



	<p>MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT Held: Tuesday, August 13, 2024, at 12:00PM, via zoom <a href="https://us02web.zoom.us/j/82518995949?pwd=b3RwQUZyZekJjaXRFeWoldXhnUVNIUT09">https://us02web.zoom.us/j/82518995949?pwd=b3RwQUZyZekJjaXRFeWoldXhnUVNIUT09</a> Meeting ID: 825 1899 5949 Passcode: 290418 One tap mobile +17193594580</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: <b>Director Shapiro</b> <b>Director Denny</b> <b>Director de La Bruyère</b> <b>Director Westlund</b> <b>Also, present:</b> Tom Quinn, Executive Director ACBID; Katy Faltys, ACBID Board City of Lakewood Liaison; Clare Johnson, AC Office Manager; Rachel Griffin, AC Director of Outreach, Jeanine Maxey, President Alameda Connects, David Green, Auditor</p> <p><b>Absent:</b> Director Estes-Alderman, President Boyle, Director Williams</p>
Call to Order	<p>Director Denny called the regular meeting of the Board of Directors of the ACBID to order at approximately 12:03 PM.</p>
Public Comment	<p>No public comment, public comment closed.</p>
Approval of Minutes	<p>The Board reviewed the draft minutes from the Board Meeting on May 23, 2024. After reviewing the minutes, and upon motion made, seconded, and unanimously carried, the Board accepted the minutes as presented.</p>
Financial Matters	<ul style="list-style-type: none"> <li>• Review of July 31, 2024, financial report. <ul style="list-style-type: none"> <li>○ ED Quinn had a couple of comments: under bank accounts and cash -- drawing down the LRA funds (funds in the timed account) were transferred into checking. Our income shows lower amounts in bank because \$300k in grants aren't in the accounts anymore - either expended or committed. We'll continue to receive revenue from property taxes (they have increased year to date).</li> <li>○ No questions regarding the financials.</li> </ul> </li> <li>• Report, Audit presentation by ACBID auditor, David Green with Green &amp; Associates, LLC <ul style="list-style-type: none"> <li>○ Third page has the auditor's report. "Unmodified Opinion" from the auditor (which is the ideal). Auditor looks at the risk audit base – nothing needs to be brought to attention. Audit went smoothly.</li> <li>○ Page number 1, shows what it is owed and owned by the district (about \$480k owned), some liabilities, total net position of \$989k. Next page shows what came in and what went out – expenses of a little more than \$1million. Change in net position of \$343k. David asked if there are any questions. None were asked.</li> <li>○ Looking forward, still awaiting on the letter from the attorney, should be submitted to the state by the end of the month.</li> </ul> </li> </ul>



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	<ul style="list-style-type: none"> <li>• <b>Resolution 2024-4</b> Acceptance of the 2023 ACBID Annual Audit             <ul style="list-style-type: none"> <li>○ The board discussed Resolution 2024-4 Acceptance of 2023 ACBID Annual Audit for the Alameda Corridor Business Improvement District and upon motion made, seconded, and unanimously carried, the Board accepted Resolution 2024-4. Motion passed unanimously.</li> </ul> </li> </ul>
Unfinished Business	<ul style="list-style-type: none"> <li>• None</li> </ul>
New Business	<ul style="list-style-type: none"> <li>• Resolutions Approving 2025 ACBID Sponsorships             <ul style="list-style-type: none"> <li>▪ <b>Resolution 2024-5</b> Approving a \$25,000 sponsorship for the Jeffco Boys &amp; Girls Club for 2025.                 <ul style="list-style-type: none"> <li>▪ The board discussed Resolution 2024-5 approving a \$25,000 sponsorship for the Jeffco Boys &amp; Girls Club for 2025 and upon motion made, seconded, and unanimously carried, the Board accepted Resolution 2024-5. Motion passed unanimously.</li> </ul> </li> <li>▪ <b>Resolution 2024-6</b> Approving a \$10,000 sponsorship for the Young Americans Center for Financial Education for 2025.                 <ul style="list-style-type: none"> <li>▪ The board discussed Resolution 2024-6 approving a \$10,000 sponsorship for the Young Americans Center for Financial Education for 2025 and upon motion made, seconded, and unanimously carried, the Board accepted Resolution 2024-6. Motion passed unanimously.</li> </ul> </li> </ul> </li> <li>• <b>Resolution 2024-7</b> Approving 2025 ACBID Operating Plan             <ul style="list-style-type: none"> <li>▪ The BID is required to submit its annual budget and operating plan to the city for approval by City Council – this is the only legal requirement the BID board has yearly. Must submit by September 30 of each year.</li> <li>▪ Lakewood Liason Katie Faltys had a question on page 2 of the Operating Plan, regarding Balmer Peak (state that they have a 2<sup>nd</sup> location, and the header date) – this will be updated.</li> <li>▪ The board discussed Resolution 2024-7 approving 2025 ACBID Operating Plan and upon motion made (with updates), seconded, and unanimously carried, the Board adopted Resolution 2024-7. Motion passed unanimously.</li> </ul> </li> <li>• <b>Resolution 2024-8</b> Approving 2025 ACBID Budget             <ul style="list-style-type: none"> <li>○ Katie Faltys asked about how revenue was figured out – ED Quinn responded that this is a best guess (the assessor does not figure this out). Katie Faltys also questioned what made the computer expenses go up (ED Quinn explained that ACBID is using a new provider, IT Guys, who charge a set monthly rate).</li> <li>▪ The board discussed Resolution 2024-8 approving 2025 ACBID Budget and upon motion made, seconded, and unanimously carried, the Board adopted Resolution 2024-8. Motion passed unanimously.</li> </ul> </li> <li>• <b>Resolution 2024-9</b> Urging a No Vote on Statewide Ballot Propositions 50 and 108             <ul style="list-style-type: none"> <li>▪ ED Quinn provided some background on this. The BID is only concerned with non-residential rates. This year the legislature made changes to reduce the rate over 2 years, but there are ballot proposals requiring further reductions and would be effective immediately. Believe that there are unintended consequences – ED Quinn advocates for the resolution for a no vote. Director de La Bruyere asked if the board has taken a position on political matters – ED Quinn said yes. Director De la Bruyere doesn't think the board should get involved – he is fearful of taking a position. Director Westlund agreed that Max makes a good point. - she asked what this resolution is doing. ED Quinn said that really, we don't want this to cause chaos. Liason Katie Faltys wanted to make the point</li> </ul> </li> </ul>



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	<p>that she is not a voting member of this board, and being a city employee she does not take a position on this.</p> <ul style="list-style-type: none"> <li>▪ The board discussed Resolution 2024-9 urging a No Vote on Statewide Ballot Propositions 50 and 108 and upon motion made, seconded, and carried with one dissent, the Board accepted Resolution 2024-9. Motion passed.</li> <li>• <b>ACBID Cyber Security Update and Discussion</b> <ul style="list-style-type: none"> <li>○ Part of our responsibility to receive the insurance coverage (\$1 million) for cyber security with the SDA Pool is an annual discussion and answer any questions. ACBID stores very little financial information in our computer system, our accounting is handled by an outside accounting firm (CCriff). All financial documents are put into a secure system called Hubdoc, communications go through a program called Liscio. ACBID had a cyber assessment a few years ago which we implemented the recommendations (enrolled in Netdilligence Breach program). ACBID also has a legal group that we can get an immediate response to questions regarding security breaches. In the past year we changed our computer firm – we now have a contract with the ITGuys (former company went out of business). Over the next year we will continue to improve our breach plan response. We regularly review our response plan to make sure it is up to date. ED Quinn asked the board if they had any questions or suggestions. Director Westlund commented that she felt that ACBID is following protocol.</li> </ul> </li> </ul>
President's Report	<ul style="list-style-type: none"> <li>• President Boyle didn't send a report.</li> </ul>
Executive Director's Report	<ul style="list-style-type: none"> <li>• Following up on crime on Alameda: ED Quinn had a follow up meeting with Chief Smith. Chief strongly recommended that we hold off on using a private security firm, instead work with Lakewood PD on hot spots. Put paid extra patrol idea on hold. If you see uptick in crime in your businesses please contact that BID office, in which case ED Quinn can reach out to chief directly.</li> <li>• Chief committed to being more diligent on follow up reports. Director Denny commented that she had a positive experience with the police follow up.</li> <li>• Chief said they are expanding their business crime watch network.</li> <li>• Relaunched security grant program, please inform your business tenants.</li> <li>• Round Table coming up in September. Remember our Wednesday community meetings, have a police liaison to talk to. Also working on a crime survey.</li> <li>• Traffic safety on Alameda – this is being addressed by DRCOG, ongoing program.</li> <li>• Director Westlund discussed the police had a shoplifting sting (operation) on July 16. They recovered \$4k in stolen goods for that one day. Went very well for one day of operation.</li> <li>• Successful event at movie in the park (400 people showed up, double what we've ever had before).</li> <li>• Belmar Cruiser bike rides have been a success – idea to draw them into Belmar.</li> <li>• All other projects are moving along, storm water art, etc.</li> </ul>
Outreach and Engagement Report	<ul style="list-style-type: none"> <li>• Rachel Griffin talked first about the Fix It Up grant, 14 applicants with 10 approved. Still trying to figure out the barrier to entry. 6 have been paid out, when they are paid out it is promoted in social media.</li> <li>• Crime Round Tables – June 12<sup>th</sup> was a success. Next one on September 18<sup>th</sup> will be about Lakewood Police Business Watch, and the other half the First Bank Fraud protection team.</li> <li>• Membership with Alameda Connects, about 50 members. Alameda BID members have honorary memberships.</li> <li>• Belmar Cruiser Rides, next one is August 17<sup>th</sup>.</li> </ul>



City of Lakewood Economic Development Update	<ul style="list-style-type: none"> <li>• Katie Faltys, Lakewood Liason, gave updates:             <ul style="list-style-type: none"> <li>○ Partnered with DCI will give an overview on September 17<sup>th</sup> as to what LRA's are.</li> <li>○ Denver Start up week the second week of September (17<sup>th</sup>-19<sup>th</sup>).</li> <li>○ Lakewood Economic Development team is normally a staff of 5, currently a team of 2.</li> <li>○ September 9<sup>th</sup> City Council meeting for BID</li> <li>○ Lakewood still has business grant moneys</li> <li>○ Motel project (Chalet) will go out to RFQ by the end of the year (online reports available).</li> <li>○ Revolving loan fund still available (using urban renewal dollars).</li> </ul> </li> </ul>
Board Member Reports	<ul style="list-style-type: none"> <li>• No reports</li> </ul>
Adjournment	<ul style="list-style-type: none"> <li>• Adjournment at approximately 1:12 PM</li> </ul>

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Clare Johnson, Secretary