



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
June 12, 2024

MINUTES

Meeting Held: By ZOOM.US only.  
Recording can be accessed here:

[https://us06web.zoom.us/rec/share/LYqL-JYKdgoqk54BFHVBOmplORoy1qHOulgbf73ITzLO\\_HR1LzCe157fQgSvRKgb.AeGQXbSl6CSAnuvn](https://us06web.zoom.us/rec/share/LYqL-JYKdgoqk54BFHVBOmplORoy1qHOulgbf73ITzLO_HR1LzCe157fQgSvRKgb.AeGQXbSl6CSAnuvn)

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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**, Board Chair (Not Present)  
**Paul Books**, Co-Vice Chair (Present) **Pro Tempore**  
**Nathan Beal**, Treasurer (Present)  
**Fathima Dickerson** (Present)  
**John Pirkopf** (Present)  
**Nina Rupp** (Present)  
**John Hayden** (Present)

Absent: **Maedella Stiger**, Co-Vice Chair (Excused) (Not Present)

BID Staff: **Norman Harris**, Executive Director (Present)

Special Guest: David Albi Denver Police Department

Kieth Pryor

The meeting was called to order by Board Co-Vice Chair Paul Books, at 10:07 AM.

## Administrative Items

**A. Disclosure of Potential Conflicts of Interest** (none to mention).

### **B. Board Meeting Minutes –**

- April 10, 2024 Minutes, Paul Books motioned to approve the April minutes. John Pirkopf second to approve the minutes. All (John, Paul, Fathima, Nathan) were in favor of the motion on the call except Nina who's phone was breaking up.
- May 8, 2024 Minutes John Pirkopf Moved to approve May minutes | Fatima Dickerson seconded the motion | All in Favor (John, Paul, Fathima & Nathan ) approved. Nina was not vocal.

### **C. The Treasurer's Report -**

Nathan Beal shared April 2024 expenditures which include:

|          |                                       |
|----------|---------------------------------------|
| 8,169.00 | Spent in April of 2024                |
| 652.00   | CSG                                   |
| 104.00   | Constant Contact                      |
| 81.00    | Denver Water                          |
| 6667.00  | Norman Harris                         |
| 26.00    | US. Bank                              |
| 329.00   | Xcel Energy                           |
| 410.00   | YSI Venture Credit Card               |
| 8169.00  | Totalling                             |
| 337,395  | Ending Balance for the Month of April |

John Pirkopf moved to Approve the treasurer's report | Fatima Seconded the motion | All were in Favor with no opposition.

## **New Business**

### **D. Money Market Account Updated**

Nathan Beal stated that he is in the process of setting up a money market account. Mr.

Beal will be meeting with a US Bank representative tomorrow to match the entity type and to take advantage of the interest rates. The Five Points BID Board voted to approve the opening of a money market account during the last Five Points BID Board meeting. Mr. Beal stated that during the next Five Points BID Board meeting he will provide an update of the status of opening a money market account. The money market account will be directly linked to the existing check account account.

#### **E. Dist. 2 Report from Mathew Malo**

The following reports will be taken from the Dashboards from the Denver Gov website where the public can view these stats.

- Violent Crime is down 4%
- Property crime is down 40% YTD compared to the last 3 year average.
- With Juneteenth around the corner DPD is staffed and prepared to support
- To receive more updates the Advisory Board Meeting for District 2 is held on the first Wednesday of every month Open house from 5-6pm to ask questions. From 6-7 is the actual meeting with presenters from around the city.
- Last meeting included a more detailed overview of traffic conditions.
- Meetings are closed in July for the Holiday and August as they will host a bigger event Denver Days & National Night out instead will be the focus and held at the Denver Zoo.
- Please send representatives to the meetings to continue to receive important updates in District 2.

Executive Director, Norman Harris promised to share the links to the stats so everyone can look up the information on their own and also attend the D2 & D6 meetings and be able to share information with the community and the Board. Mr. Harris promised to share more about the Stakeholder meeting held recently with some of the Community Officers later in the meeting.

A question was presented to Lt. Malo.

Q. What has changed in particular? The answer came from David Albi and Commander Kimberly Bowser of District 6.

- Commander Browser for District 6 spoke more about the crime stats, and the work to influence the numbers. Lieutenant Mellow shared the numbers she was going to present. They are proud of the lower crime stats.
- As a reminder the monthly District 6 Community Advisory Board meeting is every 3rd Thursday of the month, and that's called at noon at the District 6 station. If the community wants attend, people can connect with the community resource officers to RSVP. or receive send a link to the meeting. The Station is small so they need pre-planning to accommodate expected participants or there is an option to attend virtually.
- Lieutenant Alby shared information on how DPD has reduced crime and is working to keep it down. The Mayor's 1,000 housing effort helped to decommission large encampments and transitioned into housing. People are housed in the hotels that the city has acquired, or leased to have.

- Wrap-around services have been a huge help in decreasing property crimes, because, some of the un-housed folks have some demons that they're battling with, and to feed those bad habits or the abuse with substance misuse that fuel crimes like stealing from motor vehicles or taking things off people's property to sell to fuel their addictions. So that's been a huge impact.
- With so many folks housed, it has freed up teams to beef up those staffing numbers in other areas. DPD has been able to redeploy those resources back throughout the district, including the 5 Points area, which bleeds over to District 2 as well.
- DPD is able to respond immediately, when homeless people are loitering they can reach out to share resources. The Sonny Lawson park is a big focal point for us and the DPD Homeless Outreach Team and Park Rangers visit the area daily.
- Knowing the former Ace Hardware location can be a congregation point for unhoused neighbors, DPD has solidified a trespass list and will be proactive to react appropriately to stop loitering.
- Commander Bowser always stated that if people have issues to please call those numbers. The Department is a data driven department and calls to report activity helps them to know where to send resources and also helps them qualify and advocate for more officers in District 6.

**Norman Harris posed a question:**

Q. Regarding the trespassing agreement at the old True Value Hardware. Were you talking about the one at 25th and Welton? The answer was Yes, The responsible party was contacted by one of the Community Officers. Mr. Harris intends to follow up on that in an offline conversation.

F. John Hayden spoke regarding an event in the planning stages called the Five Points Car-Free Fest. Mr. Hayden shared what the Five Points Car-Freefest is looking like. His presentation could not be shared on the screen he shared what he could and Mr. Harris promised to add Mr. Hayden to the agenda in July.

- Mr. Hayden stated that the event would be a scaled down version of the Viva Streets event that occurred along Broadway and Welton which was 4 days. Mr. Hayden stated that the Office of Special Events was not able to pull this off with the Denver Streets Partnership and the Downtown Denver Partnership this year. Instead, they were approached to have a smaller version of the event in the 5 points neighborhood. Neighbors in Curtis Park, (Sarah Cawrse -RINO) and Norman Harris of Five Points had a meeting to discuss what they may be able to do.
- Mr. Hayden stated that for Five points the event is an opportunity to link the Welton Corridor to downtown and to the businesses on Larimer. Mr. Hayden stated that the goal would be to encourage downtown and Larimer tourists to link to Welton through Curtis Park in a more meaningful way by sharing clear walking and biking paths to get to the Welton / Five Points corridor.
- Mr. Hayden stated that the event would bring more business activity to Welton Street. Events on Larimer and Welton would link through Curtis Park creating an open street

event encouraging biking, walking, rolling and strolling in the streets along Welton, the corridor linking through Curtis Park and across the entire 5 points neighborhood. Mr. Hayden stated that most of the time what happens on Larimer doesn't have anything to do with Five Points and if we link them both would benefit from each other.

- Mr. Hayden stated that a meeting occurred with the city Office of Special Events (OSE). Mr. Hayden stated that he proposed an event route to OSE with one endpoint starting at Welton and 24th and ending at 30th. And another event route on Larimer between 30th to 25th which would connect through Curtis Park on 30th and 25th. Mr. Hayden stated that OSE felt that the event footprint was much too large. Mr. Hayden stated they are going back to make it smaller and more meaningful.
- Mr. Hayden stated that there is no specific date, however the goal is to solidify these dates before the light rail were to reopen. September is the ideal month and they are working with the city to see what they will allow. Then there will be a funding request to the BID.
- Mr. Harris mentioned an initiative regarding with the city to create a biking loop, w-neighborhoods surrounding downtown Denver. The city put money into researching Indianapolis' cultural loop, when the Denver city vision was initiated, 5 Points was not included. Mr. Harris stated that we need to move this forward with Five Points.
- Mr. Hayden stated that ultimately when we look at what drives people to downtown, there are headwinds, like unhoused neighbors which is a deterrent for bikers and pedestrians. The walk is short and these movements are restricted. The pushback from the city, we are going to move forward hopefully before the Light Rail opens. When the light rail is not running it's easier to have an event. We would like to board to support bikers and walking traffic. Mr. Hayden promised to share the presentation with the BID in July to help refine the presentation.

#### **G. Keith Pryor shared an update on the Rossonian Project regarding the demo of the roof.**

Mr. Pryor stated that the Landmark Commission has set a public hearing for the Rossonian, regarding demolition of 40% or more of the roof to be removed. Seeking the board's perspective, to support, deny, or stay neutral on the application. Asking Paul to share what the plan is for the design. Mr. Pryor stated he will be present at the July 9th public hearing to represent what the thoughts are on the board.

- Paul Books explains What triggered the demo of the roof?

Mr. Books stated that there was a submission to the landmark process. The new landmark board needed to be up to speed. The details on the roof triggered a demo. The construction plan for the Rossonian is to make it all the same type of construction. The element next to it is going to be an 8 story hotel piece. The Rossonian roof must match the same fire code required for the equipment of things that need to be on the roof. What has been shown in the past from the community perspective, drawings that have been approved by the Landmark committee. Therefore, nothing has changed, it's just the change of construction, there would need to be fire doors, and ratings, to match.

- Mr. Books stated that the roof details can be better explained by Sarah and Matt who are on the development team and that this will become type 1 construction, The roof will be new. It's on the national registry, the signs and bricks and new windows will be more historically accurate since they have been redone. There will be mechanicals on top of

the roof and pushed back and will be hardly visible from the street..

- Mr. Books stated that the two existing buildings adjacent to the Rossonian will be coming demolished. The new structure will be to the west of the Rossonian building. This new building is what triggers the new roof. Paul will send John specifics on the screening and equipment.
- Mr. Harris suggested that he could send a vote by email and ratify the decision in the next meeting. Next meeting is Jul 12, 2024 . Paul promises to send the plans. The intended thought was submitting for a detailed review and then demo became a part of the process. In the vote, Paul will recuse himself from the vote since he is an owner in the project.

## H. Executive Directors Update by Norman Harris

Mr. Harris stated that In his update he will discuss an email sent to the board regarding The Point Seating Area and comments from legal counsel and possible changes needed following a vehicle collision. Mr. Harris stated he would discuss follow up regarding estimates to repair the trash receptacles & bike racks along the Welton Street Corridor and discuss the Website new design RFP. Mr. Harris stated he would discuss a proposal regarding the concept of the Tree Planters on Welton Street all of which will need board approval. Mr. Harris stated he would discuss the upcoming stakeholder meeting on July 8, 2024. Lastly he will finish out a discussion regarding the Five Points Jazz Festival seeking the board's thoughts and reactions to the event.

- A. Repair of the Trash Receptacles and Bike Racks along the Welton Street Corridor.
  - Mr. Harris stated that last month there was a discussion regarding the necessary repairs for the trash receptacles and bike racks. Mr. Harris stated he approached Decibel in late April who fabricated the trash receptacles and bike racks to prepare a scope of work for the repair of the trash and bike racks. Mr. Harris stated that doors dont close and trash regularly falls out and trash receptacles are beginning to rust. Mr. Harris stated that to date Decibl did not respond, therefore there is no work order as of yet as to what repairs would cost.
  - Mr. Harris stated that simultaneously CSG who currently provides maintenance services provided a quote of \$2005.00. They estimated 30 hrs of adjustment work to repair the Locks, latches, hinges and door replacements. An additional 10 hrs of spot welding, This quote does not address the rust issues. CSG shared their opinion that the rust issues were at fault due to installation, and the BID needed to get the rust worked on. This is out of CSG's capabilities.
  - Mr. Harris Asked the board to approve the work order of \$2205.00 sent over last week. There will need to be an ongoing maintenance contract to keep them functional and maintain integrity. Norman would like to select CSG if the board approves since there was no response from Decibel.
  - Paul Books comments were that \$55.00 an hour is very reasonable which is needed. Powder coating and welding is not included. The goal is to go back to Decibl to share the work order from CSG and to make sure they respond with a powder coating work order. There are numerous trash cans. The 30 Hour piece is to make sure they are functioning properly and not to have trash on the streets. John Pirkopf asked if we should hold off on spot welding to get quotes back on the powdercoating?
  - Next would be to get more feedback from Decibl. Paul Books asked if the board shouldapprove the 30 hour quote to move forward with with the correcting the functionality asap.

FPBID Receptacle and Bike Rack Repairs.pdf      Open with ▾

|  |     |       | Project                 |
|--|-----|-------|-------------------------|
| Description  | Qty | Rate  | Total                   |
| Repairs on the FPBID Trash Receptacles and Bike Racks  |     |       |                         |
| CSG Special Projects estimates that they will complete approximately (30) hours of adjustments, lock work, latch work, hinge corrections, door replacement.  | 30  | 48.50 | 1,455.00                |
| CSG Special Projects will spend (10) labor hours spot welding to level and align doors.  | 10  | 75.00 | 750.00                  |
| Contact: Norman Harris<br><br>Note: The above work will be for the leveling of doors, locks, latches and hinge work. CSG did report in their inspection, a growing presence of rust, stemming from the bases of both the bike racks and the cans, and from the interior bases of the receptacles. The anchoring bolts securing the receptacles into the ground are rusted at the areas where installation was completed. For rust, we recommend consulting Good Paint, a local powder coating company: 6292 Colorado Blvd., Commerce City, CO 80022, (303) 289-1188. |     |       |                         |
| Thank you for your business.   |     |       |                         |
| Page 1 / 1   |     | — 🔍   | <b>Total</b> \$2,205.00 |

- Mr. Harris shared the CSG quote. Nathan Beal suggested we move on the repair work to the 30 hour piece. The Executive Director would like to start the welding repairs by CSG to get and move toward Ms. Nova's suggestions of seeking quotes from automotive repair shops and to obtain additional quotes for the powder coating then move to the final painting. It's understood that the receptacles and bike racks would need to be removed and taken to the shop to perform the work.
- The Board suggested that Norman reach out to CSG and ask them to add touch up paint after the spot welding work is completed and the Board would bump the budget to \$3000.00. Confirm if they could provide the service to add touch up paint where necessary.
- After further discussion regarding the proper process for installation, repairs, the work order to repairs of receptacle including 30 hours of adjustment to the lockwork, latches, hinge corrections and door replacements is \$1455.00. Paul Books motioned to approve the work order for \$2205 to start the repairs asap. John Pirkopf seconded the motion and all others approved the motion to pass it.



## B. Website RFP

Mr. Harris ask the board for a motion to approve an RFP for a new website design. He has been talking with a website designer in high detail. The BID is approaching a deadline to make it accessible. One quote was provided for \$3500.

- To get the most qualified person to do the work as draft RFP was provided.
- A Draft of the RFP was sent to the board on Jun 14, 2024
- Next step would be to host an informational meeting on Jul 14, 2024
- The Decision to hire the most qualified would occur on Jul 21, 2024
- The design would need to be completed by Sep 1, 2024 .

→ Mr. Harris asked to approve the RFP to find a qualified contractor to move the website forward. There is a requirement, we never really made time to tweak the Website to get the things the BID wanted. Now is the time to take advantage of redesign and to make it accessible. Mr. Harris stated that we want to add mapping and business empty and connect to business owners. Redesigning provides more opportunities for functionality, and to promote content to social media access pieces so we don't get into legal troubles. The current site has served its purpose, the new site must ensure the user has the ability to make updates.

→ Mr. Harris stated that the RFP requests the new site be created on a square space platform. Square Space, checks the box to make sure it fits the guidelines for being accessible. Nathan Beal moved to approve, which was obtained a second from John Pirkopf. All on the call were in favor. No opposition and the motion moved to pass.

## C. Moving Tree planters to 2099 Welton

Mr. Harris stated the he drafted a proposal for the tree planters to be moved now that 27th & 28th and Clarkson is open. Currently there are 9 trees and one has died. The Planters are 2ft by 3ft at the base and expand up to 3ft x 6ft. There has been a request from the owner at the parking garage at 2099 Welton to install planters to make it more approachable and beautiful.

- There are many trees that are irrigated and have grown quite a bit. Mindset is to provide the same elements on the south end of Welton by moving up to 6 of them to the sidewalk closest to the building. This would check off the box of moving planters and trees at the entrance of Welton.
- This request must first address leftover sidewalk space. This option will require approval from DOTI. There was a call from the Rep of the parking garage next Norman plans to speak to the owners to approve them to be moved to the front of the building.
- Norman is asking for the BID's approval to move up to 6 trees onto 2099 Welton Street. They are being watered, this will remain. The only expense is to have CSG move them.

There is no estimate yet for that service.

- Paul Books shared this is a nice way to reuse them and incorporate all 10 blocks.
- Mr. Harris asked for a motion to vote from the BID board to speak to DOTI, to move the idea forward. John Pirkopf motioned for a vote, which was seconded by Nathan Beal. All were in favor of the motion to approve the Executive Director to Speak to DOTI about the moving of the planters with no opposition.

#### Five Points Jazz Festival

Mr. Harris stated that the \$8,000 the BID budgeted to support the Jazz Festival would be allocated for Jazz Activation Grants to have Jazz Bands performing indoors at businesses along the Welton corridor. There were 7 activations and the money was split evenly between the businesses. Overall the Fest was successful, with fairly good weather and well attended.

#### Mr. Harris shared challenges with the Five Points Jazz Festival

- A fence on 27th street is installed to maintain the containment of alcohol and another in front of Courtesy Auto located at 26th and Clarkson. The fence in front of Courtesy Auto prevented the business from being able to operate, and drove a story published in the Denverite.
- The plan for Juneteenth is to change the footprint to not have any fencing in front of Courtesy Auto. This allows more vehicles to drive up the business which does pose more liability for the festival.
- Mr. Harris stated that one long term solution for the liquor store on 27th is to allow customers to enter from the front of the store and then leave from the back. So they don't bring liquor into the festival.
- Mr. Harris requested comments on fencing and how it has impacted businesses. Thoughts and comments to the press regarding the fencing issue.
- Paul Books shared the challenge comes down to honoring the liquor licensing which is not new. In the past the liquor store itself has been the issue because of the liquor license. In the past he had not heard of the automotive issue.
- Mr. Harris shared a conversation with Sonya Rae of Denver Arts & Venues who clarified that the fence contractor did not install the fence according to how the Denver Arts and Venues had laid out. It was constructed much earlier on Friday. The fence was installed on the sidewalk therefore he could not get a car in and out of his business. Mr. Harris stated that we now have time to resolve issues for Larry before the Juneteenth Festival.
- Mr. Harris disclosed he is involved in both Five Points Jazz Festival and Juneteenth, however for Juneteenth steps will be taken to minimize the disruptive operation of the businesses.
- John Pirkopf shared that we don't love the impact which prohibits us from supporting the business when it comes to liquor licenses.
- Paul Books shared that until the liquor license laws change the BID is looking for a win-win and encourages them to keep seeking ways to minimize negative impact on the businesses and the BID is not opposed to these activations. It helps a number of businesses tremendously along the corridor. The event aligns with the History of Five Points as well. The automotive business was escalated. The thoughts on how to navigate the position.

## Administration

### Public Comments

Move to Community Comments

- A. John Hayden mentioned a comment regarding fencing.
  - Understanding is up to the event organizers but he attends many others around the city such as The Highlands Street Fair, The Cherry Creek Festival, and several others and they do not have fencing. Is this something the city makes you do? From a liquor license perspective. They have them throughout the city without the fencing. There are a few different ways to get the licensing. Maybe look at the events, if it's hurting the businesses, look at the format that is presented at other festivals. Involve the business owner in the final fencing footprint meeting and set up.
  - Attendee Nova Elu El shared while planning the set up of fencing in front of the Automotive shop, her suggestion was to get them involved in the decision making of the set up. Doing so would remove the complaint and would lead to more effective communication.
  
- B. Keith Pryor shared in regards to moving of the trees.
  - Mr. Pryor suggested that if there are any remaining planters that the BID should consider setting up trees across from the Sony Lawson Park along the light rail side (East side of the street). His thoughts are that it can paint a picture of the future with Welton operating as a two-way street with trees and no light rail.
  - Mr. Harris shared there are a total of 9 planters so that might make sense and take the conversation offline. This can be a conversation to also engage with RTD since they are already speaking with them in many different ways.

### Meeting Adjournment

John Pirkopf motioned to adjourn the meeting. Nathan Beal seconded the motion and there was a unanimous vote in favor of the motion passed.

The meeting adjourned at 11:36 AM.

The forgoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this 24 th day of July, 2024.

FP BID Board Chair

Attest: