

**DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS  
Meeting Minutes – October 1, 2020  
(Virtual Meeting)**

**Board Members Present:** Bahman Shafa, Austin Kane, Jennifer Halliman DeLeon, David Kaufman, Jodi Janda, Jon Buerge

**Board Members Not Present:** Sandy Robinson (excused)

**Legal Advisor:** Ron Fano

**Staff:** Beth Moyski, Charlene Laus, Vince Martinez, Steve Shireman, Randy Thelen, Lynda Seele, Pamela Sellden

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I. **Welcome**

- A. Bahman Shafa called the meeting to order, welcoming everyone attending the virtual meeting. Shafa asked for approval of the Minutes from the BID Board Meeting on September 3, 2020. Jon Buerge made a motion to approve the Minutes and Jennifer Halliman DeLeon seconded. The Minutes were passed by unanimous vote (taken via poll).

II. **Safety and Security**

- A. Police and Outreach reports (written)  
Cmdr. Sanchez began his report by reporting that Chief Pazen had authorized funds for the Walk the Beat program that would allow for 4 officers, approximately 8 hours a day – 2 officers on ATVs and 2 on foot patrol – utilizing off-duty officers assigned exclusively to the Mall. Sgt. Rebeterano reviewed the latest statistics noting that larceny was down 30%, criminal trespassing was down 28%, narcotics was down 30%, with crime down 32.4% overall, with August down 28.9% overall. The category that had gone up was criminal mischief. Fridays tend to have the highest number of offenses. DPD has been making a concerted outreach effort to businesses and the crime statistics have been coming down slowly. Protests continue. DPD will begin using 2 ATVs (with two officers) on the Mall in lieu of bicycles and in conjunction with Walk the Beat. The ATVs allow for more mobility and accessibility than bicycles, as well more visibility. Sgt. Rebeterano noted that there are still many complaints about negative behavior and this new arrangement will help deter negative behavior off the Mall and help with public relations. DPD noted that Denver is well ahead of the rest of the country as far as their responses to the protests.

Cmdr. Sanchez reported that crime statistics are down, noting that fewer people equates to less crime, but that percentagewise there may be an increase. Aggravated assaults were up, notably centered in the encampments. The encampment breakups focused on the areas with higher number of assaults. Sanchez felt that they need to start with the enforcement of the camping ban, noting that many protest groups have been woven into the encampments and breakups. The City is cleaning up on average 1-2 encampments each week. They are now fencing the encampments before cleaning up to keep out the protesters.

B. BID Security Metrics

Steve Shireman noted that the ATVs used by DPD will allow for a quicker response time and that the Security team is very happy about the return of Walk the Beat. Shireman noted that there has been increased aggression towards security personnel on the Mall with 4 attempted assaults on

Security team members, 3 of which were physical. He felt that the combination of the disturbances with the colder weather had a negative affect on behaviors. Noting that curfew violations were still down due to the increased number of encampments in other locations; intoxication, public urination, and drug complaints on the Mall were up. He felt these should drop with the return of Walk the Beat. Sit and Lie complaints were also down due the decrease in number of people on the Mall. Properties have been reporting an increase in trespassing, especially as encampments are broken up. Although there are fewer unauthorized camping complaints, these will likely increase with the cold weather. Ambassador and outreach continue to increase, and the security team has been increasing business checks and focusing on education. In response to a question regarding the relationship between disturbances, assaults and vandalism, Shireman noted that many of the aggressions have been from individuals experiencing homelessness. The increased vandalism could also be a side effect of the protests, especially with the increased occurrence of random graffiti. Shireman reported that the security phones were down for an approximately 5-hour period due to a break in of the security kiosk. Everything was stolen out of the kiosk – phones, radios, laptops. In response to another question, Shireman noted that the numbers could be down, not due to an actual decrease, but rather less people to observe and/or report the crimes.

### III. **Economic Development Updates**

#### A. Preliminary Results of the Office Building Tenant Survey

Randy Thelen reported on the preliminary results of the Office Building Tenant Survey, noting that there has been a slow, but steady increase of pedestrian traffic. Hotel occupancy is still down 65% but is increasing and restaurants have reported that the situation is improving. Thelen noted that they have received 28 responses to the survey, and they are targeting large property managers. Currently, there is a 30% occupancy rate. There was a first quarter bump. They are exploring ways to “invite” office populations back. Many people are waiting for a vaccine and for schools to fully open. The largest challenge is public safety. Thelen noted that this was a quick review and that a more comprehensive report will come later. A step increase would bump up the pedestrian counts and could help maintain return numbers. Noting that it feels busier downtown, Thelen again stressed the need to encourage returns.

#### B. High Frequency Data

As reported, there has been a slow, but steady increase in pedestrian counts. A link to the High Frequency COVID Impact Update:

[https://www.downtowndenver.com/wp-content/uploads/High-Freqency-Covid-Impact-Update\\_09-24-20.pdf](https://www.downtowndenver.com/wp-content/uploads/High-Freqency-Covid-Impact-Update_09-24-20.pdf)

As to any correlation to the current situation with sports, information is not available yet, however, bars are reporting more patrons and they are staying longer due to sports on TV.

### IV. **Administration**

#### A. Public Hearing – 2021 Downtown Denver BID Budget and Work Plan

Beth Moyski reported that the 2021 Downtown Denver BID Budget and Work Plan was submitted to City on September 28, 2020 and that the proper notices had been posted regarding the Public Hearing. Moyski summarized the budget and stated that assessments amounts will not go up in 2021. The budget reflects that the revenues will go down due to pandemic relief. Periodic maintenance and capital reserve contributions will also go down. An increase in the security budget is due to anticipated wage increases linked to minimum wage and market. Moyski also reviewed the Operating Plan.

There were no questions from the Board. Jon Buerge made a motion to open the Public Hearing and Austin Kane seconded. The Public Hearing was opened with a unanimous vote (polled). There were no comments from the public, at which point Jon Buerge made a motion to close the Public hearing and Jennifer Halliman DeLeon seconded. The Public Hearing was closed with a unanimous polled vote.

Beth Moyski presented Resolution 20-05 - A RESOLUTION APPROVING A BUDGET AND OPERATING PLAN FOR OPERATIONS IN FISCAL YEAR 2021. Jennifer Halliman DeLeon made

a motion to approve Resolution 20-05 and Jodi Jani seconded. Resolution 20-05 was approved with a unanimous polled vote.

B. 2021 BID Renewal – Process and Timeline

Beth Moyski explained that the time has arrived to begin the process for renewing the BID as it will sunset on December 31, 2021. This renewal will take the BID into its 4<sup>th</sup> decade. Moyski reviewed the process and requirements, stating that signatures from properties representing a minimum of 50% +1 of both the land area square footage and the assessed value is required for the BID renewal. The last time the BID renewed, they received a bit over 61% of the land area square footage and just under 69% of the assessed value. In reviewing the roles, Moyski stated that the task force will be led by Austin Kane and would include about 25 property owners/representatives who will help solicit for signatures. To date, 41 property owner meetings/calls have taken place. The focus is on the top 60 property owners. The next 40 of the top 100 are being scheduled next. In reviewing the timeline, Moyski stated that they plan to submit the petition form to the City Attorney for review and approval in November, a step that Ron Fano stated was not necessary, but a good idea. Signatures would be collected during January through March. Moyski will be asking for BID Board participation, stating that there were no restrictions as far as asking owners to sign. Jon Buerge asked if they could share a list with the Board of who they were meeting with, which would enable the Board to reach out prior to anyone meeting with them. The goal is to submit the renewal to the City Clerk in May 2021. The City Council would then review the application, verifying that the signatures are valid, before approving the renewal.

V. **Other Business**

In other business, Tami Door is looking for more businesses to participate in the Business Coalition for the Homelessness and Bahman Shafa stated that he would like to be involved.

Ron Fano stated for the record that Sandy Robinson's absence at the meeting was excused.

- A. Maintenance and Operations (Written Report)
- B. Monthly Update and Core Priorities (Written Report)

VI. **Public Comment and Announcements**

A member of the public made a recommendation for the documentary "Denver in Decay", viewable on YouTube. They further requested access to the recordings of the BID Board meetings. They inquired if any other members of the public were in attendance and were told that there was one other in attendance. Finally, they inquired about being involved in the BID renewal task force, stating that they supported the BID.

VII. **Adjourn**

With no further business, Bahman Shafa adjourned the meeting.

Approved this 5th day of November, 2020.

DocuSigned by:

*Bahman Shafa*

Chair of the Board

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Attest:

DocuSigned by:

*Jennifer Hallinan DeLeon*

Secretary