



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
October 13, 2021
MINUTES

Meeting Held: Wednesday, October 13, 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:
Ryan Cobbins, President
Nathan Beal, Treasurer
LaSheita Sayer, Vice President
Maedella Stiger, Vice President
John Pirkopf
Paul Books
Haroun Cowans

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

The meeting was called to order by Board President, Ryan Cobbins at 10:03 AM.

Approval of Board Minutes – September 08, 2021

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

Treasurer's Report – August 2021

Mr. Beal gave the August 2021 Financial Report. A total of \$15,977 in expenditures was made in the month of August, which were then listed individually. The final account cash balance at the end of the month totaled \$313,950. Mr. Books made a motion to accept the August 2021 Treasurer's Report. Mr. Pirkopf seconded the motion. Vote: unanimous in favor, motion passed.

MarCom Update

Ms. Frazier reported on the projects in progress. Trick or Treat Street, the Holiday Stroll, Holiday Decorations, and the completion of the planting of the new trees.

Ms. Frazier Talked about progress on the Trick or Treat Street event she has been working with volunteers on the development of for Halloween weekend. At this point 25 businesses have committed to passing out candy to children who come out for the trick or treating along Welton.

There will also be a scavenger hunt which is being coordinated by the Heart of Five Points Neighborhood Association.

Ms. Frazier gave an update on the Holliday Stroll planning progress reporting that many volunteers have been recruited and are providing help to get items on the check list accomplished, but she can use more help and is hopeful Board Members will be able to provide some volunteer hours either prior to or at the event itself.

Ms. Frazier noted a number of updates to the small business resource page of the FPBID website which include information on a number of small business relief grants as well as arts support grants.

Old Business

A. Clarkson St. & Five Point Intersection Update

Mr. Boncore updated on the progress of Five Points Action Plan as the city continues to implement several of the phase 1 items.

Three artists have been selected for street murals which will be located at the Five Point Intersection Plaza, the Clarkson Street seating closure and at the intersection temporary bulb outs at intersections along Welton. Planning for amenities that will be used in both the Five Point Pedestrian Plaza and at the Clarkson Street Closure are being finalized. The original goal was to have the seating enhancements in place before the end of the year. However, with ordering and shipping delays the seating will likely arrive with other items such as planters and be installed in the Spring of 2022.

Mr. Boncore briefly discussed a list of near-term projects which were developed with community input and prioritized by City staff based on funding availability and community interest. He informed the group that DOTI will be providing community input opportunities to determine which of the near-term projects can be implemented now and set a schedule of sorts for implementation over the coming months and years.

Ms. Sayer encouraged those who are on the call to attend the community meetings and speak their opinions of the projects. Ms. Sayer also asked if the street furniture has been selected and if it can be shown on a future date. Mr. Boncore and Mr. Cobbins noted that the team has been working with Streetscapes, a local outdoor furniture supplier, in the furniture selection process and samples can be provided.

B. Charge Ahead Colorado Grant Project Update

Mr. Beal reported that he has met with two charging contractors and is currently awaiting each of their bids. Mr. Beal has also applied with Xcel to upgrade services on the three connection points along Welton Street.

The team will need to address Xcel upgrades to the main power source for the charging stations and then can look at moving on to the actual installations. The upgrades can be supported through an Xcel rebate program.

Public Hearings

A. 2021 Proposed Budget Amendment

Mr. Martinez began his overview of the proposed amended items for the 2021 budget. He noted that because of conservative estimates in mill levy income, sponsorships for MLB activations and projects that have been delayed, the beginning cash fund balance and revenue are both higher than expected.

Expenditures have fluctuated in the Other Maintenance category and Tree and Landscape Maintenance because of some unexpected issues that came about with the trees that were planted as well as some irrigation work needed on the 2700 block of Welton.

Mr. Martinez explained changes under the Marketing/Branding section. Because the FPBID has added some events that are BID owned as opposed to grants to another organization for an activation or event. As a result, the events are laid out individually as well as the grants already committed for funding this year.

There were no changes in the Administrative section of the budget. Capitol Expenditures did have some adjustments based on the need to complete work on the Charge Ahead Colorado Grant this year. The result is that gateway signage and Xcel pole banners are getting pushed to 2022 and those expenses go to 2022 as well.

The amendments to the 2021 budget bring the total expenditures for 2021 to \$319,093 with a beginning cash fund balance for 2022 of \$164,470.

Mr. Martinez then asked the Board to make a formal motion to open the Public Hearing for the discussion of amendments to the 2021 Budget.

Ms. Sayer made the motion to open the public hearing for the 2021 Proposed Budget Amendment. Mr. Pirkopf seconded the motion. Vote: unanimous in favor, motion passed.

A question in the Q&A - Where is the money for the First Friday events?

Mr. Martinez answered that the \$10,000 for year-long activation was kept in a separate account in 2020, the funds are being used for the remainder of this year and he will ask that the organizer provide a report to the Board at an upcoming Board Meeting.

Second question in the Q&A – Is the FPBID responsible for the sweeps that have happened in the Five Points Neighborhood?

Mr. Martinez answered that the Department of Public Health and Environment is the lead department on encampment cleanups with assistance from multiple City Agencies.

With no further questions from the audience, Mr. Books motioned to close the public hearing. Mr. Beal seconded the motion. Vote: unanimous in favor, motion passed.

Mr. Books then made a motion to accept the 2021 budget amendment with an additional \$4,250 added to the Other Maintenance line item. Ms. Sayer seconded the motion. Vote: unanimous in favor, motion passed.

B. 2022 Proposed Operating Budget

Mr. Martinez then gave an overview of the Proposed 2022 Operating budget, noting that the beginning cash balance is expected to be \$164,470 and projected income of \$245,842 from the mill levy, about a 4% increase. What has been left out is income from the reimbursement of the Charge Ahead Colorado Grant. This can be added when the final motion to approve is made.

There are no other expected donations, sponsorships or other forms of outside income expected at this time.

Mr. Martinez explained that he updated the General Maintenance Contract to a calendar year time frame which is why the contract amount for 2022 seems less than 2021. He has spoken with and confirmed that CSG is willing to start Year 2 of the Maintenance Agreement 7 months early in January if the Board agrees to do so. He has also broken down the categories in the Maintenance section to include more specific work based on what has been happening over the last couple of years.

Ms. Sayer asked about the 2 missing light poles on the 2400 block of Welton and if their cost can be included. Mr. Martinez noted that they can make an estimate of about \$3500 and add that to the Other Maintenance line item.

Ms. Sayer also asked that since the BID seems to be doing better than expected budget wise if it is possible to revisit incorporation of CSG's Social Mission as part of the Maintenance Agreement. Mr. Martinez said he will ask CSG to present to the Board at the next meeting.

Mr. Martinez noted how FPBID managed events are now included individually under Events Activations Sponsorships, as well as the Event Grant fund.

No great detail was given on the Administrative section of the Budget.

Mr. Martinez noted that at this time a \$100,000 place holder has been dedicated for Capital Expenditures and the possible programs and estimates are lined out to be decided with stakeholder input in the near future.

As presented today, the total expenditures for the year comes to \$354,150 with a balance carry over to 2023 \$56,162.

Ms. Sayer make the motion to open the public hearing for the 2022 Proposed Operating Budget. Mr. Pirkopf seconds the motion. Vote: unanimous in favor, motion passed.

A question in the Q&A – Why is security of the Five Points is included in the maintenance cost? Mr. Martinez answers that the security is under capital expenditures, which is a program that the board is still exploring.

Ms. Sayer asked if the Marketing Committee can pull together a calendar of FPBID events for 2022. Mr. Martinez and Ms. Frazier

With no further questions from the general public, Mr. Books motioned to close the public hearing. Ms. Sayer seconded the motion. Vote: unanimous in favor, motion passed.

Mr. Books then motioned to accept the 2022 Proposed Operating Budget with an additional \$3500 committed to Other Maintenance for street light replacements, the possible addition of CSG's Social Mission piece to the Maintenance Agreement and the reimbursement amount from the Charge Ahead Colorado Grant. Mr. Beal seconded the motion. Vote: unanimous in favor, motion passed.

New Business**A. CCD Office of Nonprofit Engagement – COVID Relief Project – Five Points**

Ms. Sayer reported that there is an opportunity for the FPBID to help facilitate the recovery of businesses coming out of COVID. The FPBID board will be considering a proposal from the CCD Office to create a nonprofit to channel funds for the Five Points nonprofits and businesses to assist in their recovery. More discussion is expected about a potential partnership at next month's meeting.

District Maintenance & Administrative Update**A. Summer Project Update**

Mr. Martinez gave an update on the tree project on Welton – trees have been planted, unfortunately, there are now trip hazards. 6 of 14 locations have uneven tree grates and are currently being worked through CSG and other contractors to level the grates or figure out another solution to remove the trip hazards.

Public Comments

Gerald Horner informed the group of a meeting later that day in Cousins Plaza with Parks and Recreation regarding the closure of some of the park areas.

No other comments from the public were made.

With no further business, Ms. Stiger moved to adjourn. Mr. Pirkopf seconded the motion. The meeting adjourned at 11:33AM.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 10th day of November 2021.

FPBID Board President

Attest:
