



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
August 1, 2018

Meeting Held: Wednesday, August 1, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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 and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Paul Books, President
Dr. Renee C. King, 1st Vice President
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Board Members Absent: John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer

Staff: Tracy J. Winchester, Executive Director, Five Points Business District
Nell Washington, Project Manager, Five Points Business District

BID Members: Ryan Cobbins, Business Owner, Coffee at The Point, Chairman, Advisory Council

Guests: Daryl Oliver, Weichert Realtor Professionals
Darrell Nulan, Thomas Bean Foundation Staff
Paul Suter and wife, Five Points neighbors
Raymond Rountree, Five Points Business Owner
Kyle Brost, CEO, Spark Policy Institute, Business Owner
Elizabeth Schwisow, Palisade Partners

CALL TO ORDER

Meeting was called to order by Paul Books at 2:34 pm. Introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

Correction to the minutes: Dr. Renee C. King opposed the Dockless Mobility Pilot Program vote in the July 11th Board meeting. Correction will be made to the minutes.

Motion made by Dr. Renee C. King to approve the meeting minutes of June 29, 2018. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Motion made by Dr. Renee C. King to approve the minutes of July 11, 2018 with correction of opposition to vote on Dockless Mobility Pilot Program by Dr. King in the July 11th, 2018 board meeting. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

TREASURER'S REPORT – TRACY WINCHESTER for NATHAN BEAL (Absent)

Tracy Winchester gave the financial report for month end July 2018 for Nathan Beal, Treasurer, in his absence. No official financial statements were presented at the meeting today. Tracy will send the July financials out to the board members upon receipt later today.

The report was given from the US Bank July 2018 statement. Ending balance on July 31, 2018 - \$302,563.57. FPBID July financials were tabled for approval until September 2018 board meeting. Tracy Winchester proceeded with giving report from the July bank statement of deposits and withdrawals for the month.

OPERATIONS REPORT – TRACY WINCHESTER

Tracy Winchester gave an update on the pedestrian light banners. She informed everyone that we will be having a special inaugural ceremony for the installation of our new banners. There were only 19 poles instead of 20 and Thomas Lockhart III did an artistic version of 19 business owners on the front of the banners and the back of the banners will list our businesses in their individual categories. Tracy stated that we will have an unveiling of all 19 portraits at the FPBD annual fundraiser event, Food, Wine, Film and Jazz, Wednesday, September 26, 2018, at the Sie Film Center.

Our new maintenance contractor, Consolidated Services Group (CSG), has begun working on the 10 block Welton Corridor area. If you see a lot of people in blue shirts working in the area, know that is your new maintenance contractor, CSG, at work for you. Next month, CSG will start a new system where we will be receiving electronic reports of pictures of the area before and after services have been provided.

CSG Contract Status

Dr. Renee C. King stated that once the procedural rules of the CSG contract are in order, we will sign and approve the contract before the board. Dr. King will send out the CSG contract to the board members for final review before board approval.

Irrigation and installation of trees status

Tracy Winchester gave update on new tree installations and was advised to wait until fall to plant the 6 trees approved by the board due to hot weather. She spoke to Dan Davis, CSG Manager, about The Park People trees and was told that we could qualify for street trees and to get on the list for 2019 awardees. Paul Books stated that we really need 13 new trees for the corridor and

would like to include on list for The Park People trees. A discussion was held about letting CSG repair the irrigation system and remove dead trees.

A motion was made by Dr. Renee C. King to pursue offer for 13 trees from The Park People and have CSG analyze the irrigation system in attempt to plant trees and have water to irrigate by spring. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Medallions

In Nathan Beal's absence, Paul Books reported that we received a quote on the cleaning and repair of the medallions but felt quote was a little high so looking at a 2nd quote and will update next board meeting. Also, we will get an update on custom bike racks and trash cans at our next board meeting.

Template for BID Newsletter

Paul Books asked if anyone had anything to add or remove from the BID newsletter that was sent out recently. Suggestions were made to add dates of the monthly BID meetings to the template, also add financial reports and monthly meeting minutes (if not added, state where to obtain and view). Transparency is key to the BID members. Another change would be to increase font on header, FPBID, so everyone will know that that the newsletter is from the FPBID since there is a monthly newsletter from the FPHD.

CHAIRMAN'S REPORT – PAUL BOOKS

Paul Books went over his report of the 2017 and 2018 Potential Capital and Ongoing Budget Items with updates. The \$30,000 budget item for promoting the corridor should be decided among the board and BID members.

A discussion was held on the cost of promotions thus far and cost for potential ongoing projects such as brochures for Visit Denver and DIA, billboards, and holiday lights to name a few.

Paul Books would like to have two board members volunteer to work with Ryan and other members of the Advisory Council to determine priorities for marketing, history, and public relations on the corridor. He asked the board members to advise him of their thoughts.

The 2019 BID Operating Plan and Budget to the City of Denver is due by September 30, 2018 for review and approval as required by State of Colorado Statutes for BIDs.

BID Authority

Elizabeth Schwisow from Paul Book's office called the City of Denver to inquire if BID's can charge fees for festivals and was told that the streets belong to the City of Denver Right of Ways not the BID. We will check with the City of Denver's legal office to ask about fees for festivals within a BID. Maedella Stiger stated she has information from a reliable source verifying we can charge fees for street festivals and will bring information to the next board meeting.

Advisory Council

Ryan Cobbins reported that it had been extremely quiet this summer as far as undesired incidents on the Welton Corridor hot spots. A discussion was held about why Kuni Sushi and the Tiki Bar next door had not opened and possible challenges they could be experiencing.

The next Advisory Council meeting is Monday, August 27, 2018 and possible agenda items would be gathering ideas about marketing, history, and public relations, creating a budget, and getting more BID members involved.

NEW BUSINESS

Dr. Renee C. King discussed property tax increases and getting involved with other BID's (Santa Fe, Colfax, etc.) collectively to petition the city about the value of being in a historic district. She suggested maybe getting the Mayor and Councilman Brooks involved with our discussions about BIDs. Darrell Nulan inquired about getting DURA involved since we were declared an urban renewal area. Paul Books mentioned displacement of small businesses within the BIDs. Tracy Winchester mentioned Attorney Rick Kron and Yvette Freeman of PUMA, meeting with local BIDs to form a coalition and will ask for an update of their meeting.

Tracy Winchester stated that Colorado Special District Association is having a 3-day conference in Keystone in September 2018 and suggested we send a representative from the BID board.

Tracy Winchester informed everyone that she was on a committee with the Mayor and 9 other cities working together on gentrification issues and putting policies in place so the Denver City Council can vote.

Dr. Renee C. King suggested talking to the Board of Accessors or the Board of Equalization about lowering taxes and recognizing small businesses.

Paul Books summarized some practical steps 1) talk to other BID's about property taxes 2) find out who holds the key to influence 3) talk to BID broker in Bow Mar for fair representation and 4) hold a few sessions at CaTP once notified.

Tracy Winchester stated that we should contact Joann Greek, Business Development Representative at Denver's Office of Economic Development about retail grants for small businesses and their formula for financing.

PUBLIC COMMENT

No public comments.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Dr. Renee C. King. Seconded by Maedella Stiger and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary