



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
September 4, 2019  
MINUTES

Meeting Held: Wednesday, September 4, 2019 at 2:30 PM, Craft Coworking, 2590  
Welton Street, Suite 200, Denver, Colorado

Attendance: The meeting of the Board of Directors of the Five Points Business  
Improvement District, City and County of Denver, Colorado was called  
and held as shown above in accordance with the applicable statutes of the  
State of Colorado, with the following directors present and acting:

Paul Books, President  
Dr. Renee C. King, 1<sup>st</sup> Vice President  
John Pirkopf, 2<sup>nd</sup> Vice President  
Nathan Beal, Treasurer  
Maedella Stiger

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

The meeting was called to order by Board President, Paul Books at 2:32 PM.

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

**Approval of Board Minutes – August 14, 2019**

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

**New Business**

A. Review/discussion of 2019 projection budget and 2020 proposed budget and operations plan  
Mr. Books presented the budget projection for the remainder of 2019 as well as the proposed work plan and budget for 2020 for Board discussion. Mr. Books noted that there are a number of items on the 2019 work plan that had been waiting on further steps relating to the development of the BID's logo and brand. Now that progress has been made on logo and brand development, the recently formed Branding Sub-committee will be moving forward with prioritizing and implementing priorities of the overall work plan. As a result, the BID will be making a number of expenses in the closing half of the year.

Dr. King noted that because irrigation repairs are slated to be completed this year, the Maintenance line item should include water usage fees as part of the total. Mr. Pirkopf asked for more information on the Events category. Mr. Books explained that this is a line item the

BID Board established to either produce an event of their own in the district, or to provide funding assistance to organizations producing events in the BID area that supports the mission of the BID.

With no further discussion, Dr. King made a motion to approve the proposed BID 2020 budget and direct staff to submit to the City and County by the September 30, 2019 due date. Mr. Beal seconded the motion. Vote: unanimous in favor, motion passed.

B. 2020 Budget Public hearing –set the time, date, and location.

The board discussed at the August Board Meeting holding the Budget hearing as an evening meeting to encourage attendance. Location preference for the meeting is the big room in the Blair Caldwell Library and secondary choice is the Mission Door building, located at 2530 Washington Avenue. With no further discussion, Ms. Stiger made a motion to set a public hearing on the 2020 budget for Wednesday, October 9, 2019, at one of the two locations discussed at 6 PM and for it to be published in the Denver Weekly News. Mr. Pirkopf seconded the motion. Vote: unanimous in favor, motion passed.

C. Five Points Intersection City of Denver proposed activation report

Mr. Books then presented info from a power point that was originally presented to the BID Board in December of 2018 from the City of Denver's Public Works Department on potential enhancements to the historic Five Point Intersection. The project is part of the City-wide Neighborhood Transportation Management Program. The City is now ready to move forward with ideas. The City would like to debut the City-wide program with the test project on the Welton Corridor. If the BID agrees with the test project, the city would like to move forward and complete installation by the end of the year.

Traffic calming and pedestrian enhancements to be tested at the intersection include painted bumpouts, the creation of a public plaza space at the Five Point Intersection separated by planters and street painting, as well as other road diet strategies. All would start as temporary treatments that can either be upgraded to permanent fixtures or removed depending on the out come of the testing phase.

Many comments focused on the creation of the Plaza at the point of the intersection and the effects safety. Of prime concern was the effect on overall safety and the effect this would have on the firetrucks using Washington as they leave the station just down the street, and general public confusion caused by the changes to the configuration. There was also a question of the need for a Plaza at this location while there is already another plaza nearby that is underutilized.

Mr. Beal asked if the BID will able to play a part in the selection of the artist for the new mural enhancements that is being discussed. Mr. Books noted that there has already been discussion of potential partnership with local artists and a health care company to bring a mural of local historic icon, Dr. Justina Ford into the district and this project offered an opportunity for a location.

In the end the Board felt the idea needed to be discussed more with the community and concerns addressed by the City before giving their approval for any changes to this intersection

D. Consideration of the development of a Security Committee

At various times in the past the BID Board has looked at the possibility of establishing a formal security program. After some research into the issue it was determined that undertaking such an effort was cost prohibitive. However, at the August meeting a discussion on the topic resurfaced and was tabled for discussion at this month's meeting. The Block Captain Program that the BID Board's Advisory Committee was going to head up was discussed. After discussion of the Board's recent security efforts Dr. King made a motion to create a standing Security Committee. Mr. Beal seconded the motion. Vote: unanimous, motion carried.

Mr. Books and Ms. Stiger volunteered to act as board representation on the committee.

## **Old Business**

### **A. Discussion to Renew MarComm contract with DDP**

The original MarCom contract agreement with the DDP ran out in June and the Board voted to extend the agreement through September. Dr. King noted that she believes continuing the agreement through the end of the year makes sense to be able to follow through on the various items in the works. Mr. Books noted that he will meet with DDP and their subcontractor, Ms. Wallace to review the initial goals laid out in the agreement and discuss potential deliverables for 2020 to help develop a plan before the end of the year. Visitor Jeff Baker from the Curtis Park Neighborhood Association mentioned that they are also in the process of brand development and encouraged the group to connect with them and RiNo to discuss how to cross promote and collaborate as the larger overall neighborhood.

Ms. Stiger then made a motion to extend the MarCom contract with the DDP through the end of the year. Dr. King seconded the motion. Vote: unanimous, motion carried.

### **B. Branding Committee update**

Ms. Wallace was not able to attend the meeting this month. In her absence, Mr. Martinez provided an update on MarCom Activities and the progress of the branding committee. After reviewing Ms. Wallace's monthly update there was a brief discussion on the topic of banners. Mr. Books encouraged those interested to share their contact info and they will be added to meeting alerts of the Branding Committee to continue the discussion with the committee to eventually bring recommendations to the Board.

### **C. Deep Rock mural update**

There was no new update at this time. Mr. Martinez reported that he has not been able to make contact with the contact given at Deep Rock.

### **D. Irrigation systems update**

Mr. Martinez explained the progress that CSG has been able to make in investigating the leaks in the irrigation systems on the West sidewalk of the 2600 and 2700 blocks of Welton. CSG believes they will be able to address the issues on the 2600 block with the current \$3000 budget but will probably need to come back to the board with more information on the 2700 block system, as they believe there may be underground damage to the system.

The system on the East sidewalk of the two blocks is still being investigated as it seems many years ago the ownership of the meters there were transferred from the Five Points Maintenance District to RTD. Working through the ownership issues will take time to research and address.

## District Maintenance Update

Provided in written report in the Board Meeting Packet

### Public Comment

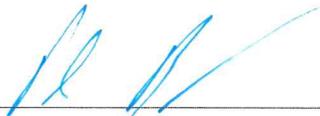
Because attendance from the general public continues to grow, the Board has had to utilize a temporary location. Ideally the Board would like to use the large meeting room at the Blair Caldwell Library. Unfortunately, the room is not available during the normal BID meeting time. After some discussion the Board determined that beginning in 2020, they would move the regular meeting date to the second Wednesday of the month at the same time and preferably in the large meeting room at the Blair Caldwell Library. In order to be as inclusive as possible, the Board would like to also make 2 – 4 of the meetings throughout the year in the evening.

Mr. Baker with the Curtis Park Neighborhood Association informed the board and audience that the CPNA General Meetings are held every first Thursday at 7 PM with a premeeting gathering with DPD beginning at 6:30. Meetings are held at the Mile High United Way offices.

Ms. Lenora Alexander addressed the board to follow up on an email and certified letter sent to the FPBID regarding a water main cover that was damaged by a CSG snow plow this past winter. Mr. Martinez informed the Board and Ms. Alexander that the last info received on the topic was that Denver Water had been informed by CSG, once they were made aware of the issue, and that Denver Water was addressing the repair. Mr. Martinez informed the group that he would follow up on the issue with CSG a get a status report to the affected parties.

With no further business, Dr King moved for adjournment, Mr. Beal Seconded. On unanimous vote to adjourn, the meeting was called to a close at 4:28 PM.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 2<sup>nd</sup> day of October 2019.



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FPBID Board President

Attest:



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