

RECORD OF PROCEEDINGS –FINAL
Approved on 12/5/2019 --- December Conference Call 2019
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF
THE HAVANA BUSINESS IMPROVEMENT DISTRICT

Held: Thursday, October 17, 2019, 8:30 a.m. at Denny's Restaurant, 1505 S Havana St, Aurora, CO 80012

Attendance: Gayle & John Jetchick, Liz Fuselier-CoA Planning, APD Officer Graham, Naomi Colwell, Chance Horiuchi, Paula Weins – Schomp

Board members: Yulissa Williams, Garrett Walls, Donovan Welsh, Devon Horan, Brenda Soper, Gary Sliger, Shannon Jones

Absent: Matt Rauzi & Finn Ruehrdanz

Introductions: Call to Order by Garrett Walls at 8:34 a.m.

Disclosure of potential conflicts of interest: The board members present noted for the record that they have financial interests in entities that own property within the boundaries of the Havana BID, are active in developing property within the boundaries of the District, or are employed by such entities, and that such interests may be affected from time to time by actions of the Havana BID's Boards of Directors. In accordance with state law, the Directors have filed written disclosures describing such potential conflicts of interest with the Secretary of State, and the Directors present verbally reaffirmed such disclosures on the record of this meeting. No disclosures of conflicts of interest.

The board established a quorum and made motions to approve the September 2019 Financials and Minutes.

Acceptance of September 2019 Financials: Garrett called for a motion to approve, Devon moved, Yuly seconded, all in favor, none opposed.

Acceptance of September 2019 Minutes Garrett called for a motion to approve, Shannon moved, Brenda seconded, all in favor, none opposed.

BID Operation, Administrative & Development Updates:

Visit Aurora – Garrett shared that this is a great partnership. Visit Aurora's marketing of OHS is a great compliment to the hotel key card marketing we do. The board gives a thumbs up on sponsoring the annual stakeholders' event and feel that this is a very positive relationship. Chance will look for a promotional item to give away in the goody bags.

Living Water Car Wash – LWCW is alarmed and concerned that a competitor will be submitting a site plan for Havana & Mississippi. This would compete with the LWCW on the BID. The new development is NOT in the BID and LWCW provided stats that show that another competitor opening in a .3-mile radius is challenging for business. LWCW understands that this is a free market but would like the BID support. Board hosted a discussion on supporting of the LWCW. This ask is challenging. It might be best to remain neutral and must navigate this BID support carefully. This is just a discussion since a site plan has not been submitted yet. This project is premature, but we will continue to have a discussion on this future development. BID board is concerned about setting a precedence on issues like this. We want to support our stakeholders and maybe we can host events at LWCW or do promotions to support the grand opening. Liz Fuselier suggested that the BID remain neutral on this concern.

Gayle Jetchick retirement is December 31, 2019. We are in the process of planning her party with the board members. This will be an intimate gathering at a local business On Havana Street. Gayle will be coordinating a date with Yuly, and Chance will coordinate a party for GJ at Bettola Bistro in December 2019.

Events – We had record attendance with 600-800 attendees at the Last Days of Summer Concert will be on September 24th at Stampede with Dotsero. Over 3000 Eventbrite tickets were sold with the Stampede and Dotsero. Garrett shared that this was a great venue with a lot less work and more interaction with the public. Donovan agreed that this is a great venue for future concerts. We had

Volunteers are needed to help at all events. Chance asked for assistance at the Halloween event handing out candy at Garden on Friday, October 25, 2019. This is the day before the well-attended Trick or Treat event at the Gardens On Havana. We also need help on Saturday, 10/26 in the rose garden at 12-2p. Yuli shared that she will try to help to get at least 4 board members to help at this event.

Cruzin' Havana 2020 Board Discussion: Chance shared that this is our signature and historically our more popular event. Chance shared that Dick with the CCCC is recovering from health challenges and would like the CH 2020 to be planned before Jan. 2020. He

will be working full time at H&R Block from Jan-April 2020. This may be a challenge in the planning process since some of the event related planning does not start until 2-3 months from the event, April/May.

New/Closed Businesses: • Closed: Thai Basil – NOW – La Pily Mexican Restaurant and Menya Ramen & Poke Closed – NOW - Imone Korean Restaurant

Fan Fare/Argenta Update – The Aurora Urban Renewal Authority sale of Argenta to Dillon Place was approved. Dillon Place also purchased the gas station, Woody's Wings and Tierra Maya. Dillon Place hopes to break ground before winter and soon we will have market rate townhomes, condos, retail, office space, and a new green space for our future concerts.

Liz - City Planner – shared the development process, challenges with the reviewing of site plans and master plans prior to permitting, issues/concerns with traffic, public works, legal, and access o thee site are some delays in the groundbreaking.

Mubarak Estates –Liz F. shared that this project is in the 2nd & 3rd Review process to have the site plan comply with city code, Chris Johnson shared this development is moving along.

Havana Exchange – Garrett shared that Milkroll should open by the end of October 2019. CH shared that the business sent a message via IG and shared that they hope to have a SOFT OPENING next Tuesday, October 22, 2019 if the Friday, October 18, 2019 inspections go well. Garrett shared that Uncle Joe's is filing for a liquor license and may request BID support if needed. However, we do not expect any challenges with the restaurant filing for a liquor license.

Art in Public Places – Aurora Art in Public Places – Roberta Bloom shared that the Census 2020 met with them to see if there are interested partners that would support public art and murals. The Census 2020 found that public art and murals are a great way to reach out to the underserved populations. They asked Roberta about organizations that they could connect with they might support, sponsor or host a mural. Garrett shared that the Havana Exchange is interested and discussed hosting a mural on the former Car Quest building that has great visibility from the highway. AAIPP shared that they would be happy to help businesses in the process, the public art mural on a private property does require a permit, and they can help connect local businesses to mural artists.

Announcements: APD – Tom Graham – APD is hosting a bank security training next Tuesday, October 22, 2019 at District 1 & welcomes the bankers to attend.

Schomp Automotive: Paula Wiens shared that they gave a \$35k check to Children's Hospital after the BIG SALE. Schomp also attended the APD Foundation dinner with Naomi Colwell. They hope to do more with APD in the future. Schomp was a major sponsor for the APS Gala and enjoy connecting with the local school district. Schomp sponsored the Highline Canal Cleanup and donated a \$56k check to HCC. Schomp looks forward to hosting the Art2C Gala on November 14, 2019 at Schomp Subaru. Lastly, this Sunday, October 20, 2019, Schomp Subaru will be hosting a Bark a Boo with pet costume contests with beer and cocktails. This event is a part of the Subaru Love Pet Month. Schomp will be collecting pet item donations.

Note: Error on the agenda: Thanksgiving is 11/28/2019 and not 11/29/2019 so there is no conflict in 2019 for our next Annual Stakeholder Meeting.

Other: Last call for any other announcements: No other announcements. No other BID business was conducted at this meeting.

Garrett called for a motion to adjourn meeting, Donovan moved to adjourn, Devon seconded, all in favor and none opposed.

Adjournment: There being no further business to come before the Board the meeting was adjourned at approximately adjourned 9:21am. The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting, as approved by the Board of Directors of the Havana Business Improvement District.

The next BID Board meeting will be the Annual Stakeholders' Lunch Meeting on November 21, 2019 at 11 am at the Stampede at 2430 S Havana St. Aurora, CO 80012

Secretary