

**14th Street General Improvement District  
District Advisory Board**  
Tuesday, December 15, 2020 Minutes

Downtown Denver Partnership  
1515 Arapahoe Street, Tower 3, Suite 100  
Denver, CO 80202  
Virtual Meeting

**Board Members Present:** Mark Katz, Michael Kerrigan, Creighton Ward, Karen Good, Jeani McDowell, Ed Blair, Lance Zanett

**Others Present:** Beth Moyski, Vince Martinez, Charlene Laus, Pamela Sellden

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**I. Welcome & Approval of the September 22, 2020 Meeting Minutes**

Karen Good called the meeting to order and requested approval of the Minutes from the September 22, 2020 meeting. Karen Good made a motion and Ed Blair seconded for the approval of the Minutes as written. The Minutes were approved unanimously via a unanimous (polled) vote.

**II. Administrative Issues**

**A. Review and Approval of Proposed Contract Auditor for the 14th Street General Improvement District**

Charlene Laus reviewed auditor matrix that was used to select a new auditor. Michael Kerrigan made a motion to approve the recommended auditor, Wipli, LLC, and Lance Zanett seconded. The new auditor for the 14<sup>th</sup> Street General Improvement District was approved by a unanimous (polled) vote.

**B. Review of Projected 2020 Budget**

Beth Moyski reviewed the projected 2020 budget projections, noting that there was additional maintenance revenue. Banner revenue was significantly lower due to convention cancellations. Moyski also noted that they anticipate receiving all of the outstanding assessments payments. As for expenses, everything seemed to be right in line with the projects for year-end. Maintenance expense would be lower due to the decrease in banners installations and a cut in some landscape expenses. Ed Blair asked if there were any staff salary increases anticipated, which Moyski explained were paid out the Administration overhead. Moyski stated that DDP would be responsible for any increases.

**C. Review and approval of 2021 Management Agreement between the 14<sup>th</sup> Street GID Advisory Board and the Downtown Denver Partnership**

Beth Moyski reviewed the 2021 Management Agreement between the 14<sup>th</sup> Street GID and DDP, summarizing what is covered by the agreement. Moyski reviewed the scope of services as listed in Exhibit A of the agreement and noted that the rate was not changing from previous years. With no further questions, Ed Blair moved to approve the 2021 Management Agreement and Creighton Ward seconded. The 2021 Management Agreement between the 14<sup>th</sup> Street GID Advisory Board and the

Downtown Denver Partnership was approved by a unanimous (polled) vote.

**III. Other Business**

**A. Maintenance Report**

Vince Martinez reported that not much is currently happening maintenance-wise in the District, however they are primarily making plans for the upcoming year. They are still tracking the in-grade lights and there have been no issues to report to date. With the winter weather, they will continue to check the lights weekly. They will wait until the weather warms up to replace the bike racks at 14<sup>th</sup> & Tremont. They will be monitoring the mulch and soil levels in the planter beds to determine if any additions are needed. If so, he will check budget and will need to ask the Board for approval.

In answer to a question, Martinez reported that there was not much graffiti on 14<sup>th</sup> except for closer to Webb building. Martinez stated that this was the pattern in the BID area as well. With protest activity decreasing, the level of graffiti was returning more to normal amounts.

Martinez stated that they would be issuing an RFP next year for landscaping and this would affect the 2022 budget.

**B. Colorado Convention Center Update**

Beth Moyski turned the meeting over to Lance Zanett for an update on the Colorado Convention Center. Zanett reported that the Convention Center is still set up as a hospital, which, on an encouraging note, has remained vacant. Zanett gave a brief history of the Convention center, starting with the building of Currigan Hall in 1968. The original expansion took place in 1990 and the Convention Center was rebranded as the Denver Convention Building. There has been an expansion approximately every 15-20 years. The current expansion will create new multifunction space including 80,000 sq. ft. of flex space on the roof. This expansion will entail losing some parking spots on Parking Level 3. The roof top space will be divided into 19 rooms plus an outdoor terrace and will include a full-service kitchen. The basis of the design is 50% complete. Construction will not affect 14<sup>th</sup> Street, including the bike facility. Champa Street will remain open with at least 2 active lanes at all times. They will begin moving steel in June and construction will last into 4<sup>th</sup> quarter, 2023. By completion, COVID will be long gone. Zanett will be sending a copy of the PowerPoint presentation to the Board members and asked that they direct and questions to him. Once you receive – feel free to direct question to Lance.

**C. 2021 Advisory Board Meeting Schedule**

Beth Moyski reviewed the 2021 Advisory Board meeting schedule, asking the Board members to reserve the time the third Tuesday of every month. Moyski stated that they would meet as needed, hoping that they would meet on a quarterly basis. Moyski noted that the March meeting would definitely take place to review the 2020 Audit as well as the September meeting to review the budget.

**D. Other Business**

Ed Blair announced that he would be moving to a new position as the Area General Manager overseeing the Oxford Hotel, Union Station, and the Crawford Hotel. Due to

this move, he would need to resign his position on the Board. Thanking his fellow Board members, Blair stated that he would look forward to working with everyone again.

With Ed Blair's resignation, Beth Moyski noted that there were now 3 open positions on the Board and asked the Board members to let her know if they knew of someone along the corridor (Market to Colfax) who could apply for an advisory board position.

**IV. Adjourn**

With no further business, the new Board Chair, Mark Katz adjourned the meeting.

Approved this 16th day of March, 2021.

DocuSigned by:

*Mark Katz*

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President

Attest:

DocuSigned by:

*Jeani J McDowell*

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Secretary