



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
May 11th, 2022  
MINUTES

Meeting Held: Wednesday, May 11th, 2022, 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  
LaSheita Sayer, Vice President  
Maedella Stiger, Vice President  
Nathan Beal, Treasurer  
John Pirkopf  
Haroun Cowans  
Paul Books

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 – April 13th 2022**

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

**Treasurer’s Report – March 2022**

Mr. Beal presented the March 2022 Financial Report to the Board. A total of \$16,791 in expenditures were made in the month of March, which were then listed individually. The final account cash balance at the end of the month totaled \$268,978. Ms. Sayer made a motion to accept the March 2022 Treasurer’s Report. Mr. Cowans seconded the motion. Vote: unanimous in favor, motion passed.

**Old Business**

A. Soul Street on Clarkson Update

Mr. Martinez gave several updates to the progress at Soul Street on Clarkson: the furniture has been set up, with the full set-up of recycle and trash ready by 5/13. He will reach out to Excise and License to obtain a use permit for communal dining next week. He also explained that CSG will conduct a 30-minute open and a 30-minute close daily.

Ms. Sayer requested clarification about CSG duties, as well as a map of the area. Mr. Martinez displayed a map of the areas that would be occupied by various amenities and restaurants. Mr. Jones added that the space will be occupiable as early as today, 5/11, and explained that businesses will have areas allocated to them. He also clarified the difference between communal dining and common consumption areas.

Ms. Stiger suggested that the BID lets property owners know who is paying for this since Clarkson is outside the BID. Mr. Cobbins clarified that the businesses at Five Points Plaza and surrounding the Clarkson Street Plaza agreed to pay for it because it is a benefit to everyone. Mr. Martinez added that there is grant money from the City of Denver which was used for the purchase of the furniture, fixtures and equipment.

#### B. Welton Street Enhancements Update

Mr. Cobbins introduced Brett Boncore with the Department of Transportation and Infrastructure (DOTI). Mr. Boncore presented the Northeast Downtown and Five Points Action Plan and recounted several projects that are either completed or in the works. Current and recent projects include the conversion of several one-way streets into two-way streets, and streets that have added bike lanes and increased safety features. Upcoming projects in Five Points include converting 28<sup>th</sup> street east of Welton from a one-way to a two-way street, expanding the pedestrian plaza at the Five Points intersection, as well as the painting of the bulb-outs at several intersections. The artists selected will tie the art into the cultural history of Five Points. These projects are expected to begin following the Juneteenth celebrations.

Ms. Sayer noted that her specific ask for this meeting was to have information on the artists that were selected and renderings of the proposed murals. Mr. Boncore noted that the planning team is still working out concepts of the murals with the artist and committed to returning once those plans have been refined next month before installation. The artists have been asked to tie their works to the cultural past of Five Points and specifically Welton St.

The artists that were selected to produce the street art were Cya Davis to paint the Welton Street bulbout installations, and Patrick and Tristan McGregor to paint the Five Point Intersection installations.

Mr. Cobbins addressed a question from Dr. King regarding fire station #3 and if this will affect its response time. Mr. Boncore assured the board that Denver Fire Department has approved the design plan based on turning radius and continuation of two-way traffic on 26<sup>th</sup> Avenue.

Ms. Sayer asked Mr. Boncore for a timeline for returning to the community to determine if they are in favor of this becoming a permanent condition. Mr. Boncore explained that is part of their phase 2 effort and went on to explain the process that has been undertaken to gather community input. Through surveys the City conducted the enhancements at the Five Point Intersection as something permanent as well making bulbout permanent with

potential for greenery. Timelines will vary by project but expect the improvements to see actual construction about 2 years out.

Ms. Sayer noted that the last time Mr. Boncore presented to the FPBID Board he noted that there would be an opportunity to review with the community the success or failure of the enhancements at the iconic Five Point intersection. Ms. Sayer added that she did not believe the meetings the planning team had truly represented the Five Points community and objects to the manner in which their outreach has been conducted to date.

Ms. Sayer noted her disappointment that the decision to make this a permanent change to the Five Point Intersection has been made permanent and asked for assurances that the Five Points community not the larger Northeast Plan community would be the focus group for input in the future on any plans for the intersection. Mr. Boncore pointed to nearly 40 stakeholder meetings made up of business owners along the corridor over the last year who were showing support for the efforts.

C. 2022-2023 Planning Retreat Date Selection

Mr. Cobbins suggested a late summer date, perhaps in August or September. Board meeting hours may be adjusted to accommodate date discussion. Mr. Cobbins will send out potential dates via email.

D. Necessary Resolutions Related to Planning Retreat

Tabled for next month's meeting

**New Business**

A. No new business was discussed at this time

**MarCom Update**

A. Monthly Report

Ms. Frazier presented information about the Saturday June 4<sup>th</sup> Five Points Jazz Festival and how to advertise businesses via pamphlets, coupons, et cetera.

Ms. Frazier explained that there was a new bid put in for the restoration of the historical markers, and that there is enough money in the budget. The cost is around \$4,000 and will start in the next few weeks.

The MarCom committee has begun discussions with Five Points Atlas for potential advertising options and will continue to form an overall marketing plan that includes this and Welton corridor billboard advertising opportunities.

She also stated that the gateway signs are on hold, and the Xcel banner poles are pending, with an update postponed until the June board meeting. The next Marcom meeting will take place 5/26.

There was discussion of upcoming events and planning ahead for them. Ms. Sayer requested more communication concerning planning upcoming events. Mr. Jones explained that these events require details before they can be discussed and approved and suggested that events require 4 months to come to fruition.

The discussion continued and in the end the Board asked that 5PMG provide a justification when presenting new activation ideas explaining feedback from businesses on willingness to participate and if the focus of the event is on building community or enhance businesses' traffic in advance so that they have time to consider things like budget, et cetera.

### **District Maintenance & Administrative Update**

#### **A. Monthly Report**

Mr. Martinez began by saying that the Safety meeting will be postponed, and he is looking at dates in June or July. Mr. Martinez gave several updates about the maintenance projects in Five Points: the irrigation along Welton has been turned on, and that he is looking into restoring the irrigation lines in front of the old True Value storefront. That location, as well as the trees around the Rossonian are presently being hand watered. Lighting at 25<sup>th</sup> and Welton is being replaced this week or next, and 2 new lights will be purchased and installed on 25<sup>th</sup>. Lighting on Washington is being inspected to determine issues with lamps and ballasts.

### **Miscellaneous**

Ms. Sayer suggested that the BID talk to Cervantes Ballroom about opening the restrooms prior to concerts to avoid littering and tree pit contamination and suggested the BID and CSG coordinate with the events scheduled. Mr. Martinez demonstrated the Clean and Safe app for trash reporting in the ROW

### **Public Comments**

Through the public chat option, the following questions and statements were made:

Mr. Cobbins addressed a question about trash cans along the Welton corridor and their placement in proximity to Cervantes and confirmed there is a trash receptacle located there.

With no further business, Mrs. Sayer moved to adjourn. Mr. Cowans 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 13<sup>th</sup> Day of July, 2022.

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FPBID Board President

Attest:

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