

**DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
Meeting Minutes – June 4, 2020
(Virtual Meeting)**

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

Legal Advisor: Ron Fano

Staff: Beth Moyski, Tami Door, Charlene Laus, Vince Martinez, Steve Shireman, Randy Thelen, Sharon Alton, Pamela Sellden

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 May 7, 2020. Austin Kane made a motion to approve the Minutes and Jennifer Halliman DeLeon seconded. The Minutes were passed by unanimous vote (taken via poll).
- B. Swearing In of new Board member, Jodi Janda
Bahman Shafa officially introduced and welcomed the new Board Member Jodi Janda. It was explained that all her paperwork was in and the Oath had been administered (and notarized) prior to the meeting.

II. Safety and Security

- A. Police and Outreach reports (written)
- B. DPD George Floyd Protest Response
Lt. Kenneth Chavez announced that he would be the acting commander of District 6 for next 2 weeks. Lt. Chavez reviewed the recent events, noting that the protests had started with little warning. He reported that there was damage to Downtown and Capitol Hill neighborhoods, as well as all government buildings. Lt. Chavez stated that on the previous Sunday protesters had surrounded District 6 on 3 sides and that they had come close to losing the station. DPD managed to hold on and had asked for and received back-up assistance from 10 different local agencies. Lt. Chavez observed that during the day things tended to remain peaceful, but with darkness violent protesters move in. To date, they had confiscated approximately 30 guns. The Mayor had enacted an emergency curfew, which was encouraging. On Monday, DPD made 150 arrests. Lt. Chavez noted the amazing restraint and resolve of his officers, considering they have had to deal with bottles, rocks, hockey sticks, a compound bow and arrow and even fire directed at them. Daily marches have generally gone from Capitol Hill to the Ball Park neighborhood, and back to the Capitol. BID operations have helped the situations by removing loose items off Mall and Lt. Chavez reported that they had been in almost constant contact with Steve Shireman, who has helped to alert businesses. Lt. Chavez also gave kudos to Gart Properties, specifically Steve Chavez who has provided DPD with a down room. Lt. Chavez reported that DPD has used the Israeli model whose goal is return to normal as quickly as possible and DPD collaboration with the BID and DDP has been valuable. DPD continues to monitor social media to help anticipate any upcoming protest action. When asked how soon they could start removing the boards covering windows, Lt. Chavez stated that it was hard to predict when the protests would end. The funeral for George Floyd was scheduled for next Tuesday and he predicted that the protests would continue until after that, tapering off slightly as more time passed. The current protest group numbers around 500-600 and could splinter in any direction. There are also small groups of 5-6 that seemed to work independent of the main group. Primary areas currently targeted are Capitol Hill, Broadway-Lincoln and Downtown. There has been unprecedented damage done, especially to government buildings. To dated, there have been no police shootings or critical incidents as seen in other cities. DPD is currently working 12-hour shifts, 7 days/week. Lt. Chavez reported that on Friday night 7 shots were directed (by protesters) at Capital Building. The shots were over the heads of the crowd and no one was hurt. Only the Capital Building was hit. Appreciation was expressed on all parties.

C. BID Security Demonstration Response

Steve Shireman thanked DPD for their continued strong relationship. Shireman presented the latest available statistics (attached), comparing April and May of both 2019 and 2020. He noted the increase in sit and lie which he partly attributed to the current lack of seating on the Mall as part of the COVID19 response. There has also be an increase in ambassador and outreach contacts, due largely to a decrease in outreach efforts by the groups now dedicated to the temporary shelters at the Western complex. Shireman discussed the protest-related damages, reporting 238 total damage incidents, to both public and private property, noting that 130 reports were on the 16th Street Mall. He reported that on Monday and Tuesday the occurrences had started to decrease. California to Broadway along 16th Street was the hot spot on the Mall.

III. **Updates re: COVID-19**

A. 2020 Projected Budget Review

Beth Moyski and Charlene Laus reviewed the impact of COVID19 response on the current 2020 projected Budget. The largest and most serious impact was on Revenue, with Moyski reporting a projected \$259,707 loss, mostly related to the revenue generated in relationship to the cluster permit. She reported that they are assuming zero income for the summer months, which within the cluster permit accounts for a \$155K revenue loss. Another \$100K loss is due to the temporary closing of the Hyatt Hotel Convention Center. Moyski reported that the BID has been able to adjust to the loss with expense reductions and that the net change will be -\$36K. She reassured the Board that since they have been able to make these adjustments, that currently there are no particular issues causing concern, however they will need to prepare for the chance of a resurgence of COVID19.

B. Maintenance Activity

Vince Martinez reviewed Operations' COVID19 response and followed that with the protest responses. In summary, Martinez reported that their crews are now off the streets by dusk every day. They have removed all moveable infrastructure as well as the trash liners (to prevent damage to relays). They have been busy cleaning up broken glass, graffiti, and pepper spray residue in the BID each morning, in addition to working with building owners to help with removal graffiti from private buildings. In closing, Martinez asked the Board to reach out and thank the Clean Team for a job well done.

IV. **Public Space and Mobility**

A. 16th Street Mall Shuttle Proposal – Temporary Revision to Operation

Randy Thelen gave an update on the efforts to allocate more public space for restaurants as part of the response to COVID19. Early in April, DDP sent a letter to the City in support of the over 400 restaurants throughout downtown, advocating the closure of streets including Larimer and Glenarm. Thelen presented the latest State of Downtown report, noting the dramatic drop in pedestrian counts due to COVID shutdown. (The IKE's are now out of commission due to damages, so recent pedestrian counts are unavailable.) Google charts indicate that retail visits had dropped drastically as well as dining has virtually dropped to zero. The need for more space is to create more room for restaurants and retail to function. Without allocating the transit lanes, 16th Street Mall does not enough public space to allow for much beneficial expansion. RTD's mall shuttle has not released their schedule to return to normal operations yet but is monitoring office uptick and will return with an increase in need. Buses will need to practice social distancing, allowing for 15- 16 passengers per bus at a time. That plus a hesitancy to use public transportation may make the Mall shuttle less beneficial. Thelen asked if they should ask RTD to hold off bringing back the shuttle, allowing expansion into the transit lanes. He pointed out 2 issues with the request: the need for ADA transportation and the need to ensure that the lack of the shuttle is temporary. Thelen pointed out that the Mall shuttle represents 9% of the total RTD ridership, making it an important component of RTD. He then reviewed some cons for the restaurants if they were to expand, including the cost of an expansion as well as the uncertainty of duration that makes it difficult to decide to spend money. Thelen stated that he feels the expansions would need be at least 2 months long for it to be worth the work and expense, noting also that the cons may outweigh the prospective pros. He stated that they would be surveying the restaurants to assess if there is enough interest, also noting that without the expansions it will be hard for the restaurants to reach a viable occupancy with the current restrictions. Thelen started that they were needing some direction as whether to pursue the issue or not. Could they ask RTD to temporarily re-route the shuttle to 15th and 17th and would it be effective in that configuration. Thelen stated the need to quantify restaurants/retail use vs. shuttle use.

B. Mall Sidewalk Expansion Areas including Cafes and Sidewalk Sale Permitting Process, and COVID19 Fee Structure through August 2020

Beth Moyski discussed a proposal to suspend permitting fees through summer to help retail and restaurants to survive the decrease in revenue as a result of the COVID19 response. The Board agreed that this was a good plan and show of support for businesses. Austin Kane moved to suspend permitting fees through August 2020 for restaurants and sidewalk sales. Sandy Robinson seconded, and the proposal was approved by unanimous vote.

C. Proposed Agreement/Lease with Owner of Vacant Lot – Summer 2020 and Beyond

Beth Moyski presented a proposed lease with the owners of the now-vacant lot at the corner of 16th and Welton. A building in that location was demolished and the lot is now on the market. The managers of the property, NAI Shames Makovsky have proposed a lease agreement through the end of August 2020 that would allow DDBID to activate the lot. The agreement would require the DDBID to cover the liability insurance as well as cleaning and security of the lot. There would be no rent collected, but payment of 25% of any gross revenue generated in the lot would be due to NAI Shames Makovsky quarterly. The term of the lease is until August 31, 2020, with the option to renew upon agreement of both parties in 3 month increments until February 2021. Sandy Robinson moved to approve the lease for the vacant lot at 16th and Welton and Jennifer Halliman-DeLeon seconded. The Board voted unanimously approved the lease.

V. Other Business

A. Proposed Alternate July Meeting Date – July 16, 2020

Due to the fact that the DDP offices would be closed the week of July 6-10, 2020, Beth Moyski asked for permission to postpone the July BID Board meeting until July 16, 2020. The Board unanimously agreed to the date change.

B. Maintenance and Operations (Written Report)

C. Monthly Update and Core Priorities (Written Report)

VI. Public Comment and Announcements

A member of the public reminded the Board about the upcoming Juneteenth celebration, as well as the continued presence of the Guardian Angels. She then noted the fact that the unemployment office is virtually unreachable without access to computers and the fact that not everyone has access to computers or the internet.

VI. Adjourn

With no further business, Bahman Shafa adjourned the meeting.

Approved this 6 day of August, 2020.

Chair of the Board

Attest:

Secretary