



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
May 2, 2018

Meeting Held: Wednesday, May 2, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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 and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Paul Books, President
Dr. Renee C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation
Ryan Cobbins, Chairman-Advisory Council, FPBD Board Member and Business Owner, Coffee at The Point
Catherine Wallace, 5Points Beauty & Barber Supply
Jay Barry, son of Odell Barry

Guests: Raymond Rountree, FPBID Advisory Board Member
Norman Harris, III, JMF Corporation, FPBD Board Member

CALL TO ORDER

Meeting was called to order by Paul Books at 2:30 pm. Introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

PUBLIC COMMENTS (Two minutes per person)

There were no public comments.

APPROVAL OF MEETING MINUTES

A motion was made by Dr. Renee C. King to approve the meeting minutes of April 4, 2018. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

OLD BUSINESS

Nathan Beal asked about FPBID Insurance. Tracy Winchester stated that she would update everyone during her Operations Report later in the meeting.

ADVISORY COUNCIL REPORT – RYAN COBBINS

The last meeting held by the Advisory Committee was Monday, April 23, 2018. Ryan stated that the meetings are now being held the week prior to the FPBID board meetings. Ryan emailed a proposal to everyone from LaSheita Sayer who sponsored “August Nights” a swing dancing jazz event that was previously held in Five Points in front of the former Zona’s parking lot, now owned by the 715 Club. Last year the event was held at Union Station and she would like to bring the entertainment back to Five Points this year, in front of her new office, formerly Crossroads Theater. LaSheita is looking for financial support from the BID if possible. Paul Books asked if we could make this proposal an agenda item at the June 2018 board meeting.

Ryan Cobbins stated that the committee would like to see a preview of the graphics for the banners that will hang on the pedestrian light poles and would like to be a part of the decision-making process. Ryan was concerned about the message the banners would be displaying about the neighborhood and wants to make sure the Five Points story is being told. A discussion was held about the banners and billboards on Welton Street.

PRESENTATION BY NORMAN HARRIS III - FOOD TRUCK EVENT ON WELTON ST - JUNE 2, 2018

Norman started his presentation with a little history about himself and the Harris family in Five Points through the generations of living and working on Welton Street. He also gave a timeline of his accomplishments working with the annual Juneteenth Music Festival, Five Points Jazz Festival, Beer and Bar-B-Que Festival, and in 2017 the first Food Truck Rally held on Welton St. Norman is here today to do a presentation on the second annual Food Truck Rally being held Saturday, June 2, 2018.

Norman Harris discussed the importance of preserving the cultural inheritance of the neighborhood and how he continues to strive for improvement each year to be a better steward for the neighborhood. He spoke about the positive effects of festivals in the neighborhood such as marketing for the area, increased revenue for the businesses, and familiarity with other neighborhood organizations.

A discussion was held about the negative effects of festivals in the area such as fencing off business entrances due to risk of alcohol violations. Brooke Dilling, Five Points Jazz Festival Coordinator, spoke about the risks to the non-profit liquor license holder and the liquor store business owner license holder not being able to cross over licenses during the festival which is

the reason for the fencing. A suggestion was made to check into the pros and cons of lowering the fence in front of the business entrances. Brooke Dillon agreed to investigate the matter.

OPERATIONS REPORT

Tracy Winchester gave a report on the interviews of the three (3) applicants for the RFP Maintenance contract. The applicants were Front Range Services, Sid King Maintenance Services, and Consolidated Services Group. Welton Street business owners, Charles Wessels (Dunbar's Kitchen and Tap House) and Duncan Goodman (Cervantes) were involved in the interview process.

Tracy informed us that Bayard Enterprises (City of Denver contracted maintenance services) had their trial run cleaning the Welton Corridor. They will work as a supplemental service two (2) days a week with the selected contractor for the Welton St RFP Maintenance contract. The workers are paid by the City of Denver. A decision should be made by next month on who will be awarded the maintenance contract.

Insurance

Tracy Winchester stated that there are not many companies to insure Special Districts so joined Colorado Special Districts Property and Liability Pool. The membership fee is \$298.96/year. The coverage starting January 1, 2018 – January 1, 2019 would cost approximately \$2500.00 with our present budget to include the pedestrian lights. Without insuring the pedestrian lights, the prorated cost would be \$1,846.70 starting April 11, 2018 – January 1, 2019. Tracy discussed and passed out proposal summary for review. The FPBID will sign a resolution and intergovernmental agreement to join and also designate a member representative and alternate member representative to represent the district's interest in the Colorado Special Districts Property and Liability Pool matters on behalf of the FPBID.

A motion was made by Dr. Renee C. King to approve joining the Colorado Special Districts Property and Liability Pool and sign the resolution and intergovernmental agreement and designate a member representative and alternate member representative to represent the Five Points BID interest in CSD matters. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried. Tracy Winchester was designated the member representative and Nathan Beal was designated the alternate member representative.

Voting Tabulation from the April 4th FPBID Special Board Meeting

Tracy Winchester presented and gave report on the tabulation of the dots used to categorize one-time additional costs and possible ongoing costs for maintenance budget options for the Welton Corridor. After discussion, Paul Books decided by next month's meeting we would put some framework around maintenance items.

TREASURER'S REPORT – NATHAN BEAL

Nathan Beal gave the financial report for month end April 2018. The ending balance for April 2018 was \$229,276.42. The mill levy income to the FPBID - \$19,180.17. Total expenses for the month of April 2018 - \$2,110.64.

Tracy Winchester stated that we should be getting the two-party checks by next month for dual signatures of checks written over \$5,000.00.

A discussion was held about the FPHD, Inc. loan from FPBID and when it will be paid since the contract was approved for the first six months and working on the extension contract for the next six months. Also, the invoice for the pedestrian lights, the first payment of \$16,000 should be coming in June 2018.

A motion was made by Maedella Stiger to accept the Treasurer's Report for April 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

CHAIRMAN'S REPORT – PAUL BOOKS

Paul Books gave a brief overview of the potential restructure of the Five Points Historic District, Inc. (FPHD) and possibly hiring a consultant for assistance in the transition phase of the FPHD, Inc. and the FPBID to provide support and management services.

Paul explained benefits of BID/GID partnering with a non-profit, as the FPHD was, who will be dissolving by year's end. There is a possibility to combine the administrative services of the FPHD and FPBID or hire a 3rd party group to fulfill the administrative services and assist in BID transition. There was a discussion about the advantages of the BID partnering with a non-profit and the benefits of the BID and a non-profit working in tandem.

Paul stated he would like to explore partnership with Centro, Inc. to assist in facilitating this process. The cost would be \$7,000 and the expense could be split between the FPHD and FPBID.

There were questions and comments from other board members and BID members about the \$7,000 price and what would Centro be doing for the price. Paul stated that he had a proposal from Centro explaining the process and he had emailed the proposal to the board members.

Suggestions were made to seek proposals from other companies like Centro for comparison of services before we move forward with paying \$7,000, for example, Downtown Denver Partnership. Tracy Winchester will inquire with DDP since she is on the board. The board members were interested in being educated on this process of BID/non-profit working together.

A motion was made by Dr. Renee C. King for the board to agree to explore a partnership with Centro for support services to unify the Five Points organizations and to set a clear path for how the BID will evolve during this time of transition. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Paul Books, seconded by Nathan Beal and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary
FPBID Board of Directors