



	<p>MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT Held: Thursday, March 23, at 12:0PM, via zoom <a href="https://us02web.zoom.us/j/84270033649?pwd=dm5CSGtNYXgvWjBMTmN6QXBqa3Zydz09">https://us02web.zoom.us/j/84270033649?pwd=dm5CSGtNYXgvWjBMTmN6QXBqa3Zydz09</a> Meeting ID: 842 7003 3649, Passcode: 746994 One tap mobile +1-669-900-6833</p>
Attendance	<p>The regular meeting of the Board of Directors of The Alameda Corridor Business Improvement District (ACBID) was called and held in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance: Board President Boyle Director Shapiro Director Westlund Director Williams Director de La Bruyère <b>Also, present:</b> Tom Quinn, Executive Director ACBID. ACBID Board City Liaison Katie Faltys, Sarah Hadsall, Assistant Executive Director ACBID.  <b>Absent:</b> Director Estes-Alderman, Director Denny</p>
Call to Order	Board President Boyle called the regular meeting of the Board of Directors of the ACBID to order at approximately 12:02 PM.
Public Comment	Board President Boyle opened the meeting for public comment. There being no public comment, Board President Boyle closed the public comment period.
Approval of Minutes	The Board reviewed the draft minutes from the November 17, 2022, regular Board meeting. After review of the minutes, and upon motion made, seconded, and unanimously carried, the Board accepted the minutes as presented.
Financial Matters	<ul style="list-style-type: none"> <li>• Review of February 28, 2023, financial report. <ul style="list-style-type: none"> <li>○ Revenue line item for ACBID account of \$44,903 reflects Feb. 28<sup>th</sup>, financial report and does not correctly reflect the current revenue amount of \$86,000. ACBID received \$75,000 from Jefferson County on March 10<sup>th</sup>. This \$75,000 payment is payment is 1 of 2 large payments that ABCID receives annually for property taxes plus a number of smaller payments.</li> <li>○ Executive Director (ED) Quinn temporarily transferred \$10,000 out of the ACBID money market account. Will be depositing those funds back to account.</li> <li>○ Income Line Item: Property tax income up slightly by \$3,000.</li> <li>○ <u>Landscaping Expenses</u> <ul style="list-style-type: none"> <li>▪ \$64,000 under line-item Landscaping. Note: \$40,000 of the \$64,000 expense is for the water bill from 2022 – paid in 2023. ACBID has been reimbursed by Lakewood, but it is not reflected clearly in the financials.</li> <li>▪ Year-to-date landscape expenses \$23,203 ACBID has been reimbursed by the LRA to-date for the LRA financial responsibilities.</li> <li>▪ Moving forward the LRA will pay ACBID the agreed amount in Tranche (T) 2 &amp; 3 in a lump sum. This will streamline the reimbursement process. LRA/ACBID landscape agreement states that once T1 &amp; T2 are</li> </ul> </li> </ul> </li> </ul>

	<p>exhausted the agreement moves to a 50/50 spit up to \$15,000 a piece. If all funds are exhausted the LRA picks up the remaining costs.</p> <ul style="list-style-type: none"> <li>○ President Boyle asked for clarification on the Service Contract with LMI regarding the missing March 2023 monthly maintenance invoice. ED Quinn will follow up regarding the March 2023 invoice.</li> </ul>
Presidents Report	President Boyle is growing more concerned about crime on the corridor.
Executive Director Report	<ul style="list-style-type: none"> <li>● Crime on the Corridor: <ul style="list-style-type: none"> <li>○ ACBID provides CPTED evaluations for property owners, businesses, and residents. CPTED strategies are recommended in the assessment to help mitigate crime.</li> <li>○ ACBID working on a Crime Roundtable discussion with Lakewood Police Department and Jefferson County District Attorney’s office. This discussion will be open to all business &amp; property owners along the corridor to ask questions and get information.</li> </ul> </li> <li>● ACBID Rules and Procedures <ul style="list-style-type: none"> <li>○ Draft has been sent to ACBID attorney for revisions.</li> <li>○ ACBID Board encouraged to provide questions and comments over the next few months. Approval at the ACBID May Board Meeting</li> </ul> </li> <li>● Blarney on Belmar Event <ul style="list-style-type: none"> <li>○ 850 attendees</li> </ul> </li> <li>● Energy Grant awarded to 1 applicant.</li> <li>● LRA Intergovernmental Agreement approved by Council on December 19. Will allow for the continuation of revenue from the LRA for the remainder of 2023 and into 2024 at \$80,000 annually.</li> <li>● Distressed Properties Ordinance submitted to Council for initial discussion on December 19. ACBID submitted a letter of support.</li> <li>● Belmar Crossing Pocket Park – completed.</li> <li>● Corridor Landscape Maintenance <ul style="list-style-type: none"> <li>○ Maintenance contract up for renewal with the contractor LMI. Overall, LMI is doing a great job keeping the corridor well maintained.</li> <li>○ Theft of irrigation system parts has been an issue.</li> <li>○ A few irrigation lines have been damaged from other construction/boring companies.</li> <li>○ Director Williams stated that irrigation theft is common and landscaping companies can remove irrigation pieces and store them for the winter to prevent theft.</li> <li>○ Director Williams encouraged ACBID to be a part of Colorado 811. Boring companies must register project with CO 811. Once a project is registered in the ACBID area, CO 811 will send an email with the project details to ACBID.</li> </ul> </li> </ul>
Outreach and Engagement	<ul style="list-style-type: none"> <li>● ACBID completed 7 CPTED assessments and 2 are in progress.</li> <li>● AARP grant – last ground mural will be completed in late April or early May. A video will be created of the entire project and placed on the AARP website.</li> <li>● Attended a Boys &amp; Girls Club tour of the property and program.</li> </ul>

<p>Alameda Corridor Update by Lakewood ED Specialist Katie Faltys</p>	<ul style="list-style-type: none"> <li>• Economic Development encouraging Lakewood Sustainably to attend some AC meetings to encourage business owners to apply for all the energy savings grants available.</li> <li>• Working with LKPD to create strategies to mitigate crime and improve safety along the corridor.</li> <li>• City Council approved LRA to acquire and move forward with the demolition of the property located at 6051 W Alameda Ave, Lakewood, CO 80226, The Chalet Motel.</li> </ul>
<p>Board Member Reports</p>	<ul style="list-style-type: none"> <li>• Director Westlund <ul style="list-style-type: none"> <li>○ Publicly thanked, the City and Katie Faltys for the support and approval of the common consumption designation in the Belmar Plaza area.</li> <li>○ Belmar property working with LPD to mitigate crime and improve safety on property - new lighting, cameras, and security team. Bridge33 willing to collaborate with ACBID, LKPD and other corridor properties to improve crime.</li> </ul> </li> </ul>
<p>General Business</p>	<ul style="list-style-type: none"> <li>• Cyber Security Update and Discussion <ul style="list-style-type: none"> <li>○ Continuing with efforts to be prepared in case of a cyber-attack. We did have a small scare where we thought our system had been hacked. Initiated security plan and learned it was a hoax.</li> <li>○ All systems are updated regularly, and new updates are performed by all entities involved with maintain cyber-security.</li> </ul> </li> </ul>
<p>Resolution 2023-1 Approving Contract with LMI Landscapes for the Maintenance of Alameda Streetscape Improvements</p>	<p>Discussion: Contract with LMI Landscapes for the Maintenance of Alameda Streetscape Improvements.</p> <ul style="list-style-type: none"> <li>• ED Quinn noted that the contract is cancellable upon a 10-day notice.</li> <li>• Director Williams asked if the City of Lakewood will enact water restrictions in the coming months/years. ED Quinn indicated that currently there are no restrictions but will continue to monitor City agenda items and proposed plans.</li> </ul> <p>The Board discussed Resolution 2023-1 Approving Contract with LMI Landscapes for the Maintenance of Alameda Streetscape Improvements and upon motion made, seconded, and unanimously carried, the Board accepted Resolution 2023-1.</p>
<p>Resolution 2023-2 Designating the ACBID Website as the Official Location for Posting Notices of Board of Director’s Meeting Pursuant to §24-6-402(2)(c) C.R.S.</p>	<p>Discussion: Designating the ACBID Website as the Official Location for Posting Notices of Board of Director’s Meeting Pursuant to §24-6-402(2)(c) C.R.S.</p> <p>The Board discussed Resolution 2023-2 Designating the ACBID Website as the Official Location for Posting Notices of Board of Director’s Meeting Pursuant to §24-6-402(2)(c) C.R.S. and upon motion made, seconded, and unanimously carried, the Board accepted Resolution 2023-2.</p>
<p>Adjournment</p>	<p>Adjournment at approximately 1:51PM</p>