

# FIVE POINTS

## BUSINESS IMPROVEMENT DISTRICT

### MONTHLY BOARD OF DIRECTORS MEETING

March 12, 2025

by Zoom

[https://us06web.zoom.us/webinar/register/WN\\_i5McGKw6Tx68fK1wm8xHrA](https://us06web.zoom.us/webinar/register/WN_i5McGKw6Tx68fK1wm8xHrA)

Mission Statement: The Five Points Business Improvement District unites businesses and commercial property owners by maintaining the business corridor and catalyzing inclusive economic development and cultural preservation.

10:00 AM	I.	Call to Order	Board
10:05 AM	II.	Introductions	Board
10:10 AM	III.	Administrative Items	
		A. Disclosure of Potential Conflicts of Interest	Board
		B. Board Meeting Minutes – Feb 12, 2025	Board
		C. Treasurer’s Report - Oct 2024, Nov 2024, December 2024	N. Beal
10:20 AM	IV.	Old Business	
		A. BID Project Plan & Status update	Norman Harris
		B. Five Points Jazz Roots Recap	Norman Harris
		C. DU Presentation Recap	Norman Harris
		D. DURA contract update	Norman Harris
10:25 AM	V.	New Business	
		E. St. Paddy’s Day on the Point update	Norman Harris
		F. Five Points Jazz Grants - Denver Arts & Venues	Norman Harris
		G. First Friday update	Norman Harris
		H. 2025 Community Stakeholder Meeting Series update	Norman Harris
11:20 AM	VI.	Public Comment	
11:30 AM	VII.	Adjourn	



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
 BOARD OF DIRECTORS REGULAR MEETING  
 February 12, 2025

MINUTES

Meeting Invite by Zoom	<a href="https://us06web.zoom.us/webinar/register/WN_Bx3oUQ1WTkW1z5V3DItD3A">https://us06web.zoom.us/webinar/register/WN_Bx3oUQ1WTkW1z5V3DItD3A</a>
Meeting Recording By Zoom Meeting Passcode:	<u>Webinar ID: 884 9538 9241</u>
Zoom Cloud Recording Link	<a href="https://us06web.zoom.us/rec/share/YsvrvzqXqJngnYFt4YSEDf56TMA5zFV5n2wBpCO64Oezd2O_O8c1cF6VBXWwExmx.uZCD_PLkHuSaWyyaa">https://us06web.zoom.us/rec/share/YsvrvzqXqJngnYFt4YSEDf56TMA5zFV5n2wBpCO64Oezd2O_O8c1cF6VBXWwExmx.uZCD_PLkHuSaWyyaa</a>
Zoom Passcode:	<u>u@o25C7z</u>

**Summary:**

- The meeting focused on the partnership between the University of Denver and Five Points BID, with a class of students conducting interviews and analyzing data to provide solutions for the corridor. The team also discussed the allocation of funds for cultural programming, the awarding of STAND grants, and the maintenance schedule for the corridor. Lastly, the upcoming 5 Points Jazz Roots event was discussed, with a focus on stakeholder involvement and the need for volunteers.

**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:

- I. Call to order:

The meeting was called to order by Board Chair **Haroun Cowans** at **10:07 AM**

- II. Introductions / Attendance:

Haroun Cowans	Board Chair	<b>Present</b>
Paul Books	Co-Vice Chair	<b>Present</b>
Nathan Beal	Treasurer	<b>Present</b>
Fathima Dickerson	Board Member	<b>Present</b>
John Pirkopf	Board Member	<b>Present</b>
Nina Rupp	Board Member	<b>Present</b>

**Absent:**

Maedella Stiger	Co-Vice Chair (Excused)	<b>Not Present</b>
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**BID Staff:**

Norman Harris	Executive Director	<b>Present</b>
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**Invited Special Guests:**

NAME	TOPIC	ROLE
Marji Karish		DU Professor
Nova (Monica Ortega)		Note Taker
Pietro Motterlini		DU Student

III. Administrative Items

- A. Disclosure of potential conflicts of Interest: **None to mention** **(03:12)**
- B. Board Meeting Minutes: There were no corrections to the January 08, 2025 Board meetings minutes.
  - **Paul Books** moved to approve the **January 8th, 2025 Board Meeting Minutes**.
  - **Nathan Beal** seconded to approve the minutes.
  - **All** were in **favor of the Motion to approve the minutes**.
- C. Treasurer's Report for January 2024| Nathan Beal  
Switching Accounts,
  - a. Mr. Beal stated that the BID is still working on the last 3 months of 2024. The report is about 90% complete but will be presented in next month's board meeting. Mr. Beal stated that the BID experienced challenges with accessing the US Bank account and delays in getting the accounts updated.
  - b. Mr. Beal stated that today he will be presenting the January 2025 Treasures

Report.

## Five Points Business Improvement District

### A/P Aging Summary

As of January 31, 2025

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Amazon Purchase				1,290.30		\$1,290.30
Colorado lighting Inc					0.00	\$0.00
Constant Contact				56.00		\$56.00
CSG2					9,201.17	\$9,201.17
Downtown Denver Partnership Inc					0.00	\$0.00
Gusto				22,897.85	8,638.04	\$31,535.89
Quickbooks				103.76		\$103.76
Sir Speedy				271.30		\$271.30
XCEL ENERGY				155.58		\$155.58
YSI Venture				410.00	410.00	\$820.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,184.79</b>	<b>\$18,249.21</b>	<b>\$43,434.00</b>

=	==
<b>Expenses</b>	
<b>January (total expenses)</b>	<b>\$20,023.48</b>
US Bank	\$12.00
Gusto	\$73.00
Constant Contact	\$56.00
Constant Contact	\$56.00
Quickbooks	\$103.76
Gusto Payroll Expenses	\$15,025
Annual Insurance	\$3009.78
Go Daddy (Web Hosting Svc)	\$22.00
YSI Ventures (Office Space)	\$410.00
Xcel Energy	\$286.00
<b>Current Bank Balances</b>	
Checking Account Balance	\$63,076
Interest Bearing Savings Account	\$313,263
<b>Total Cash Balance</b>	<b>\$376,339</b>

- **John Pirkopf** motioned to approve the January 2025 Treasurer's report.
- **Paul Books** seconded the motion to approve the January 2025 Treasurer's report.
- **All were in favor of the Motion to approve the minutes.**

#### IV. Old Business

(08:00)

##### a. **University of Denver Communications Dept.**

**Marji Karsh**

Mr. Harris stated that in October of 2024 he presented to the BID board an upcoming partnership with the University of Denver Communications Department that would have a class of about 30 students who would be interviewing Five Points Stakeholders. The class began on January 7th. Mr. Harris stated that students have been interviewing Five Points stakeholders and the students will be presenting their results on March 7, 2025 from 2:30 to 3:30 pm. Invitations will go out to everyone to attend followed by a celebration at Spangalang.

- b. Ms. Karish extended thanks the board members for dedicating their time to share insights into the board's goals and guide the students from the outset.

Ms. Karish stated that the class is focusing on how the Five Points BID can support perspectives on opportunities within the district for local businesses, identifying areas for growth as well as potential barriers to progress.

Ms. Karish stated that this is a Student-led, robust, empirical study conducted by students with a focus on conducting intensive interviews with business owners. Ms. Karish stated that 17 businesses offered to participate and 12 interviews were completed by students. Ms. Karish stated that the completed interviews have been transcribed and that students are coding the data, with nearly 3,000 lines of code tabulated so far. Ms. Karish stated that the study has been conducted over 5 weeks and that preliminary results will be delivered to Mr. Harris and Mr. Jammu.

##### c. **Board Member Nina Rupp shared her comments:**

Ms. Rupp stated that Marble Empire was voted a Denver Legacy Business, and she believes it is the first business in Five Points to receive this honor. She emphasized the importance of this recognition and expressed hope to invite students to visit, share in their experiences, and learn about their 25 years of doing business in the Five Points community.

Ms. Karish stated that Provost, Mary L. Clark is traveling and has participated in the course work and will not be able to attend the presentation on March 7, she is traveling but has been very supportive of the work that Denver University is doing with the Five Points Community.

##### d. **Next Steps:**

Ms. Karish stated that the work will continue into the spring quarter within the Daniels School of Business and that approximately 50 students have signed up to participate in the upcoming spring quarter course.

**e. Pietro Motterlini (Student) shared comments which are summarized below:**

“First, I want to express my gratitude to all the Board members for giving us, the students, this incredible opportunity. This experience has been truly rewarding. For instance, I had the chance to interview Duncan Goodman from Cervantes Ballroom, which allowed me to put into practice the interviewing and data management techniques we've been learning in class. It's been a remarkable experience to gather insights in a real-world setting, providing us with a glimpse of what we can achieve and encounter in our future careers.

Analyzing and coding the interview data has been equally valuable. It has given us, as students, a deeper understanding of how to categorize and identify patterns in the responses from business owners. I'm excited about the prospect of presenting our findings in the upcoming big presentation. Once again, thank you for granting us such a wonderful and impactful experience.”

**f. The Floor was open for questions from the Audience:**

**First question came from Natasha Butler:** Ms. Butler inquired whether the data and presentation from the study would be shared with business owners or only with the Board. She expressed interest in hearing the insights and perspectives gathered from other business owners as part of the study.

**Norman Harris, Executive Director responded to Ms Butler:** Mr. Harris stated that the student research findings will be presented on Friday, March 7th. We will ensure that you receive an invitation to the presentation and make sure that any report we prepare is shared with the entire community.

**Nova Elu El presented a Question:** Ms El asked for an explanation of the term 'coding'.

**Professor Marji Karish responded to Nova's question:** Ms. Karish stated that the study adheres to a strict and rigorous methodology. Interviews are transcribed into documents, which form the confidential data set. This data is then coded using narrative or thematic analysis to identify the intent behind responses, such as recognizing obstacles or opportunities for business growth. All students ask identical questions during the interviews, ensuring consistency in the data. The coding process is crucial, as it allows the team to categorize and analyze the data, ultimately producing the results that will be presented on March 7th.

**V. New Business**

**a. Contract from Denver Arts & Venues**

**(19:20)**

**Mr. Harris** presented a motion to approve the contract from Denver Arts & Venues. He explained that the contract pertains to a statement of work to collaborate with the Five Points Business Improvement District (BID) in funding cultural programming along the corridor in 2025. Mr. Harris stated that he alerted the Board about this initiative in November and expressed excitement about moving it forward. Mr. Harris stated He that because the Five Points Jazz Festival is not taking place, efforts were made in collaboration with Councilman Watson's office and Denver Arts & Venues to reallocate a portion of the festival's funding under the Five Points BID's control to enable impactful programming. The

contract, which was sent to the Board the previous evening, has been reviewed and approved by legal counsel.

- b. **Mr. Harris requested a motion** to authorize him to sign the contract and begin implementing an ambitious plan for spring and summer events. He also invited any questions, concerns, or further discussion regarding the contract.

**Haroun Cowans presented a question:** Mr. Cowans asked, is the funding limited to 2025 only, or do you envision this as an ongoing partnership with Arts & Venues to help support cultural activations in the corridor?

**Executive Director Norman Harris responded to Haroun's question:** Mr. Harris stated that the total investment for cultural programming in Five Points this year will amount to \$225,000. Of this, \$125,000 will go directly to the Business Improvement District, while the remaining \$100,000 will be offered as micro-grants. These grants will be available to community members, business owners, and others, provided the programming takes place within the Welton Corridor.

Mr. Harris stated that although the funding is currently designated for 2025, he anticipates this initiative continuing in future years, including 2026 and beyond, though nothing is confirmed at this time. Mr. Harris stated that his hope is that we can use this funding to demonstrate our effectiveness, potentially growing the investment from Denver Arts & Venues in the future. For now, the funds are specifically allocated for programming in 2025, but I am optimistic about its continuation."

**Paul Books presented a question:** Mr. Books asked what is the grant selection process going to look like?

**Executive Director Norman Harris responded to Mr. Books' question:** Mr. Harris stated that a grant selection committee will be established, with recommendations made for its members. The grant process will be managed separately, allowing businesses, community members, bands, and artists to apply for cultural programming funds through Denver Arts & Venues. Significant efforts were made to ensure that the funding stays within the Business Improvement District (BID), rather than being broadly applied to the broader Five Points area. Of the \$225,000 allocated for cultural programming, \$125,000 will be directly controlled by the BID, while the remaining funds will be distributed as grants by Denver Arts & Venues.

Mr. Books asked if updates can be provided regarding the remaining funds managed directly by Denver Arts & Venues and not controlled by the Five Points BID. Mr. Books stated that it would be helpful if a list could be compiled and if Denver Arts & Venues could keep us informed about how much of the funding has been distributed. Mr. Books stated that he wants to ensure that we're encouraging people to apply and utilize these funds so they don't go unused.

**John Pirkopf** motioned to Approve the Contract with Denver Arts and Venues that has already been approved by the board.

**Paul Books** Seconded the Motion to approve the contract.

- **All were in favor of the Motion to approve the motion to Approve the**

## Contract with Denver Arts and Venues for 2025.

### c. DURA Contract

(26:35)

Mr. Harris stated that he sent the DURA (Denver Urban Renewal Authority) contract for review by Ron at Spencer Fane law firm and that Approval for the contract is not being requested yet; it will be ready for voting at the March meeting after legal review.

Mr. Harris stated that The Five Points BID and several corridor businesses were awarded STAND Grants through DURA. \$48,390 is allocated to the BID for beautification projects which include new murals, moving planters to 20th Street and refurbishing existing murals.

Mr. Harris stated that A meeting with DURA is scheduled later in the month to explore additional funding resources for supporting businesses and potential corridor projects.

Mr. Harris stated that The STAND Grant program will reopen in the spring, and all businesses are encouraged to apply. Mr. Harris stated that In the previous grant cycle, recipients included Marble Empire, Urban Sanctuary, and Moyo Cultural Center.

Mr. Harris stated that Applicants are encouraged to attend Q&A sessions to meet grant reviewers, as making connections can strengthen applications.

### d. CSG Cost Proposal

(29:40)

Mr. Harris presented the need to review the CSG contract. Mr. Harris stated that the contract with CSG, the maintenance provider, ended in December and that he is reviewing CSG's maintenance schedule and its efficiency to improve results.

**Mr. Harris stated that** stakeholder feedback highlighted concerns about dog waste, bird waste, and snow removal and that CSG currently provides daily maintenance, including surface cleaning, litter pickup, graffiti removal, weed removal, wipe downs, grate cleaning, and trash removal, 7 days a week, 365 days a year

Mr. Harris stated that his observations show excessive service frequency, such as emptying unused trash cans.

Mr. Harris stated that he is proposing to reduce frequency from 7 days a week to 5 days a week and increase frequency from quarterly to once a month.

**Mr. Harris stated that** February and March will serve as a trial period to assess the effectiveness of the revised schedule and that feedback will be gathered from stakeholders to evaluate the impact of reduced service

Mr. Harris stated that the proposed changes could result in annual savings of approximately \$12,000.



The floor was opened to follow up questions:

Mr. Cowans asked Mr. Harris to clarify the numbers regarding the proposed changes. Specifically, the shift from quarterly to monthly for power washing and the adjustment from 7 days a week to 5 days a week for daily maintenance.

Mr. Harris stated that the daily maintenance service currently provided 365 days a year. Moving forward, if the service is reduced to 5 days a week, it will be provided approximately 260 days per year. This adjustment would lower the annual cost from \$70,810 to \$50,440.

Mr. Cowans asked that since they bill us hourly, reducing the service to 5 days might lead to them requesting more hours on certain days? For example, if the skipped days are weekends, which tend to accumulate more trash, would they need additional hours on Mondays and Tuesdays to catch up and restore cleanliness?

Mr. Harris stated that he believes the next two months will provide a valuable opportunity to assess whether reducing the frequency to five days a week might result in a need for additional hours on certain days. This trial period will help us better understand the impact of these changes and make informed decisions moving forward.

E POINTS BUSINESS IMPROVEMENT DISTRICT, 2025					
TYPE OF MEASURE	HOURLY PRICE	TOTAL LABOR HOURS	PRICE/UNIT	NUMBER OF ITEMS	QUANTITY OF SERVICE/YEAR
CORRIDOR	\$48.50	4	\$194.00	365	\$70,810.00
CORRIDOR	\$95.00	10	\$950.00	4	\$3,800.00
UNIT/TIME	\$50.00	1	\$50.00	52	\$600.00
UNIT/TIME	\$215.00	1	\$215.00	12	\$2,580.00
					\$77,790.00
TYPE OF MEASURE	HOURLY PRICE	TOTAL LABOR HOURS	PRICE/UNIT	NUMBER OF ITEMS	QUANTITY OF SERVICE/YEAR
AREA/TIME	\$65.00	1	\$65.00	1	\$65.00
UNIT/TIME	\$85.00	4	\$900.00	1	\$900.00
UNIT/TIME	\$85.00	4	\$750.00	1	\$750.00
UNIT/TIME	\$85.00	1	\$85.00	1	\$85.00
UNIT/TIME	\$50.00	2	\$100.00	23	\$2,300.00
UNIT/TIME	\$50.00	0.25	\$12.50	20	\$250.00
UNIT/TIME	\$180.00	0.5	\$90.00	77	\$6,930.00
UNIT/TIME	\$140.00	1	\$140.00	77	\$10,780.00
UNIT/TIME	\$50.00	16	\$800.00	2	\$1,600.00
UNIT/TIME	\$50.00	24	\$1,200.00	18	\$21,600.00

**e. Five Points BID Project Plan & Status**

**Norman Harris 39:38**

Mr. Harris stated that the Five Points BID Project Plan and Status Tool provides visibility and accountability for the work being done by the BID office and staff and Will be updated/uploaded to the website and included as a report in monthly meetings for the board and stakeholders.

**Organizational Structure:**

- i. **Events:** Details ongoing and planned events.

- ii. **Marketing:** Highlights marketing efforts that have been initiated.
- iii. **Special Projects:** Outlines additional projects in progress.
- iv. **Fundraising:** Tracks current fundraising efforts.
- v. **Reporting:** Includes reporting processes to the city and the Placer.ai report.
- vi. **Community Engagement:** Highlights initiatives to connect with the community.
- vii. **Business Support:** Summarizes efforts to support local businesses.
- viii. **Maintenance:** Details maintenance activities and initiatives.

**Goal:**

- ix. Ensures the community has a clear understanding of ongoing projects, milestones, and how outcomes are being measured.
  
- x. Mr. Harris invited board members to share their thoughts or suggest additional elements to include in the tool.

Mr. Harris stated that the Project Plan and Status Tool will be instrumental in keeping the board involved and informed. He plans to use it during touchpoints with the board to guide discussions and prioritize initiatives, acknowledging that there is a significant amount of work to address. Mr. Harris expressed interest in collaborating with individual board members on specific efforts, such as discussions with RTD regarding the 5 Points revision of the L line and the activation of empty, leasable spaces. He believes the tool will provide clear direction for priorities and is looking forward to working closely with the board to accomplish the outlined goals.

**f. Five Points Jazz Roots**

**39:38**

Mr. Harris stated that The Five Points Jazz Roots event is returning for its 3rd annual celebration, spanning the next two Saturdays, February 15th and February 22nd. This year's event will feature 10-12 concerts in various venues along Welton Street, including a newly activated space at Paradise on the corner of 22nd and Welton. Additional activities include tours of the Blair-Caldwell Library, an artist market, and an artist showcase at the former Melody Market, with thanks to Hope Communities for lending the space. Efforts are being made to promote the event, such as email campaigns and maps displayed on A-frames that highlight restaurants along the corridor to encourage community support for local businesses. Following the event, data from Placer.ai will be analyzed to assess the effectiveness of the investment and event turnout. A PR firm and event producer are coordinating with businesses, artists, and news outlets to ensure successful promotion, with media coverage scheduled on Denver 7, Fox, and Channel 9. Mr. Harris expressed enthusiasm for the event's potential to bring the community together and create a vibrant cultural experience.

Mr. Pirkopf asked if Mr. Harris Norman plans to place those interviews on the website, or other social platforms?

Mr. Harris shared that fliers and are already on the Website.

Mr. Harris highlighted the excitement around the upcoming Five Points Jazz Roots event, emphasizing the diverse voices contributing to its promotion. Participants in a recent social media video montage included Jamika from the Blair Caldwell Library, Brother Jeff, the owners of Marigold and 715, and an employee from Spangalang.



These voices encourage people to visit Five Points and join in the festivities. Mr. Harris stressed the importance of featuring a variety of voices to build community support and engagement. He expressed hope for a good turnout and favorable weather, while acknowledging the many factors that contribute to a successful event. He also noted that this event format will be replicated in April when the First Friday series begins.

**Natasha Butler shared the following comments:** Apologies, I was muted. You mentioned hiring a team to produce this week's jazz event. I don't know if I missed something, but I only received a calendar invite about it. In the past, we've had in-person meetings with business owners regarding these events. Did those meetings happen this year, or what was the communication process for sharing information about this event? I wasn't aware it was happening beyond the calendar invite."

Mr. Harris responded to Natasha Butler's comments: "Yes, we definitely had meetings with businesses that were hosting activations, such as TeaLee's, Spangalang, Pairo'dice, Brother Jeff's, The Lydian, Marigold, and 715. However, in terms of restaurants, no, we did not hold meetings with you or other restaurants not involved in activations. Mr. Harris followed up by asking Ms. Butler to send him an email and promised to get her in contact with the event producer, because we're going to be using him for 1st Friday activations as well. Mr. Harris shared that the BID would love to hear her ideas on better ways to incorporate her business into the programs.

**VI. Public Comment 53:43**

**Portia Malone** asked if they needed help with volunteers for the Jazz Roots. **Mr. Harris** shared that Shawn is the contact for volunteers and mentioned sending an email yesterday about the offer. He plans to send another email to ensure it's a priority and emphasized the need for volunteer support with tasks like setting up signage and other activities.

**VII. Adjourn the meeting**

**Mr. John Pirkopf** moved to adjourn the meeting. **Mr. Paul Books** seconded the motion and a **unanimous** vote in favor of the motion passed.

The meeting adjourned at **11:02 AM**.

The foregoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this 11th day of March, 2025.

Five Points BID Vice Chair

Attest.

#### Next Steps for the Board / Executive Director

1. Norm to sign the contract with Denver Arts and Venues for cultural programming funding.
2. Norm to send the DURA contract to Ron at Spencer Fame for review before the March meeting.
3. Norm to assess the effectiveness of the reduced CSG maintenance schedule (5 days/week) and increased power washing frequency (monthly) during February and March.
4. Norm to upload the Five Points BID Project Plan and Status Tool to the website.
5. Norm to connect Natasha with the event producer for future event participation.
6. Norm to connect Portia Malone with Shawn regarding volunteer opportunities for the Five Points Jazz Roots event.
7. Board members to review the DURA contract before the March meeting for approval.
8. Board members to provide feedback on the Five Points BID Project Plan and Status Tool.

# Management Report

Five Points Business Improvement District  
For the Period Ended 10/31/2024

For the For the For the Period Ended

Prepared by D Jammu 3/11/2025

For management use only

**Five Points Business Improvement District  
Balance Sheet**

10/31/2024

	Beginning Balance January 1, 2024	YTD Changes	Ending Balance October 31, 2024	
<b>ASSETS</b>				
Current Assets				
Bank Accounts				
USbank Savings	-	406,626.00	406,626.00	
USbank Checking	\$ 367,810	\$ (328,283)	\$ 39,527	
Total Bank Accounts	367,809.50	78,343.35	446,152.85	
Other Current Assets				
Accounts Receivable	947	-	947	
Prepaid /Deposits	2,993	-	2,993	
Total Other Current Assets	3,940	-	3,940	
Total Current Assets	371,749	78,343	450,093	
<b>TOTAL ASSETS</b>	<b>\$ 371,749</b>	<b>\$ 78,343</b>	<b>\$ 450,093</b>	
<b>LIABILITIES AND EQUITY</b>				
Total Liabilities	\$ 42,394	\$ (29,826)	\$ 12,568	
<i>Equity / Fund Balance</i>				
Beginning Fund Balance	328,098	-	328,098	
Net Operating Income (Loss)	1,257	108,044	109,302	
Total Equity / Fund Balance	329,355	108,044	437,399	437,399
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 371,749</b>	<b>\$ 78,218</b>	<b>\$ 449,967</b>	<b>0 Fund Balance Test</b>
	(0.70)		(125.70)	

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
For the period ended October 31, 2024

Account	Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)	Apr 2024 Revised Budget Annual	Variance Actuals To Revised Budget
	<b>Beginning Fund Balance</b>	\$ 329,355	\$ 140,946	\$ 188,409	\$ 329,355	\$ -
	<b>Income and Other Sources</b>					
41000	Mill Levy Income-FPBID	350,042	311,444	38,598	311,444	38,598
	DURA Payments	-	35,244	(35,244)	35,244	(35,244)
	Donations	-	-	-	-	-
	41950 Uncategorized Income	6,626	-	6,626	-	6,626
	Jazz Activation Grant	-	-	-	-	-
	Transfer of funds from 14th Street LMD	-	-	-	-	-
	<b>Total Income and Other Sources of Funds</b>	<b>356,668</b>	<b>346,688</b>	<b>9,980</b>	<b>346,688</b>	<b>9,980</b>
	<b>Total Available Resources</b>	<b>\$ 686,022</b>	<b>\$ 487,634</b>	<b>\$ 198,388</b>	<b>\$ 676,043</b>	<b>\$ 9,980</b>
	<b>Expenditures</b>					
	<b>Maintenance</b>	<b>89,627</b>	<b>140,109</b>	<b>50,482</b>	<b>140,109</b>	<b>50,482</b>
74200	Utilities	3,209	3,500	291	3,500	291
74400	Other Repairs and Maintenance	1,142	2,000	858	2,000	858
	Plazas Maintenance	-	16,425	16,425	16,425	16,425
	Pedestrian Streetlight Maintenance & Repairs	-	2,000	2,000	2,000	2,000
	Historical Monuments Maintenance & Repairs	-	2,000	2,000	2,000	2,000
	Irrigation Repairs	-	1,500	1,500	1,500	1,500
??	Tree & Landscape Maintenance	37,655	21,000	(16,655)	21,000	(16,655)
75650	General Building Maintenance and Repairs	19,398	71,684	52,286	71,684	52,286
75750	Snow Contracts, Supplies, and Services	28,224	20,000	(8,224)	20,000	(8,224)
	<b>Marketing/Branding</b>	<b>56,631</b>	<b>102,600</b>	<b>45,969</b>	<b>111,300</b>	<b>54,669</b>
71000	General Marketing	18,579	1,600	(16,979)	5,100	(13,479)
71250	Banners	2,390	8,500	6,110	8,500	6,110
71300	Marketing Administration	12,131	35,000	22,869	35,000	22,869
71080	Holiday Stroll	420	12,500	12,080	12,500	12,080
71085	Jazz Roots	7,975	10,000	2,025	10,000	2,025
	FPBID Managed Activations (Other)	-	2,500	2,500	2,500	2,500
	District Marketing/Placemaking	-	17,500	17,500	17,500	17,500
74100	Unit Expense: Rent Expense	4,359	-	(4,359)	5,200	841
71350	Events and Activations	10,776	15,000	4,224	15,000	4,224
	<b>Administrative</b>	<b>89,055</b>	<b>92,330</b>	<b>3,275</b>	<b>93,584</b>	<b>4,529</b>
70120	Legal	4,639	2,000	(2,639)	2,000	(2,639)
70110	General Admin	76,218	86,500	10,282	86,650	10,432
	Bank Charges & Fees	111	130	19	1,234	1,123
70090	Dues & Memberships	4,881	700	(4,181)	700	(4,181)
77000	Insurance	3,207	3,000	(207)	3,000	(207)
	<b>Contingency Funds</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>
	<b>Total Operating Expenditures</b>	<b>235,314</b>	<b>340,039</b>	<b>104,725</b>	<b>349,993</b>	<b>114,679</b>
	<b>Capital Purchases</b>	<b>13,310</b>	<b>35,000</b>	<b>21,690</b>	<b>35,000</b>	<b>21,690</b>
	<b>Total Expenditures</b>	<b>\$ 248,624</b>	<b>\$ 375,039</b>	<b>\$ 126,415</b>	<b>\$ 384,993</b>	<b>\$ 136,369</b>
	<b>Ending Fund Balance</b>	<b>\$ 437,399</b>	<b>\$ 112,595</b>	<b>\$ 324,804</b>	<b>\$ 291,050</b>	<b>\$ 146,349</b>
	<b>Total Income / (Loss)</b>	<b>108,044</b>	<b>(28,351)</b>	<b>136,395</b>	<b>(38,305)</b>	<b>146,349</b>

Add \$3500 for Website

Rent = \$400/month plus a deposit

Includes \$150 misc. expense  
Need to add Payroll Fees = 92\*12

Total Surplus / (Deficit)	\$ 186,125
Formula	\$ 108,044
Variance	\$ (78,081)



## Five Points Business Improvement District Expenses by Vendor Summary

January - October, 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Total
2721 Events LLC dba Marigold						1,142.85					1,142.85
715 club						1,142.85					1,142.85
Asana.com										3,143.04	3,143.04
Brother Jeff's Cultural Center						1,142.85					1,142.85
Colorado Community Media			420.00								420.00
Colorado lighting Inc	711.68	6,310.00									7,021.68
Consolidated Services Group 2, LLC	12,622.34	5,488.36	17,752.64	7,908.83							43,772.17
Constant Contact	104.00		52.00	104.00	52.00		104.00		108.00	56.00	580.00
CSG2					375.00	75.00	75.00		6,173.63	30,547.06	37,245.69
Curtis Park Neighbors		3,500.00							3,500.00		7,000.00
Denver Water	77.10	81.03	81.03	81.03	81.03	160.23	123.03	146.83		101.03	932.34
Denver Weekly News										250.00	250.00
Denver Westword								-500.00			-500.00
Downtown Denver Partnership Inc	4,333.00	4,333.00									8,666.00
Five Points Business District						0.00					0.00
Gusto						7,424.00	7,434.21		48.21	43,937.14	58,843.56
iZone										2,165.21	2,165.21
JMF Corporation								5,000.00			5,000.00
Keene Music Services								-450.00			-450.00
Lejon Vivens					902.90						902.90
Maxwell Printing		896.00									896.00
Norman Harris		5,594.51	6,666.66	13,333.32							25,594.49
SavATree, LLC									5,373.00	1,060.00	6,433.00
Special Districts Association of Colorado		492.19									492.19
Spencer Fane LLP	160.00		2,966.00							1,513.00	4,639.00
Target			28.95								28.95
Tee Lee's Teahouse						1,142.85					1,142.85
Triple Nine, LLC dba Welton Room					1,142.85						1,142.85
Two Sisters Janitorial Corp			90.00								90.00
US Bank				26.00	26.00	5.00	28.00			26.00	111.00
WSB HOLDINGS LLC						1,142.85					1,142.85
XCEL ENERGY	280.30	328.28	183.80	228.87	172.73	171.41	176.21	174.24	133.84	426.58	2,276.26
YSI Venture			410.00	410.00	410.00	430.50	410.00	410.00	410.00	820.00	3,710.50
Zoom.US					1,097.48						1,097.48
Zozo Group LLC	11,401.75	309.36		6,315.50							18,026.61
Not Specified	46.39	3,207.00						0.00			3,253.39
<b>TOTAL</b>	<b>\$ 29,736.56</b>	<b>\$ 30,539.73</b>	<b>\$ 28,651.08</b>	<b>\$ 28,407.55</b>	<b>\$ 4,259.99</b>	<b>\$ 13,980.39</b>	<b>\$ 8,350.45</b>	<b>\$ 4,781.07</b>	<b>\$ 15,746.68</b>	<b>\$ 84,045.06</b>	<b>\$ 248,498.56</b>

**Five Points Business Improvement District**  
**Statement of Cash Flows**  
10/31/2024

	10/31/2024
<b>OPERATING ACTIVITIES</b>	
Net Income	\$ 108,044
Adjustments to reconcile Net Income to Net Cash provided by operations	
Accounts Receivable	-
Prepaid / Deposits	-
Accounts Payable	(29,826)
<hr/>	
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	(29,826)
<hr/>	
<b>Net cash provided by operating activities</b>	<b>\$ 78,218</b>
<hr/>	
<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$ 78,218</b>
Cash at beginning of period	367,810
<hr/>	
<b>CASH AT END OF PERIOD</b>	<b>\$ 446,028</b>
<hr/> <hr/>	

518,239.30 \$ (72,211.45)  
Prepared by Mat Variance

# Management Report

Five Points Business Improvement District  
For the Period Ended 11/30/2024

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Prepared by D Jammu 3/11/2025

For management use only

## Five Points Business Improvement District Balance Sheet

11/30/2024

	Beginning Balance January 1, 2024	YTD Changes	Ending Balance November 30, 2024
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
USbank Savings	-	408,048.80	408,048.80
USbank Checking	\$ 367,810	\$ (359,333)	\$ 8,476
Total Bank Accounts	367,809.50	48,715.70	416,525.20
Other Current Assets			
Accounts Receivable	947	-	947
Prepaid /Deposits	2,993	-	2,993
Total Other Current Assets	3,940	-	3,940
Total Current Assets	371,749	48,716	420,465
<b>TOTAL ASSETS</b>	<b>\$ 371,749</b>	<b>\$ 48,716</b>	<b>\$ 420,465</b>
<b>LIABILITIES AND EQUITY</b>			
Total Liabilities	\$ 42,394	\$ (10,091)	\$ 32,303
<i>Equity / Fund Balance</i>			
Beginning Fund Balance	328,098	-	328,098
Net Operating Income (Loss)	1,257	58,808	60,065
Total Equity / Fund Balance	329,355	58,808	388,162
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 371,749</b>	<b>\$ 48,716</b>	<b>\$ 420,465</b>

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
For the period ended November 30, 2024

Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)
<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ 140,946</b>	<b>\$ 188,409</b>
<b>Income and Other Sources</b>			
Mill Levy Income-FPBID	353,668	311,444	42,224
DURA Payments	-	35,244	(35,244)
Donations	-	-	-
41950 Uncategorized Income	8,049	-	8,049
Jazz Activation Grant	-	-	-
Transfer of funds from 14th Street LMD	-	-	-
<b>Total Income and Other Sources of Funds</b>	<b>361,717</b>	<b>346,688</b>	<b>15,029</b>
<b>Total Available Resources</b>	<b>\$ 691,071</b>	<b>\$ 487,634</b>	<b>\$ 203,437</b>
<b>Expenditures</b>			
<b>Maintenance</b>	<b>100,231</b>	<b>140,109</b>	<b>39,878</b>
Utilities	3,364	3,500	136
Other Repairs and Maintenance	1,142	2,000	858
Plazas Maintenance	-	16,425	16,425
Pedestrian Streetlight Maintenance & Repairs	-	2,000	2,000
Historical Monuments Maintenance & Repairs	-	2,000	2,000
Irrigation Repairs	-	1,500	1,500
Tree & Landscape Maintenance	44,376	21,000	(23,376)
General Building Maintenance and Repairs	19,398	71,684	52,286
Snow Contracts, Supplies, and Services	31,952	20,000	(11,952)
<b>Marketing/Branding</b>	<b>64,658</b>	<b>102,600</b>	<b>37,942</b>
General Marketing	18,579	1,600	(16,979)
Banners	2,390	8,500	6,110
Marketing Administration	12,187	35,000	22,813
Holiday Stroll + Lighting	7,710	12,500	4,790
Jazz Roots	7,975	10,000	2,025
FPBID Managed Activations (Other)	-	2,500	2,500
District Marketing/Placemaking	271	17,500	17,229
Unit Expense: Rent Expense	4,769	-	(4,769)
Events and Activations	10,776	15,000	4,224
<b>Administrative</b>	<b>124,709</b>	<b>92,330</b>	<b>(32,379)</b>
Legal	8,416	2,000	(6,416)
General Admin	108,094	86,500	(21,594)
Bank Charges & Fees	111	130	19
Dues & Memberships	4,881	700	(4,181)
Insurance	3,207	3,000	(207)
<b>Contingency Funds</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>
<b>Total Operating Expenditures</b>	<b>289,599</b>	<b>340,039</b>	<b>50,440</b>
<b>Capital Purchases</b>	<b>13,310</b>	<b>35,000</b>	<b>21,690</b>
<b>Total Expenditures</b>	<b>\$ 302,909</b>	<b>\$ 375,039</b>	<b>\$ 72,130</b>
<b>Ending Fund Balance</b>	<b>\$ 388,162</b>	<b>\$ 112,595</b>	<b>\$ 275,567</b>
<b>Total Income / (Loss)</b>	<b>58,808</b>	<b>(28,351)</b>	<b>87,159</b>

Expenses by Vendor Summary

**Five Points Business Improvement District  
Expenses by Vendor Summary**

January - November, 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
2 Keys Asset Management Corp											6,000.00	6,000.00
2721 Events LLC dba Marigold						1,142.85						1,142.85
715 club						1,142.85						1,142.85
Amazon Purchase											1,290.30	1,290.30
Asana.com										3,143.04		3,143.04
Brother Jeff's Cultural Center						1,142.85						1,142.85
Colorado Community Media			420.00									420.00
Colorado lighting Inc	711.68	6,310.00										7,021.68
Consolidated Services Group 2, LLC	12,622.34	5,488.36	17,752.64	7,908.83								43,772.17
Constant Contact	104.00		52.00	104.00	52.00		104.00		108.00	56.00	112.00	692.00
CSG2					375.00	75.00	75.00		6,173.63	30,547.06	10,823.63	48,069.32
Curtis Park Neighbors		3,500.00							3,500.00			7,000.00
Denver Water	77.10	81.03	81.03	81.03	81.03	160.23	123.03	146.83		101.03		932.34
Denver Weekly News										250.00		250.00
Denver Westword								-500.00				-500.00
Downtown Denver Partnership Inc	4,333.00	4,333.00										8,666.00
Five Points Business District						0.00						0.00
Gusto						7,424.00	7,434.21		48.21	43,937.14	31,462.53	90,306.09
Haroun Cowans											4.98	4.98
iZone										2,165.21		2,165.21
JMF Corporation								5,000.00				5,000.00
Keene Music Services								-450.00				-450.00
Lejon Vivens					902.90							902.90
Maxwell Printing		896.00										896.00
Norman Harris		5,594.51	6,666.66	13,333.32								25,594.49
Quickbooks											103.76	103.76
SavATree, LLC									5,373.00	1,060.00		6,433.00
Sir Speedy											271.30	271.30
Special Districts Association of Colorado		492.19										492.19
Spencer Fane LLP	160.00		2,966.00							1,513.00	3,777.00	8,416.00
Target			28.95									28.95
Tee Lee's Teahouse						1,142.85						1,142.85

Expenses by Vendor Summary

Triple Nine, LLC dba Welton Room					1,142.85							1,142.85
Two Sisters Janitorial Corp		90.00										90.00
US Bank			26.00	26.00	5.00	28.00			26.00			111.00
WSB HOLDINGS LLC						1,142.85						1,142.85
XCEL ENERGY	280.30	328.28	183.80	228.87	172.73	171.41	176.21	174.24	133.84	426.58	155.58	2,431.84
YSI Venture			410.00	410.00	410.00	430.50	410.00	410.00	410.00	820.00	410.00	4,120.50
Zoom.US					1,097.48							1,097.48
Zozo Group LLC	11,401.75	309.36		6,315.50								18,026.61
Not Specified	46.39	3,207.00						0.00				3,253.39
<b>TOTAL</b>	<b>\$ 29,736.56</b>	<b>\$ 30,539.73</b>	<b>\$ 28,651.08</b>	<b>\$ 28,407.55</b>	<b>\$ 4,259.99</b>	<b>\$ 13,980.39</b>	<b>\$ 8,350.45</b>	<b>\$ 4,781.07</b>	<b>\$ 15,746.68</b>	<b>\$ 84,045.06</b>	<b>\$ 54,411.08</b>	<b>\$ 302,909.64</b>

**Five Points Business Improvement District**  
**Statement of Cash Flows**  
11/30/2024

11/30/2024

**OPERATING ACTIVITIES**

Net Income	\$	58,808
Adjustments to reconcile Net Income to Net Cash provided by operations		
Accounts Receivable		-
Prepaid / Deposits		-
Accounts Payable		(10,091)
Total Adjustments to reconcile Net Income to Net Cash provided by operations:		(10,091)
<b>Net cash provided by operating activities</b>	<b>\$</b>	<b>48,716</b>
<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$</b>	<b>48,716</b>
Cash at beginning of period		367,810
<b>CASH AT END OF PERIOD</b>	<b>\$</b>	<b>416,526</b>



# Management Report

Five Points Business Improvement District  
For the Period Ended 12/31/2024

For the For the For the Period Ended

Prepared by D Jammu 3/11/2025

For management use only

**Five Points Business Improvement District**  
**Balance Sheet**  
12/31/2024

	Beginning Balance January 1, 2024	YTD Changes	Ending Balance December 31, 2024
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
USbank Savings	-	409,524.26	409,524.26
USbank Checking	\$ 367,810	\$ (412,139)	\$ (44,330)
Total Bank Accounts	367,809.50	(2,615.13)	365,194.37
Other Current Assets			
Accounts Receivable	947	-	947
Prepaid /Deposits	2,993	-	2,993
Total Other Current Assets	3,940	-	3,940
Total Current Assets	371,749	(2,615)	369,134
<b>TOTAL ASSETS</b>	<b>\$ 371,749</b>	<b>\$ (2,615)</b>	<b>\$ 369,134</b>
<b>LIABILITIES AND EQUITY</b>			
Total Liabilities	\$ 42,394	\$ (36,248)	\$ 6,146
<i>Equity / Fund Balance</i>			
Beginning Fund Balance	328,098	-	328,098
Net Operating Income (Loss)	1,257	33,680	34,937
Total Equity / Fund Balance	329,355	33,680	363,034
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 371,749</b>	<b>\$ (2,568)</b>	<b>\$ 369,180</b>

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
For the period ended December 31, 2024

Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)
<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ 140,946</b>	<b>\$ 188,409</b>
<b>Income and Other Sources</b>			
Mill Levy Income-FPBID	354,926	311,444	43,482
DURA Payments	-	35,244	(35,244)
Donations	-	-	-
41950 Uncategorized Income	9,258	-	9,258
Jazz Activation Grant	-	-	-
Transfer of funds from 14th Street LMD	-	-	-
<b>Total Income and Other Sources of Funds</b>	<b>364,185</b>	<b>346,688</b>	<b>17,497</b>
<b>Total Available Resources</b>	<b>\$ 693,539</b>	<b>\$ 487,634</b>	<b>\$ 205,905</b>
<b>Expenditures</b>			
<b>Maintenance</b>	<b>102,338</b>	<b>140,109</b>	<b>37,771</b>
Utilities	3,523	3,500	(23)
Other Repairs and Maintenance	1,142	2,000	858
Plazas Maintenance	-	16,425	16,425
Pedestrian Streetlight Maintenance & Repairs	-	2,000	2,000
Historical Monuments Maintenance & Repairs	-	2,000	2,000
Irrigation Repairs	-	1,500	1,500
Tree & Landscape Maintenance	44,376	21,000	(23,376)
General Building Maintenance and Repairs	19,398	71,684	52,286
Snow Contracts, Supplies, and Services	33,899	20,000	(13,899)
<b>Marketing/Branding</b>	<b>73,545</b>	<b>102,600</b>	<b>29,055</b>
General Marketing	18,579	1,600	(16,979)
Banners	2,390	8,500	6,110
Marketing Administration	12,187	35,000	22,813
Holiday Stroll + Lighting	16,597	12,500	(4,097)
Jazz Roots	7,975	10,000	2,025
FPBID Managed Activations (Other)	-	2,500	2,500
District Marketing/Placemaking	271	17,500	17,229
Unit Expense: Rent Expense	4,769	-	(4,769)
Events and Activations	10,776	15,000	4,224
<b>Administrative</b>	<b>141,312</b>	<b>92,330</b>	<b>(48,982)</b>
Legal	8,610	2,000	(6,610)
General Admin	124,503	86,500	(38,003)
Bank Charges & Fees	111	130	19
Dues & Memberships	4,881	700	(4,181)
Insurance	3,207	3,000	(207)
<b>Contingency Funds</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>
<b>Total Operating Expenditures</b>	<b>317,195</b>	<b>340,039</b>	<b>22,844</b>
<b>Capital Purchases</b>	<b>13,310</b>	<b>35,000</b>	<b>21,690</b>
<b>Total Expenditures</b>	<b>\$ 330,505</b>	<b>\$ 375,039</b>	<b>\$ 44,534</b>
<b>Ending Fund Balance</b>	<b>\$ 363,034</b>	<b>\$ 112,595</b>	<b>\$ 250,439</b>
<b>Total Income / (Loss)</b>	<b>33,680</b>	<b>(28,351)</b>	<b>62,031</b>

## Five Points Business Improvement District Expenses by Vendor Summary

January - December 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
2 Keys Asset Management Corp											6,000.00	8,000.00	14,000.00
2721 Events LLC dba Marigold						1,142.85							1,142.85
715 club						1,142.85							1,142.85
Amazon Purchase											1,290.30		1,290.30
Asana.com										3,143.04			3,143.04
Brother Jeff's Cultural Center						1,142.85							1,142.85
Colorado Community Media			420.00										420.00
Colorado lighting Inc	711.68	6,310.00											7,021.68
Consolidated Services Group 2, LLC	12,622.34	5,488.36	17,752.64	7,908.83									43,772.17
Constant Contact	104.00		52.00	104.00	52.00		104.00		108.00	56.00	112.00		692.00
CSG2					375.00	75.00	75.00		6,173.63	30,547.06	10,823.63	1,947.20	50,016.52
Curtis Park Neighbors		3,500.00							3,500.00				7,000.00
Denver Water	77.10	81.03	81.03	81.03	81.03	160.23	123.03	146.83		101.03			932.34
Denver Weekly News										250.00			250.00
Denver Westword								-500.00					-500.00
Downtown Denver Partnership Inc	4,333.00	4,333.00											8,666.00
Five Points Business District						0.00							0.00
Gusto						7,424.00	7,434.21		48.21	43,937.14	31,462.53	16,482.39	106,788.48
Haroun Cowans											4.98		4.98
iZone										2,165.21			2,165.21
JMF Corporation								5,000.00					5,000.00
Keene Music Services								-450.00					-450.00
Kolby Parker												1,232.42	1,232.42
Lejon Vivens					902.90								902.90
Maxwell Printing		896.00											896.00
Norman Harris		5,594.51	6,666.66	13,333.32									25,594.49
Quickbooks											103.76		103.76
SavATree, LLC									5,373.00	1,060.00			6,433.00
Sir Speedy											271.30		271.30
Special Districts Association of Colorado		492.19											492.19
Spencer Fane LLP	160.00		2,966.00							1,513.00	3,777.00		8,416.00
Target			28.95										28.95
Tee Lee's Teahouse						1,142.85							1,142.85
The Home Depot												74.60	74.60
Triple Nine, LLC dba Welton Room					1,142.85								1,142.85
Two Sisters Janitorial Corp			90.00										90.00
US Bank				26.00	26.00	5.00	28.00			26.00			111.00
Welton Street Cafe Inc												16.47	16.47

<b>WSB HOLDINGS LLC</b>						1,142.85							1,142.85
<b>XCEL ENERGY</b>	280.30	328.28	183.80	228.87	172.73	171.41	176.21	174.24	133.84	426.58	155.58	159.09	2,590.93
<b>YSI Venture</b>			410.00	410.00	410.00	430.50	410.00	410.00	410.00	820.00	410.00		4,120.50
<b>Zoom.US</b>					1,097.48								1,097.48
<b>Zozo Group LLC</b>	11,401.75	309.36		6,315.50									18,026.61
<b>Not Specified</b>	46.39	3,207.00						0.00					3,253.39
<b>TOTAL</b>	<b>\$ 29,736.56</b>	<b>\$ 30,539.73</b>	<b>\$ 28,651.08</b>	<b>\$ 28,407.55</b>	<b>\$ 4,259.99</b>	<b>\$ 13,980.39</b>	<b>\$ 8,350.45</b>	<b>\$ 4,781.07</b>	<b>\$ 15,746.68</b>	<b>\$ 84,045.06</b>	<b>\$ 54,411.08</b>	<b>\$ 27,912.17</b>	<b>\$ 330,821.81</b>

**Five Points Business Improvement District**  
**Statement of Cash Flows**  
12/31/2024

12/31/2024

**OPERATING ACTIVITIES**

Net Income	\$	33,680
Adjustments to reconcile Net Income to Net Cash provided by operations		
Accounts Receivable		-
Prepaid / Deposits		-
Accounts Payable		(36,248)
Total Adjustments to reconcile Net Income to Net Cash provided by operations:		(36,248)
<b>Net cash provided by operating activities</b>	<b>\$</b>	<b>(2,568)</b>
<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$</b>	<b>(2,568)</b>
Cash at beginning of period		367,810
<b>CASH AT END OF PERIOD</b>	<b>\$</b>	<b>365,241</b>

## Five Points BID Project Plan & Status

Project	Status	Comments	Outcomes
<b>Events</b>		The Five Points BID will be sponsoring a series of events aimed at activating the corridor with cultural programming while driving foottraffic into businesses. The Five Points BID has engaged Conjure Productions as an event producer, PR Specialist who will work to coordinate the organization of cultural events along the corridor. The BID is also working closely with Curtis	
Five Points Jazz Roots	In progress 1. Event completion Feb 22  2. Outcomes report will be delivered on April 9, 2025 Five Points BID Board meeting	Jazz Roots will occur on Sat Feb 15 & Sat Feb 22. Featuring live bands in venues, tours of the BCL and an artist showcase & market	Placer.ai report: Venue/Business Survey: Website report: Social media report:
St. Paddy's Day Pet Parade & Bar Crawl	In progress 1. Event completion March 15.  2. Outcome report to be delivered on May 14, 2025 during Five Points BID Board Meeting	The St. Paddy's Day Pet Parade & Bar Crawl will occur on Saturday March 15, 2025. The event in its 2nd year welcomes families to march with their pets from 29th and Welton to Sonny Lawson Park, followed by a bar crawl which will activate 6-10 five points venues with DJs. The event is facilitated in partnership w/ Curtis Park Neighbors	Placer.ai report: Venue/Business Survey: Website report: Social media report:
First Friday Five Points Jazz Hop	In progress 1. Event completion Dec 5  2. Outcome report will begin monthly on June 11, 2025 during Five Points BID Board Meeting	FFFPJH will commence on 5/2/2025, activating venues along the Welton corridor with live jazz performances. FPBID has contracted Conjure Productions as the event producer and engaged venues to participate. Funding for the program will be secured from Denver Arts & Venues, the SOW for the program is being developed	Placer.ai report: Venue/Business Survey: Website report: Social media report:
Walls of Welton	In planning 1. Event completion Mid August 2025.  2. Outcome report will be delivered on mid October 2025 during Five Points BID Board Meeting	The Five Points BID secured a \$48,390 grant from DURA to pay for the installation/creation of murals along the Welton Corridor. The BID will organize a mural selection committee to identify muralist and concepts to be created. The BID will also work with property owners to identify walls to be painted. The Walls of Welton is tentative set to occur on Saturday June 7, when the murals will be unveiled to the public	Placer.ai report: Venue/Business Survey: Website report: Social media report:
Five Points Jazz in the Park	In progress 1. Event completion Oct 3.  2. Outcome report will begin monthly on June 7 during Five Points BID Board Meeting.	The Five Points BID supported the organization of the Sonny Lawson Park Coalition, which consists of Central Baptist Church, Blair Caldwell Library, Mo Betta Greens Market and Curtis Park Neighbors who will organize a monthly concert series in Sonny Lawson Park, a farmers market and other cultural activities.	Placer.ai report: Venue/Business Survey: Website report: Social media report:
Welton Street Music Festival	In planning 1. Event completion on Aug 16  2. Outcome report will be delivered on Sept 10 during Five Points BID Board Meeting.	The Five Points BID and Conjure Productions are planning a music festival which will occur on Saturday August 16, 2025. Similar to the Urban Music Showcase, which occurs on South Broadway, the event will keep Welton St. while activating 6-10 venues and spaces along with corridor with live music and entertainment. The BID is currently engaging sponsors to fund the event	Placer.ai report: Venue/Business Survey: Website report: Social media report:
Juneteenth Music Festival	In progress 1. Event completion on June 15.  2. Outcome report to be delivered on Sept 10 during Five Points BID Board Meeting.	Organized by JMF Corporation, Juneteenth Music Festival will occur on Saturday and Sunday June 14-15 and will close Welton Street to cars and halt light rail service. The event is in its 14th year of operation. The festival attracts 45,000 people over 2 days, and celebrates Juneteenth.	
Five Points Chalk Art	In Planning 1. Event completion in mid-September date (TBD)  2. Planning status report to be delivered during May 14, 2025 Five Points BID Board Meeting	Five Points Chalk Art is a new program which will occur in mid-september, date TBD, inviting families to participate in creating chalk art on the sidewalks of Welton Street in front of businesses and Five Points Landmarks. The program will also engage professional chalk artists to create five points relevant art on the street scape.	Placer.ai report: Venue/Business Survey: Website report: Social media report:
Five Points Holiday Jazz Jam	In Planning 1. Event completion on Dec 12.  2. Outcome report to be delivered on Jan 14, 2026 Five Points BID Board Meeting	The Five Points Holiday Jazz Jam, will occur on Friday December 12, 2025, is holiday celebration which will align with the installment of holiday lights on the Welton Corridor, activating 6-10 businesses with live jazz bands performing holiday tunes. The event will also encourage attendees to donate gifts for local toy drives.	Placer.ai report: Venue/Business Survey: Website report: Social media report:

## Five Points BID Project Plan & Status

Project	Status	Comments	Outcomes
<b>Marketing</b>			
Faces of Five Points Marketing Campaign	In progress 1. Venue business survey results to be delivered on March 12, 2025 Five Points BID Board Meeting.  2. Five Points BID staff will seek input from the BID Board during the March 12, 2025 Five Points BID Board Meeting if the campaign should continue during the spring/summer season	The Five Points BID has committed to provide supplemental marketing efforts through initiating campaigns which raise the visibility of operating businesses with in the District.  Initiated a campaign called "Faces of Five Points" which consists of marketing videos highlighting businesses along the Welton corridor which have been shared on the Five Points BID's Instagram, Facebook and Tik Tok page - to date 20 videos have been created	Venue/business Survey
Business coupon mailer	In progress 1. Venue business survey results to be delivered on April 2, 2025 Five Points BID Board Meeting.  2. Five Points BID staff will seek input from the BID Board during the April 9, 2025 Five Points BID Board Meeting if the campaign should continue during the spring/summer season	Created a Five Points Business Coupon highlighting discounts offered by businesses along the Welton corridor. 1600 fliers were created and inserted into the Curtis Park Times in December of 2024	Venue/business Survey
Five Points BID website redesign	Not started 1. Redesign firm to be identified by March 31, 2025  2. Goal for <a href="http://Fivepointsbid.com">Fivepointsbid.com</a> website to be redesigned by June 15, 2025	Per the 2024 operational budget, The Five Points BID allocated \$5,000 for the redesign of the Five Points BID website. The Five Points BID plans to complete the redesign by June of 2025. New site functionalities will include an interactive map which list active businesses and leaseable storefronts	
<b>Special Projects</b>			
Five Points / Lot itemization	In progress 1. Database to be completed by March 15, 2025.  2. Engage commercial broker to represent multiple property owners by June 15, 2025.	The Five Points BID's Special Projects coordinator has built a database of current property owners within the district. The goal of the project is to provide capability for the district to communicate and align advancement efforts of the corridor. The Five Points BID is also working to engage a commercial broker who can potentially represent multiple property owners.	
Historical marker replacements	In progress 1. Historic markers will be repaired by April 15, 2025	The Five Points BID engaged Spa Day, a local design agency to complete the design and printing of historical markers along the Welton Corridor. Installation is expected to be completed by April	
University of Denver - Five Points class	In progress	For the winter quater, the University of Denver initiated a class through the School of Communication consisting of 30 students who are currently interviewing Five Points stakeholders with the goal of delivering the Five Points BID solutions to advance the Welton corridor. The program will continue during the spring quarter hosting a class of 50 students.	
Five Point Re-Vision / L Line	In progress	The Five Points BID drafted a white paper which outlines the benefits of re-imagining Welton street as a 2-way street, transit hub, removing the Lightrail tracks, and redirecting bus lines along the corridor. In October of 2024, the Executive Director met with the general manager of RTD. In November of 2024, the District hosted a community meeting regarding the concept. The Executive Director of the BID is in communication w/ Director of DOTI and working to schedule a meeting in February. Darrell Watson, is also in support of the re-vision and has met with Lightrail seperately	
<b>Fundraising   Grants &amp; Sponsorships</b>			
DURA Grant	Completed	The Executive Director has set a goal to raise \$200,000 through grants and sponsorship which will support the District's operational capacity, marketing and programming	



## Five Points BID Project Plan & Status

Project	Status	Comments	Outcomes
Five Points Jazz SOW	In progress 1. SOW to be approved by Five Points BID Board February 12, 2025	Denver Arts & Venues has committed \$225,000 to support cultural programming along the Welton corridor, of which \$125,000 will be directed allocated to the Five Points BID. DAV will partner with the Five Points BID to support marketing efforts. The SOW from DAV is under review by the BID's council.	
Colorado Health Foundation	In progress	Met w/ Ageno Otii(Senior Program Officer) on 1/31/2025, informing the CHF that the Five Points BID will be submitting sponsorship request for cultural programming in 2025	
Colorado Trust Foundation	In planning	Meeting w/ Robert Foley (Grant Program Director) on 3/4/25 to discuss potential grant programs for businesses/property owners to allow for property improvements that will support the advancement	
Denver Foundation - Strengthening Neighborhood activations	Recived \$2,000 grant to support First Friday activations	Submitted grant proposal on 2/4/2025 requesting \$5,000 to support First Friday Jazz activation. Decisions can take up to 45 days	
Denver Water	In progress	15K Signed sponsorship agreement - Meeting w/ Denver Water to finalize their activation plan and footprint	
Alpine Bank	In progress	The Five Points BID will open a 5 month or 12 month CD at Alpine Bank after the BID receives revenue from the city. Alpine Bank will sponsor cultural programming the BID facilitates in 2025. Sponsorship amount TBD	
Denver 7	In progress	Denver 7 has agreed to serve as a media sponsor to support the advertisement and promotion of Five Points Cultural Programming	
Milendar White	Not initiated		
Exdo Development	Not initiated		
Visit Denver	Not initiated		
Xcel Energy	Not initiated		
Kronke Sports Entertainment	Not initiated		
<b>Reporting</b>			
2024 Budget Amendment & 2025 Budget and Operating Plan	Completed		
RNO registration	Completed		
<a href="#">Placer.ai</a> Reporting	In progress	In March of 2025, during montly Five Points BID Board Meetings, a baseline <a href="#">Placer.ai</a> report will be presented to the Five Points BID board. The Five Points BID staff will also generate reports for individual businesses along the corridor.	
<b>Community Engagement</b>			
2025 Quarterly - Community Stakeholder Meet	Community Stakeholder Meetings begining 3/10/2025	The Five Points BID will initiate a series of community stakeholder meetings which will serve as a conduit to provide communication and guidance from the community to the Five Points BID Board and Executive Director. Dates of meetings ( TBD)	
Events Committee	In progress	The Five Points BID engaged Conjure Productions to serve as an event producer for the district's cultural programming plan in 2025. The BID is also partnering with Curtis Park Neighbors who support and volunteer at various events the BID is conducting	
Corridor development committe	In progress	In August of 2024, the Five Points BID galvanized a group with to discuss strategies to catalyze the activation of the corridor. Following the meeting, The BID worked with Crain Architecture and Studio Troupe who created a re-vision of Welton Street.	
<b>Business Support</b>			

## Five Points BID Project Plan & Status

Project	Status	Comments	Outcomes
DURA	In progress	In September of 2024, the Executive Director of the Five Points BID attend a grant information session conducted by DURA regarding STAND grants. In October 2024, the Five Points BID alerted Five Points BID stakeholders of the grant opportunities. In December of 2024, DURA awarded STAND grants to Marble Empire, Urban Sanctuary, Moyo Cultural Center and the Five Points BID. The Executive Director is meeting with DURA on 2.25.2025 to explore more opportunities to find resources which can support the Welton Corridor. Specifically, looking to identify grants to cover gaps for spaces needing tenant improvements to attract commercial businesses	
DEDO	In progress	The Executive Director of the Five Points BID met w/ Adeeb Khan, director of DEDO on 2.5.2025. In 8-12 months, DEDO will open a fund (formerly the Herman Malone Fund) which will be aimed at supporting small businesses. Currently DEDO does not have other resources which can support small business development in Five Points	
What's Happening Restuarant & Bar	In progress	Currently the owner of What's Happening Restuarant & Bar is seeking support to install a hood which would allow her to operate a restuarant. The Five Points BID connected the owner with the Colorado Enterprise Fund and continues to search for resources	
<b>Maintenance</b>			
CSG - Maintenance Schedule Review	In progress 1. Feb - March 2025 (review of maintenance schedule) w/ reduction of service from 7 days per week to 5 days per week. 2. Feb - March 2025 CSG will initiate monthly power washing of sidewalks on the corridor to determine effectiveness	The Five Points BID Excutive Director is currently reviewing the current maintenance schedule regarding cleaning of the corridor 7 days a week with 4 people. During Feb and March of 2025, CSG will reduce the schedule to 4 days per week (M,W,F,Sat, and Sun) to determine if the new proposed scheduled is sufficient moving forward.  CSG will also increase power washing services from quarterly cleaning to monthly.  The new proposed schedule will reduce annual cost of cleaning and power washing from \$76,800 to \$63,400	
CSG - Maintenance Contract	In Progress 1. Following the service reduction in Feb & March of 2025, The Five Points BID will enter into a new service agreement with CSG on April 15, 2025		
<b>Accounting &amp; Bookkeeping</b>			
Order credit card for nathan and Norman			
Pay city bill			
Get Dilpreet to open city of Aurora Account			

## **GRANT AGREEMENT FOR STAND PROGRAM**

THIS GRANT AGREEMENT, is made and entered into as of \_\_\_\_\_, 2025 (including any exhibits and amendments hereto) (the "Agreement"), between the DENVER URBAN RENEWAL AUTHORITY (together with any successors thereto, the "Authority"), a body corporate duly organized and existing as an urban renewal authority under the laws of the State of Colorado, located at 1555 California Street, Suite 200, Denver, Colorado 80202 and FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (together with any successors thereto, the "Grantee"), a business improvement district organized under the laws of the State of Colorado, located at 2590 Welton Street, Suite 200, Denver, Colorado 80205.

### **Section 1. DEFINITIONS**

Section 1.01. Definitions. As used in this Agreement, the following terms shall have the following meanings:

"Certification for Payment" means a written request for a disbursement of Grant Funds, together with other relevant supporting documentation, in the form set forth on Exhibit A (the "Certification").

"Eligible Grant Costs" mean those costs paid or incurred with respect to the Project.

"Grant Award" means Forty-Eight Thousand Three Hundred Ninety Dollars (\$48,390.00), which is the total amount of Grant Funds to be disbursed as Eligible Grant Costs incurred with respect to the Project and approved by the Authority pursuant to a Certification of Payment.

"Grant Funds" mean those funds authorized by the Authority for disbursement as Eligible Grant Costs as evidenced by the approval of a Certification of Payment.

"Project" means the undertakings and activities of the Grantee pursuant to the Submittal, subject to Grantee obtaining any necessary approvals of property owners for such undertakings and activities.

"Project Budget" means the budget setting forth the Eligible Grant Costs attached as Exhibit C to this Agreement.

"Submittal" means the Grantee's proposed narrative and further specifications regarding the Project, attached as Exhibit B to this Agreement.

### **Section 2. PROJECT AND USE OF GRANT FUNDS**

Section 2.01. General Guidelines. (a) The Grantee agrees to undertake the Project in accordance with the Submittal and the Project Budget and in conformance with all applicable laws, regulations and this Agreement. The Grantee agrees that any material change in the Submittal may be undertaken only upon prior written approval by the Authority.

(b) The Grantee agrees that any Grant Funds shall be used solely to pay the Eligible Grant Costs paid or incurred in connection with the Project.

(c) Completion of the Project must occur within twelve (12) months following the execution of this Agreement.

### **Section 3. AUTHORITY FINANCING**

Section 3.01. Grant Award; Authority's Disbursement Obligation. The Authority hereby approves the Grant Award. The Grant Award shall be disbursed as Grant Funds in amounts not to exceed the Eligible Grant Costs indicated on the Certification of Payments. In no event shall the Authority be obligated to pay amounts hereunder in excess of the Grant Award.

Section 3.02. Certification for Payment. The Grantee shall provide the Authority Certification for Payments during the course of the Project. Each Certification for Payment shall indicate the Eligible Grant Costs for the relevant period preceding such Certification for Payment and such other information as the Authority may from time to time require, including evidence substantiating Eligible Grant Costs on which the Certification for Payment is based.

Section 3.03. Disbursement. The Grant Funds shall be disbursed by the Authority to the Grantee or directly to the contractor or vendor who performed the work as shown on the applicable Certification for Payment, in the Authority's discretion, unless otherwise mutually agreed, within ten (10) business days after approval of each Certification.

Section 3.04. Access; Authority's Right of Inspection. The Grantee, to the extent legally able, hereby grants the Authority and its agents a license to enter the property on which the Project will be performed at all reasonable times that they deem necessary for the purpose of determining compliance with this Agreement, including, without limitation, visual inspection of the Project. If Grantee is not the owner of the property on which the Project will be located or from which the Project can be viewed, Grantee shall use its best efforts to secure a license for the Authority for purposes of this Section.

Section 3.05. Periodic Reporting. Grantee shall provide periodic reports including information on performance outcomes in accordance with the terms of the Submittal.

### **Section 4. REPRESENTATIONS AND WARRANTIES**

Section 4.01. Representations and Warranties by the Grantee. The Grantee represents and warrants that:

(a) The Grantee is not in violation of any laws of the State of Colorado, has power and legal right to enter into this Agreement and has duly authorized the execution, delivery and performance of this Agreement by proper action.

(b) There is no litigation, proceeding or investigation involving the Grantee or its officers or directors, including but not limited to any litigation or proceeding contesting the power or authority of the Grantee with respect to the Project or this Agreement.

(c) The Grantee (i) if a tenant or if otherwise not the owner of the property on which the Project will be performed, has acquired the written consent of its landlord or the applicable property owner to commence the Project, pursuant to the Property Owner Approval Form attached as Exhibit D hereto or (ii) holds fee simple title to the property on which the Project will be performed.

(d) Any construction involved in the Project and the contemplated uses and occupancies thereof (including signage) shall comply with all applicable laws, rules, regulations, zoning and land use restrictions, and any permits or other authorizations which

may be required to complete the Project have been or will be obtained by the Grantee prior to completing the Project.

## **Section 5. GENERAL COVENANTS**

Section 5.01. Insurance. The Grantee shall provide the Authority with certificates of insurance, reasonably satisfactory to the Authority, with coverage for damage or destruction, general liability and worker's compensation. Such insurance may be purchased by either or both the Grantee and the contractor(s) undertaking the Project. General liability insurance shall list the Authority as an additional insured and each insurance policy must require at least thirty (30) days written notice to the Authority prior to cancellation or any change in coverage.

## **Section 6. INDEMNITY**

Section 6.01. General Indemnity. To the extent allowed under Colorado law for public entities, the Grantee covenants and agrees, at its expense, to pay, and to indemnify, defend and hold harmless the Authority, and its board of commissioners, officers, agents, employees and attorneys (collectively, the "Indemnified Parties") of, from and against any and all claims, damages, demands, expenses (including reasonable attorneys' fees and court costs) and liabilities resulting directly or indirectly from any conduct or activities with respect to the Project. Such indemnity shall include, without limitation, environmental liabilities and liabilities under the Americans with Disabilities Act. Notwithstanding any other provision hereof, this Section 6.01 and the obligations hereunder shall survive termination of this Agreement until the running of the longest applicable statute of limitations.

## **Section 7. TERMINATION**

Section 7.01. Termination. The Authority may terminate this Agreement upon any failure by the Grantee to comply with the terms of this Agreement as determined by the Authority in its sole discretion. Except as provided in Section 8.04, the Agreement shall terminate automatically upon the earlier of the disbursement of the full amount of the Grant Award or (b) twelve (12) months following the execution of this Agreement.

## **Section 8. MISCELLANEOUS**

Section 8.01. Authority Not a Partner; Grantee Not Authority's Agent. Notwithstanding any language in this Agreement or any other agreement, representation or warranty to the contrary, the Authority shall not be deemed or constituted a partner or joint venturer of the Grantee, the Grantee shall not be the agent of the Authority, and the Authority shall not be responsible for any debt or liability of the Grantee.

Section 8.02. Severability. If any provision, covenant, agreement or portion of this Agreement, or its Certification to any person, entity or property, is held invalid, such invalidity shall not affect the Certification or validity of any other provisions, covenants or portions of this Agreement.

Section 8.03. Nonliability of Authority Officials and Employees. No commissioner, official, employee, agent or consultant of the Authority shall be personally liable to the Grantee for any monies to be disbursed under this Agreement.

Section 8.04. Remedies. In the event that the Grantee fails to comply with the provisions of this Agreement, then the Authority may, following written notification to the

Grantee, (a) require the Grantee to return to the Authority the aggregate amount of all Grant Funds dispersed to Grantee immediately upon written notice; (b) terminate this Agreement and the disbursement of any remaining Grant Award; (c) seek any available remedy at law; or (d) seek enforcement of the Grantee's obligations hereunder by any equitable remedies, such as specific performance or injunction. This Section 8.04 shall remain in effect so long as any other provision of this Agreement is effective.

Section 8.05. Anti-Discrimination. The Grantee agrees that in any activities undertaken pursuant to this Agreement, the Grantee shall not discriminate based on race, color, religion, national origin, ethnicity, gender, age, sexual orientation, gender identity, gender expression, marital status, military status, protective hairstyle, or disability.

Section 8.06. Limitation on Assignment. The Grantee shall not assign its rights or duties and obligations pursuant to this Agreement without the prior written consent of the Authority, and any purported assignment without consent of the Authority shall be null and void.

Section 8.07. Applicable Law. The laws of the State of Colorado shall govern the interpretation and enforcement of this Agreement, without giving effect to the choice of law principles. Venue for any action or dispute arising hereunder shall be in the District Court for the City and County of Denver, Colorado.

Section 8.08. Notices. All notices or other communications hereunder shall be sufficiently given and shall be deemed given when given by hand delivery, overnight delivery or mailed by certified or registered mail, postage prepaid, addressed to the appropriate party at the address set forth above or at such other address as any party hereto shall designate in writing to the other party hereto.

Section 8.09. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver by Grantee of the provisions and protections contained in the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S., as amended from time to time. No elected official, director, officer, agent or employee of Grantee shall be charged personally or held contractually liable by or to Authority under any term or provision of the Agreement, or because of any breach thereof or because of its or their execution, approval or attempted execution of the Agreement.

IN WITNESS WHEREOF, the Authority has caused these presents to be executed in its corporate name; and the Grantee has caused these presents to be executed by its duly authorized general partner, as of the date first above written.

DENVER URBAN RENEWAL AUTHORITY

By: \_\_\_\_\_  
Tracy Huggins  
Executive Director

GRANTEE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**  
**CERTIFICATION FOR PAYMENT**

**PAY REQUEST FOR COMMUNITY STAND GRANT PROGRAM**

Grantee  
123 Main Street  
Denver, CO 80202  
(720) 555-7890  
Email Address

DATE [Redacted]

INVOICE NUMBER [Redacted]

TOTAL GRANT AMOUNT \$ [Redacted]

**BILL TO** [Redacted]

ATTN: April Simmons, Community Investment  
Department  
Denver Urban Renewal Authority  
1555 California #200  
Denver, CO 80202  
303-534-3872

TO: asimmons@renewdenver.org,  
ap@renewdenver.org

- Reimbursement to Grantee Attach proof of payment to Contractors or Vendors.
- Direct Payment to Grantee Attach approved invoice or pay application
- Direct Payment to Contractor or Vendor Attach approved invoice or pay application

ELIGIBLE GRANT COSTS	QTY	UNIT PRICE	TOTAL
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
<b>CURRENT PAY REQUEST TOTAL</b>			\$ -
<b>TOTAL GRANT FUNDS PAID TO DATE</b>			\$ -
<b>GRANT BALANCE</b>			\$ -

Remarks / Instructions:

**PREVIOUS PAYMENT DETAIL**

DATE	AMOUNT	ADDITIONAL INFORMATION
<b>TOTAL</b>	\$ -	

I hereby certify that the statements made herein are true and correct as of the date made.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**EXHIBIT B**  
**SUBMITTAL**

**EXHIBIT C**  
**PROJECT BUDGET**

**EXHIBIT D**

**PROPERTY OWNER APPROVAL FORM**

THIS PROPERTY OWNER APPROVAL FORM, dated as of \_\_\_\_\_, 2025, by [NAME OF PROPERTY OWNER] (the "Property Owner"), as owner of the Property on which the Project, as defined in the foregoing Agreement, is being undertaken by the Grantee, and the address and legal description of which is as follows:

The Property Owner will benefit from the Project and the Grant Award by the Authority;

In consideration of the premises herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Property Owner agrees as follows:

Property Owner hereby acknowledges the benefit conferred upon it by the improvements from the Project contemplated in the foregoing Agreement, acknowledges the incorporation of this Approval Form into such Agreement and consents to the construction of the improvements. Property Owner agrees that it will not increase the rent, if any, paid by Grantee solely on the basis of the improvements to the premises made pursuant to the Project.

In the event that the Property Owner grants, sells or otherwise transfers any interest in the Property or portion thereof containing the Project, Property Owner shall condition such grant, sale or transfer upon the written agreement by the transferee of approval of the Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PROPERTY OWNER

By: \_\_\_\_\_  
[Name of Property Owner]

THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
& CURTIS PARK NEIGHBORS WELCOME ALL:

**SATURDAY**  
**MAR 15**  
2PM

GREEN ST  
St. Paddy's Day  
on the Points

**ST. PADDY'S DAY**  
**PET PARADE**

**PARADE START:**  
530 29TH ST  
BETWEEN WELTON & GLENARM  
**PARADE END:**  
SONNY LAWSON PARK  
**LIVE BAND  
& PET PRIZES**



**"PARADE, PAWS & PRIZES"**

**"DRESS YOUR FAVORITE 4 LEGGED FRIENDS IN GREEN  
TO PARTICIPATE IN A PET PARADE ON WELTON STREET"**



GREEN ST  
St. Paddy's Day  
on the Points

**BAR CRAWL**

**SATURDAY**  
**MAR 15TH**

**BAR CRAWL SCHEDULE**

**WELTON ROOM** (2590 WELTON ST.)  
**ALLDAYWES** - 1PM - 3PM

**THE MARIGOLD** (2721 WELTON ST. DENVER)  
**DOMMYTUMONT** - 2 PM - 4PM

**SPANGALANG BREWERY** (2736 WELTON ST. DENVER)  
**KDJ ABOVE** - 3PM - 5PM

**715 CLUB** (715 E 26TH AVE. DENVER)  
**LORACLE** - 4PM - 6 PM

