to present at the October AC Community Meeting. The chief and his staff did give a very good presentation at that meeting and walked through the online crime reporting process. ○ ED Quinn felt that it’s important to address problems with follow up on online theft reports. ED Quinn suggests that we have a 3rd party assessment of the crime status on the corridor that can then be relayed to the PD. ED Quinn also said he can bring this up with Commander Muller. Director Denny does feel these are good suggestions from ED Quinn – he will also send out his report from the November board meeting. ○ Lakewood Liason Katy Faltys suggested for everyone that they do a CPTED evaluation, and Economic Development will pay for half of the cost of security upgrades. ○ Director Shapiro suggested a survey going out to business owners to see their experience with theft. Perhaps an anonymous survey. Director Denny wonders how much crime isn’t even being reported.
<p>New Business</p>	<ul style="list-style-type: none"> • Evaluation of Outcomes – Joint project with Alameda Connects <ul style="list-style-type: none"> ○ This looks at the programs for both organizations, started the process yesterday with the evaluator. Will receive a report in the next few weeks which we will share • Resolution 2024-3 (Board Member Nomination) <ul style="list-style-type: none"> ○ The board discussed the reappointing of Sonya Estes-Alderman to the Board of Directors. There were no comments. Upon motion, seconded, and unanimously approved Resolution 2024-3.
<p>President’s Report</p>	<ul style="list-style-type: none"> • President Boyle put his thoughts forth earlier in the meeting during unfinished business.
<p>Executive Director’s Report</p>	<ul style="list-style-type: none"> • \$25k is amount for reinvestment grants. • Rachel will discuss more about the Crime Round Tables, ED Quinn highly recommended attending the round tables.



	<ul style="list-style-type: none"> • Landscaping focusing on water conservation, planning a pilot project for wildflowers to reduce weeds. • Setting up a short meeting for the budget over the summer. • Audit is on track, will be presented at the August board meeting.
Outreach and Engagement Report	<ul style="list-style-type: none"> • Crime Round Table June 12th, with Target loss prevention. • On April 15th met with AC board members on membership. AC will make all BID businesses honorary members. • Data base of members has been upgraded with a list provided by the city, with 500 business owners in the BID. • Belmar bike rides coming up. First one on May 25th. • Movie in the Park, July 9 at O’Kane Park. • Fix it Up Grant – 10 applicants, 8 approved, only 2 left (meant for façade improvements).
City of Lakewood Economic Development Update	<ul style="list-style-type: none"> • Isabella Nunez, Lakewood ED, gave updates: <ul style="list-style-type: none"> ○ Next Luncheon Chat on retail, sign up on website ○ Mayor’s inspiration awards open for nominations ○ Today is Isabella’s last day at the City of Lakewood.
Board Member Reports	<ul style="list-style-type: none"> • Director Westlund: Belmar will be celebrating 20th anniversary – Friday night will be celebrating. Roller rink, food trucks, music.
Adjournment	<ul style="list-style-type: none"> • Adjournment at approximately 1:09 PM

Clare Johnson, Secretary