



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
Aug 13, 2025

MINUTES

Meeting Invite by Zoom (General Public Invite)	<a href="#">General Public Registration Link</a>
Web ID Meeting Passcode:	<b>884 9538 9241</b>
Zoom Cloud Recording Link	<a href="#">2025-08-13 Zoom Recording Link</a>
Zoom Passcode:	<b>s4mc%b?Y</b>

**Summary:**

- The Five Points Business Improvement District board meeting covered financial updates, project statuses, and event planning, including the upcoming High Points Festival and First Friday Jazz events. The board discussed various infrastructure improvements and maintenance work, including historic marker installations and security measures along the Welton Corridor. The conversation ended with updates on partnerships, grants, and stakeholder engagement, highlighting ongoing efforts to improve the district's safety and community involvement.

**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 President **Haroun Cowans** at **10:15 AM**

II. Introductions / Attendance:

Haroun Cowans	Board Chair	<b>Present</b>
Paul Books	Co-Vice Chair	<b>Present</b>
Nina Rupp	Board Member	<b>Present</b>
Nathan Beal	Treasurer	<b>Present</b>
Fathima Dickerson	Board Member	<b>Present</b>
	<b>Quorum Was Met</b>	<b>Yes</b>

**Absent:**

Maedella Stiger	Co-Vice Chair (Excused)	<b>Not Present</b>
John Pirkopf	Board Member	<b>Absent</b>

**BID Staff:**

Norman Harris	Executive Director	<b>Present</b>
Nova Elu El	Admin Assistant	Note Taker

**Invited Special Guests:**

NAME	TOPIC	ROLE

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 **August 13, 2025** Board meetings minutes.

**Fathima Dickerson** moved to approve the **August 13, 2025 Board Meeting Minutes**. **Nathan Beal** seconded to approve the minutes. **All** were in **favor of the Motion to approve the minutes**.

C. Treasurer's Report for **2025 June** reported by Nathan Beal.

<b>June 2025</b>	Expenditures totaling \$ 44697.00
Conjure	\$ 1725.00
Constant Contact	\$ 62.00
Denver Water	\$ 1262.65
Gusto	\$ 30,258.98
Intuit-QuickBooks	\$ 104.10
Izone	\$ 1541.58
JMF Corporation	\$ 7461.00
Sean Patrick Bryce	\$ 1250.00
US Bank	\$ 26.00
Xcel Energy	\$ 119.48
YSI Ventures	\$ 496.88
Ending Balance	\$ 465,506

June 2025 vote for approving the Treasury Report **Paul Books** Motioned, **Fathima Dickerson** Seconded, All in favor of passing the **June 2025** Treasury Report.

**Budget Explanations requested:**

**Denver Water:** We had not been paying Denver Water the entire year, There are 3 different accounts and bills were sent to the Downtown Denver Partnership and is not related to the backflow water leak.

**Izone:** Company that produces the historic Markers. An update for the installations will come later.

D. BID Project Plan & Status update **(Color Coding Legend For The Report)**

Green	On task as planned
Yellow	There is some risk that could cause delays if the issues are not addressed
Orange	There is a delay, but there are some recovery plans or work. It's continuing.
Red	There are issues impacting progress.
Blue	There is a project being actively worked on, but we haven't reached a milestone.
Purple	There is a temporary pause.

Gray	Have not started the project
Black	Project has permanently stopped

1. Events

- a. August's First Friday a partnership with Denver Arts and Venues: Placer AI updates will come later to summarize the impact. The event consisted of 8 different locations including Sunny Lawson Park and businesses along the corridor.
- b. Murals:  
 Location #1: Discussions have been ongoing with the property owners located at 3005 Welton Street. A mural concept is still going through the approval process. Once buy-in is confirmed Norman Harris will show the concept.  
 Location #2: The operator of Queen City Coffee and Nathan Beal have approved the having a mural painted on the north wall of Queen City Coffee. The next step is to approve the design. Steps must be followed for proper installation and approval from the city which takes about a month. The goal is to install Murals during the fall.
- c. High Points Festival will share updates later in today's meeting.

2. Marketing & Promotion (No Update)

3. **Special Projects**

- a. University of Denver Update from Dr. Karish
- b. Historic Markers have all been installed and pictures will be shared during the meeting.

4. Fundraising Grants & Scholarships (No Update)

5. Reporting (No Update)

6. **Community Engagement**

- a. Five Points Stakeholders Summit: Invites were shared on the call. The meeting is hosted by Darrell Watson and District 9 with a theme of Communication, Collaboration and Commitment. The goal is to create a cadence of at least twice a year. The meeting is later today at 5:30. We are hoping to see everyone there. Norman Harris mentioned that Adeeb Khan from DEDO is expected with about 50 Guests total including business owners, property owners and community members.

7. Business Support (No Update)

8. Maintenance

- a. Backflow Preventor maintenance: Work was performed by CSG to fix the backflow issues.

9. Accounting & Bookkeeping (No Update)

10. Security & Safety (See Backflow Update)

#### **IV. Old Business**

**Norman Harris**

##### **A. DOTI Proposed Green Infrastructure Project Update**

Norman Harris confirmed that pending agreement with DOTI regarding the planned new trees to be installed in front of the Wise Harris Building would be in perpetuity with the City. The City will send over an intergovernmental transfer agreement next. It includes the backflow preventer that was stolen. Once the contract is received it will be shared with the board and also sent to the attorney for review.

##### **B. Five Points Stakeholders Summit Updates**

A long list of Attendees are expected to attend tonight's meeting including, the Denver Urban Renewal Authority, the Department of Economic Development, Hosted by Darrell Watson and his office. Thanks to Darius from the D9 office, Nova and Jalaya who have been supporting efforts in planning and invites. The event will occur from 5:30 pm to 7:30 pm at the 5 Points Media Center

##### **C. High Points Festival Update**

Stephen Bennet: Curtis Park Neighbors received a grant from Denver Arts & Venues Jazz Activation Fund. Those funds will be used to host a Jazz Tribute in Sonny Lawson Park and the Cousins Plaza on September 13th. Don Middleton of State Farm is also a Sponsor.

For those not a part of the event, we decided to host a Jazz Hop First Friday Launch Party this Saturday at the Roxy. The Show is called the "Shape of Jazz". Four Jazz Artists who play gigs like Red Rocks will collaborate. The event is free and everyone is encouraged to attend. The event is similar to the footprint with venues like Marigold, who already participate in First Friday's Jazz Hop only the goal is to incorporate others like Pines of Fifth Coffe House and LaRougagou and activate the space at 2844 Welton and the Bodies By Perseverance location.

##### **D. Historical Marker Installation Update**

This project began in 2023. There are about 20+ Historic Markers designed to provide a walking tour of different landmarks along the corridor. Jalaya Gilmore worked with the new designer and the install team of CSG to get them installed. The colors really pop, the goal is to cover the makers with a clear protective sheath and possibly install a QR code. Norman Harris encourages everyone to take the tour.

Haroun Cowans asked what is the shelf life of these? 5, 10 year shelf life. Norman Harris will reach out to Izone. He is not aware of when they were installed. Factors may include exposure to sun. The city is contemplating digital markers, Digital Markers on an LED screen which require power that will be a direction we may want to go in the future.

##### **E. Vandalism and Theft of Backflow Preventers**

Overnight someone came and cut the lock of the Backflow and water was flowing down the street. This is the Second backflow preventer stolen. This backflow stolen from this site was cut nearly to the concrete. We have filed police reports and are working to file insurance claims. This expense will cost us around 2500.00. The equipment is locked, happens occasionally and seems to be of value because of the copper inside.

**F. DURA STAND Grant Info Meeting at the Blair Caldwell Building**

The DURA STAND Grant meeting is today. When the grant application portal opens Norman Harris will share the information. The goal was to concentrate money toward the Five Points. 4-5 businesses received funds during the last grant cycle. The mural installations for Five Points are coming from this DURA STAND Grant. \$50,000 is a helpful insurgence into any business. Attending these meetings are not required. But it is important for them to put a name to their face. Norman Harris has shared his concerns with not spreading money all around the city and focusing on the community makes a larger impact.

**G. Denver University Partnership Update**

Dr. Marji Karissh provided an update regarding the upcoming fall session. To date, the BID has successfully completed two quarters in partnership with Denver University, involving three classes and a total of 75 students. This year, the program will expand to include nine classes with participation from over 200 students.

**Completed Sessions:**

**Winter Session Focus:**

Students conducted a study of local businesses and delivered presentations to community leaders, offering insights and recommendations.

**Spring Session Focus:**

A “Shark Tank” style competition challenged students with a hypothetical scenario: *Given a \$50,000 budget, how would you increase foot traffic along the Welton Street Corridor?* The creative and strategic proposals showcased the students’ innovation and understanding of community dynamics.

**Upcoming Fall Session:**

- a. **Communication Class** Students will build on previous projects, students will engage in a listening-focused study with business owners, expanding outreach to additional community stakeholders. This session will include upper-level juniors and seniors, bringing advanced perspectives to the work.
- b. **Business Class** Students will revisit the winning proposals from the spring Shark Tank competition and conduct a second round, this time focused on feasibility and implementation. Working in teams of five, students will develop actionable proposals aimed at enhancing the corridor’s vitality.

We deeply appreciate Dr. Karish’s leadership and the university’s continued commitment to this partnership. The energy and creativity these students bring to the Five Points Corridor are invaluable, and we look forward to the impactful work ahead.



## **V. Public Comment**

### **1. Jesse Parrish (Community Member)**

- a. Asked for an update on the Impact Building? (A building next to the Lydian) No mention of the exact address was given. Haroun Cowans shared he heard it may be under contract for a new business but not sure.
- b. What is going on with the damage that is being done is it all on CSG to fix and prevent? Norman Harris answered regarding security measures there is a great connection with the Denver Police Department. The issue with Backflow Preventers being stolen has been happening around the City. The BID will continue to leverage our relationship with the DPD, beyond that graffiti, and vandalism are challenges to prevent.
- c. Jesse Parrish asked if there is any review of the cameras, who has access to the cameras? When DPD asks businesses they comply.
- d. Jesse Parrish asked if the DPD can provide security on foot patrol. His God Mother has cameras to see what is going on around her property.
- e. Norman Harris shared private security is not within the capacity of the BID to hire, nor is it the role to pay for overnight security for 10 blocks, we would be chasing ghosts, instead we need to utilize security cameras. We attempted to get camera footage of the theft, but were unsuccessful.
- f. Jesse Parrish asked if the stakeholder meetings are open to the public? Norman Harris answered by saying he is welcome to attend.
- g. Norman Harris shared the attempted bike theft of a bike rack in broad daylight. Having the pictures of the individuals, and calling DPD in real-time there was still no arrest. The BID is doing the best we can to protect the property of the folks on Welton.
- h. Jesse Parrish reported a bike rack between 24th and 25th looks vandalized.
- i. Norman Harris shared, thankfully the type of crime happening on the corridor is far less severe and petty, unlike what has happened on Larimer who recently had 8 shootings.
- j. Norman Harris shared we have a higher level of safety than we have in the past.
- k. Jesse Parrish asked if the RTD meeting still happening? Norman Harris shared it's supposed to be in September or October and will share the details once he receives the official invite.
- l. Norman Harris shared we need more voices like Jesse Parrish to come to our meetings to stay engaged and informed. Norman Harris will call upon him to help get the BID's priorities heard in the future.

### **2. Fathima Dickerson (Board Member / Business Owner / Welton Street Cafe)**

- a. Fathima Dickerson asked who is the best contact for directing individuals who are wanting to perform in the First Friday Events. Norman Harris is sharing an email with Fathima and the event producer.
- b. When will Placer Information be shared? Norman shared next month. Fathima shared that the traffic was much slower than the past. Bringing concern with needing more marketing as the summer dies down.





**VI. Adjourn the meeting**

**Paul Books** moved to adjourn the meeting. **Nathan Beal** seconded the motion and a **unanimous** vote in favor of the motion passed.

The meeting adjourned at **11:30 AM**.

The foregoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this **23th day of September, 2025**.

Five Points BID Chairman

Attest.

Images of HighPoints Festival Flier September 13 2025





Images of Sites #2 of Stolen Backflow 2600 Block of Welton Street



## Image of Installation of Historic Placquard in Five Points

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## **Next Steps**

1. Norman to reach out to iZone to understand the shelf life of the historic markers and how often they need to be replaced
2. Norman to file an insurance claim for the stolen backflow preventers
3. Norman to invite Denver Police Department representatives to attend next month's meeting to discuss security measures
4. Norman to share the intergovernmental transfer agreement from DOTI regarding tree maintenance when received
5. Norman to provide detailed placer data and business survey results from First Friday Jazz events at next month's meeting
6. Fatima to connect with Sean regarding bands interested in participating in First Friday Jazz
7. Board members to attend the Five Points Stakeholder Summit at the Five Points Media Center
8. Norman to inform the board when the R2D meeting date is confirmed