



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
November 8, 2023
MINUTES

Meeting Held: Wednesday, November 8, 2023, at 10:00 AM,
In-Person meeting held at the Blair-Caldwell Research Library
2401 Welton St. Denver CO 80205

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:
Haroun Cowans, President
Nathan Beal, Treasurer
John Pirkopf
Fathima Dickerson
Nina Rupp

Excused Absence: Paul Books,
Maedella Stiger

BID Staff: Vincent Martinez, Downtown Denver Partnership,
Ryan Butcher, Downtown Denver Partnership
LaSheita Sayer, ZoZo Group

The meeting was called to order by Board Chair Haroun Cowans at 10:02 AM.

Administrative Items

- A. Disclosure of Potential Conflicts of Interest
There were no disclosed conflicts of interest.
- B. Board Meeting Minutes – 10/13/23
Mr. Cowans suggested tabling the approval of the October minutes to the December meeting.
- C. Treasurers Report April – September 2023
Mr. Beal gave the treasurers report for the month ending in September. He explained that there was \$22,840 in expenditures, and he broke down the costs. There is an ending balance of \$460,306. Mr. Pirkopf moved to approve the September

Treasurer's Report. Ms. Dickerson seconded the motion. Vote: unanimous in favor, motion passed.

New Business

A. CAMP Grant Request

Ms. Sayer explained the Community Accelerated Mobility Project Grant Program offered through the Colorado Energy Office. In 2022, the FPBID began to investigate the feasibility of installing EV charging stations along the Welton Corridor at three different locations. While a grant had been awarded the cost for related work that needed to be completed in order to install the stations quickly outgrew the BID's available resources. Ms. Sayer noted that this grant would cover many of those upfront costs and then a second grant for station installation could be applied for again.

Should the grant be awarded there would need to be a \$10,000 match but the BID could also charge up to \$8,000 for program management costs. Mr. Martinez explained that the grant application has been submitted but the BID is not committed to any financial obligations at this point yet. Ms. Sayer is seeking approval from the Board to continue moving forward with the project. If an award is offered the Board would then need to determine if they want to make a budget adjustment to fund any match obligations. Mr. Pirkopf made a motion to support the CAMP grant application and to allow the application to continue to move forward. Mr. Beal seconded the motion. Vote: unanimous in favor, motion passed.

B. St. Patrick's Day Parade

Mr. Norman Harris presented a pitch to host an activation for March 17, 2024, hosting events and programming in Five Points Plaza and the surrounding area. He mentioned that the popularity of the St. Patrick's in downtown would help elevate the event in Five Points. Mr. Harris noted that his grant request is for \$2,500

After some brief discussion of the goals of the activation for area businesses and the simple budget presented, the Board asked Mr. Harris to come back next month with a more detailed budget and plan and the Board would discuss funding options then

C. DOTI Grant Program

Mr. Cowans introduced Ms. Leslie Hylton-Hinga with the State's Office of Economic Development and International Trade to discuss the new Community Business Preservation Program. Ms. Hinga explained the program provides grant funding from \$10,000 - \$50,000 per participating business within a community, training and technical assistance.. She explained the application process and that groups of businesses are expected to apply together. She then broke down the criteria thusly:

1. Business is culturally significant.
2. Creativity is encouraged in the process.
3. Business groups should be culturally similar i.e. minority owned/operated.
4. Not just arts and culture
5. Businesses are facing displacement pressure.
6. Businesses are facing increased rent and/or property taxes.

She explained the application process is open until January 19th, and no financial verification will be involved. She summarized that this is a grant meant to businesses

afloat during uncertain financial times. There was discussion about which businesses would benefit the most from the grant. Mr. Beal asked if there was a cap on how many groups could apply, and Ms. Hinga explained that while there was no limit, the businesses need to have been in operation since before September 2021, or having restarted or revamped since.

Old Business

A. Executive Director Search

Mr. Cowans reviewed the process of interviewing prospective Executive Directors and will submit 2-4 candidates to the board in the upcoming weeks. He will keep the board updated on the progress via email, and he explained that there were over 20 initial candidates. There was discussion about the proposed salary, and Mr. Cowans expressed optimism that the position will be filled by the beginning of 2024.

B. Working Committees Update

Mr. Cowans explained that the committees have been put on hiatus until such time a new Executive Director is on-boarded.

C. Holiday Stroll Update and Marcom Update

Ms. Sayer presented slides concerning an activation grant, the Dynamic Downtown Denver (DDD) grant, spearheaded by the Downtown Denver Partnership. She explained that the request would be for additional lighting from Broadway to 24th. She explained that the grant would apply to 'shovel-ready' projects, including temporary jazz-themed lighting for February '24. The lights would ultimately become property of the Five Points BID.

Mr. Pirkopf mentioned the possibility of replacing the planter beds with something easier to maintain. Mr. Martinez explained that the responsibility of planter bed maintenance fell to the BID. Ms. Sayer then presented DEDO marketing support opportunities and how DEDO could support the new Executive Director by providing services such as social media, website updates, and monthly emails/newsletters.

Ms. Sayer reported that the speakers to provide holiday music at the Five Point intersection have been purchased and installation will be done in time for the Holiday Stroll.

She then proceeded to update the board about upcoming events, newsletter topics, social media traffic, and website updates. She recommended the Bid discontinue payments to My City Bikes, a local website service. There were no objections. She then presented slides concerning small business Saturday and explained the benefits. She also broke down print media expenditures. Finally, she updated the board on the progress of the Holiday Stroll and business participation. She described the anticipated activities.

Contractor Updates

A. Admin and Operations

Mr. Martinez updated to board about the entryway monument and the costs involved, as well as the progress of the Xcel banner poles.

Public Comments

Dan Sawyer, owner of Scratch Bakery and Dukes Sandwiches asked what could be done about the lack of use of Soul Street on Clarkson. Mr. Martinez noted that the City has updated requirements for the type of permit that allows for street activations like Soul Street. In order to meet new requirements, some items will need to be upgraded. Mr. Martinez noted that he was planning on reaching out to the merchants involved in this area to determine their interest in continuing the use of Soul Street as an outdoor shared seating space.

With no further business to discuss, Mr. Pirkopf made a motion to adjourn. Mr. Beal seconded the motion. Vote: Unanimous in favor, motion passed.

The meeting adjourned at 11:52AM.

The forgoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this 13th Day of December 2023.

FPBID Board Chair

Attest:
