

14th Street General Improvement District District Advisory Board

Tuesday, March 15, 2022

Minutes

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

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

Board Members Attending Virtually: Michael Kerrigan

Board Member Not Present: Steve Santomo

Others Present: Vince Martinez, Charlene Laus, Pamela Sellden

I. Welcome

A. Approval of Meeting Minutes from February 15, 2022, 14th St GID DAB Meeting
Karen Good welcomed everyone and opened the meeting, asking for approval of the Meeting Minutes from the February 15, 2022 meeting. Adam Perkins moved motion to approve the Minutes as written and Mark Heiser seconded. The February 15, 2022 Meeting Minutes were approved by unanimous vote.

II. Review and Formal Acceptance of the 2021 Audit

Charlene Laus reported that the 14th Street GID Audit went out for bid for the first time in 2020. Wipfli did their first audit in 2020 virtually; this year was also mostly conducted virtually. Laus introduced Greg Livin, who gave a brief summary of his background and a brief overview of the audit process. Livin reported that a letter will be issued with audit indicating that it was a clean audit with no concerns, all financial information was confirmed and the information was complete and true. The opinion page states that the opinion is clean and financial statements are clean. Livin reported that this is consistent with previous years. He then reviewed the various statement sheets noting that revenues had stayed consistent, with the exception of banner income which increased as conditions return to normal. Expenditures increased due to landscaping expenses. Noting that the audit is complete, it will be submitted to City. Auditors will verify whether anything needs to be filed with state auditor's office. There were no questions. Michael Kerrigan confirmed that the City will not file with the state and Livin noted that they would take care of the filing with the State. With no further discussion, Michael Kerrigan made a motion to accept the 2021 Audit as presented and Wendy Murphy seconded. The 2021 Audit was approved with a unanimous vote.

III. Maintenance Update

A. In-grade Light Pilot project progress report and recommendations
Vince Martinez discussed pricing and options, noting that a proposal will be ready at a future board meeting. As a reminder, Martinez noted that we need to replace bar, square, pin lights. The test site is next to Tamayo restaurant at the corner of 14th and Larimer Streets. Currently bar lights are assorted

dimensions, but only an 18" bar light is available. We have not found a replacement for the square light; a possible replacement or placeholder could be a paver that will reflect the light. Likewise, the proposed replacement pin light is slightly different. The estimated price is \$118,239 for full replacement of lights, with a total of 209 light fixtures replacements needed (excluding all of the square lights). Clarion has suggested alternatives for missing square light replacement as well as a filler for the gap left by the shorter bar light. Additionally, they have noted that the replacement suggestion is non-slip. The average three light fixture zone is estimated to cost \$1700 for replacement. This figure will be helpful in budgeting and phasing the work. A decision will need to be made whether to do all or some of the work at one time, or even just one size at a time. Additional cost considerations will be labor, wiring, ballast, drivers, etc. as well as the expense of demolition and repouring of the sidewalk (due to the change in sizes of lights). A request was made to ask for an estimated percentage for additional expenses. Another question was asked about whether the old ballasts will need to be replaced or could they be salvaged due to the age of the fixtures. Martinez noted that although the main issue with the original lights has been lack of waterproofing, driver failure is common with in-grade lights. A request was made to also examine samples of the material proposed to surround or fill-in around the new lights. Another option may be to not replace any of the lights, just to cap or replace all of them with an alternative material until funds can be secured to replace them. Any of the options will come with a cost. Martinez noted that once decisions are made regarding materials, they will need to bring in a landscape architect to better determine the costs. Martinez recommended that it would be better to purchase all product up front (at the same time) to reduce the risk of materials becoming unavailable. It was noted that it will be good to incorporate light at least to some extent to retain the original design. Martinez also suggested it might be worth the time for the board to walk the street and prioritize blocks as well as determine if there is a minimum for the work to make sense. He will incorporate the discussion points and present a plan and options as well as a comparison of cost vs. budget.

IV. Other Business

Adam Perkins noted that the 14th Street GID design guideline may need to be updated as his company, Urban Villages, is working on a construction project in the District.

V. Adjourn

With no further business, Karen Good adjourned the meeting.

Approved this 17th day of May, 2022.



President ~~_____~~ Treasurer

Attest:



Secretary