



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
July 11, 2018

Meeting Held: Wednesday, July 11, 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
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Ryan Cobbins, Coffee at The Point
Blair Dunn, WS Property Owner

Guests: Daryl Oliver, Weichert Realtor Professionals

Presentation: Jamie Giellis and staff, CENTRO

CALL TO ORDER

Meeting was called to order by Paul Books at 2:30 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

A motion was made by John Pirkopf to approve the meeting minutes of June 6, 2018. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried. Dr. Renee C. King made a motion to postpone approval of the Special Board Meeting minutes from the June 29, 2018 meeting until

the next board meeting due to not being read prior to the meeting. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

The next board meeting is scheduled for Wednesday, August 1, 2018 unless notified thereof.

TREASURER'S REPORT – NATHAN BEAL

Nathan Beal gave the financial report for month end June 2018. The mill levy income to the FPBID was \$9,014.66. Total expenses for the month - \$2,044.09. Balance at end of period - \$264,969.42 Loan to FPHD - \$26,000 still outstanding.

John Pirkopf asked if any payments had been made to Colorado Lighting for the pedestrian lights being installed. Tracy Winchester stated that no payments had been made to date.

A motion was made by Dr. Renee C. King to accept the Treasurer's report for June 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

ADVISORY COUNCIL – RYAN COBBINS

Ryan Cobbins had nothing to report from the committee. He would like an update on pedestrian lights, and capital expenditures. Paul Books gave him a brief update and added that the special board meeting covered a lot of the capital and ongoing budget options. Ryan asked if minutes could be sent out to the BID members. Tracy Winchester felt that sending out unapproved minutes may not be a good idea. She let him know that we post minutes on the website after approval.

A discussion was held about sending out announcements of all the new projects and updates on various projects to the BID members so everyone who does not attend meetings will know what their assessment dollars are doing on the Welton corridor. A suggestion was to send out information quarterly to the BID members. Paul Books will put together a template to be used for the mailing. The idea is to spread the word and get BID members excited about what's happening on the corridor.

OPERATIONS REPORT – TRACY WINCHESTER

Tracy Winchester explained the report on the cash flow analysis for the Five Points Historic District for month ending June 2018. She also went over the figures for the outstanding liabilities as of 7/1/2018 and cash in the bank as of 6/30/2018 and outstanding loans/bills to include the \$26,000 loan from the BID. Tracy stated that the FPHD contract funds with the Office of Economic Development (OED) is reduced by 10% because the BID should be responsible for paying 10% of the non-profits' expenses since the staff is performing administrative services.

Tracy Winchester informed the board that the FPHD is moving forward with plans for our annual fundraiser which will be Wednesday, September 26, 2018 at the Sie Film Center. We can raise additional funds from our fundraiser approximately \$12,000, reduce our rent expense by \$4,500 (3 months x 1500).

(to be continued after CENTRO presentation)

PRESENTATION-CENTRO FACILITATION OF FPBID/FPBD BOARDS PARTNERSHIP (3:00-4:00 PM)

Jamie Giellis introduced herself and staff to the BID Board and members. The topic of the presentation was the future of the BID and the FPHD and the strategy involved with their organizational transition. The topics discussed were 1) overview of the project 2) what the board would like to accomplish 3) issues, opportunities, and challenges 4) considerations of who we need to engage beyond the boards for this work. A joint open discussion followed the presentation.

OPERATIONS REPORT (CONTINUED) – TRACY WINCHESTER

Tracy Winchester went over her list of recommended criteria for supporting a Five Points Welton St. Corridor event. The group discussed her criteria and added a few more points. Here is the list of recommendations: 1) does it meet or exceed the goals of our mission statement 2) annual budget will have a dedicated line item for event contributions 3) allocated amount will be no more than 5% of the annual tax collection 4) the amount requested can be no more than 10% of the event budget 5) maximum amount requested can be no more than 10% of the total annual allocation 6) BID recognition 7) board discretion on event 8) submit proposal two (2) months prior to event 9) design an application form.

Maedella Stiger added that organizations should get approval from the BID before they get permitted by the City of Denver. The question was does the BID have that kind of power. Dr. Renee C. King would like for the board to discuss big events and their effect on the community for 2019.

A motion was made by Dr. Renee C. King to adopt recommended criteria for supporting a Five Points Welton St. Corridor event as tentative with guidelines for the 2019 budget. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Irrigation & Installation of Trees – Tracy stated she will be meeting with CSG on Friday at 10 am.

Light Poles and Banner Install – Tracy spoke with Scot Kelly, Colorado Lighting, today. He stated that 4 or 5 poles needed stints, banner arms not up yet but need to decide which way to hang them (toward street or sidewalk). Banners – we have all 19 artistic renditions done by Thomas Lockhart III. She will share with committee first and then send out to the board members for your review. Thomas has been paid one-half of the \$2500 fee out of the non-profit funds.

Dockless Mobility Pilot Program – Tracy went over the letter of acknowledgment from the Dockless Mobility Pilot Program sent from Parking and Mobility Services/Denver Public Works Department that may launch dockless mobility vehicles within our BID boundaries. Dr. Renee C. King commented that she was concerned about the safety of the program and opposed the letter.

A motion was made by Nathan Beal to approve the letter of acknowledgment that Denver Public Works has contacted our organization with a request to launch dockless mobility vehicles within our Five Points BID boundaries. Seconded by Maedella Stiger. Four (4) board members in favor, one (1) opposed, motion carried.

OLD BUSINESS

Maintenance Contract Status

Dr. Renee C. King and Tracy Winchester will be meeting with CSG on Friday at 10:00 am about the maintenance contract.

Repair of Medallions

Nathan Beal has a verbal quote on repair and power washing of the medallions. The quote was from Gen3 Construction \$200-\$350/square. Paul asked that he also get a quote on reseal and repair of all the medallions on Welton Street.

Bike Rack/Trash Cans Proposal

Nothing to report at the moment.

Irrigation update of 2501 Welton St

Paul Books spoke with Matt Speth, Four Winds Interactive, about the irrigation system in front of his business. There is no water and Matt will explore with his board about repairing the irrigation system and will let us know the result.

PUBLIC COMMENT

No public comments.

NEW BUSINESS

No new business.

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
FPBID Board of Directors