

CALL TO ORDER | OPEN FORUM

Call to Order / Open Forum

Michael Moore, Board Chair, called the meeting to order at 8:04 a.m. A quorum was confirmed.

Members present: Andy Boian, Dean Griffin, Sean Huggard, Rosella Louis, Natalie Mahler, Lisa McInroy, Michael Moore, Stephen Sturm

Members absent: Jennifer Anderson, Karrie Fletcher, Terri Garbarini, Matt Joblon

Staff present: Nick LeMasters, Richard Barrett, Lisa Voss, Jeanne St. Onge, Molly Keech, Kat Libby

Representatives, Guests and/or Owners present:

Clifton Larson Allen – Thuy Dam, Accountant

Mark Bagher – Oriental Rugs

Shears Adkins Rockmore Architects, Andy Rockmore, Principal

Property Markets Group (PMG), Dan Kaplan, Managing Partner and Adrienne Hartman, Senior Director of Pre-Development and Planning

CRL Associates, Inc., Sean Maley, Partner & Chief Business Development Officer

Public Comment: The Chair recognized Mark Bagher for public comments. Public comment was given expressing concerns with district contractors and CCN BID in-person answering service vs. voicemail.

MONTHLY BUSINESS

Michael opened the meeting, then requested board approval of the October minutes.

Approval of Meeting Minutes: Motion by Sean Huggard to approve the meeting minutes of October 26, 2022. Second by Lisa McInroy. Vote: Unanimous in favor.

COMMITTEES & TASK FORCE REPORTS

Finance Committee

Richard Barrett discussed budget and expenses tracking well despite property tax numbers unavailable when the committee met on November 10th. Nick LeMasters updated the board that the CCN BID was asked to present on the district at the November 9th City Council Finance Committee meeting for 2023 approval of budget and operating plans for the coming year.

Approval of September financials: Motion by Dean Griffin to approve the September financial statement. Second by Rosella Louis. Vote: Unanimous in favor.

PRESENTATION

**Shears Adkins Rockmore Architects – Andy Rockmore, Principal
2nd & Steele Development Update**

Specializing in the design of urban and mixed-use projects, Andy Rockmore and Property Management Group (PMG) principals presented to the board 5- and 8-story architectural concepts proposed for the property site located between St. Paul and Steele streets. Characteristics and challenges for the space were outlined as well as derived community benefits should zoning code plans proceed. The presenters requested CCN board support in amendment of the current zone code from five levels to eight in a transitional height design that would be compatible with height aesthetics of commercial properties on either side of the proposed site.

Board Chair, Michael Moore moved the board for support or denial of the proposed zone code change at 2nd & Steele.

Approval for Support of the Zone Code Change: Motion by Lisa McInroy to approve support for the zone code change. Second by Andy Boian. Vote: Unanimous in favor.

Moore additionally moved the board whether to accept the specified PMG design transitional height design concept as proposed for the 2nd & Steele location.

Approval of PMG Design Concept: Motion by Lisa McInroy to accept the transitional design concept as proposed. Second by Dean Griffin. Vote: Unanimous in favor.

CEO REPORT

CEO – Nick LeMasters

Nick discussed the importance for the board to be apprised of insight into development projects occurring within the district. Board applicant interview scheduling is also taking place with updates to be provided at December's meeting.

Marketing – Lisa Voss

Lisa talked about the November 17th opening launch of Winder Wonderland with a 6pm district lighting to be held live on CBS News. This year's holiday program will include a variety of entertainment, interactive art installation, holiday market, musical light walk, and much more.

Operations – Richard Barrett

Richard updated the board on extra patrol coverage over the holidays and will also be looking to add a bike unit patrol next year. Issues and challenges with delivery vehicles blocking merchant alleyways was discussed. Richard is also in conversations with the city to approve mid-block curb cuts in allowance of additional right of way entry.

Richard brought the board up to date on commercial cleaning contract bids and pricing for 2023. With the existing vendor's proposal remaining the most favorable, board approval would still be necessary to continue this service due to the value of the contract.

Approval of 2023 Commercial District Cleaning Contract: Motion by Lisa McInroy to approve the 2023 commercial cleaning contract for the district. Second by Dean Griffin. Vote: Unanimous in favor.

NEW BUSINESS

Michael Moore updated the board on the necessary one-year change authorization to the CEO employment agreement for vesting purposes. Moore motioned for the board to delegate negotiations with the CEO.

Approval to Delegate and Amend CEO Employment Agreement: Motion by Andy Boian to approve delegate negotiations for the agreement change. Second by Rosella Louis. Vote: Unanimous in favor.

ADJOURN

Adjourn: With no further discussion, questions or comments, Board Chair, Michael Moore, moved for the board to enter into executive session for the purpose and discussion of proprietary issues.

Approval to Move into Executive Session: Motion by Dean Griffin to approve moving into Executive Session. Second by Natalie Mahler. Vote: Unanimous in favor.

This Executive Session is held in accordance pursuant to Section 24-6-402(4)(e), C.R.S. The board unanimously approved moving into executive session at which time the regularly scheduled board meeting with staff and guests was adjourned at 9:26 a.m.

UPCOMING BOARD MEETING DATES:

- December 21, 2022
- January 25, 2023
- February 22, 2023

UPCOMING EVENTS:

- Small Business Weekend – November 25-27, 2022
- Winter Wonderland – November 17-December 24, 2022