



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES (SPECIAL MEETING)
April 4, 2018

Meeting Held: Wednesday, April 4, 2018 at 6:00 pm (Special Meeting) 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: Darrell Nulan, Staff, Thomas Bean Foundation
Ryan Cobbins, Chairman-Advisory Council, FPBD Board Member,
Coffee at The Point
Daryl Oliver, RE/MAX Urban Properties
Catherine Wallace, 5Points Beauty & Barber Supply
Matt B. Smith, Kuni Sushi (new business)
Travis Smith, Impact Locally/Humanity (new business)
Jesse R'Taenzer, Pair O Dimes Festival Fashion Boutique (new business)

Guests: Raymond Rountree, FPBID Advisory Board Member

CALL TO ORDER

Meeting was called to order by Paul Books at 6:10 pm. Introductions were done around the boardroom. Paul Books explained the reason for this special board meeting to everyone. The BID board wanted perspective from the BID members about their priorities for the neighborhood. He spoke to the BID members about defining priorities on potential capital expenditures and ongoing budget options for 2017 and 2018.

Tracy Winchester informed all that the food and beverage served tonight was prepared by two of our Five Points businesses – pastries by TeaLee’s Tea House & Bookstore – 611 22nd Street (new business recently opened) and wings and potato salad by Randall’s at Climax Lounge – 2217 Welton Street.

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 Nathan Beal to approve the meeting minutes of March 7, 2018. Seconded by Renee C. King. Vote: Unanimous in favor, motion carried.

TREASURER’S REPORT – NATHAN BEAL

Nathan Beal gave the financial report for month end March 2018. The ending balance for March 2018 was \$212,206.89. Total expenses -2,577.67 – Front Range Services, Inc. \$2465. Excel Energy \$112.67.

Tracy Winchester stated that the OED 2018 Contract to Five Points Historic District, Inc. was approved. The contract was approved for January – June 2018. We will be able to refund the BID for the loan amount. She also received notification of the extension of the contract from July – December 2018. Tracy did inform everyone that December 31, 2018 was the hard stop of funding from OED. Plans are to have the extended contract done by end of May.

A motion was made by Renee C. King to accept the Treasurer’s Report for March 2018. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

CHAIRMAN’S REPORT – PAUL BOOKS

Paul Books announced that we would start our breakout session and explained how we would rate our services from the 2017 and 2018 BID Potential Capital and Ongoing Budget Options list. Paul briefed went over all categories and everyone received colored dots to mark services according to their priorities.

EXECUTIVE SESSION

At 8:10 pm, the board went into executive session per section 24-6-402(4) C.R.S. to develop and negotiate position on the RFP for maintenance. A motion to move into executive session was made by Renee C. King and seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

EXECUTIVE SESSION ENDED

A motion was made by Nathan Beal to end the executive session at 8:27 pm. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

Tracy Winchester gave report on proposals received for RFP BID maintenance services. Four proposals were received – 1) Sid King Maintenance Services 2) Front Range Services 3) CSG Services 4) Metropolitan Services.

A motion was made by John Pirkopf to accept the final application due to extenuating circumstances. Seconded by Renee C. King. Vote: Unanimous in favor, motion carried.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Renee King, seconded by Nathan Beal 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