



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
October 2, 2019  
MINUTES

Meeting Held: Wednesday, October 2, 2019 at 2:30 PM, Craft Coworking, 2590 Welton Street, Suite 200, 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 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, 1<sup>st</sup> Vice President  
John Pirkopf, 2<sup>nd</sup> Vice President  
Nathan Beal, Treasurer  
Maedella Stiger

BID Staff: Beth Moyski, Downtown Denver Partnership  
Vincent Martinez, Downtown Denver Partnership  
Olivia Omega Wallace, Wallace Marketing Group

The meeting was called to order by Board President, Paul Books at 2:33 PM.

No potential conflicts related to Agenda items were reported by FPBID Board Members.

**Approval of Board Minutes – September 4, 2019**

With no discussion or corrections needed, Dr. King motioned to accept the September Board Meeting Minutes, Ms. Stiger seconded. Vote: unanimous in favor, motion passed.

**Treasurer’s Report – August, 2019**

Mr. Beal provided an overview of August 2019 expenses. He noted that total expenditures for the year are currently \$158,991 and ending cash fund balance is \$310,816. Expenditures will continue to increase as the year closes and projects on the operating plan for 2019 close out.

Following a short discussion, Mr. Pirkopf motioned to accept the August, 2019 Treasurer’s Report. Dr. King seconded the motion. Vote: unanimous in favor, motion passed.

**New Business**

A. 2020 meeting day changes and Budget Presentation reminder

The Board discussed the meeting schedule for 2020 meetings with the potential for a regular evening meeting. The Board is also investigating the possibility of moving the monthly meeting to the second Wednesday of the month in order to use the large meeting room at the

Blair Caldwell Library. The intent of flexibility in meeting dates and times is intended to allow for more public attendance and participation.

In addition, it was noted that the newly forming committees are opportunities for stakeholders to provide input to the Board and help shape work plans and goals. Initially the Advisory Committee, made up of area stakeholders, was providing this input, however, that group has become less active.

The Board will wait to confirm availability at Blair Caldwell Library before naming a new meeting schedule and the frequency of evening meetings. The discussion was tabled for the November meeting.

**B. Overview of Common BID projects**

Mr. Martinez gave a brief overview presentation of the Five Points BID and recent accomplishments and potential future projects for the BID to consider. Mr. Martinez shared examples used by other BIDs around the country to help guide the Board plan in preparation of the October 9th Public Hearing on the 2020 Budget and Operating Plan for the BID.

**Old Business**

**A. MarCom and Branding Committee Update**

The primary goal of the committee is to develop programs and initiatives to drive traffic to the Welton Corridor in Five Points and help improve the corridor overall. Ideas varied from initiatives to draw attention to available retail space opportunities, a self-guided walking tour through the BID's website, the installation of placemaking amenities along the corridor and regular newsletter/eblast campaigns to keep visitors and property and business owners informed.

Many meeting attendees offered comments. Mr. Books suggested that the discussion is more appropriate for the October Marketing Committee meeting and encouraged stakeholders in the audience to sign-up with Ms. Wallace. Board members noted that involvement in the Committee is another opportunity to provide guidance and input to the Board.

Dr. King moved to accept the banner design presented by Ms. Wallace and move forward to print and install the banners at the new dimensions when banner arms are reinstalled. Mr. Beal seconded. Vote: unanimous in favor, motion passed.

**B. Bylaws Update**

Ms. Moyski presented the latest draft of the Bylaws for the Five Points BID and a new Code of Conduct document. The Bylaws are meant to relate to the oversight of the organization and the Code of Conduct to provide a protocol for board and committee meetings. Ms. Moyski will contact the BID's legal counsel to clarify eligibility to serve on the Board.

Regarding the Code of Conduct, the Board noted that they supported the language limiting Board meetings to 90 minutes. The idea is that if the committees and working groups are meeting regularly, this is where the majority of area stakeholder input and public comment will be received and worked through.

The Board chose to table the discussion to allow for further review and confirmation on eligibility issues for a future Board meeting.

C. 3030 Welton Street hostel project update

Mr. Martinez updated the Board regarding the variance application by the development team of the proposed Cabarita Hostel project. The team was granted initial approval of their variance request for no off-street parking and discrete fencing to screen mechanical equipment. Final approval is dependent on providing official paperwork showing the team's legal ownership of the property.

D. Deep Rock Mural Update

Ms. Wallace informed the Board that she contacted representatives from Denver Print Company (DPC) about reprinting the mural that was damaged. DPC can print and install the piece for just under \$1300, but the BID will need to find a supplier for the glass. Mr. Martinez will reach out to a supplier to install the over-sized glass.

Dr. King moved to approve the cost for the printing and installation of the mural. Mr. Pirkopf seconded. Vote: unanimous in favor, motion passed. Mr. Martinez will inform the board of the cost for the glass at a future meeting.

E. Board Expansion Update

The City will include an Ordinance amending the Creation Ordinance expanding the Five Points BID Board from 5 to 7 if approved to move forward from the Finance-Government City Council Committee. This Ordinance will be voted on by City Council at the time that annual budgets and work plans are approved.

F. Security Committee Update

Director Stiger noted that she has been talking with representatives of TSG Security who has contracts in the district about ways TSG can assist the BID. Ms. Stiger will bring those discussions to the committee meeting when held. Mr. Martinez is scheduling a meeting for later in October.

G. CSG Projects Update

Mr. Martinez noted that irrigation issues on the 2600 block of Welton are still being investigated. CSG believes they have irrigation ready to run on the 2700 block of Welton but still need to meet with Denver Water (DW) before getting irrigation controls completely turned on after DW's inspection. CSG believes that there is a cut in the line on the 2600 block between the water main and the backflow cabinet. DW will need to be present for testing because the leak is significant. CSG is coordinating with DW now to find a date.

CSG is currently getting bids to replace the water main cover and support structure at 2937 Welton. CSG expects the repairs to be completed by mid-October.

### **District Maintenance Update**


Provided in written report in the Board Meeting Packet

### **Public Comment**

Rev. Ronald Wooding representing the Daddy Bruch Randolph Legacy Foundation spoke to the group to remind them of the upcoming annual Thanksgiving Daddy Bruce Food Basket Giveaway and informed of ways people can assist the cause. After speaking, the Board asked Rev. Wooding to provide any info he can to Ms. Wallace so she can include in the BID's newsletters and outreach.

With no further business to discuss Dr. King motioned to adjourn the meeting and Ms. Stiger seconded. Vote: unanimous in favor, meeting adjourned at 4:22 PM.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 6<sup>th</sup> day of November 2019.

  
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FPBID Board President

Attest:

  
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