



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
October 22, 2025

MINUTES

10:00 Began

Meeting Invite by Zoom (General Public Invite)	General Public Registration Link
Web ID Meeting Passcode:	884 9538 9241
Zoom Cloud Recording Link	2025-10-22 Zoom Recording Link
Zoom Passcode:	t1SNdH?F

Summary:

- The Five Points Business Improvement District board meeting began with introductions and administrative matters, including the approval of meeting minutes and postponement of the Treasurer's report. The board reviewed the successful outcomes of the recent High Points Jazz Festival, which attracted significant attendance and increased business sales, leading to discussions about developing a signature event. The conversation ended with budget approvals for 2026, including funding sources and beautification plans, along with the announcement of upcoming events and transit discussions for the Welton Street Corridor.

Attendance:

The meeting of the Board of Directors of the Five Points Business Improvement District was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

I. Call to order:

The meeting was called to order by Board Chair **Haroun Cowans** at **10:00 AM MST**

II. Introductions / Attendance:

Haroun Cowans	Board Chair	Present
Paul Books	Co-Vice Chair	Present
Nina Rupp	Board Member	Present
Fathima Dickerson	Board Member	Present
John Pirkopf	Board Member	Present
	Quorum Was Met	Yes

Absent:

Maedella Stiger	Co-Vice Chair (Excused)	Not Present
Nathan Beal	Treasurer	Absent

BID Staff:

Norman Harris	Executive Director	Present
Nova Elu El	Admin Assistant	Note Taker

Invited Special Guests:

NAME	TOPIC	ROLE
Sean Patrick Bryce	High Points Festival	Event Producer
Stephen Bennett	High Points Festival	Event Producer

III. Administrative Items / [Board Meeting Packet](#)

A. Disclosure of potential conflicts of Interest: **None to mention**

B. Board Meeting Minutes: There were no corrections to the **September 24, 2025** Board meetings minutes.

Paul Books moved to approve the **September 24, 2025 Board Meeting Minutes**.
John Pirkopf seconded to approve the minutes. **All** were in **favor of the Motion to approve the minutes**.

C. Treasurer's Report will be presented next month Nathan Beal had an emergency and could not make the meeting today.

IV. Old Business

a. High Points Festival Recap

Sean Patrick Bryce
Stephen Bennett

Stephen Bennett and Sean Patrick Bryce reported strong outcomes from the inaugural festival, which drew over 1,300 attendees, including 1,000 ticketed guests and 300 community comps. Businesses saw revenue increases of 50–150%, and feedback was overwhelmingly positive. The event also included unticketed programming in the park, such as the well-received Charles Burrell tribute. A recap deck with detailed involvement and sponsorship data was shared. Norman Harris, Executive Director of the Five Points BID, emphasized the festival's success in attracting new demographics to the corridor, with business owners noting fresh faces and renewed local engagement. He highlighted the opportunity to evolve beyond jazz-centric programming to include diverse musical and artistic expressions, broadening the corridor's appeal. While Jazz Fest is no longer active, Harris expressed optimism that continued investment could lead to a new signature event for Five Points. The board is set to vote on next year's budget, and Chairman Haroun Cowans inquired about the timing of next year's event.

In response to Chairman Haroun Cowans' question about timing, Sean Patrick Bryce shared that the week following Labor Day proved to be an ideal window for the event, offering favorable weather and strong attendance. He noted that an earlier August date would have conflicted with back-to-school schedules and other regional festivals, which could have negatively impacted turnout. The rescheduling turned out to be a fortunate decision, avoiding competition and allowing for broader participation. Bryce also mentioned that Councilman Watson attended and reportedly had a very positive experience, further reinforcing the event's success.

V. New Business

b. Welton Street Corridor Transit & Beautification Discussion - Wednesday November 5, 2025 5:30-7:00 PM The Glenarm Recreation Center

Norman Harris announced a community discussion scheduled for Wednesday, November 5th, from 5:30 to 7:00 p.m. at the Glenarm, sponsored by City Council District 9 in partnership with RTD, the Department of Transportation, and Community Planning and Development. The focus will be on the future of light rail along the Welton Corridor. Harris emphasized the importance of community participation to help shape a long-term vision for a more transit-rich and vibrant Welton Street. Rather than removing light rail, the proposal aims to enhance transit access by converting Welton into a two-way street and rerouting bus lines 38 and 43 to increase frequency and connectivity. These changes would also allow for expanded green infrastructure and reclaimed sidewalk space. Following the success of the recent Five Points Stakeholder Summit, this meeting presents another opportunity to advance inclusive and sustainable corridor planning.

Darius Shelby, assistant to the District 9 City Council Office, emphasized the importance of strong community turnout for the upcoming discussion. He encouraged everyone to attend and invite others from their networks, noting that the meeting is a key opportunity to share feedback on transit and mobility along the corridor—what’s working, what’s not, and what residents hope to see in the future.

c. 2026 Five Points Jazz Grant window

Norman Harris announced that the Five Points Jazz Grant, offered through Denver Arts and Venues, is now open with a revised application deadline set for next Monday October 27, 2025 at 11:59 p.m. The program will award \$100,000 in microgrants to support jazz activations on or near the Welton Corridor. Harris encouraged both businesses and community members to apply and offered his assistance with developing proposals or refining application language. He will be forwarding the application link following the meeting and has also shared it in the chat for easy access.

d. 2026 Operational Plan & Budget (vote)

Norman Harris concluded the meeting by requesting a motion to vote on the 2026 Operational Plan and Budget. He reminded the board that the proposed budget had been reviewed line by line during the previous month’s meeting. Norman Harris noted that, following recent feedback and conversations, he made a few key adjustments to the proposed 2026 Operational Plan and Budget. These changes, highlighted in yellow on the shared document, were presented to the board for review and approval during the meeting.

Income

Norman Harris outlined key financial challenges for the upcoming 2026 budget, noting a projected decrease in mill levy income from \$312,000 to \$276,000. While the BID has secured \$125,000 in grant funding from Denver Arts and Venues to support First Friday and jazz activations, overall projected income is expected to fall from \$553,000 in 2025 to \$446,000 in 2026—assuming no additional sponsorships or grants are secured.

Expenses

Norman Harris reviewed the proposed 2026 expenditures, noting efforts to improve efficiency in maintenance projects. The maintenance budget has been reduced from a projected \$183,000 in 2025 to \$173,000 for 2026. Additionally, based on stakeholder feedback and a recent corridor walk-through, Harris proposed increasing the allocation for corridor beautification projects from \$15,000 to \$30,000. This adjustment supports the formation of a beautification subcommittee and reflects a commitment to enhancing the visual appeal of the Welton Corridor.

Norman Harris presented final revisions to the proposed 2026 budget, noting that while overall marketing efforts remain consistent, resources are being redirected to better meet community feedback. Specifically, the holiday lighting budget will increase from \$15,000 to \$20,000 to ensure full corridor coverage, with the total marketing and branding budget set at \$58,350—approximately \$7,000 less than the previous year. The events budget is proposed at \$164,947, supported by \$125,000 in grant funding from Denver Arts and Venues. Harris

requested an increase in funding for the High Points Festival from \$15,000 to \$30,000. Administrative expenses remain unchanged from the prior proposal. Despite these adjustments, the BID anticipates drawing \$162,850 from reserves in 2026, leaving a projected reserve balance of \$108,151 heading into 2027. To offset this, Harris outlined a fundraising strategy aimed at securing an additional \$75,000 through a dedicated development team. He concluded by seeking board approval to move forward with planning for a successful 2026.

In response to Haroun Cowans' question, Norman Harris clarified that the proposed increase in the beautification budget—from \$15,000 to \$30,000—is intended to support a broader range of corridor enhancements. While it may include elements like historic markers and signage, the funding is primarily aimed at general visual improvements along Welton Street. This could encompass landscaping, public art, lighting, and other aesthetic upgrades identified through stakeholder input and the newly proposed beautification subcommittee. The goal is to make the corridor more inviting and reflective of community pride.

Norman Harris announced plans to establish a beautification committee composed of business owners, residents, and potentially board members to develop project ideas for enhancing the Welton Corridor in 2026. Proposed initiatives could include lighting, seating, landscaping, and other visual improvements. He emphasized the importance of stakeholder-driven input and shared the challenges of implementing even small-scale upgrades—such as a current planter installation project at 21st and California, which incurred \$3,000 in city fees just for the encroachment application, plus architectural costs. Based on these realities, Harris reiterated that the original \$15,000 budget was insufficient and justified the proposed increase to \$30,000. Early committee participants include Dan Sawyer (Duke's and Scratch Bakery), John Hayden, Keith, and potentially Wil Alston. While specific projects are yet to be determined, Harris expressed a strong desire to empower the group with adequate funding to make a meaningful impact.

Haroun Cowans clarified that the proposed beautification budget is currently a placeholder, intended to give the upcoming committee flexibility to develop impactful projects. He also raised a maintenance concern regarding a historic marker near the Point building, noting that while the signage had been refreshed, the plastic casing is bubbling and may be vulnerable to water damage. He suggested that sealing the sides would help preserve the marker and prevent further deterioration.

In response to Haroun Cowans' question, Norman Harris confirmed that the BID is still receiving grant funding from the city for jazz-related programming. By the end of 2025, the BID expects to have secured \$190,389 in sponsorships and grants, including \$125,000 from Denver Arts and Venues, over \$48,000 from Denver Urban Renewal Authority, \$15,000 from Denver Water, and \$2,000 from the Denver Foundation. For 2026, the only confirmed funding so far is the \$125,000 from Denver Arts and Venues. To pursue additional revenue, the BID has budgeted \$7,500 to hire a sponsorship procurement team tasked with securing \$75,000 to \$100,000 in new sponsorships and grants. Harris emphasized that while this is a strategic goal, no additional income beyond the confirmed amount is guaranteed at this time.

e. Open the Meeting to Public Hearing

Paul Books made a motion to open the meeting to the public for discussion of the 2026 Budget and Operating plan. The motion was seconded by Haroun Cowans. Upon vote, all board members present unanimously approved the motion, thereby opening the floor to public comments.

Jesse Parris presented a question. My questions are, is the majority of the funding going come from Denver Arts and venues? Opposed to what the businesses and the property owners are already putting in.

In response to Jesse's question, Norman Harris outlined the projected income sources for 2026. These include:

- **Mill levy/property tax revenue:** \$276,101
- **Denver Urban Renewal Authority (DURA):** \$35,835
- **Denver Arts and Venues sponsorship:** \$125,000
- **Interest income:** \$10,000

This brings the total projected income to **\$446,937**. Of that amount, the \$125,000 from Denver Arts and Venues—earmarked specifically for event programming—represents approximately **28%** of the total budget.

Norman Harris clarified that, in addition to the \$125,000 sponsorship from Denver Arts and Venues, the remaining income sources for the 2026 budget include property tax revenue, interest income, and funding from the Denver Urban Renewal Authority (DURA). Specifically, the contribution from DURA represents approximately 8% of the total projected budget.

f. Close the Meeting to Public Hearing

Paul Books made a motion to close the public portion of the meeting regarding the 2026 budget and operating plan. The motion was seconded by Fathima Dickerson. Upon vote, all board members present unanimously approved the motion, thereby concluding public discussion and returning to board-only proceedings.

g. Motion to approve the 2026 Operating Plan and Budget

Paul Books made a motion to approve the 2026 budget and operating plan. The motion was seconded by John Pirkopf. Upon vote, all board members present unanimously approved the motion to approve and adopt the board's proposed Operating Plan and Budget.

h. Motion to amend the the 2025 Budget as presented in today's meeting.

Paul Books made a motion to approve the 2025 budget to what was displayed today and discussed in the previous board meeting on October 22nd, 2025. The motion was seconded

by Fathima Dickerson. Upon vote, all board members present unanimously approved the motion to approve and adopt the board's 2025 amended Budget.

VI. Public Comment (No Public Comment)

VII. Motion to adjourn the meeting

Paul Books made a motion to adjourn the meeting at 10:45 AM MST. The motion was seconded by Fathima Dickerson. Upon vote, all board members present unanimously approved the motion to adjourn the meeting at 10:45 AM MST.

The meeting adjourned at **10:45 AM**.

The foregoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this **12th day of November, 2025**

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Five Points BID Chairman

Attest.

	Budget	Amendments	Budget
Beginning Cash and Fund Balance	\$338,909	\$414,135	\$271,001
Income and Other Sources of Funds			
Net Mill Levy Income	\$312,160	\$312,160	\$276,101
DURA Payments	\$35,461	\$35,461	\$35,835
Sponsorship/Grants	\$5,000	\$190,389	\$125,000
Interest Earned	\$10,000	\$15,877	\$10,000
Total Income and Sources of Funds	\$362,621	\$553,887	\$446,937
Total Available Resources	\$701,530	\$968,022	\$717,938
Expenditures			
Maintenance			
Monthly Maintenance Contract	\$81,492	\$68,324	\$71,000
Other maintenance	\$2,000	\$2,000	\$4,500
Snow Removal	\$40,000	\$40,000	\$40,000
Utilities	\$3,500	\$3,905	\$4,000
Pedestrian Streetlight Maintenance & Repair	\$2,000	\$2,000	\$2,000
Historical Monuments Maintenance & Repair	\$2,000	\$38,317	\$0
Irrigation Repairs	\$1,500	\$6,391	\$5,000
Tree & Landscape Maintenance	\$17,000	\$22,987	\$17,000
Corridor Beautification Projects	\$0	\$0	\$30,000
Total Maintenance	\$149,492	\$183,923	\$173,500
Marketing/Branding			
Marketing Administration	\$26,250	\$26,250	\$26,250
Marketing Collateral (Add Spends, Direct Mailers etc)	\$12,000	\$3,000	\$3,000
District Marketing/Placemaking		\$0	
Banners - Pedestrians Streetlights	\$3,500	\$0	\$3,500
Banners - Xcel Light Poles	\$5,000	\$0	\$5,000
Constant Contact Email Service	\$600	\$600	\$600
Holiday Lighting	\$15,000	\$20,000	\$20,000
Website Map&Listings (My City Bikes)	\$1,000	\$0	\$0
Brand Development / Message Development	\$0	\$8,500	
Total Marketing/Branding	\$63,350	\$65,350	\$58,350
New Event Activation Concepts			
Chalk Art	\$1,733	\$0	\$0
Christmas Jazz Jamz	\$2,195	\$10,000	\$10,000
First Friday Jazz Hop	\$22,407	\$92,447	\$92,447
Five Points Music Festival / Hi Points	\$7,461	\$60,000	\$30,000
Jazz in the Park	\$13,860	\$15,000	\$10,000
Jazz Roots	\$3,904	\$22,438	\$15,000

Next Steps

1. Norm: Forward out the Five Points Jazz Grant application from Denver Arts and Venues immediately following the meeting
2. Norm/Staff: Make calls to stakeholders to ensure attendance at the Welton Street Corridor Transit discussion on Wednesday, November 5th, 5:30-7:00 PM at Glen Arm
3. Norm: Stand up a corridor beautification subcommittee with business owners, residents, and board members to develop beautification project ideas for 2026
4. Norm: Bring on a sponsorship procurement team/consultant to raise \$75,000-\$100,000 in sponsorships and grants for 2026
5. Norm: Address water damage/sealing issues on the landmark information display in front of the Point building
6. Nathan: Present the Treasurer's report at next month's meeting