



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
November 11, 2020
MINUTES

Meeting Held: Wednesday, November 11, 2020 at 2:30 PM,
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:

Paul Books, President
John Pirkopf, Vice President
Nathan Beal, Treasurer
Ryan Cobbins
Haroun Cowans
LaSheita Sayer
Maedella Stiger

BID Staff: Vincent Martinez, Downtown Denver Partnership
Olivia Omega Wallace, Wallace Marketing Group

The meeting was called to order by Board President, Paul Books at 2:32 PM.

No potential conflicts related to Agenda items were reported by any of the FPBID Board Members.

Approval of Board Minutes – October 14, 2020

No corrections were discussed amongst the Board. Mr. Cobbins motioned to accept the Meeting Minutes Mr. Beal seconded. Vote: unanimous in favor, motion passed.

Treasurer's Report – September, 2020

Mr. Beal read the September, 2020 Financial Report to the board. A total of \$31,000 in expenditures were made for the month, which he then listed individually, and included 13 COVID Relief Fund grant payments. The final account cash balance at the end of the month totaled \$290,383. With no further discussion, Ms. Stiger motioned to accept the September, 2020 financial report, Mr. Pirkopf seconded. Vote: unanimous in favor, motion passed.

Old Business

A. City and County of Denver Update

Mr. Books introduced Evan Dreyer and a number of his colleagues with the City and County of Denver. He noted that the Board and Mr. Dreyer are looking to make this a sort of

monthly update to provide information pertinent to the rate payers of the BID. Mr. Books asked if there could be inclusion of 311 data for reports in the BID and action taken to address the issue(s). Mr. Dreyer noted that he will bring that info to future meetings and will continue to include Denver Police to discuss area crime statistics.

Mr. Dreyer gave an update on addressing and closing the encampment at Cousins Plaza and the work with residents, library staff and Parks staff to help keep campers from resettling at this location. With COVID number spikes, the Denver Public Library system has decided to continue to suspend services. They are looking to restore drive up services soon however.

Mr. Dreyer turned to Denver Police to provide an update District 6 Commander Aaron Sanchez to provide crime statistics and community policing initiatives. Cmdr. Sanchez informed the Board of the Homeless Outreach Team (HOT) who have been in existence for around 10 years and address services at large encampments. Recently, several City agencies have combined resources to develop the Early Intervention Team (EIT) who will be focused on small early stage encampments and getting those individuals more direct one-to-one contact with service providers. The goal is that the EIT will be able to have professional on hand to address the variety of needs found at the encampments.

In discussing crime statistics, Cmdr. Sanchez noted that comparing year to year with 2020 is not an apples to apples comparison. While crime numbers are down, shut down measures have had an impact on crime statistics as well. Currently, in this area what is standing out is the crime statistics related to encampments. Much of the crime is related to substance abuse issues and dealers taking advantage of the population. An additional root cause is mental health needs in the population. The Commander noted that the EIT and HOT programs are focused on addressing those root causes of the crime in the encampments and connecting those in need to the appropriate services.

Ms. Sayer asked Mr. Dryer how recent ballot initiatives may have an impact on homeless issues in the area. Mr. Dryer noted that the passage of measure 2B, which provides a .25% sales tax increase, will provide a forecasted \$40 million a year towards homeless focused projects. Most of that funding is slated for shelter improvements. Shelters had to be adapted for social distancing rules and as a result are currently maxed. A new shelter is also slated to open by the end of this year in the North Park Hill Neighborhood and the funding will also help support the City's three-year shelter improvement plan. The aim is to remove the barriers to getting people into shelters. Improvements in quality of services overall including storage facilities, co-ed facilities, allowances for pets will be a main focus area for the funds.

A second category for the funding will be access to housing. Funding for things like rental assistance will also help get people into housing and off the streets. Federal funding that has helped provide housing options will end at the end of the year and the sales tax revenue will help replace that to continue many of the programs the City has provided through COVID assistance. In other cases, where funding is not dependent on current federal assistance, funding will be provided in addition to current budget levels.

Mr. Dreyer also addressed the status of newly identified Safe Outdoor Space locations in the Capitol Hill neighborhood. One is slated to be open for women and the other for couples. The community engagement process is underway and the City's zoning administrator is reviewing issues. He hopes that this helps address immediate needs of homeless.

Mr. Books read comments from a meeting participant regarding recent attempts to improve conditions at the Blair Caldwell Library and Cousins Plaza and connect people with resources through Library staff, City agencies, social workers and trained professionals.

Mr. Dreyer addressed a question from Councilwoman CdeBaca on behalf of Police Chief Ron Thomas that no Police Dollars are spent on addressing homeless encampments.

Mr. Books then turned to Eulois Cleckley, Executive Director of the City's Department of Transportation and Infrastructure. Mr. Cleckley committed to bring 311 data for the district to December's meeting and noted that he has been working with businesses in the BID on the development of outdoor dining facilities. He wrapped up his update discussing proposed intersection improvements slated for the Five Points area, not just the BID. The locations do not include the Five Point intersection and there is no plan to take down the number of streets there to four.

Ms. Stiger asked Mr. Dreyer the cost to the City for the homeless encampment cleanups. Mr. Dreyer did not have an accounting available of the events but noted that all work is done on City time with City staff and contractors and is done utilizing existing resources.

Mr. Books wrapped up the discussion noting that while there are many other questions coming in the chat asking to address various issues related to encampments and the cleanups, the Board needs to remain focused on issues that are within the scope of the BID to stay on time.

Mr. Sayer asked Mr. Cleckley for better communication of upcoming construction projects and to provide advanced notice to let customers, staff and residents know. Mr. Cleckley committed to provide that type of information in these monthly meetings as well as through other communications.

B. Holiday Stroll Event Update

Ms. Sayer took a moment to thank Board members that have volunteered additional time this month to help pull off the event. There are currently 19 businesses participating and activities are being planned at locations throughout the neighborhood including the involvement of Blair Caldwell Library staff. There will also be a warm sock drop off at Cousins Plaza and in front of Coffee at the Point. All activities will follow COVID guidelines and will be adapted as guidelines change. The goal is to refamiliarize people with the businesses and opportunities in Five Points.

Mr. Cobbins voiced his support for the event but also noted that his company has pulled back from recent opening plans for a new restaurant in the District because of new COVID guidelines, up to date case numbers and public perception of public gatherings.

Ms. Sayer assured Mr. Cobbins that much has been dropped because of these concerns. There will be signage reminding attendees to social distance themselves and the planning committee is being flexible in the planning to be able to drop some programs considered unsafe by guidelines at the time. The event is also mostly an outside event encouraging people to wander the neighborhood. She did commit to providing the Board a last call opportunity to determine if the event can still go on by current guidelines.

C. Five Points Walkway Mural Update

Mr. Cowans updated that the Mural has been completed. He reminded the Board of the four individuals featured on the mural, their significance in African American history and their connection to Denver. The mural was completed on November 8th. Thomas “Detour” Evans was the artist. Mr. Cowans hopes that some sort of unveiling event can happen. At the very least he hopes that Mr. Burrell can be driven by the mural and something done to honor the people of the mural and those that created it.

Ms. Sayer noted that they are hoping to involve reenactors to represent those on the mural and tell their story during the Holiday Stroll. She also suggested some sort of social media activation related to this and other murals in Five Points at some point in the 1st Quarter of 2021.

After a question from Ms. Sayer, Mr. Cowans informed the group that there is still some street furniture amenities planned for the area. Mr. Cobbins and Mr. Cowans both shared stories of interactions with individuals in front of the Mural asking for more information and generally conversing about the mural.

MarCom Update

A. Quarterly Report

Ms. Wallace introduced herself to the audience and gave a report of recent activities outside of preparation for the Holiday Stroll, which has occupied much of her time recently. She is working on developing a mapping tool app to include the cultural walking tour as well as businesses in the area. Various murals can also be included on the walking tour. The mapping tool is live on the website now while development continues. The next phase will also include available commercial properties in the BID. Phase one is about complete and additional information will begin to be uploaded in January including videos, and deeper info on the businesses.

The monthly newsletter kicked off its monthly distribution in October. It is scheduled for a release on the Tuesday following the monthly BID Board Meeting, or the third Tuesday of the Month. The distribution of the newsletter is about 2,000 people and you can sign up to receive it through the FivePointsBID.com website’s homepage.

The trash receptacles and bike racks are still in the permitting process. We have received approvals for trash receptacles. Bike racks are still awaiting final approvals. Multiple City agencies and RTD are involved in this review process. The goal is to install both receptacles and racks at the same time.

Ms. Wallace also noted the Facebook and Instagram accounts of the BID, Five Points Business Improvement District and @FivePointsBID respectively. There is also a private Facebook forum for property and businesses owners at Five Points BID Stakeholder Forum.

New Business

A. Info on Renovation at 2942 and 2944 Welton

Joseph Montalbano updated the Board on an upcoming renovation project at what is currently the Studio Troupe property. They currently own the building that houses Studio Troupe and the residence to the south. The company has outgrown their current facility and needs to expand. Both their staff and ownership group do not want to leave the community. They are looking to accommodate the expanding business without interrupting the current

urban fabric. They hope to continue to utilize the open space as an amenity and rejected any plan that built over that. The result is a structure built up on the back of the property.

The group shared virtual models of the site and explained plans for ways to activate street front spaces with retail, art galleries and other active uses. Mr. Montalbano explained a challenge they are currently working to address with the City over the potential loss of current parking stalls to meet current standards for distance separations from parked cars and the building. The additional square footage would require a total of 7 parking spaces which is currently met but may be deficient if a variance is not allowed.

Discussion then detoured to the status of the former design review group that does not seem to have a parent organization and may not be meeting currently. Mr. Books mentioned that it may be something the FPBID Board needs to discuss to some how facilitate the meetings of the design review group as it will be helpful to the Landmarks and Preservation Commission of the City who depends on input from community groups like this in make review decisions.

Studio Troupe is still in the community outreach phase and is aiming to provide drawings to the City by year end.

No action was required of the Board.

District Maintenance & Administrative Update

Mr. Martinez reported on the following items

A. Irrigation and Tree Planting Update

The two dead trees on the 2700 Block, track side have been removed and replanted with Kentucky Coffee trees. Additionally, the irrigation issues in these pits have been fixed. Irrigation on all blocks under the FPBID's management have been turned off. As a result, the leak under the backflow cabinet on the 2700 block, track side will be evaluated in the Spring. Because the City is looking to remove 9 dead trees along Welton, there will be some gaps in the holiday lights that will be installed at the end of November.

B. Blair Caldwell Stakeholder Design Working Group

Mr. Martinez reported on the third meeting of the group which was held with the architects on the project to present their findings and feasibility of suggestions of the working group. The current issue of focus the group has been tasked with is to help define what it means to help communicate the history of Five Points at this location. Mr. Martinez is looking for examples of area iconography that can be shared visually.

C. General Maintenance and Quality Control Report

Mr. Martinez and his team spent a total of 24 hours on quality control in the district this month. With the transition into the Fall season, the maintenance team has had to focus on keeping curb lines and sidewalks clear of leaves.

Maintenance statistics are included as a written report in the meeting package.

Public Comments

Mr. Books asked Councilwoman CdeBaca to provide details on the removal of the monument at 26th and Washington. The monument will not be replaced after construction takes place at this location. DOTI noted that community members had not been pleased with the final product. The Councilwoman's office is trying to work with the original artist, Ed Dwight, to come out of retirement to work on a new piece. The Councilwoman is alerting community members now to get feedback if there is opinions on its loss. The hope is to theme the final piece on the Jazz

culture of the neighborhood. Their office is interested in finding a new site closer to either 30th or 22nd for the piece as a gateway piece. Councilwoman CdeBaca assured Board Members through the chat that there will be a public input process.

Mr. Cowans relayed that he has connected with those involved with the original placement of the monument and that there were no strong community ties to the piece. There was little to no public participation involved.

Mr. Cobbins reported on preliminary work on a community open space on Clarkson behind the Five Points Plaza building to provide outdoor dining for everybody along Welton.

With no further business, the meeting adjourned at 4:32 PM with a motion from Ms. Stiger seconded by Mr. Pirkopf and approved unanimously.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 13th day of January, 2021.

FPBID Board President

Attest:
