

14th Street General Improvement District Advisory Board

Tuesday, July 18th, 2023
Minutes

Downtown Denver Partnership
1515 Arapahoe Street, Tower 3, Suite 100
Denver, CO 80202
In-Person/Virtual Meeting

Board Members Present: Wendy Murphy, Mark Heiser, Karen Good, Michael Kerrigan,
Adam Perkins

Others Present: Beth Moyski, Vince Martinez, Ryan Butcher

I. Welcome

A. Approval of Meeting Minutes from March 21st, 2023, 14th St GID Advisory Board Meeting

Karen Good welcomed everyone, opened the meeting, and requested approval of the Meeting Minutes from the March 21, 2023, meeting. Mr. Santomo commented that a dollar amount should be placed by the bad debt line item in the minutes from the budget presentation. Ms. Moyski confirmed that they can be amended – the board approved the Minutes as amended.

II. Update Regarding District Maintenance Efforts

Mr. Martinez discussed the on-going in-grade lighting project. He explained the situation concerning the Four Seasons sidewalk project and how it posed an opportunity to accelerate the 14th Street in-grade lighting effort. He then discussed the associated costs. Mr. Heiser asked for clarification about the cost, and Mr. Martinez explained the numbers and the funds available in operating reserves. He then explained that the proposed project could be broken into two phases for the block between Lawrence and Arapahoe. Martinez went on to detail the ongoing challenges associated with the project, especially sourcing replacement fixtures. In addition, there have been challenges in working with the management team at the Four Seasons, mentioning that they are prepared to move to litigation with the City and County of Denver as well as the 14th GID due to timing issues related to the completion of the project and incurred permitting expenses. Ms. Good requested to be part of the conversation moving forward and asked to be connected to the permit office. Ms. Moyski explained the process of moving reserve funds and confirmed the next DAB meeting would be 8/15. Mr. Heiser asked if the remediation was worth it and explained his concern. There was discussion about fixture styles and substitutes. Ms. Good asked for clarification on a few things, then suggested the remainder of the conversation be tabled until the 8/15 meeting. Mr. Santomo asked why the project was over budget, and Mr. Martinez explained that the project was initially budgeted in 2019, before the pandemic related global supply-chain problems occurred. There was discussion about replacing only the pin-style lights and options or alternatives to the square and rectangle light fixtures – which may have to be non-lit options.

III. Review of 14th Street GID Budget To-Date Financials

Ms. Moyski presented up-to-date financials. She explained some of the unexpected revenue and went on to break the numbers down line by line. She then mentioned that there will be a draft of the proposed 2024 budget and the next meeting. There was discussion about recovering funds from delinquent members. Mr. Kerrigan asked for clarification about the holiday light installation.

IV. Other Business

Mr. Heiser announced the reopening of Dazzle on August 1st. Ms. Good explained an agreement between the Webb Building and Denver Performing Arts Center. Mr. Kerrigan asked about Councilperson Hinds and if he could join the board. Moyski stated that she would reach out to talk about next steps.

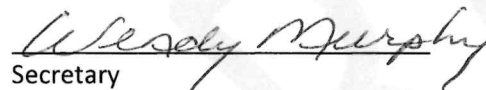
With no further business, Ms. Good adjourned the meeting at 12:52 pm, July 21, 2023.

Approved this 15th day of August, 2023.



President

Attest:



Secretary