



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
June 9, 2021
MINUTES

Meeting Held: Wednesday, June 9, 2021 at 2:30 PM,
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:
Paul Books, President
John Pirkopf, Vice President
Nathan Beal, Treasurer
Ryan Cobbins
LaSheita Sayer
Maedella Stiger
Haroun Cowans

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

The meeting was called to order by Board President, Paul Books at 2:31 PM.

Ms. Sayer informed the Board that she will recuse herself from the MLB All-Star Weekend activations vote as her company will be acting as event coordinator.

No other members reported any potential conflicts of interest.

Approval of Board Minutes – May 12, 2021

No discussion of the May Board Minutes was requested. Mr. Beal made the motion to accept the May 12, 2021 Board Meeting Minutes as presented. Ms. Sayer seconded the motion. Vote: unanimous in favor, motion passed.

Treasurer's Report – April 2021

Mr. Beal gave the April 2021 Financial Report to the board. A total of \$17,309 in expenditures was made in the month of April, which were then listed individually. The final account cash balance at the end of the month totaled \$199, 693. With no questions regarding the April 2021 financial report, Ms.Sayer made a motion to accept the April 2021 Treasurer's Report. Mr. Cowans seconded the motion. Vote: unanimous in favor, motion passed.

Old Business

A. Five Points Seating Area Update & ASG Activations

Mr. Cobbins continues to work with DEDO and DOTI in the development of the community seating area on Clarkson and the pedestrian plaza amenities at the Five Point Intersection. Opening of the areas is expected in August. The city has been awarded some grant funding and continues to seek out additional funds. While the current permit will be for a temporary closure of Clarkson, the BID is working closely with the City to develop this into a long-term closure.

Mr. Cobbins informed the Board that City staff is expecting to give a progress report and provide renderings at the July meeting.

B. Board Leadership Discussion

Mr. Books gave some history of the development of the Board since the BID's inception and noted that the officers have remained in place since then. Mr. Books noted that he has been in contact with each Board member to discuss the idea of selecting new officers as well as their interest in and availability to serve in an officer role. Based on these discussions, the following slate of officers was presented:

President - Ryan Cobbins

Co-Vice Presidents - LaSheita Sayer and Maedella Stiger

Treasurer - Nathan Beal

The Secretary will remain an ex-officio position with Mr. Martinez continuing in the role. Mr. Books, Mr. Cowans and Mr. Pirkopf will continue to serve as voting Board members.

Mr. Books opened the floor to discussion of the slate and opportunity for any other nominations.

No official alternative nominations were brought from the floor.

Ms. Sayer motioned to approve the proposed slate of officers. Mr. Cowans seconded the motion. Vote: Unanimous in favor, motion passed.

Mr. Cobbins thanked the Board members for the vote and Mr. Books for his service to the BID as President for the last 5 years.

New Business

A. Maintenance Contractor Recommendation

Mr. Martinez reminded the Board of the RFP process for the Maintenance and Snow Removal contractor. In the end, two firms were selected as finalists based on their proposals, Consolidated Services Group and ESC Federal. A committee of four reviewed and evaluated the proposals and conducted interviews with the finalist. Committee members were the FPBID Treasurer Nathan Beal, Ryan Butcher who has direct oversight of the contractor's field crews, Abraham Diarra, Property manager for the Fly Fisher Group and himself. Mr. Martinez noted that he primarily served as a facilitator of the process in his role.

The Committee recommends renewing the contract with the current provider, Consolidated Service Group (CSG). The new agreement will be for one-year, with the possibility of up to 4 – one-year renewals. Mr. Martinez noted a few factors that the Committee felt made CSG the best

firm including being locally head quartered with a warehouse/storage yard in the Highlands, their familiarity with the district including a number of employees who currently live in or have roots from the greater Five Points neighborhood, their ability to provide all services without sub-contracting, CSG's experience with other BIDs and special districts and lastly that all employees used on this contract will be eligible for full benefits packages.

Mr. Martinez noted that the proposal that the Committee is recommending today will have an annual cost of \$60,320 in year 1, which is currently lower than what was budgeted for the year as the new contract will no longer include tree watering services. CSG did offer a second proposal which would utilize technicians who are part of their Social Mission which utilizes part-time employees who are in a transitional, second-chance situation. The proposal would bring in a second technician in a support role but does raise the cost to \$79,300.

Mr. Martinez noted that support work for events and other special projects CSG has the capacity to complete will continue to be handled through special work orders and are budgeted for through the "Other Maintenance" line item in Maintenance.

Board members expressed satisfaction with CSG's performance to date. Ms. Sayer agreed that she is satisfied but would like to see the technicians in FPBID branded uniforms. Mr. Martinez informed the Board that the daily technician will soon be using FPBID branded caps, shirts and in the winter, jackets.

While Board members supported the goals of CSG's Social Mission, they agreed that budgetary constraints prevent them from making a commitment to the program at the time. The Board hopes that these technicians can be utilized, when possible, for special work orders.

Mr. Pirkopf motioned to approve the Selection Committee's recommendation to contract with Consolidated Services Group for Maintenance and Snow Removal services as presented in Cost Proposal 1. Mr. Cowans seconded the motion. Vote: unanimous in favor, motion passed.

B. Juneteenth Event Grant Request

Norman Harris recapped his event request which the Board was able to review prior to the meeting. Mr. Harris is requesting the maximum funding amount of \$2,500 for the Juneteenth Music Festival. This year's event will be a 2-day, in-person event and will include several activations such as a parade, multiple stages for live music acts, artisans, and a variety of vendors along the Welton Corridor in the BID.

Ms. Sayer noted her support for providing funding assistance but wanted clarification on the how fencing will be used and what type of access local businesses will have to customers outside of the festival. Mr. Harris confirmed that they will have to use fencing that will make businesses along the corridor inaccessible to those not inside the festival grounds. He did note one exception which is on the 2700 block where fencing will be placed so that customers outside of the event will have access to the liquor store.

Ms. Sayer motioned to approve the grant funding request of \$2,500 to the Juneteenth Music Festival. Mr. Cowans seconded the motion. Vote: unanimous in favor, motion passed.

C. Jazz Along Welton Street MLB ASG

Ms. Sayer gave some background on the activations she has been working on related to the MLB All-Star Game Weekend July 10th – the 12th. She shared proposals that she presented to the City's DEDO office including a multi-night jazz event, life-size baseball card cut-outs of former Negro League Players intended to be placed at Sonny Lawson Park and the incorporation of pedi-cabs that will be paid to bring people from the events at the convention center and Ball Park neighborhood to Five Points.

Unfortunately, the only aspect of the full package that DEDO choose to assist in funding was the Jazz Along Welton activation which will have stages at Cousins Plaza and the Plaza at the Five Point Intersection. Ms. Sayer plans to continue to look for funding sources for the additional pieces. Because no alcohol will be served at the events, there will not be a need to provide fencing at either plaza and the event is intended to be open for all to attend.

Ms. Sayer's request is for \$4,000 to be allocated from the Event Grant Assistance Fund. She acknowledged this is above the maximum grant request but because this will not be a grant, but rather a FPBID coordinated event it is an acceptable use of funding.

Mr. Cobbins motioned to approve the funding request of \$4,000 to the Jazz Along Welton activation. Mr. Pirkopf seconded the motion. Vote: Five in favor, one abstention. motion passes. Ms. Sayer abstained from the vote.

MarCom Update

Ms. Frazier reported on the projects in progress. The Summer banners have been installed to the BID owned pedestrian lights on the 2600 and 2700 blocks. She continues to gather input from business owners in the BID through an online survey to gain insight into stakeholders' priorities for BID activities.

Ms. Frazier is also working to make businesses aware of the "I am Juneteenth" video effort for their participation, and extending communications regarding the Jazz Along Welton event and how businesses in the BID can be involved.

Some upcoming projects include - recruiting for the MarCom Subcommittee, Juneteenth promotion, All Star Weekend Activation, and a website rebuild plan.

District Maintenance & Administrative Update

Mr. Martinez reported that a walkthrough was recently done with City Forestry to prioritize tree pits for replanting and replacements. The City will be providing removal services and also replanting. As a result, the Scope of Work with the new Tree Health contractor will need to change somewhat to provide tree pit soil remediation and deep stump removal to allow for the additional room required of 3" caliper trees that will be planted. In all, 35 new trees will be planted this year (27 removals, 8 empty pits).

Mr. Martinez noted that now that irrigation is running again, his team will begin investigative work to find the source of a leak that is occurring at 28th and Welton on the track side. Until the repairs are completed, CSG will continue to hand water the trees on that block as needed.

Excel Pole Banners have been priced out by installation and hardware per pole for \$140, pricing for printing has not been determined yet as the exact size of the banners is not known. The total budget for this project is \$15,000 - for all the current poles that banners would go on the cost without printing would come to \$18,000. As a result, it will be necessary to determine which Xcel poles will be considered a priority to hang banners from this year and future phases can be used to complete installation of banner hardware and banners. There are 77 Xcel poles some of which do have hardware, but the poles and hardware will need to be inspected to determine their capacity to hold banners.

Mr. Martinez noted that as COVID restrictions continue to be loosened, the possibility to begin meeting in person again is there and offered to follow up with a location search if desired by the Board. The Blair Caldwell Library, the normal meeting location is still closed at this time.

Public Comments

No other comments from the public were made.

With no further business, Mr. Cobbins moved to adjourn. Ms. Sayer seconded the motion. The meeting adjourned at 4:24PM.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 11th day of August 2021.

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FPBID Board President

Attest:

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