



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

Held: Thursday, May 28, 2026, at 12 pm via Zoom link:

<https://us02web.zoom.us/j/88306539657?pwd=oHlyTmQ6ZjZAbnbq9MDEl4GjoZXLWio.1>
Meeting ID: 883 0653 9657 Passcode: 003184 One tap mobile +17193594580

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 Scalmanini, Director Romero.**

Also present were: Tom Quinn, Executive Director ACBID; Clare Johnson, AC Office Manager; Rachel Griffin, AC Director of Outreach; Andra Alvarez, Hyatt House Belmar; Annie Thompson, Boys and Girls Club; Grace White, Young Americans Center; Sarah Berkman, Young Americans Center; Alameda Connects Board Members: Jeanine Maxey, Katie Nicholson, Joyce Rocha, Doug Wells.

Absent: Director Denny

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 12:09 PM.

Public Comment

No public comment, public comment closed.

Approval of Minutes

The Board reviewed the draft minutes from the Board Meeting on March 26, 2026, the Board accepted the minutes as presented.

Presentations

Presentations to the Board for Sponsorship opportunities

- **Boys and Girls Club Presentation**, with Annie Thompson, Director of Individual Philanthropy for Metro Denver. Annie presented to the board, highlighting the organization's mission to provide safe and enriching after-school programs for youth ages 5-18. She detailed

their comprehensive programming across four core areas: academics and careers, healthy lifestyles, mental health services, and character and leadership development. The presentation included statistics showing improved school performance and high school graduation rates among participants, as well as unique features like their mental health program with full-time professionals at each club. She detailed how Lasley Club students are now being transported to the Owen Club in Denver due to funding withdrawal by Jeffco Public Schools, with the bus serving 30-35 students daily, representing about 20% of Owen Club attendance. The total cost to serve these students, including transportation and programming, would be \$266,542 if maximum capacity of 42 students is reached, and the board was asked to consider renewing their sponsorship at the August board meeting.

- **Young Americans Presentation**, with Grace White, Senior Coordinator of Development, and Sarah Berkman, to assist. Grace started with a background of Young Americans. She explained their programs including YouthBiz, International Town, and Young Ameritowne, highlighting their impact on students' financial literacy and civic engagement. Grace requested an increase in sponsorship from \$10,000 to \$15,000 annually for the TV station shop at the Belmar location, explaining that the additional funds would help maintain low costs for schools and expand access to more students.

Financial Matters

Review of April 30, 2026, financial report.

- **Financial Report** -- ED Tom Quinn presented the financial report, explaining that ACBID is to date on track for property tax revenues. The reason the budget is brought before the board in August, is that under Colorado law Lakewood City Council must approve it at a regular meeting (the operating plan is approved at the same time). An amended budget can be approved at the November meeting (if there is a “quirk” in the budget). There will probably be one this year – with the Belmar TIF coming to an end, the BID will be getting the money instead of the LRA. Landscape maintenance is still in the budget, to make sure the landscaping doesn’t deteriorate. He discussed setting up a new timed deposit account with approximately \$75,000 to earn interest for future needs.
 - **Unfinished Business** -- none

New Business

- Nominating Resolutions for ACBID Board of Directors
 - The Board discussed **Resolution No. 2026-2** Nomination for appointment of Andra Alvarez (Hyatt House General Manager) 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 adopted Resolution 2026-2.

- The Board discussed **Resolution No. 2026-4** Nomination for appointment of Justin Backstrom (MDC Realty Advisors) 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 adopted Resolution 2026-4.
- Renomination Resolution for ACBID Board of Directors
- The Board discussed **Resolution No. 2026-3** Renomination of Patty Denny 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 adopted Resolution 2026-3.

President's Report

Alameda Crossing continues to be busy and is close to renting the large 11k square foot vacancy.

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.
- Crime Prevention is always important. Crime is down on Alameda. LPD use of drones and the Real Time Crime Reporting Center have made a difference.
- *Community Events*: Lakewood State of the City was a success. Silent Disco coming up in August, after a Belmar concert. Almost booked all of the bands for Cider Days. If the board can attend the Community Meeting, that would be wonderful.
- *Discover Alameda App*- the app has been updated and rebooted (Rachel has been working on this).
- *Landscape Maintenance*: still in discussion with the attorney, Tim Flynn. Doing the minimum currently, so that the landscape doesn't decline.
- *Call Yourself Creative District*: the Call Yourself Creative Framework Plan is included in your meeting packets. This is a great opportunity for economic development and street beautification.

Outreach and Engagement Report

Report from Rachel Griffin: Rachel provided updates on various marketing initiatives and upcoming events. She reported that the e-newsletter reaches 3,000 hyperlocal subscribers with a 33% open rate, and she's implementing engagement strategies including trivia and prizes. The team is working on SEO improvements for the website and continues social media content creation across Facebook, Instagram, and YouTube. Upcoming events include a Hamilton movie screening on June 30th as part of Independence Day celebrations, the first Belmar Cruiser bike ride on May 30th, and a Belmar Silent Disco event on August 6th from 8-10 PM. Rachel also outlined five rotating grants with simplified



application processes, including three bid grants, an Alameda Connects grant, and a Catalyzing Alameda scholarship for small business development courses starting June 9th. Rachel demonstrated the grant application system and the Discover Alameda app, which now includes support for Spanish and Vietnamese languages in addition to English. She showed how the app features information about local art installations and allows users to track their progress through the town. Rachel also reported on the theft of a 90-year-old WPA plaque from Sheridan and Alameda corner, which received significant media coverage including a Nine News interview with Tom.

Board Member Reports

- **Director Romero:** No real updates, very busy (especially Urgent Care).
- **Director Westlund:** Starting cruiser bike rides (Little India will provide some drink and food specials for after the ride). 6 total summer concert shows begin for the summer. July 3rd Big Belmar Bash (partnering with the City of Lakewood). New tenant opening on Teller Street, called Pop Rock Toys and Music (opening in June) – in the former Rocky Mountain Chocolate space.
- **Andra Alvarez:** very busy time, 135 rooms. Going to be a great summer and fall.

City of Lakewood Economic Development Update

Marcus Johnson was not in attendance

Adjournment

Adjournment at approximately 1:28 pm

Secretary

Date of approval