



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
November 10, 2021  
MINUTES

Meeting Held: Wednesday, November 10, 2021, at 10:00 AM,  
Virtual meeting held on ZOOM.US.

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:  
Ryan Cobbins, President  
LaSheita Sayer, Vice President  
Maedella Stiger, Vice President  
Nathan Beal, Treasurer  
Paul Books  
Haroun Cowans  
John Pirkopf

BID Staff: Vincent Martinez, Downtown Denver Partnership  
Kalisha Frazier, Five Points Marketing Group

The meeting was called to order by Board President, Ryan Cobbins at 10:03 AM.

**Approval of Board Minutes – October 13, 2021**

No discussion of the October Board Minutes was requested. Mr. Books moved to accept the October Board Meeting Minutes as presented. Mr. Beal seconded the motion. Vote: unanimous in favor, motion passed.

**Treasurer's Report – September 2021**

Mr. Beal gave the September 2021 Financial Report. A total of \$28,417 in expenditures was made in the month of September, which were then listed individually. The final account cash balance at the end of the month totaled \$297,760. Mr. Stiger made a motion to accept the September 2021 Treasurer's Report with the condition that necessary corrections are made. Mr. Pirkopf seconded the motion. Vote: unanimous in favor, motion passed.

**Ratify Email Vote Accepting Preliminary 2022 Budget**

Mr. Martinez noted that during the month of September the board held an email vote to accept the preliminary 2022 budget. By oversight on his part the Board failed to ratify that email vote. Mr. Martinez asked for a motion to formally ratify the email vote. Mr. Pirkopf made the motion to ratify the email vote accepting the preliminary 2022 budget. Mr. Beal seconded the motion. Vote: unanimous in favor, motion passed.

## **MarCom Update**

Ms. Frazier gave a progress report on MarCom ongoing projects. Ms. Frazier noted that Trick or Treat Street on Welton was a successful with good weather, several families walking the corridor and several businesses participating.

Ms. Fraizer announced that Marking Sub-Committee meeting has been moved to the 8<sup>th</sup> of November due to the Thanksgiving Holiday conflict. Some items that the committee will be focusing on for the next month are – holiday decorations and holiday stroll. Xcel banners, and gateway signs have been put on hold to be picked back up on in Q1 of 2022.

## **District Maintenance & Administrative Update**

### **A. Summer Project Update**

Mr. Martinez gave an update on the tree project on Welton – many of the tree grates where able to be cut back and reset. The grates that could not be cut, were completely removed and mulch has been put in its place to test evading any trip hazards.

Mr. Martinez noted that he has begun discussions with the facilities management team at Denver Public Library to get more information on the electrical and irrigation systems on the 2400 block of Welton.

Ms. Stiger brought up that she noticed several uneven tree grates on the 2700 block. Mr. Martinez will be following up on the status of the trip hazards. He noted that he knows work is underway and was under the impression that it had been completed but will get a status report.

## **Old Business**

### **A. CSG Presentation**

Mr. Martinez introduced Consolidated Service Group (CSG). Linda Lengyel addressed the board and discussed the need to charge the BID for storage of a number of items that the FPBID has accumulated over the last year. CSG is respectfully asking for \$200 a month in rent to store the items, price can be adjusted based on the number of items in the warehouse.

Mr. Cobbins asks what are all the items that are currently being held at the warehouse. Ms. Lengyel listed items such as the cuts out for the Negro Baseball League, fire pits, banners, several A-frame signs. Mr. Cobbins asked the FPBID board to brainstorm solutions and if some of these items can be disposed of. CSG committed to getting an inventory of all items currently being stored by them and the maximum amount of space CSG can provide for the additional \$200 per month storage rent.

A vote on the increased storage rent will be held next month once the Board is able to review the inventory and determine the BID's storage needs.

Nelda Green the addressed the Board regarding questions they had about the inclusion of CSG's Social Mission in the BID's maintenance contract. Ms. Green explained that CSG has formed a partnership with Colorado Village Collaborative, the organization managing the Safe Outdoor Spaces in various neighborhoods in Denver to hire part-time employees from their pool of residents. Currently CSG 4-part-time positions filled with individuals through the SOS program, working about 20 hours a week. Ms. Green noted that their initial proposal offered an option to

include an additional part-time Social Mission technician for 2 hours a day 5 days a week for \$18,980 annually. Ms. Green noted however, that if the FPBID is interested in including CSG's Social Mission efforts that there are several options to consider with staffing that may be able to create a model that work for the BID financially.

The Board asked CSG to provide some options that include not only an additional technician but also the possible incorporation of a single technician to the existing scope of services and time frame as well for them to consider and vote on in December. Mr. Pirkopf suggested the Board also look for grant programs that may assist funding these efforts.

#### B. Clarkson St. Update & Permit Fee Request

Mr. Martinez noted that the closure permit has officially been granted. Normal cost for a street closure permit of this nature is about \$7200, however the City is only charging for the permit administrative fees of \$50. Mr. Martinez is also compiling a quote to provide DOTI as they will be using the FPBID as its contractor to prepare the area for the intended communal seating area.

Mr. Martinez noted that when the Board agreed to sign on as the applicant for this permit about a year ago, they were assured no funding would be committed to this project and that any necessary expenses would be brought to the Board for approval. This is why Mr. Martinez is coming to the Board today to request approval of the \$50 expenditure for the permit fee. Mr. Beal motioned to approve the \$50 permit fee. Mr. Cowans seconded the motion. Vote: unanimous in favor, motion passed.

#### C. Charge Ahead Colorado Grant Project Update

Mr. Beal reported that they are still in the process of receiving proposals from electricians to install the EV charging stations and any work to upgrade facilities that are necessary. Mr. Beal clarified that in order to remain eligible for the grant funding they will need to make a selection of the contractor to do the work and begin the process before the end of the year.

Ms. Sayer also noted that there has been some outreach and an informational meeting was held to explain the program and its impacts on the Welton Corridor. While the response has been light to this point, the feedback has been positive and it seems area businesses are in favor of the efforts.

### **New Business**

#### A. Welton St. Renaissance – Stage Information

Kwon Atlas and Savannah Mantele presented to the Board on the Welton Street Renaissance group's plan to build a stage amenity that can be used for activations and managed by a partnering organization in Cousins Plaza. The group has secured grant funding for the fabrication and installation of the stage. The stage is considered a Tier III amenity by the City and they are now looking for an organization to sign on as the official permit applicant. Doing so does not commit the FPBID to any expenditures on their part. Permit fees are included in the group's budget from the privately raised funds. There are several aspects and questions to be answered regarding the placement of the stage but in order to begin to address the City's permitting requirements they need to submit the permit, which is why they are asking the BID to act as the formal applicant.

Because there are still some questions about the viability of installing the stage at Cousins Plaza, the group is also offering the Clarkson Street closure or the Point Pedestrian Plaza as backup locations for installation. Multiple Board members expressed some logistical restraints to either of those locations and encouraged the group to focus on a Cousins Plaza installation as a preferred location.

Mr. Books motioned to allow the FPBID act as the permit applicant for the installation of the custom stage at the preferred location of Cousins Plaza, Mr. Pirkopf seconded the motion. Vote: unanimous in favor, motion passed.

**Public Comments**

One question from the public – Is the FPBID doing anything for Kwanza? Answer: Ms. Frazier’s team is working on incorporating a Kinara building station as part of the Holiday Stroll, however no separate event is planned.

With no further business, Mr. Cowans moved to adjourn. Mr. Pirkopf seconded the motion. The meeting adjourned at 11:33AM.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 8<sup>th</sup> day of December 2021.

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FPBID Board President

Attest:

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