

# 14<sup>th</sup> Street General Improvement District Advisory Board

Tuesday, August 18th, 2022  
Minutes

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

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

**Board Members Attending Virtually:** Steve Santomo

**Board Member Not Present:** Adam Perkins

**Others Present:** Beth Moyski, Vince Martinez, Ryan Butcher, Chiyoko Yokota

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## I. Welcome

A. Approval of Meeting Minutes from May 17th, 2022, 14<sup>th</sup> St GID Advisory Board Meeting  
Karen Good welcomed everyone, opened the meeting, and requested approval of the Meeting Minutes from the May 17th, 2022, meeting. Mr. Heiser requested clarification on a spelling error from the previous minutes. There was also discussion about the minutes being from May when the agenda said March. Mark Heiser made a motion to approve the Minutes with corrections, and Wendy Murphy seconded. The May 17th, 2022, Meeting Minutes were approved by unanimous vote.

## II. Review of the 2022 14<sup>th</sup> Street GID Budget and Year-end Projections

A. Mrs. Moyski presented the anticipated 2023 expenses, and recalibrations for the rest of the 2022 budget. She explained that banner rental revenue was higher than projected due to the Mall reconstruction project, that insurance actuals were higher than budgeted, and that electrical expenses will be over due to the installation and repair of holiday lighting. Mr. Heiser requested clarification about the banners and why the increase in revenue. Mrs. Moyski explained that the 14<sup>th</sup> street corridor has become more popular due to a few factors, including the pandemic, the Mall Reconstruction Project. She also added that the biggest banner client is Visit Denver, who has a presence on the California corridor and a close proximity to the Performing Arts Center. Mr. Kerrigan requested clarification about the 2031 end of fixed-rate assessment and if the board should continue paying a 10% rate in 2032. Mrs. Moyski explained that there was a refinance in 2017. There was a discussion about finding a different rate, and what the board would do with the additional funds.

Mrs. Moyski went on to discuss the work plan and how to address the in-grade lights. Mr. Martinez explained that some of the pavers might present a trip hazard, and that attention will

need to paid to said pavers in the coming year. He also mentioned that there is a similar issue with some of the trees. Here, Mrs. Good suggested that the BID team might provide documentation for comparison.

**III. Proposed Resolution Setting Date, Time, and Place for Public Hearing on the Proposed 14<sup>th</sup> Street 2023 Budget and Workplan, for September 27<sup>th</sup>, 2022**

Mrs. Moyski explained the resolution that sets the time and day for the public hearing for the 14<sup>th</sup> Street GID budget and workplan. She also mentioned that legal counseling would be present to answer questions. Mrs. Moyski called for a motion to vote on the resolution. Mrs. Good moved to vote. Mr. Kerrigan seconded. Motion passed.

**IV. Maintenance on the Corridor**

Mr. Martinez explained a few of the issues the maintenance team is encountering. He described two trees on Lawrence that need to be replaced, and talked about the ground cover replacement that was done in July. Mr. Martinez then went into detail concerning the in-grade lighting project. He explained that there have been delays due to national shortages. The lights are available, he noted, but other hardware, such as drivers and ballast, are becoming almost prohibitively expensive. The square lights are no longer available, but there are possible alternative options, such as light covers. He then went on to explain that he's trying to keep the corridor as colorful as possible, and went on to lament the oncoming winter weather.

**V. Other Business**

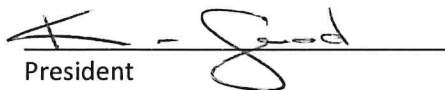
Mrs. Moyski took the reins to update the board about a member that has gone bankrupt and owes almost \$24,000 in fees. Mr. Heiser inquired if there is a line in the budget for bad debt, to which Mrs. Moyski explained that no there is not. There followed a discussion on how to move forward with missed or late payments, including interest and/or late fees.

Mr. Heiser took this opportunity to announce the moving of Dazzle to downtown from its current location in the Bauer Building. He also mentioned a great new sandwich place that will help activate the 14<sup>th</sup> street corridor.


**VI. Adjourn**

With no further business, Karen Good adjourned the meeting at 12:39 pm.

Approved this 27<sup>th</sup> day of September, 2022.

  
President

Attest:

  
Secretary isreaswes