

RECORD OF PROCEEDINGS - Draft

To be Approved on 11/14/2024

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
THE HAVANA BUSINESS IMPROVEMENT DISTRICT

Held: October 17, 2024, 10am via Go To Meeting. The phone in number United States: [+1 \(669\) 224-3412](tel:+16692243412), Access Code: 425-389-565 and URL – <https://www.gotomeet.me/onhavanastreet> are listed publicly on our [website](#) and our [Facebook](#) at [@OnHavanaStreet](#). The recording and transcription of the meeting is available upon request.

**Board & Attendees:**

- **Garrett Walls (President HBID, E5 Equities & Havana Exchange Shopping Center)**
- **Yuly William (Vice President HBID, US Bank)**
- **Donovan Walsh (Board Director, Havana Auto Parts & South Havana Shops)**
- **Kerstin Hitchcock (Board Director, Co-owner, Gary's Full-Service Auto Repair)**
- Mark Hammerbeck – Herrada Printing – In-Coming Board Director
- Becky Hogan (Co-chair, Korea Committee, Aurora Sister Cities International)
- Jennifer Kim (Co-chair, Korea Committee, Aurora Sister Cities International)
- Mike Johnson Jr.
- Karen Jorgensen (Commissioner, Aurora Commission for Art and Public Places)
- **Matt Rauzi (Board Director, Colorado's Pro Gym)**
- **Adriana Lara (Target South Havana)**
- **Jennifer Dunn – (Board Director, First Bank) – resigning after new board appointments, reassigned from Havana to Downtown Denver**
- *Chance Horiuchi (On Havana Street Executive Director)*

**October 17, 2024, Meeting Minutes & Agenda of Discussions:**

1. **Call to Order and Introductions**
  - a. Garrett Walls called the meeting to order at 10:00 AM.
  - b. Board and guest introductions
  - c. Board Quorum established
2. **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.
  - a. Yulissa Williams presented a disclosure that she was recently appointed as the new Chair of our community partner, Aurora Sister Cities International.
  - b. No Other Disclosures announced.
3. **Approval of Minutes and Financials**
  - a. **Approval of September 2024 Minutes:** The minutes were reviewed with no changes requested. The motion to approve was moved by Garrett Walls and seconded by Matt Rauzi. The minutes were approved without objection.
  - b. **Approval of Financials for September 2024:** The board reviewed the financial statements. Feedback was positive on the new financial format with the new accountant, with the motion to approve was moved by Garrett Walls and seconded by Donovan Welsh. Approved without objections.
4. No Mayor, Council, BID Liaison and APD Updates
5. **Art in Public Places Update**
  - a. **Karen Jorgensen** provided an update, highlighting the recent tours along Havana to view new art installations, which were positively received.
  - b. **Art2C On Havana Street Public Art deinstalls and installs photos:** <https://onhavanastreet.com/photo-of-the-2022-2024-de-installs-and-2024-2026-art2c-on-havana-street-installations-with-aaipp-and-ampa/>
  - c. The 2024-2026 12th Art 2C On Havana Street Exhibition were installed in September and October 2024 with 12 public art sculptures at stakeholder properties:
    - i. "Eternal Echoes" by Charlotte Zink 📍 Concorde Career College – 111 Havana St
    - ii. "σελήνη" is the Greek word for the Moon by AJ Davis 📍 South Havana Shops (formerly Havana Machine) - 800 S Havana St.
    - iii. "Peaceful Portal" by Penny Joseph McClarin 📍 AMCAP - Gardens on Havana – Main St near Dickey's BBQ
    - iv. "Box Elder Seed II" by Nathan Johansen 📍 Bella Vita: Active Senior Living - 1470 S Havana St.
    - v. "How Many Kisses" by James Haire 📍 Shortline Buick GMC – 1301 S Havana St.

- vi. "Growing" by Charlotte Zink 📍 Mazal Motors – 1852 S Havana St.
- vii. "Circle of Life" by Sandy Friedman 📍 Maverik – Havana & Jewel – 1875 S Havana St.
- viii. "Parent & Child" by Albert Rhea, Rhea Fine Arts 📍 Piramides – 1911 S Havana St.
- ix. "Side by Each" by Charlotte Zink 📍 M Mart – 2000 S Havana St.
- x. "Colorado" by Vanny Channal 📍 Stampede – 2430 S Havana St.
- xi. "Spirals Spirals #1" by Christopher Thomson 📍 Maverik - Havana & Yale – 2700 S Havana St.
- xii. "Leaping Pronghorn" by Pavia Justinian 📍 Havana Exchange – 2802 S Havana St
- xiii. \*Empty art pad - \*No Public Art Sculpture in 2024-2026 📍 Havana Tower – 1450 S Havana St.

## 6. Board Discussions

- a. **Certification of AVs for 2025 HBID Budget Evaluation & Discussion:** Garrett Walls reported the district's certified valuation from Arapahoe County at \$156,857,783, with a slight positive variance from projections.
- b. Garrett Walls shared that the board budget process is in progress and scheduled to present to Management and Finance, Study Session and City Council in late October and November.
- c. 2025 Proposed Budget Approval, [8 21 2024 Arapahoe County Cert of Valuation Letter \\$156,857,783](#) - 2025 Operational Plan, Annual Update and Budget
- d. No discussions on the budget that was proposed and approved at the August 15, 2024, meeting.

## 7. Korea Town Aurora Initiative Updates

- a. **Presentation by Becky Hogan and Jennifer Kim:**
- b. **Background:** The Korea Town Aurora initiated in 2020, aimed to brand Korea Town Aurora, promoting Korean culture and supporting local businesses in Aurora, CO. In 2024, their committee finalized their marketing plan and visioning approach of transforming Korea Town Aurora into a visitor destination and promoting of a blend of Korean American culture and providing impact to the Korea businesses.
- c. They want to establish a baseline to build upon and hope to engage in cross-generation promotion with partners and create a true sense of space.
- d. **2024-2025 Goals:** The next steps include developing a digital presence, organizing a trip to other Koreatown locations (Atlanta or Los Angeles) for insights, and introducing a "Korea Town Aurora Restaurant Week" to increase local engagement. They also plan to continue to remain engaged at the OHS events like the Havana Street Night Markets and Lunar New Year.
- e. **Future Plans:** The initiative plans to monitor the impact of their efforts and enhance partnerships with Havana BID.
- f. **Acknowledgments:**
  - They expressed gratitude for Havana BID's support in promoting Korean cultural and business events and invited the District to join the upcoming business roundtable with Representative Iman Jodeh at Coffee Story for a listening session with Korea Town and On Havana Street businesses.
  - Garrett Walls and Chance Horiuchi thanked the Korea Committee for their dedication and volunteering at OHS events.
  - Jennifer Kim shared how they appreciated the collaboration and support of the Korea Town Golf Tournament. The HBID's support of sponsorship of Korean-owned restaurants for lunch is a huge hit and well recognized by the attendees and stakeholders of Korea Town Aurora. She also shared about a new Netflix show celebrating Korean cuisine and culture.
  - Chance recognized that the creation of Korea Town has attracted new businesses, investments and growth for the District. She shared that over 25 businesses opened in the last four years because of the Korea Town Aurora economic development impact. She shared that majority of the newest businesses that have opened On Havana Street are because of Korea Town Aurora marketing and growth.
  - Garrett Walls wanted to add a huge thanks and just sentiment of gratitude and appreciation for the partnership. Garrett Walls celebrated the partnership and collaboration efforts.
    - He shared that the partnerships with Aurora Sister Cities and Korea Town have significantly helped every business owner to realize that there's a larger community and helped the District and city engage with businesses that typically did not engage with us.
    - He shared that he had a conversation with a City of Aurora person regarding transportation at the last night market, and they discussed the impact of gathering Korea Town stakeholders and the large engagement that the city of Aurora has received because of bringing the community together and hosting outreach events in our at-large communities.
    - He shared how the multimodal study along Parker Road has seen increased engagement with a larger response from our global and Korean communities. He thanked the committee and that

the work is being noticed and that we've got a much larger, greater community because of the formation of Koreatown. "So, a huge hats off, and I look forward to next year's endeavors."

**8. Announcements and Event Updates**

**9. Upcoming Events:**

- a. **Final Havana Street Night Market:** Scheduled for October 26, 2024, 6 PM – 10PM at Leezakaya.
- b. **Aurora Sister Cities International Gala:** Scheduled for October 26, 2024, 6 Pm – 10 PM with several board members attending. Yuly made an announcement and encouraged the District to attend the gala.
- c. **Aurora Borealis Event:** November 1-3, 2024, Main Stage sponsored by On Havana Street, with VIP tickets available for board members and stakeholders.
- d. **Other OHS Updates:**
- e. OHS will host two Trick-or-Treat events on October 26, 2024, at The Gardens on Havana & at Leezakaya for the night market.
- f. Chance thanked the board and stakeholders that signed up to help with the candy distribution for 30+ shops for the Gardens. She also shared how new stakeholders will be engaging and helping to volunteer at the costume contests and trick or treat events. She encouraged more volunteers to sign up due to the expected larger crowds anticipated.

**10. No additional Board Discussions**

**11. Adjournment**

- a. The meeting was adjourned by Garrett Walls at approximately 10:30 AM, following a motion to adjourn, seconded by Kerstin Hitchcock.
- b. Next BID Board meeting will be the annual meeting at the Stampede on Thursday, November 14, 2024, at 11 a.m. in-person and via HAVANA BID BOARD GoToMeeting.

There being no further business to come before the Board the meeting was motioned for adjournment by Garrett at approximately 10:30am. The foregoing minutes constitute 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.

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Chairperson of the Board