

Minutes of the Regular Meeting of the Board of Directors of the Alameda  
Corridor Business Improvement District

Held: Thursday, March 26, 2026, at 12 pm via Zoom link:

<https://us02web.zoom.us/j/88306539657?pwd=0HiyTmQ62hAbnbq9MDEl4GjoZXLWio.1>  
Meeting ID: 883 0653 9657 Passcode: 003184 One tap mobile +17193594580

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## Attendance

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: **President de La Bruyere, Director Westlund, Director Denny, Director Romero**

*Also present were:* Tom Quinn, Executive Director ACBID; Clare Johnson, AC Office Manager; Rachel Griffin, AC Director of Outreach, Marcus Johnson, Liaison for Lakewood ED, Alameda Connects Board Members: Jeanine Maxey, Katie Nicholson, Joyce Rocha, Doug Wells

*Absent:* Director Summers

Members of the Alameda Connects Board were present throughout the meeting for shared briefings and informational purposes. All official actions and governance decisions were conducted by the ACBID Board.

## Call to Order

President de La Bruyere called the regular meeting of the Board of Directors of the ACBID to order at approximately 12:03 PM.

## Public Comment

No public comment, public comment closed.

## Approval of Minutes

The Board reviewed the draft minutes from the Board Meeting on November 20, 2025, the Board accepted the minutes as presented.

## Financial Matters

Review of February 28, 2026, financial report.

- **Financial Report** -- ED Tom Quinn presented the financial report, explaining that property tax revenues typically start arriving in March and peak around July, with payments gradually decreasing afterward. He noted that while last year's budget included LRA income, this year's is lower, though a reserve account will be reopened

in April to maintain the desired minimum balance of \$100,000. Tom also mentioned that the tax increment revenue from Area 1 will completely disappear in 2027 after its expiration (but the BID will start to receive money from Belmar in 2027). Current landscaping efforts are limited to basic maintenance while negotiations with the Lakewood Reinvestment Authority and city continue.

- **Unfinished Business** -- none

## New Business

- Nominating Resolutions for ACBID Board of Directors
  - The Board discussed **Resolution No. 2026-1** Nomination for appointment of Lou Scalmanini to the ACBID Board of Directors for a 3-year term expiring June 30, 2029, and upon motion made, seconded, and unanimously carried, the Board accepted Resolution 2026-1.

## President's Report

Thanks to the board for electing Max to the job. Alameda Crossing continues to be busy (installing electrical vehicle chargers). Patty asked when the gas station is going to open – Max said that's not his property, so he doesn't know. Max brought up the building requirement for 10k square foot or more. Marcus tried to explain that the city is trying to assist in this process. Tom asked what type of chargers are going in, (DCFC – fast chargers), hoping to open by September 30<sup>th</sup> (Xcel updating the transformer).

## Executive Director's Report

Report from ED Tom Quinn:

- Tom provided an update on landscape maintenance efforts, including the use of contractors and volunteers for litter pickup, and noted a lesson learned about spacing plants to prevent trash accumulation.
- Lakewood Real Time Crime Prevention center is now online. One of the priorities of the new chief was to make more use of technology: improve response time, use of drones (goal to have 6 drones), the drones respond to calls. Security grants program is open again – if businesses are interested in applying.
- *Community Events:* Very successful Blarney on Belmar, over 2800 people (increase of 11.4 percent from 2025). Blarney is ACBID's flagship event, a cornerstone of that is great entertainment. Lakewood State of the City coming up on April 15<sup>th</sup>, have recruited some sponsors for the food portion, any extra monies go to Alameda Connects, Colfax BID and the Action Center. Community meeting in March had 35 attendees (Chris Kennedy was the presenter from the Bell Center). May meeting will have the state demographer, Kate Watkins.

- *Funding & Future Investment:* Raised \$1300 for Alameda Connects in Colorado Gives Day.
- *Art:* Sidewalk history icons (added one for Ed Tipper, this will be dedicated on April 4<sup>th</sup>). Other history icons in the works. People still picking up Discover Alameda Guides. Storm water drain public art, some new ones going up to replace ones that aren't doing so well. Kaiser mural project completed, really great artist. Hoping to get back to putting plaques on art that doesn't have plaques. Working on a framework plan for the "Call Yourself Creative" launch in 2027. Would like to install at least a couple of solar lights. Another thing the team is working on is exploring a partnership with Dinosaur Ridge and incorporating dinosaur themed art into the landscape (they are speaking at the September community meeting). When Patty asked about bus shelter insurance, Tom explained that while the shelters are owned by Outdoor Promotions, they are not required to replace damaged shelters under their current agreement with the city.

## Board Member Reports

- **Director Romero:** Until the old Kaiser building gets taken down, parking continues to be an issue at the new Kaiser building (won't be completed until 2027).
- **Director Westlund:** There has been a lot going on in the first quarter, Blarney was very successful. A lot of momentum coming off 2025. 30 new retailers in the last two years. Bunny trails coming up on April 4<sup>th</sup>. New event is a Kentucky Derby event in May.
- **Director Denny:** Telluride Truffle was a winner of the "Colorado Company's to Watch". That's been helpful along with opening a new location in Union Station. These things have helped Lakewood numbers to go up. Really happy to see this growth. Patty was also nominated for the Titan 100 award, given to the top 100 CEO's in Colorado. This has really improved the company – it has doubled their revenue. Because of ski patrol on strike in Telluride, in December, that cut into their revenue.

## City of Lakewood Economic Development Update

Report from Marcus Johnson – Marcus provided updates on several development initiatives in Lakewood. He reported progress on a the old "Chalet" property on Alameda, which is in final contracting mode with the city and could result in new affordable housing. Marcus is also working on finding a retailer or brand for a burnt-out gas station lot and announced an upcoming commercial real estate meeting on April 7th in Belmar. Additionally, he shared details about a recent career workshop that attracted 75 job seekers and mentioned an upcoming investor tour on April 9th to showcase local projects and attract potential investors.

## Outreach and Engagement Report

Report from Rachel Griffin: Rachel presented an outreach report covering website updates, CRM enhancements, and community initiatives. She discussed improvements to the website's navigation bar, integration of member data through NEON, and the implementation of AI-generated meeting transcripts (for the community meetings). Rachel also outlined upcoming events including Movie in the Park with an Independence Day theme and potential Belmar Silent Disco event. There are five grants



available, additionally there is a scholarship available for businesses in the BID for an Entrepreneur class with the Business (Leading Edge program starts June 9<sup>th</sup>). Small But Mighty grants coming to an end soon. Gold Crown has agreed to allow our community events on their marquee (for at least a couple of times). Young Ameritowne has opportunities for the BID to decorate the area there. BID paid for the mural in the bike underpass in Weir Gulch, there are lights there, so figuring out how to turn that into a light show.

Adjournment

Adjournment at approximately 1:06 pm

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Secretary

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Date of approval