



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
March 6, 2019

Meeting Held: Wednesday, March 6, 2019 at 2:30pm at the Blair-Caldwell African American Research Library, 2401 Welton 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 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
Elizabeth Schwisow, Secretary (non-voting)
Maedella Stiger

BID Members: Ryan Cobbins, Coffee at The Point, Chairman of Advisory Council
Darrell Nulan, Thomas Bean Foundation
Raymond Rountree, ACI Plumbing & Heating, Inc.
Haroun Cowans, The Fly Fisher Group
Jay Barry, CRJ Ventures
Mary Cipollone, Heart & Hand

Guests: Daryl Oliver, Weichert Realtor Professionals
Beth Moyski, Downtown Denver Partnership
Vince Martinez, Downtown Denver Partnership
Lisa Zoeller, Zoeller Consulting
Kelly Crum, Zoeller Consulting
George Murphy, Zoeller Consulting
Olga Garcia, Denver Health
Jill Thiare, City and County of Denver, Office of Special Events
Mark Lomax, City and County of Denver, Department of Public Works
Susan Aldretti, Aide to Councilwoman Deborah Ortega

CALL TO ORDER

Meeting was called to order by Paul Books at 2:34pm.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

Motion made by Dr. Renee C. King to approve the meeting minutes of February 20, 2019 board meeting with clarification that the Centro payment will be made by the Five Points BID after receiving written



permission by the Five Points Business District for the use of the logo and website. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

TREASURER'S REPORT – NATHAN BEAL

Nathan Beal went over the FPBID February 2019 Financial Report. Mill levy income received was \$20,005.05. Expenses for the month totaled \$8,611.57 and included \$1,322 for the ZoZo advertisement invoice, \$500 for the Black Pages advertisement, and \$598 for legal fees from Spencer Fane. Outstanding loan balance to FPBD \$31,000. Total Assets \$262,106.40.

Motion made by Dr. Renee C. King to approve the February 2019 Financial Report. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

NEW BUSINESS

Olga Garcia with Denver Health shared a video and presented an update on the Gipson Eastside Family Health Center (renovations will be completed in July 2019) and the new Outpatient Medical Center (will open in March 2020) at Denver Health.

Lisa Zoeller, Kelly Crum and George Murphy with Zoeller Consulting shared an update on the 27th Street Interceptor project. They shared that the original system is 130 years old and will be updated to address drainage needs and prevent flooding. Phase I of the project will be completed by June 2019 and construction work on Phase II will begin in August 2019. Phase II will not cross Welton Street, so Phase III will have more impacts to Five Points BID property and business owners (impacts include temporary water and sewer shutdowns). The group will provide an update on Phase III during the July Five Points BID Board meeting. If you're interested in more information, please call 303-834-3588. By texting your email address to this number, you will receive regular email updates on the 27th Street Interceptor project.

Beth Moyski presented information on Initiative 300 to the Board. Initiative 300 proposes changes to the Denver Revised Municipal Code to allow people to occupy all outdoor public places, indefinitely, prohibit city agencies and law enforcement from enforcing essential laws that protect public safety, and eliminate all park curfews. Beth explained that although this is intended to prevent the city from limiting people's rights to live in any space, there are no support measures for homelessness, no funding for homelessness causes, no job training opportunities, nor work opportunities. Further, this would have a direct impact and could potentially compromise the property of the Five Points BID. Dr. Renee C. King asked what Beth's suggested BID action is in response to this initiative, and her insight into how other BIDs have responded. Beth suggested the Five Points BID write a formal resolution opposing Initiative 300. The Downtown Denver BID is taking this path and Beth offered to use the same opposition letter template she has prepared for the Downtown Denver BID for the Five Points BID to use. Dr. Renee C. King made a motion to publicize the Five Points BID's opposition of Initiative 300 (position against). Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

OLD BUSINESS

Jill Thiare with the City and County of Denver's Office of Special Events, Mark Lomax with the City and County of Denver's Department of Public Works, and Susan Aldretti, aide to Councilwoman Deborah Ortega joined the meeting to discuss coordination between the Five Points BID and public events and permits for events within the Five Points BID boundaries. Mark Lomax explained Public Works' role in permitting events. Jill Thiare explained how her department works to help event organizers keep events safe and compliant and helps facilitate relationships between event organizers and BID's, RNO's, and property and business owners that may be impacted by events. She explained although BID's can't



legally have approval power over events, communication and discussions between event organizers and those impacted by events can help all groups troubleshoot any issues or concerns. Jill Thiare agreed to work toward early notification and consultation with those impacted by events and she agreed to coordinate a sit-down between Five Points BID members and those coordinating the truck stop event.

Paul Books presented an update on the DDP administrative position and marketing and communications position proposals. Paul is working with DDP to finalize the contracts and will send them to the Board for approval before they're finalized.

Paul Books shared information on Board member terms provided by the BID's legal advisor. The legal advisor explained that it's commonplace for Board members to serve two consecutive terms, but the Mayor's office normally doesn't approve of three consecutive terms. After discussing these findings with the three Board members whose terms are coming to an end, all three Board members would like to continue to a second term. In April, the Five Points BID will prepare a letter to the Mayor's office suggesting these Board members be accepted for a second term. Based on the interest in Board member positions from the number of applications received over the past month, the Board discussed their interest in expanding the size of the Board from five to seven, or potentially more. Raymond Rountree shared his input on the need for more Board positions that include property and/or business owners with historic, longstanding connections to Five Points who have a wide variety of experience to bring forth to the Board. Dr. Renee C. King made a motion to start taking steps to expand the Board to seven members. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

The Board further discussed the need to amend the Five Points BID bylaws to specify term limits, criteria for Board members, expanding the size of the Board, and reviewing any other potential updates that are needed. Beth Moyski and Maedella Stiger agreed to work on an updated draft of the Five Points BID bylaws together.

Maedella Stiger updated the Board on Colorado Lighting's repairs of the wobbling pole and order of two new banner arms to replace those that are currently broken (three are currently broken, but one set of replacement arms has already been purchased). After discussion, Maedella Stiger agreed to discuss with Colorado Lighting the option of raising the banner arm extensions higher on the poles in order to prevent folks from hanging on the arms and breaking them. Maedella Stiger also updated the Board on her efforts to get the broken mural glass replaced outside Deep Rock.

Dr. Renee C. King presented information on the banners along the corridor. The custom portrait banners purchased in 2018 were printed on weaker banner material, resulting in damage to the banners as they were replaced with holiday banners over the holidays (10 of the 19 portrait banners are damaged). After Dr. Renee C. King spoke with CSG, they recommended stronger banner material with grommets on all corners to increase the lifetime of the banners. Dr. Renee C. King will research stronger quality banners with four grommets that show the Five Points BID logo on one side and the list of businesses on the other. Dr. Renee C. King also presented information on banner requirements on Xcel poles. Due to the permits, applications, insurance fees, and damage deposits, the cost of Xcel banners would be high, and the process would be quite time-consuming. Further, the Xcel banners would be hung much higher than the other banners and are limited to a size of 24" x 24". Dr. Renee C. King made a motion to table the Xcel banners and explore other options for unifying the corridor. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.



Paul Books reminded the Board that Spring is around the corner and the Board should start implementing Spring initiatives. Paul Books and Dr. Renee C. King will reach out to CSG for quotes on replacing the dead trees and the broken sprinkler system.

OPERATIONS REPORT

Dr. Renee C. King agreed to discuss the lighting outages with CSG when she connects with them next.

ADVISORY COUNCIL COMMENT

Ryan Cobbins advised that there were no new items to report on from the Advisory Council.

PUBLIC COMMENT

Jay Barry thanked the Board for allowing him to join the meeting and discussed his connection to and appreciation of Five Points and his desire to become a member of the Board to keep the history of the neighborhood alive.

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.

Elizabeth Schwisow, Secretary