



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
December 8, 2021  
MINUTES

Meeting Held: Wednesday, December 8, 2021, at 10:00 AM,  
Virtual meeting held on ZOOM.US.

Attendance: The meeting of the Board of Directors of the Five Points Business Improvement District, City and County of Denver, Colorado 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:  
LaSheita Sayer, Vice President  
Nathan Beal, Treasurer  
Paul Books  
Haroun Cowans  
John Pirkopf

Excused Absence: Ryan Cobbins, President  
Maedella Stiger, Vice President

BID Staff: Vincent Martinez, Downtown Denver Partnership  
Kalisha Frazier, Five Points Marketing Group

The meeting was called to order by Board Co Vice-President, LaSheita Sayer, who led the meeting in Mr. Cobbins' absence, at 10:03 AM.

**Approval of Board Minutes – November 10, 2021**

No discussion of the November Board Minutes was requested. Mr. Cowans moved to accept the November Board Meeting Minutes as presented. Mr. Books seconded the motion. Vote: unanimous in favor, motion passed.

**Treasurer's Report – October 2021**

Mr. Beal gave the October 2021 Financial Report. A total of \$8,443 in expenditures was made in the month of October, which were then listed individually. The final account cash balance at the end of the month totaled \$285,679. Mr. Pirkopf made a motion to accept the October 2021 Treasurer's Report. Mr. Books seconded the motion. Vote: unanimous in favor, motion passed.

**MarCom Update**

Ms. Frazier gave a recap on the Holiday Stroll. The event was held this past Saturday the 4<sup>th</sup> with a lot of social media interaction. A more in-depth report was given later in Ms. Frazier's report.

Holiday decorating is underway and the tree has been placed at the Five Point intersection. Mr. Martinez is still working with Two Keys, the decorations contractor, to extend to the decorating of Xcel light poles throughout the district.

The Marketing Committee is looking to implement a restaurant stroll and include an activation for Black History Month in the first quarter of 2022.

Before starting her report on the Holiday Stroll, Ms. Frazier took a moment to thank the BID's maintenance contractor, CSG, for their assistance with set up and take down of the event. As part of the event, warm socks were collected for HOPE, a program of the Colorado Health Network that provides day shelter services to those experiencing some form of homelessness and are living with HIV. Ms. Frazier showed photos of families, volunteers and businesses that participated in the event and shared stories of the event.

Ms. Frazier then closed out her report with information on connecting with the BID's various social channels and mailing lists.

Chuck Jones of 5PMG then presented a draft of a proposed schedule of activations for 2022. The schedule included not only the activations the BID has put on over the last couple of years but also new proposed events including activation related to Black History Month, a Welton Street Restaurant Week, multiple family-oriented activations and potential uses of the planned public plazas at the Five Point Intersection and Clarkson Street.

After some discussion with Board Members, Mr. Jones was asked to work with the Marketing Committee to present a more refined draft next month with firm budget numbers and proposed dates for each activation to present to the Board.

## **District Maintenance & Administrative Update**

### **A. Summer Project Update**

Mr. Martinez gave an update on the tree project on Welton – many of the tree grates were able to be cut back and reset. The grates that could not be cut, were completely removed and mulch has been added to level out the pit and remove trip hazards.

Mr. Martinez noted that the remainder of his report is actually tied to upcoming agenda items, so he ended his report at that time.

## **Old Business**

### **A. CSG Year 2 Contract**

At the November meeting the Board asked questions of CSG regarding the use of technicians that are part of CSG's Social Mission Program (SMP), which works directly with individuals who currently reside in one of the Safe Outdoor Spaces (SOS) managed by Colorado Village Collaborative. From that discussion, CSG developed several package options that utilized SMP technicians with full-time professional street technicians.

After some discussion, the Board asked Mr. Martinez to work with CSG to combine a couple of different options so that they can incorporate part-time SMP personnel and also augment some of the hours full-time technicians are used in the FPBID with a few more hours of SMP techs. Mr. Books motioned to cap the budget for the maintenance contract with CSG at \$67,766 to provide an SMP technician 2 hours a day, two days a week and augment 2 hours of regular technician

time with an SMP technician for a third day. Mr. Cowans seconded the motion. Vote: unanimous in favor, motion passed.

#### B. Renewal Administrative Services with DDP

Mr. Martinez opened the presentation by citing a few of the accomplishments of 2021 by the FPBID Board with the administrative assistance of the DDP. Mr. Martinez also noted that there was no increase in the contract cost in 2021 due to COVID-19 hardships. Mr. Martinez then referenced the copy of the contract provided to the Board prior to the meeting in their Meeting Packets and referenced the Scope of Work which has not changed from 2021 to 2022. Mr. Martinez also noted that in order to provide the high level of service the DDP has been offering, he is also utilizing the resources of the Specialists on his team to provide contractor oversight and technical assistance. The proposed renewal for 2022 includes a cost increase of 5% which takes the cost of the Administrative Services Contract with the DDP from \$22,000 in 2021 to \$23,100 for 2022.

Ms. Sayer and Mr. Books pointed out that the FPBID is getting an excellent deal for the cost and the resources the DDP makes available to them. Many of the other Board members echoed these sentiments and expressed their approval of and thanks for the services that have been provided.

Mr. Cowans moved to approve the DDP Administrative Service Agreement renewal. Mr. Beal seconded the motion. Vote: unanimous in favor, motion passed.

Mr. Martinez thanked the Board for the recognition of his team's efforts and the value that they provide in this agreement. He also took a moment to thank the Board for all of their support and reminded them of the vital part they play in achieving the BID's goals throughout the year.

#### C. Clarkson St. Update

Mr. Martinez informed the Board that amenities and pieces are already arriving at CSG's warehouse as they wait to be installed at the Clarkson Street closure behind Five Points Plaza. Barricades are on order and once they arrive the street will be closed off so that Thomas "Detour" Evans can begin to install the street mural that will incorporate colors from the mural he produced on the Five Points Plaza building. CSG will be prepping the site for the artwork as well. Funding for the work is covered by the City through the grant they received for the overall project.

Mr. Martinez offered to provide sketches and maps of the Clarkson site as well as the Point Pedestrian Plaza on the BIDs website for reference. He also noted that the team is looking for name suggestions and gave out his contact information for those that would like to submit ideas.

#### D. Charge Ahead Colorado Grant Project Update

Mr. Beal updated that they have received three proposals to date for the installation of the charging stations themselves that range from \$45,000 - \$64,000. However, in the meantime the team has discovered that in order to receive the necessary encroachment permit from the City, they will need to provide an electrical/civil survey which must be completed by a licensed electrical engineer.

To date, three estimates have been provided for the surveys which range from \$10,000 to \$12,000. Ms. Sayer reached out to the City's Office of Climate Action, Sustainability and Resiliency for assistance and was able to receive a \$10,000 commitment to help offset cost of the survey.

Initially, a budget of \$32,000 was to be spent in 2021 on the purchase and installation of the charging stations, with an 80% grant reimbursement in 2022. However, because of the time necessary to complete the surveys, purchase and installation will not be able to take place until 2022. Because the electrical survey is not considered a grant reimbursable expense, the team is asking for a commitment from the Board for an additional \$2,000 to complete the survey now.

Because the electrical infrastructure is outdated, the team is also looking into taking advantage of Xcel rebate programs to provide necessary upgrades as well. This will also provide the foundation that can be used later to expand the number of charges in these areas in the future.

The Board discussed a sensation of "sticker shock" as expenses related to the program have begun to expand. The Board did agree that the survey is of benefit, whether or not the charging stations are completed to help understand what capacities they have for future improvements in the proposed charging station areas.

While no commitment was made to the future of the Charge Ahead Colorado project, Mr. Books moved to approve the \$2,000 to complete the civil survey work. Mr. Pirkopf seconded the motion. Vote: unanimous in favor, motion passed

### **New Business**

A. Thriving Cities Challenge Introduction  
Tabled for the January meeting

B. RTD L-Line Extension Online Petition

John Deffenbaugh with the RiNo BID introduced the Board to an online petition effort aimed at encouraging RTD to put an expansion of the L-Line from the 30<sup>th</sup> Downing Station to the 38<sup>th</sup> and Blake St. Station, a major stop on RTD's University of Colorado A-Line, back on their list of priorities for light rail expansion. Mr. Deffenbaugh has been meeting with other BIDs and community organizations to build support for this initiative.

Mr. Books added that this idea for an online petition started pre-COVID but was back burnered in 2020 during COVID recovery. The initiative was initially started because of prior meetings with City and RTD personnel who explained that expansion of the L-Line was no longer a priority, but that community pressure could influence policy makers at both entities to resume L-Line expansion plans.

Mr. Deffenbaugh shared the link to the change.org petition ([www.change.org/L-Line\\_Extension\\_Denver](http://www.change.org/L-Line_Extension_Denver)). The Board also offered to share the link via its website and social media and outreach channels.

### **Public Comments**

Through the public chat option, the following questions and statements were made:

L. Bruning: Thank you for planting new trees. The trash cans appear to be working! I'm picking up less trash. Thanks for installing them. The street is much cleaner.

R. King: Can we have DPD present at a future meeting to discuss crime prevention?  
Mr. Martinez and Ms. Sayer agreed that this is a good idea. Mr. Martinez noted that the topic is more appropriate for a workshop setting and committed to pull an opportunity together with officers from DPD Districts 6 and 2 in late January/early February.

J. Parris: What is being done to keep scooters and bikes out of the right of way and off the sidewalks, blocking people from walking on the sidewalks?  
Mr. Martinez explained that this is more of an enforcement issue with DPD. He also explained that the issue is not really a priority for enforcement by DPD and that in his work with the Downtown Denver BID they also have trouble with enforcement on the 16<sup>th</sup> Street Mall where the scooters are prohibited from riding or parking.

R. King had earlier asked about progress on the 27<sup>th</sup> Street Interceptor Project. Mr. Books and Mr. Martinez shared information from a recent email and encouraged participants to sign up for updates on the project by sending an email to [info@27interceptor.com](mailto:info@27interceptor.com).

J. Parris: Hire the unhoused to clean the area, so they won't be committing crime in the area.

No other comments were received.

With no further business, Mr. Pirkopf moved to adjourn. Mr. Cowans seconded the motion. The meeting adjourned at 11:53AM.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 12<sup>th</sup> Day of January, 2022.

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FPBID Board President

Attest:

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