

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

Held: Thursday, November 20, 2025, at 12 pm via Zoom link:

<https://us02web.zoom.us/j/81189491258?pwd=vPeL6Ny7FgMQaMuvEpmze2FN5aPdMA.1>
Meeting ID: 811 8949 1258 Passcode: 351846 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 Boyle, Director 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; and Jeanine Maxey, President of AC

Absent: Director Estes-Alderman, Director Summers

Call to Order

President Boyle 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 August 28, 2025, the Board accepted the minutes as presented.

Financial Matters

Review of October 31, 2025, financial report.

- ED Tom Quinn noted that the number looks a little strange because in 2024 the BID received a large sum of money from the LRA but have not received any money from the LRA this year. Reserves are holding steady. Audit costs increased this year. Tech costs are up, IT Guys are on a contract basis.
- Revenue for 2025, property tax revenues are above projections, currently in the time of year when revenues tick down a little (March is typically the biggest month) – up from last year. The Assessor’s estimate as of August was \$118 million (even December estimate will not be completely accurate). On December 15th we must supply the county a certification of what the revenue will be. Landscape maintenance costs are up.

Unfinished Business

New Business

An Executive Session

- Motion into executive session: Read by Heidi Westlund: An executive session is called under Section 24-6-402 (4) (e) C.R.S. for purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to a landscape maintenance contract with of the City of Lakewood/Lakewood Reinvestment Authority (LRA). Motion by Director Westlund, seconded by Director Romero.

2025 Budget Amendment

Resolution 2025-14: A Resolution Approving an Increase in the Service Contract Payment to Alameda Connects for Management and Economic Development Services to \$21,000 per month and upon motion made, seconded, and unanimously carried, the Board accepted Resolution 2025-14.

President's Report

President Boyle explained that at the end of his term he will be stepping down from the board. He suggested that each of the board members think about if becoming president might be something they would want to do.

Executive Director's Report

Report from ED Tom Quinn using a slide show to go over projects that have been completed over the past year:

- *Public Art & Beautification:* Kaiser mural completion, installation of holiday banners for Belmar, Storm Drain Art initiative, currently featured in Belmar (with plans to expand to other areas next year), placement of a new History Icon marker in front of Wasabi.
- *Infrastructure & Safety Enhancements:* Addition of solar lighting to the Chase Street bike station (significantly reducing negative activities in the area), Continued focus on Corridor Safety through the Crime Prevention Round Tables.
- *Community Events:* Activating the Corridor with events like Blarney on Belmar and Cider Days
- *Funding & Future Investment:* Emphasizing that sponsorships are critical investments for the future of the corridor (Boys and Girl's Club and Young Americans).

Outreach and Engagement Report

Rachel Griffin gave updates:



- Three grants available for businesses.
- Getting the word out through newsletter (3300 subscribers), website (currently revamping), social media
- Marketing materials – have just created a flier for the businesses on grants (English on the front, Spanish on the back)
- Snow postcards are ready
- Gold Crown is going to allow ACBID/Alameda Connects to use their marquee to advertise
- Created a podcast from the crime survey and that is up on the website.
- Community Meeting notes are up on the website
- Nominated Boulevard Bottle Shop for an Applaud Lakewood award and it won!

City of Lakewood Economic Development Update

Report from Marcus Johnson – not back online

Board Member Reports

- **Director Heidi Westlund:** thanks again for the banners, tomorrow is the holiday kick off at Belmar.

Adjournment

Adjournment at approximately 1:15 pm

Secretary

Date of approval