

**DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
Meeting Minutes – August 6, 2020
(Virtual Meeting)**

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

Not Present: Sandy Robinson

Legal Advisor: Ron Fano

Staff: Beth Moyski, Tami Door, Charlene Laus, Vince Martinez, Steve Shireman, Adam Perkins, Pamela Sellden

I. Welcome

- A. Bahman Shafa called the meeting to order, welcoming everyone attending the virtual meeting. Shafa requested motion for approval of the Minutes from the July 16, 2020 BID Board Meeting. Jon Buerge moved to approve the Minutes and Jennifer Hallinan DeLeon seconded. The Minutes were passed by unanimous vote (taken via poll).

II. Safety and Security

- A. Police and Outreach reports (written)
Cmdr. Aaron Sanchez reviewed recent activities, including DPD support and assistance regarding encampment at Morey Middle School. Encampments are given 12-24-hour notice in addition to the 7-day posted notice. Outreach service workers are present to offer help. However, protesters do show up at these clean-up efforts. The protest activity included rocks thrown at the trash trucks, but no arrests. Sanchez also reported that today is also the first day after the end of the eviction process moratorium. As a result, there is a large protest occurring at the Webb Building, hoping to prevent evictions. Sanchez stated that the establishment of sanctioned homeless encampments will allow camping ban enforcement to take place. However, it will take time to get back to normal.
Reporting on other trends, Sanchez noted that the biggest spike in the statistics is aggravated assaults, mainly in and around encampments. He also reported that they still had 7 officers out due to injuries due to protest activity. DPD is working hard to keep the infrastructure intact to help with the return to normalcy. Stating that protests and resulting damage could be ongoing and that they had learned a hard lesson to not let their guard down. Sanchez noted that it has been difficult to anticipate the movement of the protests.
- B. BID Security Metrics
Steve Shireman reviewed the current security statistics – these stats are the encounters and contacts made by the BID Private Security team. They include an increase in assaults, noting that the numbers do not show the reality of the increase of verbal assaults, which are more difficult to document. Shireman reported a notable increase of aggression toward uniformed officers. He further noted that many of the numbers are low due to activity occurring in encampments outside of BID District boundaries. Currently, they are working on the encampments in the area of 20th and Market, approaching them as a public health concern. Shireman also noted that aggressive panhandling is on the rise and as a result they would be

increasing patrols around the sidewalk patios. They are again having issues with Brothers of Brass, who despite complaints will not relocate, often aggressively refusing. The Security Team has been working to increase outreach. They have been helping with vandalism assessment, working with the Clean and Safe Team to help bridge the gap in the absence of the DPD presence.

III. **Public Space and Mobility**

A. **Safe Outdoor Spaces**

Evan Dreyer from the Mayor's office presented an update on the efforts to establish temporary outdoor spaces. Noting that the Hancock administration has typically been opposed to outdoor options for housing the homeless, but due to the extraordinary situation (COVID-19) and the surge in the homeless population, they acknowledge that an extraordinary effort is needed. Currently they are attempting to locate viable sites and finding numerous reasons a site will not work and only a few reasons where it could/will. Dreyer introduced Cole Chandler of the Colorado Outdoor Collaborative, noting that Chandler had been working on the issue for quite some time and familiar with the pros and cons. They are working to identify 3 sites, using a list of criteria including large enough to house 50 tents and up to 60 people. The sites will be staffed and managed 24/7, fenced and basic services provided (water, restrooms, Wi-Fi). The Coliseum parking lot site has been tabled for a variety of reasons and they are continuing to research other sites. Dreyer stated that they are trying to be supportive as a city.

Cole Chandler, the Executive Director of Colorado Outdoor Collaborative (which operates the tiny village in Denver) presented a PowerPoint on the proposed temporary outdoor spaces. This effort is a partnership with the Interfaith Alliance of Colorado and St. Francis Center. Chandler reviewed what would be provided at each of the temporary outdoor spaces, stating that they would be resource rich, help mitigate the spread of COVID19, extend access to resources, serve a population not traditionally served. The structure of the program is the result of studying similar models in other cities. The sites would be managed 24-hours by staff, with guidelines including site upkeep and accountability. Residents would be required to go through a 4-step screening as well as encampment outreach, waitlist, referrals, transportation to the site and an intake and use agreement. No walk-up service would be available. It would be a stable community and will allow residents to stay during the day. The original opening goal was the first week of August, but they have not been able to confirm and prepare a site yet. They currently do not have any agreements in place but have asked public entities to consider their real estate. The proposed Coliseum site was met with much community opposition. In their conversations, they are attempting to stress that these sites would be an asset to the neighborhood, in that they would be more controllable than unsanctioned campsites. The first site is funded privately for \$300k and would cost approximately \$32/person/night. Chandler reviewed the logistics of the sites as well as the obligations of the residents and the goals of the effort. He stressed that this is a temporary program, lasting the duration of the pandemic and wind-down would be a 21-day process. During this wind-down period, no new residents would be accepted. Once a site has been secured, it would take 2 weeks to prepare it and accept residents. They have not started a waitlist or accepted applicants yet. It was pointed out that this project was in the works prior to the pandemic as an effort of St. Francis Center. As a result of the pandemic, a significant gap in services became more obvious and the Colorado Outdoor Collaborative became involved.

B. **Update - Mall Reconstruction/Restrooms**

Adam Perkins presented an update on the Mall Reconstruction process and the proposed addition of public restrooms (Slides attached), stating the process is still on schedule. The Mall reconstruction RFP went out on time and responses are due back in the Fall. Selection of the contractor will take place the end of December or the beginning of January. Construction is scheduled to begin late-summer 2021. A playbook is being developed that will include consideration of comments from the public and an expressed need to bring more families in. An early draft of this playbook should be completed this Fall and will include how to curate and

manage the Mall, as well as long-term maintenance. Currently, the addition of restroom amenities has become a high priority and we are working with the City to design them correctly. We are also developing a vending plan for the reconstructed Mall, spearheaded by the Downtown Environment and Economic Develop groups with input from the member base and council and boards. As for the impact of the construction on businesses, the construction would be second strike after the pandemic and maintaining access during construction even more important. It will be an important message to maintain that the Mall is open. A BID-wide sidewalk sale will take place in August and pedestrian traffic is beginning to increase.

IV. **Administration**

A. 2020 Projected Budget – Sidewalk Cafes and Vending

Beth Moyski gave an update on the efforts to help business and restaurants during the pandemic, focusing on the budget and the effect on revenue. Moyski explained the discounts given to the vendors and sidewalk cafes to date (50% initially and then 100% except licensing fees for vendors). Overall, these discounts will account for 35% reduction in revenue for two programs. Moyski asked for permission extending waived fees through October. Bahman expressed support needed for businesses. Austin Kane made a motion to continue the discounts through the end of October (to match the City discounts) and Jennifer Halliman DeLeon seconded. The motion passed with a unanimous vote.

B. Resolution Amending 2019 Budget

Charlene Laus explained amendment for budget, stating that an amendment is typically needed every year. This year, the net operating costs were higher than budgeted as well as the Enterprise fund due to additional contracts due to growth in the Tree Health Program. They will do a final amendment before final submission to the City.

Austin Kane moved to open a Public Hearing and David Kaufman seconded. The Public Hearing was opened after a unanimous vote. There was no public comment and the Public Hearing was closed.

Austin Kane moved to approve the resolution to amend the 2019 Budget and Jodi Janda seconded. The resolution to amend the 2019 budget was approved with a unanimous vote.

C. BID Property Owner Survey Review

Beth Moyski reviewed the BID Property Owner Survey, stating that this annual survey is an opportunity to not only poll the public, but also to inform them. She highlighted Item 24, which deals specifically with the Mall Reconstruction and how to mitigate construction disruption. There are also questions regarding the Urban Forest Initiative and the Tree Health Program. The BID response to the COVID19 pandemic or clean and safer were not included this year, but the comment section would allow for comments. This exclusion brought discussion from the Board about a need to be more direct and specific. Moyski agreed to add more questions directly dealing with the BID response to COVID19. The survey should be sent out in the next couple of weeks.

Beth also reminded the Board that she would be setting up individual meetings to discuss the 2021 budget and work plan in lieu of this year's BID Board Retreat.

V. **Other Business**

A. Maintenance and Operations (Written Report)

B. Monthly Update and Core Priorities (Written Report)

David Kaufman asked if in anticipation to cost of damages, the Budget will need to be adjusted

higher or lower on specific line items.

VI. Public Comment and Announcements

David Kaufman asked if in anticipation to cost of damages the Budget will need to be adjusted higher or lower on specific line items. Beth Moyski responded that although there would be no change to clean and safe line items, Revenues will change due to the credits that will need to be issued for discounts given.

Jodi Janda asked for an update on plans for the vacant lot at 601 16th Street. Beth Moyski stated that plans were still in process including possibly placing the container from the beer garden. Moyski reported that they are also looking into hiring performers and that four artwork pieces will be placed along the Mall. In response to concerns about the artwork and vandalism, it was stated that the artwork will be pulled if Operations were to go into protest mode.

A member of the public suggested 3 possible sites for the temporary outdoor spaces and recommended a documentary and a world economic forum.

VII. Adjourn

With no further business, Bahman Shafa adjourned the meeting.

Approved this _____ day of _____, 2020.

DocuSigned by:

Bahman Shafa

Chair of the Board

Attest:

DocuSigned by:

Jennifer Hallinan DeLeon

Secretary