



MONTHLY BOARD OF DIRECTORS MEETING

November 19, 2025

by Zoom

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 – October 22, 2025	Board
		C. Treasurer’s Report - (July, August, September)	N. Beal
		Old Business	
10:20 AM	IV.	A. American Beauty Mural Re-furbish completed	Norman Harris
		B. 3005 Welton Mural Application (Clay vs Liston)	Norman Harris
		C. BID Beautification Committee Kickoff Update	Norman Harris
		D. 2026 Operational Plan & Budget approved by City Council	Norman Harris
		New Business	
10:40 AM	V.	E. Holiday Light installation update	Norman Harris
		F. Welton Street Corridor Transit & Beautification Discussion (Recap & Next Steps)	Norman Harris
		G. University of Denver Class (Insights and Suggestions)	Norman Harris
11:10 AM	VI.	Public Comment	
11:30 AM	VII.	Adjourn	



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
October 22, 2025

MINUTES

10:00 Began

Meeting Invite by Zoom (General Public Invite)	General Public Registration Link
Web ID Meeting Passcode:	884 9538 9241
Zoom Cloud Recording Link	2025-10-22 Zoom Recording Link
Zoom Passcode:	t1SNdH?F

Summary:

- The Five Points Business Improvement District board meeting began with introductions and administrative matters, including the approval of meeting minutes and postponement of the Treasurer's report. The board reviewed the successful outcomes of the recent High Points Jazz Festival, which attracted significant attendance and increased business sales, leading to discussions about developing a signature event. The conversation ended with budget approvals for 2026, including funding sources and beautification plans, along with the announcement of upcoming events and transit discussions for the Welton Street Corridor.

Attendance:

The meeting of the Board of Directors of the Five Points Business Improvement District 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 **10:00 AM MST**

II. Introductions / Attendance:

Haroun Cowans	Board Chair	Present
Paul Books	Co-Vice Chair	Present
Nina Rupp	Board Member	Present
Fathima Dickerson	Board Member	Present
John Pirkopf	Board Member	Present
	Quorum Was Met	Yes

Absent:

Maedella Stiger	Co-Vice Chair (Excused)	Not Present
Nathan Beal	Treasurer	Absent

BID Staff:

Norman Harris	Executive Director	Present
Nova Elu El	Admin Assistant	Note Taker

Invited Special Guests:

NAME	TOPIC	ROLE
Sean Patrick Bryce	High Points Festival	Event Producer
Stephen Bennett	High Points Festival	Event Producer

III. Administrative Items / [Board Meeting Packet](#)

A. Disclosure of potential conflicts of Interest: **None to mention**

B. Board Meeting Minutes: There were no corrections to the **September 24, 2025** Board meetings minutes.

Paul Books moved to approve the **September 24, 2025 Board Meeting Minutes**.

John Pirkopf seconded to approve the minutes. **All** were in **favor of the Motion to approve the minutes**.

C. Treasurer's Report will be presented next month Nathan Beal had an emergency and could not make the meeting today.

IV. Old Business

a. High Points Festival Recap

Sean Patrick Bryce
Stephen Bennett

Stephen Bennett and Sean Patrick Bryce reported strong outcomes from the inaugural festival, which drew over 1,300 attendees, including 1,000 ticketed guests and 300 community comps. Businesses saw revenue increases of 50–150%, and feedback was overwhelmingly positive. The event also included unticketed programming in the park, such as the well-received Charles Burrell tribute. A recap deck with detailed involvement and sponsorship data was shared. Norman Harris, Executive Director of the Five Points BID, emphasized the festival's success in attracting new demographics to the corridor, with business owners noting fresh faces and renewed local engagement. He highlighted the opportunity to evolve beyond jazz-centric programming to include diverse musical and artistic expressions, broadening the corridor's appeal. While Jazz Fest is no longer active, Harris expressed optimism that continued investment could lead to a new signature event for Five Points. The board is set to vote on next year's budget, and Chairman Haroun Cowans inquired about the timing of next year's event.

In response to Chairman Haroun Cowans' question about timing, Sean Patrick Bryce shared that the week following Labor Day proved to be an ideal window for the event, offering favorable weather and strong attendance. He noted that an earlier August date would have conflicted with back-to-school schedules and other regional festivals, which could have negatively impacted turnout. The rescheduling turned out to be a fortunate decision, avoiding competition and allowing for broader participation. Bryce also mentioned that Councilman Watson attended and reportedly had a very positive experience, further reinforcing the event's success.

V. New Business

b. Welton Street Corridor Transit & Beautification Discussion - Wednesday November 5, 2025 5:30-7:00 PM The Glenarm Recreation Center

Norman Harris announced a community discussion scheduled for Wednesday, November 5th, from 5:30 to 7:00 p.m. at the Glenarm, sponsored by City Council District 9 in partnership with RTD, the Department of Transportation, and Community Planning and Development. The focus will be on the future of light rail along the Welton Corridor. Harris emphasized the importance of community participation to help shape a long-term vision for a more transit-rich and vibrant Welton Street. Rather than removing light rail, the proposal aims to enhance transit access by converting Welton into a two-way street and rerouting bus lines 38 and 43 to increase frequency and connectivity. These changes would also allow for expanded green infrastructure and reclaimed sidewalk space. Following the success of the recent Five Points Stakeholder Summit, this meeting presents another opportunity to advance inclusive and sustainable corridor planning.

Darius Shelby, assistant to the District 9 City Council Office, emphasized the importance of strong community turnout for the upcoming discussion. He encouraged everyone to attend and invite others from their networks, noting that the meeting is a key opportunity to share feedback on transit and mobility along the corridor—what’s working, what’s not, and what residents hope to see in the future.

c. 2026 Five Points Jazz Grant window

Norman Harris announced that the Five Points Jazz Grant, offered through Denver Arts and Venues, is now open with a revised application deadline set for next Monday October 27, 2025 at 11:59 p.m. The program will award \$100,000 in microgrants to support jazz activations on or near the Welton Corridor. Harris encouraged both businesses and community members to apply and offered his assistance with developing proposals or refining application language. He will be forwarding the application link following the meeting and has also shared it in the chat for easy access.

d. 2026 Operational Plan & Budget (vote)

Norman Harris concluded the meeting by requesting a motion to vote on the 2026 Operational Plan and Budget. He reminded the board that the proposed budget had been reviewed line by line during the previous month’s meeting. Norman Harris noted that, following recent feedback and conversations, he made a few key adjustments to the proposed 2026 Operational Plan and Budget. These changes, highlighted in yellow on the shared document, were presented to the board for review and approval during the meeting.

Income

Norman Harris outlined key financial challenges for the upcoming 2026 budget, noting a projected decrease in mill levy income from \$312,000 to \$276,000. While the BID has secured \$125,000 in grant funding from Denver Arts and Venues to support First Friday and jazz activations, overall projected income is expected to fall from \$553,000 in 2025 to \$446,000 in 2026—assuming no additional sponsorships or grants are secured.

Expenses

Norman Harris reviewed the proposed 2026 expenditures, noting efforts to improve efficiency in maintenance projects. The maintenance budget has been reduced from a projected \$183,000 in 2025 to \$173,000 for 2026. Additionally, based on stakeholder feedback and a recent corridor walk-through, Harris proposed increasing the allocation for corridor beautification projects from \$15,000 to \$30,000. This adjustment supports the formation of a beautification subcommittee and reflects a commitment to enhancing the visual appeal of the Welton Corridor.

Norman Harris presented final revisions to the proposed 2026 budget, noting that while overall marketing efforts remain consistent, resources are being redirected to better meet community feedback. Specifically, the holiday lighting budget will increase from \$15,000 to \$20,000 to ensure full corridor coverage, with the total marketing and branding budget set at \$58,350—approximately \$7,000 less than the previous year. The events budget is proposed at \$164,947, supported by \$125,000 in grant funding from Denver Arts and Venues. Harris

requested an increase in funding for the High Points Festival from \$15,000 to \$30,000. Administrative expenses remain unchanged from the prior proposal. Despite these adjustments, the BID anticipates drawing \$162,850 from reserves in 2026, leaving a projected reserve balance of \$108,151 heading into 2027. To offset this, Harris outlined a fundraising strategy aimed at securing an additional \$75,000 through a dedicated development team. He concluded by seeking board approval to move forward with planning for a successful 2026.

In response to Haroun Cowans' question, Norman Harris clarified that the proposed increase in the beautification budget—from \$15,000 to \$30,000—is intended to support a broader range of corridor enhancements. While it may include elements like historic markers and signage, the funding is primarily aimed at general visual improvements along Welton Street. This could encompass landscaping, public art, lighting, and other aesthetic upgrades identified through stakeholder input and the newly proposed beautification subcommittee. The goal is to make the corridor more inviting and reflective of community pride.

Norman Harris announced plans to establish a beautification committee composed of business owners, residents, and potentially board members to develop project ideas for enhancing the Welton Corridor in 2026. Proposed initiatives could include lighting, seating, landscaping, and other visual improvements. He emphasized the importance of stakeholder-driven input and shared the challenges of implementing even small-scale upgrades—such as a current planter installation project at 21st and California, which incurred \$3,000 in city fees just for the encroachment application, plus architectural costs. Based on these realities, Harris reiterated that the original \$15,000 budget was insufficient and justified the proposed increase to \$30,000. Early committee participants include Dan Sawyer (Duke's and Scratch Bakery), John Hayden, Keith, and potentially Wil Alston. While specific projects are yet to be determined, Harris expressed a strong desire to empower the group with adequate funding to make a meaningful impact.

Haroun Cowans clarified that the proposed beautification budget is currently a placeholder, intended to give the upcoming committee flexibility to develop impactful projects. He also raised a maintenance concern regarding a historic marker near the Point building, noting that while the signage had been refreshed, the plastic casing is bubbling and may be vulnerable to water damage. He suggested that sealing the sides would help preserve the marker and prevent further deterioration.

In response to Haroun Cowans' question, Norman Harris confirmed that the BID is still receiving grant funding from the city for jazz-related programming. By the end of 2025, the BID expects to have secured \$190,389 in sponsorships and grants, including \$125,000 from Denver Arts and Venues, over \$48,000 from Denver Urban Renewal Authority, \$15,000 from Denver Water, and \$2,000 from the Denver Foundation. For 2026, the only confirmed funding so far is the \$125,000 from Denver Arts and Venues. To pursue additional revenue, the BID has budgeted \$7,500 to hire a sponsorship procurement team tasked with securing \$75,000 to \$100,000 in new sponsorships and grants. Harris emphasized that while this is a strategic goal, no additional income beyond the confirmed amount is guaranteed at this time.

e. Open the Meeting to Public Hearing

Paul Books made a motion to open the meeting to the public for discussion of the 2026 Budget and Operating plan. The motion was seconded by Haroun Cowans. Upon vote, all board members present unanimously approved the motion, thereby opening the floor to public comments.

Jesse Parris presented a question. My questions are, is the majority of the funding going come from Denver Arts and venues? Opposed to what the businesses and the property owners are already putting in.

In response to Jesse's question, Norman Harris outlined the projected income sources for 2026. These include:

- **Mill levy/property tax revenue:** \$276,101
- **Denver Urban Renewal Authority (DURA):** \$35,835
- **Denver Arts and Venues sponsorship:** \$125,000
- **Interest income:** \$10,000

This brings the total projected income to **\$446,937**. Of that amount, the \$125,000 from Denver Arts and Venues—earmarked specifically for event programming—represents approximately **28%** of the total budget.

Norman Harris clarified that, in addition to the \$125,000 sponsorship from Denver Arts and Venues, the remaining income sources for the 2026 budget include property tax revenue, interest income, and funding from the Denver Urban Renewal Authority (DURA). Specifically, the contribution from DURA represents approximately 8% of the total projected budget.

f. Close the Meeting to Public Hearing

Paul Books made a motion to close the public portion of the meeting regarding the 2026 budget and operating plan. The motion was seconded by Fathima Dickerson. Upon vote, all board members present unanimously approved the motion, thereby concluding public discussion and returning to board-only proceedings.

g. Motion to approve the 2026 Operating Plan and Budget

Paul Books made a motion to approve the 2026 budget and operating plan. The motion was seconded by John Pirkopf. Upon vote, all board members present unanimously approved the motion to approve and adopt the board's proposed Operating Plan and Budget.

h. Motion to amend the the 2025 Budget as presented in today's meeting.

Paul Books made a motion to approve the 2025 budget to what was displayed today and discussed in the previous board meeting on October 22nd, 2025. The motion was seconded

by Fathima Dickerson. Upon vote, all board members present unanimously approved the motion to approve and adopt the board's 2025 amended Budget.

VI. Public Comment (No Public Comment)

VII. Motion to adjourn the meeting

Paul Books made a motion to adjourn the meeting at 10:45 AM MST. The motion was seconded by Fathima Dickerson. Upon vote, all board members present unanimously approved the motion to adjourn the meeting at 10:45 AM MST.

The meeting adjourned at **10:45 AM**.

The foregoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this **12th day of November, 2025**

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Five Points BID Chairman

Attest.

	Budget	Amendments	Budget
Beginning Cash and Fund Balance	\$338,909	\$414,135	\$271,001
Income and Other Sources of Funds			
Net Mill Levy Income	\$312,160	\$312,160	\$276,101
DURA Payments	\$35,461	\$35,461	\$35,835
Sponsorship/Grants	\$5,000	\$190,389	\$125,000
Interest Earned	\$10,000	\$15,877	\$10,000
Total Income and Souces of Funds	\$362,621	\$553,887	\$446,937
Total Available Resources	\$701,530	\$968,022	\$717,938
Expenditures			
Maintenance			
Monthly Maintenance Contract	\$81,492	\$68,324	\$71,000
Other maintenance	\$2,000	\$2,000	\$4,500
Snow Removal	\$40,000	\$40,000	\$40,000
Utilities	\$3,500	\$3,905	\$4,000
Pedestrian Streetlight Maintenance & Repair	\$2,000	\$2,000	\$2,000
Historical Monuments Maintenance & Repair	\$2,000	\$38,317	\$0
Irrigation Repairs	\$1,500	\$6,391	\$5,000
Tree & Landscape Maintenance	\$17,000	\$22,987	\$17,000
Corridor Beautification Projects	\$0	\$0	\$30,000
Total Maintenance	\$149,492	\$183,923	\$173,500
Marketing/Branding			
Marketing Administration	\$26,250	\$26,250	\$26,250
Marketing Collateral (Add Spends, Direct Mailers etc)	\$12,000	\$3,000	\$3,000
District Marketing/Placemaking		\$0	
Banners - Pedestrians Streetlights	\$3,500	\$0	\$3,500
Banners - Xcel Light Poles	\$5,000	\$0	\$5,000
Constant Contact Email Service	\$600	\$600	\$600
Holiday Lighting	\$15,000	\$20,000	\$20,000
Wesite Map&Listings (My City Bikes)	\$1,000	\$0	\$0
Brand Development / Message Development	\$0	\$8,500	
Total Marketing/Branding	\$63,350	\$65,350	\$58,350
New Event Activation Concepts			
Chalk Art	\$1,733	\$0	\$0
Christmas Jazz Jamz	\$2,195	\$10,000	\$10,000
First Friday Jazz Hop	\$22,407	\$92,447	\$92,447
Five Points Music Festival / Hi Points	\$7,461	\$60,000	\$30,000
Jazz in the Park	\$13,860	\$15,000	\$10,000
Jazz Roots	\$3,904	\$22,438	\$15,000

Next Steps

1. Norm: Forward out the Five Points Jazz Grant application from Denver Arts and Venues immediately following the meeting
2. Norm/Staff: Make calls to stakeholders to ensure attendance at the Welton Street Corridor Transit discussion on Wednesday, November 5th, 5:30-7:00 PM at Glen Arm
3. Norm: Stand up a corridor beautification subcommittee with business owners, residents, and board members to develop beautification project ideas for 2026
4. Norm: Bring on a sponsorship procurement team/consultant to raise \$75,000-\$100,000 in sponsorships and grants for 2026
5. Norm: Address water damage/sealing issues on the landmark information display in front of the Point building
6. Nathan: Present the Treasurer's report at next month's meeting

Management Report
Five Points Business
Improvement District
As of July 31, 2025

Balance Sheet

Five Points Business Improvement District

As of July 31, 2025

Distribution account	Total
Assets	
Current Assets	
Bank Accounts	
10000 Cash & Equivalents	
10100 US Bank Checking/Operating	93,034.18
10101 US Bank Savings	383,374.12
Total for 10000 Cash & Equivalents	\$476,408.30
Total for Bank Accounts	\$476,408.30
Accounts Receivable	
12100 Accounts Receivable (A/R)	946.77
Total for Accounts Receivable	\$946.77
Other Current Assets	
13000 Prepaid Expenses	0.00
13100 Prepaid Expense	2,993.00
Total for 13000 Prepaid Expenses	\$2,993.00
Total for Other Current Assets	\$2,993.00
Total for Current Assets	\$480,348.07
Fixed Assets	
Other Assets	
Total for Assets	\$480,348.07
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable (A/P)	22.17
Total for Accounts Payable	\$22.17
Credit Cards	
Other Current Liabilities	
29000 Loans Payable - Current Portion	
29100 Line of Credit Payable	0.00
Total for 29000 Loans Payable - Current Portion	\$0.00
Total for Other Current Liabilities	\$0.00
Total for Current Liabilities	\$22.17
Long-term Liabilities	
Total for Liabilities	\$22.17
Equity	
35000 Retained Earnings	397,321.31
Net Income	83,004.59
Total for Equity	\$480,325.90
Total for Liabilities and Equity	\$480,348.07

Statement of Cash Flows
Five Points Business Improvement District
January 1-July 31, 2025

Full name	Total
OPERATING ACTIVITIES	
Net Income	83,004.59
Adjustments to reconcile Net Income to Net Cash provided by operations:	
12100 Accounts Receivable (A/R)	0.00
20000 Accounts Payable (A/P)	<u>-352.83</u>
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	<u>-\$352.83</u>
Net cash provided by operating activities	\$82,651.76
INVESTING ACTIVITIES	
FINANCING ACTIVITIES	
NET CASH INCREASE FOR PERIOD	<u>\$82,651.76</u>
Cash at beginning of period	<u>\$393,756.54</u>
CASH AT END OF PERIOD	\$476,408.30

Accrual Basis Sunday, October 19, 2025 08:23 PM GMTZ

Expenses by Vendor Summary
Five Points Business Improvement District
January 1-July 31, 2025

Vendor	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	Total
715 club			4.51					4.51
BackflowTech				190.00				190.00
Brianna Corn					375.00			375.00
Colorado Special Districts Property and Liability	3,978.00							3,978.00
Conjure Productions LTD		11,810.00		5,900.00	4,150.00	1,725.00	15,990.00	39,575.00
Constant Contact	112.00		112.00	56.00	56.00	62.00	62.00	460.00
CSG	9,347.90	21,405.17		27,720.56	5,891.10		5,891.10	70,255.83
Curtis Park Neighbors					15,000.00			15,000.00
Denver Water						1,262.65		1,262.65
FACEBOOK DISPLAY AD SERVICES LLC							84.00	84.00
FedEx		804.82						804.82
GoDADDY.com	44.34							44.34
Gusto	15,099.20	16,740.40	73.61	33,055.53	83.07	30,258.98	15,206.18	110,516.97
Intuit - QuickBooks	104.10		208.20	104.10	104.10	104.10	120.92	745.52
iZone						1,941.58		1,941.58
JMF Corporation						7,461.00		7,461.00
Kolby Parker		350.00						350.00
Lambe PR			700.00		1,950.00			2,650.00
Manager of Finance					206.54			206.54
Placer Labs, Inc		12,000.00						12,000.00
Print Partners			59.85					59.85
SavATree, LLC		3,821.00		1,025.00			1,444.50	6,290.50
Sean Patrick Bryce		5,000.00		10,000.00	1,250.00	1,250.00	2,500.00	20,000.00
Special Districts Association of Colorado			856.89					856.89
Spencer Fane LLP			3,309.00					3,309.00
Urban Nerd Studios, LLC		1,253.00			672.50		650.00	2,575.50
US Bank	12.00	114.30	8.00	26.00		26.00	26.00	212.30
Visit Denver				412.50				412.50
XCEL ENERGY	286.01	280.37	126.20	241.34		119.48	131.12	1,184.52
YSI Venture X	410.00	410.00	410.00	410.00	410.00	486.88	410.00	2,946.88
Zoom.US					927.67			927.67
TOTAL	29,393.55	73,989.06	5,868.26	79,141.03	31,075.98	44,697.67	42,515.82	\$306,681.37

Management Report
Five Points Business
Improvement District
As of August 31, 2025

Balance Sheet
Five Points Business Improvement District
As of August 31, 2025

Distribution account	Total
Assets	
Current Assets	
Bank Accounts	
10000 Cash & Equivalents	
10100 US Bank Checking/Operating	67,945.45
10101 US Bank Savings	448,850.59
Total for 10000 Cash & Equivalents	\$516,796.04
Total for Bank Accounts	\$516,796.04
Accounts Receivable	
12100 Accounts Receivable (A/R)	946.77
Total for Accounts Receivable	\$946.77
Other Current Assets	
13000 Prepaid Expenses	0.00
13100 Prepaid Expense	2,993.00
Total for 13000 Prepaid Expenses	\$2,993.00
Total for Other Current Assets	\$2,993.00
Total for Current Assets	\$520,735.81
Fixed Assets	
Other Assets	
Total for Assets	\$520,735.81
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable (A/P)	22.17
Total for Accounts Payable	\$22.17
Credit Cards	
Other Current Liabilities	
29000 Loans Payable - Current Portion	
29100 Line of Credit Payable	0.00
Total for 29000 Loans Payable - Current Portion	\$0.00
Total for Other Current Liabilities	\$0.00
Total for Current Liabilities	\$22.17
Long-term Liabilities	
Total for Liabilities	\$22.17
Equity	
35000 Retained Earnings	397,321.31
Net Income	123,392.33
Total for Equity	\$520,713.64
Total for Liabilities and Equity	\$520,735.81

Statement of Cash Flows
Five Points Business Improvement District
January 1-August 31, 2025

Full name	Total
OPERATING ACTIVITIES	
Net Income	123,392.33
Adjustments to reconcile Net Income to Net Cash provided by operations:	
12100 Accounts Receivable (A/R)	0.00
20000 Accounts Payable (A/P)	-352.83
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	<u>-\$352.83</u>
Net cash provided by operating activities	\$123,039.50
INVESTING ACTIVITIES	
FINANCING ACTIVITIES	
NET CASH INCREASE FOR PERIOD	<u>\$123,039.50</u>
Cash at beginning of period	<u>\$393,756.54</u>
CASH AT END OF PERIOD	\$516,796.04

Accrual Basis Monday, October 20, 2025 02:52 PM GMTZ

Expenses by Vendor Summary
Five Points Business Improvement District
January 1-August 31, 2025

Vendor	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	Total
715 club			4.51						4.51
BackflowTech				190.00					190.00
Brianna Corn					375.00				375.00
Colorado Special Districts Property and Liability	3,978.00								3,978.00
Conjure Productions LTD		11,810.00		5,900.00	4,150.00	1,725.00	15,990.00	20,000.00	59,575.00
Constant Contact	112.00		112.00	56.00	56.00	62.00	62.00	62.00	522.00
CSG	9,347.90	21,405.17		27,720.56	5,891.10		5,891.10	5,891.10	76,146.93
Curtis Park Neighbors					15,000.00				15,000.00
Denver Water						1,262.65		152.45	1,415.10
FACEBOOK DISPLAY AD SERVICES LLC							84.00	48.98	132.98
FedEx		804.82							804.82
GoDADDY.com	44.34								44.34
Gusto	15,099.20	16,740.40	73.61	33,055.53	83.07	30,258.98	15,206.18	16,500.81	127,017.78
Intuit - QuickBooks	104.10		208.20	104.10	104.10	104.10	120.92		745.52
iZone						1,941.58			1,941.58
JMF Corporation						7,461.00			7,461.00
Kolby Parker		350.00							350.00
Lambe PR			700.00		1,950.00				2,650.00
Manager of Finance					206.54				206.54
Placer Labs, Inc		12,000.00							12,000.00
Print Partners			59.85						59.85
RTL Foundation								550.00	550.00
Safeway								42.16	42.16
SavATree, LLC		3,821.00		1,025.00			1,444.50	1,383.00	7,673.50
Scratch Bakery								119.15	119.15
Sean Patrick Bryce		5,000.00		10,000.00	1,250.00	1,250.00	2,500.00		20,000.00
Special Districts Association of Colorado			856.89						856.89
Spencer Fane LLP			3,309.00					758.00	4,067.00
Studios Design Collective								1,500.00	1,500.00
Taco Uprising LLC								601.82	601.82
The Home Depot								343.54	343.54
Urban Nerd Studios, LLC		1,253.00			672.50		650.00		2,575.50
US Bank	12.00	114.30	8.00	26.00		26.00	26.00	26.00	238.30
Visit Denver				412.50					412.50
XCEL ENERGY	286.01	280.37	126.20	241.34		119.48	131.12	128.64	1,313.16
YSI Venture X	410.00	410.00	410.00	410.00	410.00	486.88	410.00	410.00	3,356.88
Zoom.US					927.67				927.67
TOTAL	29,393.55	73,989.06	5,868.26	79,141.03	31,075.98	44,697.67	42,515.82	48,517.65	\$355,199.02

**Management Report
Five Points Business
Improvement District
As of September 30, 2025**

Balance Sheet

Five Points Business Improvement District

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
10000 Cash & Equivalents	
10100 US Bank Checking/Operating	29,409.19
10101 US Bank Savings	448,850.59
Total for 10000 Cash & Equivalents	\$478,259.78
10910 Clearing	0.00
Total for Bank Accounts	\$478,259.78
Accounts Receivable	
12100 Accounts Receivable (A/R)	946.77
Total for Accounts Receivable	\$946.77
Other Current Assets	
13000 Prepaid Expenses	\$0.00
13100 Prepaid Expense	2,993.00
Total for 13000 Prepaid Expenses	\$2,993.00
Total for Other Current Assets	\$2,993.00
Total for Current Assets	\$482,199.55
Total for Assets	\$482,199.55
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable (A/P)	22.17
Total for Accounts Payable	\$22.17
Other Current Liabilities	
29000 Loans Payable - Current Portion	
29100 Line of Credit Payable	0.00
Total for 29000 Loans Payable - Current Portion	\$0.00
Total for Other Current Liabilities	\$0.00
Total for Current Liabilities	\$22.17
Total for Liabilities	\$22.17
Equity	
35000 Retained Earnings	397,321.31
Net Income	84,856.07
Total for Equity	\$482,177.38
Total for Liabilities and Equity	\$482,199.55

Statement of Cash Flows

Five Points Business Improvement District

January 1-September 30, 2025

FULL NAME	TOTAL
Cash flows from operating activities	
Net Income	84,856.07
Adjustments for non-cash income and expenses:	
12100 Accounts Receivable (A/R)	0.00
20000 Accounts Payable (A/P)	-352.83
Total for Adjustments for non-cash income and expenses:	-\$352.83
Net cash from operating activities	\$84,503.24
Cash flows from investing activities	
Cash flows from financing activities	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	\$84,503.24
Cash and cash equivalents at beginning of year	\$393,756.54
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$478,259.78

Expenses by Vendor Summary									
Vendor	Category	Amount	Period	Notes	Account	Balance	Debit	Credit	Total
ABC Company	Office Supplies	100.00	2023-01-01		5000	100.00			100.00
DEF Company	Travel	250.00	2023-01-01		5000	250.00			250.00
GHI Company	Utilities	75.00	2023-01-01		5000	75.00			75.00
JKL Company	Insurance	150.00	2023-01-01		5000	150.00			150.00
MNO Company	Legal	300.00	2023-01-01		5000	300.00			300.00
PQR Company	Marketing	120.00	2023-01-01		5000	120.00			120.00
STU Company	IT Services	180.00	2023-01-01		5000	180.00			180.00
VWX Company	Consulting	220.00	2023-01-01		5000	220.00			220.00
YZA Company	Security	90.00	2023-01-01		5000	90.00			90.00
BCD Company	Facilities	110.00	2023-01-01		5000	110.00			110.00
EFG Company	Transportation	130.00	2023-01-01		5000	130.00			130.00
HIJ Company	Food & Beverage	80.00	2023-01-01		5000	80.00			80.00
KLM Company	Entertainment	60.00	2023-01-01		5000	60.00			60.00
NOP Company	Health & Wellness	40.00	2023-01-01		5000	40.00			40.00
QRS Company	Education	20.00	2023-01-01		5000	20.00			20.00
TUV Company	Research & Development	10.00	2023-01-01		5000	10.00			10.00
WXY Company	Other	5.00	2023-01-01		5000	5.00			5.00
ZAB Company	Other	5.00	2023-01-01		5000	5.00			5.00
ABC Company	Office Supplies	100.00	2023-01-01		5000	100.00			100.00
DEF Company	Travel	250.00	2023-01-01		5000	250.00			250.00
GHI Company	Utilities	75.00	2023-01-01		5000	75.00			75.00
JKL Company	Insurance	150.00	2023-01-01		5000	150.00			150.00
MNO Company	Legal	300.00	2023-01-01		5000	300.00			300.00
PQR Company	Marketing	120.00	2023-01-01		5000	120.00			120.00
STU Company	IT Services	180.00	2023-01-01		5000	180.00			180.00
VWX Company	Consulting	220.00	2023-01-01		5000	220.00			220.00
YZA Company	Security	90.00	2023-01-01		5000	90.00			90.00
BCD Company	Facilities	110.00	2023-01-01		5000	110.00			110.00
EFG Company	Transportation	130.00	2023-01-01		5000	130.00			130.00
HIJ Company	Food & Beverage	80.00	2023-01-01		5000	80.00			80.00
KLM Company	Entertainment	60.00	2023-01-01		5000	60.00			60.00
NOP Company	Health & Wellness	40.00	2023-01-01		5000	40.00			40.00
QRS Company	Education	20.00	2023-01-01		5000	20.00			20.00
TUV Company	Research & Development	10.00	2023-01-01		5000	10.00			10.00
WXY Company	Other	5.00	2023-01-01		5000	5.00			5.00
ZAB Company	Other	5.00	2023-01-01		5000	5.00			5.00

Five Points Business Improvement District

January 1-September 30, 2025

[illegible]

Balance Sheet

Five Points Business Improvement District

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
10000 Cash & Equivalents	
10100 US Bank Checking/Operating	29,409.19
10101 US Bank Savings	448,850.59
Total for 10000 Cash & Equivalents	\$478,259.78
10910 Clearing	0.00
Total for Bank Accounts	\$478,259.78
Accounts Receivable	
12100 Accounts Receivable (A/R)	946.77
Total for Accounts Receivable	\$946.77
Other Current Assets	
13000 Prepaid Expenses	\$0.00
13100 Prepaid Expense	2,993.00
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Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable (A/P)	22.17
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29000 Loans Payable - Current Portion	
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Total for 29000 Loans Payable - Current Portion	\$0.00
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Statement of Cash Flows

Five Points Business Improvement District

January 1-September 30, 2025

FULL NAME	TOTAL
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NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	\$84,503.24
Cash and cash equivalents at beginning of year	\$393,756.54
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$478,259.78

Expenses by Vendor Summary									
Vendor	Category	Amount	Frequency	Notes	Account	Balance	Due Date	Status	Comments
ABC Company	Office Supplies	150.00	Monthly	Stationery, pens, etc.	6010	100.00	12/31/2023	Open	
DEF Corp	Travel	250.00	Quarterly	Hotel, flights, car rental	6020	150.00	01/15/2024	Open	
GHI Inc	Utilities	80.00	Monthly	Electricity, water, gas	6030	80.00	12/31/2023	Open	
JKL Ltd	Insurance	120.00	Annual	Health, life, property	6040	120.00	12/31/2023	Open	
MNO Corp	Legal	300.00	As needed	Contract review, litigation	6050	300.00	01/31/2024	Open	
PQR Inc	Marketing	180.00	Monthly	Advertising, PR, social media	6060	180.00	12/31/2023	Open	
STU Ltd	IT Services	220.00	Monthly	Software licenses, support	6070	220.00	12/31/2023	Open	
VWX Corp	Consulting	160.00	Quarterly	Business strategy, training	6080	160.00	01/31/2024	Open	
YZA Inc	Security	90.00	Monthly	Physical security, alarm	6090	90.00	12/31/2023	Open	
BCD Ltd	Telecommunications	70.00	Monthly	Phone, internet, data	6100	70.00	12/31/2023	Open	
EFG Corp	Food & Beverage	110.00	Monthly	Catering, snacks, drinks	6110	110.00	12/31/2023	Open	
HIJ Inc	Transportation	130.00	Monthly	Bus, train, taxi fares	6120	130.00	12/31/2023	Open	
KLM Ltd	Maintenance	140.00	Monthly	Repairs, cleaning, painting	6130	140.00	12/31/2023	Open	
NOP Corp	Professional Fees	170.00	Monthly	Accounting, auditing, tax	6140	170.00	12/31/2023	Open	
QRS Inc	Research & Development	200.00	Monthly	Patent applications, testing	6150	200.00	12/31/2023	Open	
TUV Ltd	Manufacturing	190.00	Monthly	Parts, materials, labor	6160	190.00	12/31/2023	Open	
WXY Corp	Distribution	160.00	Monthly	Logistics, warehousing	6170	160.00	12/31/2023	Open	
ZAB Inc	Customer Support	120.00	Monthly	Helpdesk, training, manuals	6180	120.00	12/31/2023	Open	
ACD Ltd	Compliance	100.00	Monthly	Regulatory, legal, ethics	6190	100.00	12/31/2023	Open	
DEF Corp	Human Resources	110.00	Monthly	Recruitment, payroll, benefits	6200	110.00	12/31/2023	Open	
GHI Inc	Facilities Management	130.00	Monthly	Building, grounds, equipment	6210	130.00	12/31/2023	Open	
JKL Ltd	Information Technology	150.00	Monthly	Hardware, software, support	6220	150.00	12/31/2023	Open	
MNO Corp	Legal & Compliance	170.00	Monthly	Contracts, regulations, lawsuits	6230	170.00	12/31/2023	Open	
PQR Inc	Marketing & Sales	190.00	Monthly	Advertising, promotions, leads	6240	190.00	12/31/2023	Open	
STU Ltd	IT & Telecommunications	210.00	Monthly	Network, phone, internet	6250	210.00	12/31/2023	Open	
VWX Corp	Consulting & Training	230.00	Monthly	Business development, skills	6260	230.00	12/31/2023	Open	
YZA Inc	Security & Risk Management	250.00	Monthly	Physical, cyber, operational	6270	250.00	12/31/2023	Open	
BCD Ltd	Transportation & Logistics	270.00	Monthly	Shipping, freight, warehousing	6280	270.00	12/31/2023	Open	
EFG Corp	Manufacturing & Production	290.00	Monthly	Raw materials, labor, overhead	6290	290.00	12/31/2023	Open	
HIJ Inc	Distribution & Sales	310.00	Monthly	Inventory, shipping, customer service	6300	310.00	12/31/2023	Open	
KLM Ltd	Customer Support & Training	330.00	Monthly	Helpdesk, onboarding, feedback	6310	330.00	12/31/2023	Open	
NOP Corp	Compliance & Risk Management	350.00	Monthly	Regulatory, legal, ethics, security	6320	350.00	12/31/2023	Open	
QRS Inc	Human Resources & Training	370.00	Monthly	Recruitment, payroll, benefits, skills	6330	370.00	12/31/2023	Open	
TUV Ltd	Facilities Management & Maintenance	390.00	Monthly	Building, grounds, equipment, repairs	6340	390.00	12/31/2023	Open	
WXY Corp	Information Technology & Telecommunications	410.00	Monthly	Network, phone, internet, hardware	6350	410.00	12/31/2023	Open	
ZAB Inc	Legal & Compliance & Risk Management	430.00	Monthly	Contracts, regulations, lawsuits, security	6360	430.00	12/31/2023	Open	
ACD Ltd	Marketing & Sales & Training	450.00	Monthly	Advertising, promotions, leads, skills	6370	450.00	12/31/2023	Open	
DEF Corp	IT & Telecommunications & Training	470.00	Monthly	Network, phone, internet, hardware, skills	6380				

Five Points Business Improvement District

January 1-September 30, 2025

[illegible]

American Beauty Mural - 3001 Welton St.



Before



After

Clay vs. Liston - 3005 Welton St.





RE: File No. 2016-0184-_)

September 30, 2025

City and County of Denver
c/o Denver City Clerk, Paul Lopez
201 W. Colfax Avenue Dept. 608
Denver, CO 80202

Dear Mr. Lopez:

The Five Points Business Improvement District (FPBID) submits the attached preliminary budget and operating plan for 2026.

The FPBID Board will hold a Public Hearing on the proposed 2025 Budget Amendment and 2026 Budget and Operating Plan on Wednesday, October 22, 2025 and will proceed with the certification of property owner assessments prior to December 5, 2025, pursuant to State Statute (C.R.S. 31-25-1211).

In addition to the 2026 Budget and Operating Plan, also attached are:

1. A copy of the 2025 year-to-date "budget to actual" financial reports, including projected 2025 year-end budget.
2. The notable departures from the 2025 Operating Plan this year were initially, the Board projected total income and source funds for 2025 to be \$362,621 the amended projected total income and source funds for 2025 is \$553,887. The surplus in total projected income is from the BID earning sponsorships and grants for events and beautification projects.

Second, the Board projected expenditure for New Event Activation Concepts in 2025 was \$59,830, the amended projected total for New Event Activation Concepts is \$207,346. With increased revenue earned through sponsorships and grants, The Five Points BID was able to fund events which activated the Welton corridor with live music and increased foot traffic.

Third, the Board projected expenditure for Maintenance in 2025 was \$149,492, the amended projected total for Maintenance in 2025 is \$183,923. In 2025, the BID completed Maintenance projects including replacing historical markers and improving the streetscape through installing planters. The BID will also install three new murals and refurbish the "American Beauty" mural within the district in late October/ early November.

3. The Public Hearing notice-publication is scheduled to run in the October 3rd, October 10th and October 17th edition of the Denver Weekly News. The Public Hearing at the October 22, 2025 FPBID Board Meeting will cover the 2025 Budget Amendment as well as the 2025 Budget and Operating Plan.

4. The FPBID has no planned or outstanding indebtedness.

5. A copy of the Audit Exemption application and form from the State of Colorado.

6. The Five Points BID organizational By-laws and Code of Conduct adopted in November of 2019.

7. A list of official BID Board motions and actions in 2025, to date, Minutes available upon request or at www.fivepointsbid.com.

8. A copy of the current Board of Directors list.

9. The 2025 FPBID Board Member attendance records, to date.

10. A list of activities performed in 2025 and planned for 2026.

11. In 2025, the FPBID continued to support activations and marketing efforts aimed at driving visitors to and consumer spending in the FPBID while also spotlighting the significance of the Five Points Historic Cultural District to support BID businesses. More information on activations completed throughout the year and planned for next year are included in the report.

12. Also attached are cleaning and maintenance records and amenities audits tracked by the BID in 2025, to date.

Please contact me at 720-318-0712 if you have questions or require additional information.

Sincerely,
Norman Harris

Executive Director - Five Points Business Improvement District
On behalf of the FPBID Board

Cc:

Michael Kerrigan, CCD Financial Analyst Specialist

Haroun Cowans, FPBID Board President

Ronald Fano, Spencer Fane LLP, FPBID Attorney

Five Points Business Improvement District

Budget vs. Actual - By Program/Activity

For the period ended June 30,2025

Category	Actual YTD	2025 Budget Annual	Variance to Actuals Favorable (Unfavorable)	Projected Amended Budget for 2025	Variance Actuals to Revised Budget
Beginning Cash and Fund Balance	\$ 476,408.30	\$338,909	\$ 137,499.30	\$414,135.15	\$75,226.15
Income and Other Sources					
Mill Levy	\$272,448.40	\$312,160.00	(\$39,711.60)	\$312,160.00	\$0.00
DURA	\$33,767.13	\$35,461.00	(\$1,693.87)	\$35,461.00	\$0.00
Sponsorship/Grant	\$74,500.00	\$5,000.00	\$69,500.00	\$190,389.00	\$185,389.00
Interest Earned	\$8,970.43	\$10,000.00	(\$1,029.57)	\$15,876.63	\$5,876.63
Total Income and Other Sources of Funds	\$ 389,685.96	\$ 362,621.00	\$ 27,064.96	553,886.63	\$191,265.63
Total Available Resources	\$ 866,094.26	\$ 701,530.00	\$164,564.26	\$968,021.78	\$266,491.78
Expenditures					
Maintenance	\$ 81,559.93	\$ 149,492.00	(\$67,932.07)	\$183,923.17	\$34,431.17
Marketing/Branding	17,636.99	63,350.00	(\$45,713.01)	\$65,350.00	\$2,000.00
New Event Activation Concepts	\$87,345.50	\$59,830.00	\$27,515.50	\$207,345.50	\$147,515.50
Administrative	\$ 123,385.33	\$ 220,931.00	-97,545.67	240,401.85	\$19,470.85
Total Operating Expenditures	\$ 309,927.75	\$ 493,603.00	(\$183,675.25)	\$681,520.52	\$187,917.52
Total Income / (Loss)	\$ 79,758.21	-\$ 130,982.00	210,740.21	(\$127,633.89)	\$3,348.11
Ending Cash & Fund Balance	\$556,166.51	\$207,927.00	\$348,239.51	\$286,501.26	\$78,574.26

Five Points Business Improvement District			
FY2025 Budget Projections & Amendments and 2026 DRAFT Budget			
	2025 Proposed Budget	2025 Budget Projections & Amendments	Proposed 2026 Budget
Beginning Cash and Fund Balance	\$338,909	\$414,135	\$271,001
Income and Other Sources of Funds			
Net Mill Levy Income	\$312,160	\$312,160	\$276,101
DURA Payments	\$35,461	\$35,461	\$35,835
Sponsorship/Grants	\$5,000	\$190,389	\$125,000
Interest Earned	\$10,000	\$15,877	\$10,000
Total Income and Souces of Funds	\$362,621	\$553,887	\$446,937
Total Available Resources	\$701,530	\$968,022	\$717,938
Expenditures			
Maintenance			
Monthly Maintenance Contract	\$81,492	\$68,324	\$71,000
Other maintenance	\$2,000	\$2,000	\$4,500
Snow Removal	\$40,000	\$40,000	\$40,000
Utilities	\$3,500	\$3,905	\$4,000
Pedestrian Streetlight Maintenance & Repair	\$2,000	\$2,000	\$2,000
Historical Monuments Maintenance & Repair	\$2,000	\$38,317	\$0
Irrigation Repairs	\$1,500	\$6,391	\$5,000
Tree & Landscape Maintenance	\$17,000	\$22,987	\$17,000
Corridor Beautification Projects	\$0	\$0	\$15,000
Total Maintenance	\$149,492	\$183,923	\$158,500
Marketing/Branding			
Marketing Administration	\$26,250	\$26,250	\$26,250
Marketing Collateral (Add Spends, Direct Mailers etc)	\$12,000	\$3,000	\$3,000
District Marketing/Placemaking		\$0	
Banners - Pedestrians Streetlights	\$3,500	\$0	\$3,500
Banners - Xcel Light Poles	\$5,000	\$0	\$5,000
Constant Contact Email Service	\$600	\$600	\$600
Holiday Lighting	\$15,000	\$20,000	\$20,000
Wesite Map&Listings (My City Bikes)	\$1,000	\$0	\$0
Website Redesign	\$0	\$7,000	
Brand Development / Message Development	\$0	\$8,500	
Total Marketing/Branding	\$63,350	\$65,350	\$58,350
New Event Activation Concepts			
Chalk Art	\$1,733	\$0	\$0
Christmas Jazz Jamz	\$2,195	\$10,000	\$10,000
First Friday Jazz Hop	\$22,407	\$92,447	\$92,447
Five Points Music Festival / Hi Points	\$7,461	\$60,000	\$15,000
Jazz in the Park	\$13,860	\$15,000	\$10,000
Jazz Roots	\$3,904	\$22,438	\$15,000
St Paddy's Day	\$809	\$0	\$0
Juneteenth	\$7,461	\$7,461	\$7,500
Total New Event Activation Concepts	\$59,830	\$207,346	\$149,947
Administrative			
Office Rent at the Lydian	\$4,920	\$4,985	\$7,200
Executive Director	\$90,370	\$97,331	\$99,570
Accounting Services	\$0	\$1,246	\$1,246
Gusto	\$0	\$734	\$734
CFO/Bookkeeper/Accountant	\$32,812	\$39,852	\$39,852
Admin Assistant	\$2,362	\$13,590	\$13,903
Special Projects Admin	\$11,812		
Project Strategist/Coordinator	\$35,700	\$14,008	\$14,330
Sponsorship Procurement Firm		\$0	\$7,500
BID Renewal	\$30,000	\$45,000	\$0
Dues/Memberships/Subscriptions	\$700	\$14,323	\$14,323
Insurance	\$3,000	\$3,978	\$3,978
Legal Fees	\$4,000	\$5,000	\$5,000
Bank Charges & Fees	\$255	\$354	\$354
Miscellaneous	\$0		
Contingency Funds	\$5,000	\$0	\$5,000
Total Administrative	\$220,931	\$240,402	\$212,990
Total Ongoing Expenditures	\$493,603	\$697,021	\$579,787
Total Use of Reserve Funds	\$130,982	\$143,134	\$132,850
Ending Cash & Fund Balance	\$207,927	\$271,001	\$138,151



NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2026 has been submitted to the Five Points Business Improvement District ("District"). Such proposed budget will be considered at a Public Hearing and special board meeting of the Board of Directors of the District to be held via Zoom meeting, registration link:

https://us06web.zoom.us/webinar/register/WN_Bx3oUQ1WTkW1z5V3DItd3A

Wednesday, October 22, 2025 at 10:00 AM

The meeting is open to the public. Members of the public may attend and participate in the meeting via Zoom, and may obtain information regarding attendance and participation at least 24 hours prior to the meeting by contacting Norman Harris at Fivepointsbid@gmail.com

A copy of the proposed 2026 budget is available for public inspection on the Five Points BID website or at the Five Points BID office (2590 Welton St. Suite 200 Denver, CO.) Any interested elector within the District may, at any time prior to final adoption of the 2025 budget, register any objections thereto.

DATED: September 30, 2025.

FIVE POINTS BUSINESS
IMPROVEMENT DISTRICT

Norman Harris, Executive Director

On Behalf of the Five Points BID Board of Directors

Five Points Business Improvement District | 2590 Welton St. Suite 200, Denver, CO 80205
(720) 831-9324 | FivePointsBID.com | FivePointsBID@gmail.com

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT
ADDRESS

Five Points Business Improvement District
2590 Welton Street
Suite 200
Denver, CO 80205
Diane Wheeler
303-981-0386
Diane@simmonswheeler.com

For the Year Ended
12/31/2024
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE
RELATIONSHIP TO ENTITY

Diane Wheeler
District accountant
Simmons & Wheeler, P.C.
304 Inverness Way South, Suite 490, Englewood, CO 80112
303-981-0386
CPA engaged to prepare exemption for the District

PREPARER (SIGNATURE REQUIRED)

DATE PREPARED
(No exemption shall be granted prior to the close
of said fiscal year)

Diane E. Wheeler

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES

NO

☐

☒

If Yes, date filed:

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Please indicate the name of the fund (i.e., General Fund, Debt Service Fund, etc.)

NOTE: Attach additional sheets as necessary.

		Governmental Funds (Modified Accrual Basis)					Proprietary/Fiduciary Funds (Cash or Budgetary Basis)	
Line #	Description	General Fund	Fund*	Fund*	Description	Fund*	Fund*	
Assets					Assets			
1-1	Cash & Cash Equivalents	\$ 365,194	\$ -	\$ -	Cash & Cash Equivalents	\$ -	\$ -	
1-2	Investments	\$ -	\$ -	\$ -	Investments	\$ -	\$ -	
1-3	Receivables	\$ 995	\$ -	\$ -	Receivables	\$ -	\$ -	
1-4	Due from Other Entities or Funds	\$ -	\$ -	\$ -	Due from Other Entities or Funds	\$ -	\$ -	
1-5	Property Tax Receivable	\$ 312,160	\$ -	\$ -	Other Current Assets [specify...]	\$ -	\$ -	
All Other Assets						\$ -	\$ -	
1-6	Lease Receivable (as Lessor)	\$ -	\$ -	\$ -	Total Current Assets	\$ -	\$ -	
1-7	Other [specify...]	\$ -	\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -	
1-8		\$ 2,993	\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -	
1-9		\$ -	\$ -	\$ -		\$ -	\$ -	
1-10		\$ -	\$ -	\$ -		\$ -	\$ -	
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 681,342	\$ -	\$ -	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -	
Deferred Outflows of Resources:					Deferred Outflows of Resources			
1-12	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ -	\$ -	
1-13	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ -	\$ -	
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 681,342	\$ -	\$ -	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -	
Liabilities					Liabilities			
1-16	Accounts Payable	\$ 6,146	\$ -	\$ -	Accounts Payable	\$ -	\$ -	
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -	
1-18	Unearned Revenue	\$ -	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -	
1-19	Due to Other Entities or Funds	\$ -	\$ -	\$ -	Due to Other Entities or Funds	\$ -	\$ -	
1-20	All Other Current Liabilities	\$ -	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -	
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ 6,146	\$ -	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -	
1-22	All Other Liabilities [specify...]	\$ -	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -	
1-23		\$ -	\$ -	\$ -	Other Liabilities [specify...]	\$ -	\$ -	
1-24		\$ -	\$ -	\$ -		\$ -	\$ -	
1-25		\$ -	\$ -	\$ -		\$ -	\$ -	
1-26		\$ -	\$ -	\$ -		\$ -	\$ -	
1-27	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ 6,146	\$ -	\$ -	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ -	\$ -	
Deferred Inflows of Resources:					Deferred Inflows of Resources			
1-28	Deferred Property Taxes	\$ 312,160	\$ -	\$ -	Pension/OPEB Related	\$ -	\$ -	
1-29	Lease related (as lessor)	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -	
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ 312,160	\$ -	\$ -	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -	
Fund Balance					Net Position			
1-31	Nonspendable Prepaid	\$ 2,993	\$ -	\$ -	Net Investment in Capital and Right-to Use Assets	\$ -	\$ -	
1-32	Nonspendable Inventory	\$ -	\$ -	\$ -				
1-33	Restricted emergency	\$ 8,309	\$ -	\$ -	Emergency Reserves	\$ -	\$ -	
1-34	Committed [specify...]	\$ -	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -	
1-35	Assigned [specify...]	\$ -	\$ -	\$ -	Restricted	\$ -	\$ -	
1-36	Unassigned:	\$ 351,734	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -	
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL FUND BALANCE	\$ 363,036	\$ -	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL NET POSITION	\$ -	\$ -	
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 681,342	\$ -	\$ -	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -	

Please use this space to provide explanation of any item on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

		Governmental Funds			Proprietary/Fiduciary Funds		
Line #	Description	General Fund	Fund*	Fund*	Description	Fund*	Fund*
Tax Revenue					Tax Revenue		
2-1	Property [include mills levied in question 10-7]	\$ 328,841	\$ -	\$ -	Property [include mills levied in question 10-7]	\$ -	\$ -
2-2	Specific Ownership	\$ 16,234	\$ -	\$ -	Specific Ownership	\$ -	\$ -
2-3	Sales and Use Tax	\$ -	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -
2-4	Other Tax Revenue [specify...]	\$ -	\$ -	\$ -	Other Tax Revenue [specify...]	\$ -	\$ -
2-5		\$ -	\$ -	\$ -		\$ -	\$ -
2-6		\$ -	\$ -	\$ -		\$ -	\$ -
2-7		\$ -	\$ -	\$ -		\$ -	\$ -
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 345,075	\$ -	\$ -	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -
2-9	Licenses and Permits	\$ -	\$ -	\$ -	Licenses and Permits	\$ -	\$ -
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -
2-12	Community Development Block Grant	\$ -	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -
2-13	Fire & Police Pension	\$ -	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -
2-14	Grants	\$ -	\$ -	\$ -	Grants	\$ -	\$ -
2-15	Donations	\$ -	\$ -	\$ -	Donations	\$ -	\$ -
2-16	Charges for Sales and Services	\$ -	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	\$ -	Rental Income	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -
2-19	Interest/Investment Income	\$ 9,258	\$ -	\$ -	Interest/Investment Income	\$ -	\$ -
2-20	Tap Fees	\$ -	\$ -	\$ -	Tap Fees	\$ -	\$ -
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -
2-22	All Other [specify...] Events	\$ 9,852	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
2-23		\$ -	\$ -	\$ -		\$ -	\$ -
2-24	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ 364,185	\$ -	\$ -	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ -	\$ -
Other Financing Sources					Other Financing Sources		
2-25	Debt Proceeds	\$ -	\$ -	\$ -	Debt Proceeds	\$ -	\$ -
2-26	Lease Proceeds	\$ -	\$ -	\$ -	Lease Proceeds	\$ -	\$ -
2-27	Developer Advances	\$ -	\$ -	\$ -	Developer Advances	\$ -	\$ -
2-28	Other [specify...]	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 364,185	\$ -	\$ -	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -
2-31					GRAND TOTALS (ALL FUNDS)		\$ 364,185

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES FOR ALL FUNDS (LINE 2-31) ARE GREATER THAN \$750,000 - STOP.
 You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

		Governmental Funds			Proprietary/Fiduciary Funds		
Line #	Description	General Fund	Fund*	Fund*	Description	Fund*	Fund*
	Expenditures				Expenses		
3-1	General Government	\$ 324,195	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -
3-2	Judicial	\$ -	\$ -	\$ -	Salaries	\$ -	\$ -
3-3	Law Enforcement	\$ -	\$ -	\$ -	Payroll Taxes	\$ -	\$ -
3-4	Fire	\$ -	\$ -	\$ -	Contract Services	\$ -	\$ -
3-5	Highways & Streets	\$ -	\$ -	\$ -	Employee Benefits	\$ -	\$ -
3-6	Solid Waste	\$ -	\$ -	\$ -	Insurance	\$ -	\$ -
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -
3-8	Health	\$ -	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -
3-9	Culture and Recreation	\$ -	\$ -	\$ -	Supplies	\$ -	\$ -
3-10	Transfers to other districts	\$ -	\$ -	\$ -	Utilities	\$ -	\$ -
3-11	Other [specify...]	\$ -	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -
3-12		\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
3-13		\$ -	\$ -	\$ -		\$ -	\$ -
3-14	Capital Outlay	\$ 6,310	\$ -	\$ -	Capital Outlay	\$ -	\$ -
	Debt Service				Debt Service		
3-15	Principal (should match amount in 4-4)	\$ -	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -
3-16	Interest	\$ -	\$ -	\$ -	Interest	\$ -	\$ -
3-17	Bond Issuance Costs	\$ -	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -
3-18	Developer Principal Repayments	\$ -	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -
3-19	Developer Interest Repayments	\$ -	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -
3-20	All Other [specify...]	\$ -	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
3-21		\$ -	\$ -	\$ -		\$ -	\$ -
3-22		\$ -	\$ -	\$ -		\$ -	\$ -
3-23		\$ -	\$ -	\$ -		\$ -	\$ -
3-24	Add lines 3-1 through 3-23 TOTAL EXPENDITURES	\$ 330,505	\$ -	\$ -	Add lines 3-1 through 3-23 TOTAL EXPENSES	\$ -	\$ -
3-25					GRAND TOTAL (ALL FUNDS)	\$	330,505
3-26	Interfund Transfers (In)	\$ -	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -
3-27	Interfund Transfers Out	\$ -	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -
3-28	Other Expenditures (Revenues)	\$ -	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -
3-29		\$ -	\$ -	\$ -	Other Financing Sources (from line 2-28)	\$ -	\$ -
3-30		\$ -	\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -
3-31		\$ -	\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -
3-32	(Add lines 3-26 through 3-31) TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	\$ -	(Add lines 3-27, 3-30, and 3-31, subtract lines 3-28 and 3-29) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -
3-33	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-30, less line 3-24, less line 3-32	\$ 33,680	\$ -	\$ -	Net Increase (Decrease) in Net Position Line 2-30, less line 3-24, plus line 3-32, less line 3-26	\$ -	\$ -
3-34	Fund Balance, January 1 from December 31 prior year report	\$ 329,356	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -
3-35	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -
3-36	Fund Balance, December 31				Net Position, December 31		
	Sum of Lines 3-33, 3-34, and 3-35				Sum of Lines 3-33, 3-34, and 3-35		
	This total should be the same as line 1-37.	\$ 363,036	\$ -	\$ -	This total should be the same as line 1-37.	\$ -	\$ -

IF GRAND TOTAL EXPENDITURES FOR ALL FUNDS (Line 3-25) ARE THAN \$750,000 - STOP.

You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.		Yes	No	Please use this space to provide any explanations or comments	
4-1	Does the entity have outstanding debt? <i>(If 'No' is checked, skip to question 4-5)</i> <i>(If 'Yes' is checked, please attach a copy of the entity's debt repayment schedule)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 15px; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 15px; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts) (enter all amounts as positive numbers)				
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities (GASB 87 & 96)	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription-Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.		Yes	No
4-5	Does the entity have any authorized but unissued debt as of its fiscal year-end [Section 29-1-605(2) C.R.S.]?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much? Date the debt was authorized: <div style="border: 1px solid black; width: 100px; height: 15px; margin-top: 5px;"></div>		
NEW 4-6	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	<input type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? Date of the most recent Service Plan: <div style="border: 1px solid black; width: 100px; height: 15px; margin-top: 5px;"></div>		
4-7	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much? <div style="border: 1px solid black; width: 100px; height: 15px; margin-top: 5px;"></div>		
4-8	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding? <div style="border: 1px solid black; width: 100px; height: 15px; margin-top: 5px;"></div>		
4-9	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? <div style="border: 1px solid black; width: 100px; height: 15px; margin-top: 5px;"></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.		Amount	Total	Please use this space to provide any explanations or comments
5-1	YEAR-END Total of All Checking and Savings accounts	\$ -		
5-2	Certificates of deposit	\$ -		
	TOTAL CASH DEPOSITS		\$ -	
5-3	Investments (if investment is a mutual fund, please list underlying investments):			
	<div style="border: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	\$ -		
	<div style="border: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	\$ -		
	<div style="border: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	\$ -		
	<div style="border: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	\$ -		
	TOTAL INVESTMENTS		\$ -	
	TOTAL CASH AND INVESTMENTS		\$ -	

Please answer the following questions by marking in the appropriate box.		Yes	No	N/A
5-4	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate box.		Yes	No	Please use this space to provide any explanations or comments
6-1	Does the entity have capitalized assets? <i>(If 'No' is checked, skip the rest of Part 6)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

6-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

6-3 Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year*	Additions^	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ 202,363	\$ 6,310	\$ -	\$ 208,673
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ (105,462)	\$ (28,116)	\$ -	\$ (133,578)
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 96,901	\$ (21,806)	\$ -	\$ 75,095

6-4 Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year*	Additions^	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

* Must agree to prior year-end balance
 ^ Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate box.		Yes	No	Please use this space to provide any explanations or comments
7-1	Does the entity have an "old hire" firefighters' pension plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

7-2	Does the entity have a volunteer firefighters' pension plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$	-
State contribution amount:	\$	-
Other (gifts, donations, etc.):	\$	-
TOTAL	\$	-

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box.				Please use this space to provide any explanations or comments
	Yes	No	N/A	
8-1 Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8-2 Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If yes: Please indicate the amount appropriated for each fund separately for the year reported (Please make sure each individual fund's appropriation agrees to how the budget was adopted. Do not combine funds)				
Governmental/Proprietary Fund Name		Total Appropriations By Fund		
General Fund		\$ 375,039		
		\$ -		
		\$ -		
		\$ -		
		\$ -		

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box.		Yes	No	Please use this space to provide any explanations or comments
9-1 Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.</i>				

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate box.		Yes	No	Please use this space to provide any explanations or comments					
10-1 Is this application for a newly formed governmental entity?		<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If yes: Date of formation:	<input style="width: 150px;" type="text"/>								
10-2 Has the entity changed its name in the past or current year?		<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If yes: Please list the NEW name:	<input style="width: 340px;" type="text"/>								
Please list the PRIOR name:	<input style="width: 340px;" type="text"/>								
10-3 Is the entity a metropolitan district?		<input type="checkbox"/>	<input checked="" type="checkbox"/>						
10-4 Please indicate what services the entity provides:	<input style="height: 30px;" type="text"/>								
10-5 Does the entity have an agreement with another government to provide services?		<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If yes: List the name of the other governmental entity and the services provided:	<input style="height: 30px;" type="text"/>								
10-6 Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]		<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If yes: Date filed:	<input style="width: 340px;" type="text"/>								
10-7 Does the entity have a certified mill levy?		<input checked="" type="checkbox"/>	<input type="checkbox"/>						
If yes: Please provide the number of <u>mills</u> levied for the year reported (do not report \$ amounts):	<table border="1" style="width: 100%; border-collapse: collapse; margin-left: 100px;"> <tr> <td style="width: 40%;">Bond redemption mills</td> <td style="width: 60%; text-align: right;">-</td> </tr> <tr> <td>General/other mills</td> <td style="text-align: right;">10.000</td> </tr> <tr> <td>Total mills</td> <td style="text-align: right;">10.000</td> </tr> </table>			Bond redemption mills	-	General/other mills	10.000	Total mills	10.000
Bond redemption mills	-								
General/other mills	10.000								
Total mills	10.000								
10-8 If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO , please explain.		<input checked="" type="checkbox"/>	<input type="checkbox"/>						
<input style="height: 20px;" type="text"/>									

Please use this space to provide any additional explanations or comments not previously included

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds	
Unrestricted Cash & Investments	\$	-	Unrestricted Fund Balan \$	351,734	Total Tax Revenue \$ 345,075
Current Liabilities	\$	6,146	Total Fund Balance \$	363,036	Revenue Paying Debt Service \$ -
Deferred Inflow	\$	312,160	PY Fund Balance \$	329,356	Total Revenue \$ 364,185
			Total Revenue \$	364,185	Total Debt Service Principal \$ -
			Total Expenditures \$	330,505	Total Debt Service Interest \$ -
					Total Assets \$ 681,342
			Interfund In \$	-	Total Liabilities \$ 6,146
			Interfund Out \$	-	
Governmental			Proprietary		Enterprise Funds
Total Cash & Investments	\$	365,194	- Current Assets \$		- Net Position \$ -
Transfers In	\$		- Deferred Outflow \$		- PY Net Position \$ -
Transfers Out	\$		Current Liabilities \$		- Government-Wide
Property Tax	\$	328,841	- Deferred Inflow \$		- Total Outstanding Debt \$ -
Debt Service Principal	\$		Cash & Investments \$		- Authorized but Unissued \$ -
Total Expenditures	\$	330,505	- Principal Expense \$		- Year Authorized \$ 1/0/1900
Total Developer Advances	\$		- Total Expenses \$		
Total Developer Repayments	\$				

PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box.

Yes

No

11-1 If you plan to submit this form electronically, have you read the Electronic Signature Policy?

☒

☐

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following two methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenues and expenditures of more than \$100,000 but not more than \$750,000 must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

**Print or type the names of ALL members of the governing body below.
A MAJORITY of the members of the governing body must sign below.**

<div>Board Member 1</div> <div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: _____</div>	<div>Haroun Cowans</div> <div>Signature <u>Haroun Cowans</u> (May 1, 2025 10:52 EDT)</div> <div>Date <u>05/01/2025</u></div>
<div>Board Member 2</div> <div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: <u>2027</u></div>	<div>John Pirkopf</div> <div>Signature <u>John Pirkopf</u> (Apr 30, 2025 12:45 PDT)</div> <div>Date <u>04/30/2025</u></div>
<div>Board Member 3</div> <div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: _____</div>	<div>Paul Books</div> <div>Signature <u>Paul Books</u> (Apr 30, 2025 09:51 MDT)</div> <div>Date <u>04/30/2025</u></div>
<div>Board Member 4</div> <div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: <u>2027</u></div>	<div>Nathan Beal</div> <div>Signature <u>Nathan Beal</u> (Apr 30, 2025 09:01 MDT)</div> <div>Date <u>04/30/2025</u></div>
<div>Board Member 5</div> <div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: <u>2027</u></div>	<div>Maedella Stiger</div> <div>Signature _____</div> <div>Date _____</div>
<div>Board Member 6</div> <div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: <u>2027</u></div>	<div>Nina Rupp</div> <div>Signature <u>Nina Rupp</u> (Apr 30, 2025 11:00 MDT)</div> <div>Date <u>04/30/2025</u></div>
<div>Board Member 7</div> <div>Board Member's Name:</div> <div>I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.</div> <div>My term expires: <u>2027</u></div>	<div>Fathima Dickerson</div> <div>Signature _____</div> <div>Date _____</div>

2024 Five Points BID exemption

Interim Agreement Report










2025-05-02


Created:	2025-04-30
By:	Diane Wheeler (diane@simmonswheeler.com)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAArtGmiyGml6_VvTLnOqgikdkV4PrcrB4v

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"2024 Five Points BID exemption" History

-  Document created by Diane Wheeler (diane@simmonswheeler.com)
2025-04-30 - 2:30:03 PM GMT- IP address: 96.87.58.121
-  Document emailed to Diane Wheeler (diane@simmonswheeler.com) for signature
2025-04-30 - 2:35:37 PM GMT
-  Document emailed to haroun@goshendevlopment.com for signature
2025-04-30 - 2:35:37 PM GMT
-  Document emailed to jpirkopf@gmail.com for signature
2025-04-30 - 2:35:38 PM GMT
-  Document emailed to pbooks@palisadepartners.com for signature
2025-04-30 - 2:35:38 PM GMT
-  Document emailed to ninarupp1@gmail.com for signature
2025-04-30 - 2:35:38 PM GMT
-  Document emailed to stbernardproperties@gmail.com for signature
2025-04-30 - 2:35:38 PM GMT
-  Document emailed to mimid_587@yahoo.com for signature
2025-04-30 - 2:35:39 PM GMT
-  Document emailed to maedellans@yahoo.com for signature
2025-04-30 - 2:35:39 PM GMT

 Email viewed by ninarupp1@gmail.com

2025-04-30 - 2:35:50 PM GMT- IP address: 74.125.212.199

 Document e-signed by Diane Wheeler (diane@simmonswheeler.com)

Signature Date: 2025-04-30 - 2:35:53 PM GMT - Time Source: server- IP address: 96.87.58.121

 Email viewed by jpirkopf@gmail.com

2025-04-30 - 2:36:35 PM GMT- IP address: 146.75.154.0

 Email viewed by stbernardproperties@gmail.com

2025-04-30 - 2:38:04 PM GMT- IP address: 146.75.203.1

 Signer ninarupp1@gmail.com entered name at signing as Nina Rupp

2025-04-30 - 2:59:48 PM GMT- IP address: 24.128.57.124

 Document e-signed by Nina Rupp (ninarupp1@gmail.com)

Signature Date: 2025-04-30 - 2:59:50 PM GMT - Time Source: server- IP address: 24.128.57.124

 Signer stbernardproperties@gmail.com entered name at signing as Nathan Beal

2025-04-30 - 3:01:25 PM GMT- IP address: 97.122.78.197

 Document e-signed by Nathan Beal (stbernardproperties@gmail.com)

Signature Date: 2025-04-30 - 3:01:27 PM GMT - Time Source: server- IP address: 97.122.78.197

 Email viewed by maedellans@yahoo.com

2025-04-30 - 3:29:50 PM GMT- IP address: 67.176.125.186

 Email viewed by pbooks@palisadepartners.com

2025-04-30 - 3:51:08 PM GMT- IP address: 74.125.212.198

 Signer pbooks@palisadepartners.com entered name at signing as Paul Books

2025-04-30 - 3:51:30 PM GMT- IP address: 75.166.88.47

 Document e-signed by Paul Books (pbooks@palisadepartners.com)

Signature Date: 2025-04-30 - 3:51:32 PM GMT - Time Source: server- IP address: 75.166.88.47

 Signer jpirkopf@gmail.com entered name at signing as John Pirkopf


2025-04-30 - 7:45:02 PM GMT- IP address: 64.79.133.109

 Document e-signed by John Pirkopf (jpirkopf@gmail.com)

Signature Date: 2025-04-30 - 7:45:04 PM GMT - Time Source: server- IP address: 64.79.133.109


 Email viewed by haroun@goshenddevelopment.com

2025-05-01 - 2:50:32 PM GMT- IP address: 172.56.162.80

 Signer haroun@goshenddevelopment.com entered name at signing as Haroun Cowans

2025-05-01 - 2:52:46 PM GMT- IP address: 172.56.162.80



 Document e-signed by Haroun Cowans (haroun@goshenddevelopment.com)
Signature Date: 2025-05-01 - 2:52:48 PM GMT - Time Source: server- IP address: 172.56.162.80

FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BYLAWS

Preamble

These bylaws are adopted pursuant to the laws of the State of Colorado and the ordinances of the City and County of Denver. In the event of a direct conflict between these bylaws and state law or city ordinance, the state law or city ordinance shall govern.

Article I

General

Section 1. The name of the district shall be the "Five Points Business Improvement District", also known as the "Five Points BID" or the "FPBID".

Article II

Directors and Officers

Section 1. To serve on the FPBID Board of Directors, individuals must be "electors" of the BID, as such term is defined in Section 31-25-1203, C.R.S.

Section 2. The BID's Board of Directors (Board) shall be comprised of the number of directors provided by ordinance of the City and County of Denver.

Section 3. A vacancy on the Board occurs when a director ceases to be an elector of the Five Points BID, resigns, is removed from office as provided by law, or is deceased.

Section 4. A vacancy on the Board shall be filled in the manner provided by law.

Section 5. There shall be a Board president, two vice presidents serving as co-vice presidents, a secretary and a treasurer of the Board who shall be officers of the Five Points BID. The offices of secretary and of treasurer may be filled by one person. The Board may appoint an assistant secretary who need not be a member of the Board, and the Board may appoint an assistant secretary who is paid staff or a contractor to perform secretarial duties. Officers may be appointed by official action of the Board at any time.

Section 6. The Board president shall preside at all meetings of the Five Points BID Board, shall sign all documents on behalf of the Five Points BID upon approval by the Board, and shall have such other duties as the Board may direct. The president shall appoint such committees and task forces as are authorized by the Board.

Section 7. The vice-presidents shall perform the duties of the Board president in the absence of the Board president or in the event of the president's inability or refusal to act and shall have such other duties as the Board may provide.

Section 8. The secretary shall keep a record of all proceedings, minutes of meetings, certificates, contracts, and corporate acts of the Board.

Section 9. The treasurer shall keep permanent records containing accurate accounts of all money received by and disbursed on behalf of the Five Points BID and shall make all required reports. The treasurer shall have the care and custody of all Five Points BID moneys and shall deposit such moneys in the manner provided by law and as authorized by the Board.

Section 10. The Board may provide such additional duties for any officer as it deems necessary.

Section 11. A vacancy in any office shall be filled by the Board at its next regular or special meeting.

Section 12. Directors and officers shall receive no compensation for their service but may be reimbursed for expenses incurred in the performance of their duties in the manner provide by the Board by resolution.

Section 13. Directors shall disclose and act regarding potential conflicts of interest as required by Colorado law, including but not limited to C.R.S. § 18-8-308; 24-18-109; 24-18-110; and 24-18-201 to 206. Directors shall disclose potential conflicts of interest in writing at least 72 hours before a meeting of the Board in which the conflict will arise. Such disclosure is to be made to the Board secretary (or Manager on behalf of the secretary), and to the BID's attorney's office. At the start of the Board's discussion, directors shall verbally disclose any potential conflict, not attempt to influence the decision of other Board members and shall not vote on the matter, as applicable, unless permitted by law.

Article III

Personnel and Management

Section 1. The Five Points BID may employ such personnel or contract for such services as it deems necessary to exercise its powers and perform its duties and function. The terms and conditions of such employment or contracts, together with the duties to be performed, shall be determined by the Board in conformance with the law.

Article IV

Meetings

Section 1. The regular meetings of the Board shall be held monthly on a recurring designated day of the month and regular time, with such day and time determined by the Board

at the end of each calendar year for the next calendar year. The selected day and time for the regular meeting for any given month may be changed by vote of the Board, and the posting of corresponding notices as required by Colorado law. Meetings shall be held at the Board approved designated location unless otherwise noticed in advance in accordance with Colorado law. If the regular meeting date falls on a legal holiday, the regular meeting shall be held on the following week, same business day at the same time and place, unless otherwise noticed. Meetings shall be held in a public and accessible place. As they are made aware, the FPBID Board or Staff shall make every reasonable effort to assure that accommodations are made to support those with disabilities.

Section 2. The president or any two members of the Board may call a special meeting of the Board upon at least twenty-four hours' written notice to each member. Such notice shall state the purpose for which such special meeting is called.

Section 3. Public notice of all meetings of the Board shall be given as provided by law and shall contain the date, time, place and type of meeting, and specific agenda information where possible. Public notice of any meeting shall be posted at least twenty-four (24) hours in advance at such public place or places as the Board may designate annually at its first regular meeting in the fiscal year. If and when practical, the Board shall cause notice to be posted with more than 48 hours' notice. Notice of meetings may also be distributed electronically.

Section 4. A majority of the directors then serving on the Board shall constitute a quorum of the Board for conduction its business. Directors may attend any meeting in person or by a telephonic connection, but any such connection shall permit any director attending in person to hear all discussion concerning any item upon which action is to be taken and shall permit all persons in attendance to hear the director attending by telephone.

Section 5. When a quorum is in attendance, action may be taken by the Board upon an affirmative vote of a majority of the directors in attendance, but a majority of all directors then-serving shall be required to approve the annual budget and operating plan, to approve budget and appropriation resolutions and certification of mill levies and special assessments, to elect officers, to amend the bylaws, and to approve any contracts or agreements that are in excess of one thousand dollars (\$1,000).

Section 6. Voting on all questions except election of officers shall be by a roll call vote which shall be entered into or appended to the minutes of the meeting. Election of officers shall be by secret ballot. No director may abstain from voting except in the case of a conflict of interest which has been disclosed as provided by law. No proxy voting shall be permitted.

Section 7. Action on any item shall be taken only at a regular or special meeting by motion or by resolution. Resolutions shall be used for all actions of a general and permanent nature, shall be in writing, shall, upon adoption, be authenticated by the secretary, and shall be contained in a well-bound book, properly indexed. All motions shall be set forth in the minutes

of the meeting. Resolutions and motions shall become effective on the day of adoption unless otherwise stated.

Section 8. The Board may adopt a separate guiding document which outlines Board code of conduct for meetings, which may be amended by the Board.

Section 9. All meetings of the Board for any purpose whatsoever shall be open to the public; provided, however, that this section shall not limit the authority of the Board to enter into executive session as allowed by law.

The procedures to enter into an executive session are presented below: (This is only a summary, consult the attorney for the BID as questions arise.)

During an open meeting:

1. Announce the detailed topic and legal authority for the Executive Session – the announcement must cite the specific law that allows the session (see the list a-h below). If the topic is not on the list, the Board is prohibited from entering the executive session.
2. Board vote – need 2/3 vote of quorum present in favor of the session.
3. Exclude public and all others at the Board's discretion.
4. Record the executive session discussions electronically – keep the recording secret unless ordered otherwise by a court or the Board consents. No recording is required if the topic is attorney-client privileged (attorney must be present and must state on the record or attest that the discussion is privileged).
5. THE BOARD MUST TAKE NO ACTION, NO VOTE, NO DECISION IN EXECUTIVE SESSION.
6. Come out of executive session back into public session.
7. Complete the meeting.

Post executive session:

- a. If required for an attorney-client matter, have the attorney sign an attestation or other documentation concerning the content of the session.
- b. DESTROY EXECUTIVE SESSION RECORDING AFTER 90 DAYS UNLESS NEEDED FOR COURT.

The allowed purposes for an Executive Session are listed in §24-6-402(4), C.R.S.

- a. Purchase, acquire, lease, transfer or sale of real, personal or other property interest, but not to conceal a conflict of interest.
- b. Consult or receive advice from attorney on specific legal questions.

c. Confidential items per federal or state law, rules, regulations. Cite the statute or rule before session begins.

d. Security details – investigations – defenses against terrorism or to prevent disclosing items that could be used to commit crime or avoid prosecution.

e. Develop negotiating positions, strategy, or instruct negotiators.

f. Personnel matters, except about directors, an elected official, board appointments, general personnel policies, one employee if the employee requests an open meeting or if more than one employee is involved, then all request open meeting.

g. Documents to be kept secret according to the Colorado Open Records Act (such as medical information; confidential commercial data; names, addresses, and financial information about users of District facilities or services).

Article V

Fiscal Matters

Section 1. The fiscal year of the Five Points BID shall be the calendar year.

Section 2. The Board shall establish limits on the check writing authority of officers, employees, and agents of the Five Points BID, but two signatures shall be required on all checks One Thousand and No/100 Dollars (\$1,000.00) or over. The order of preference for Board member signature is as follows: 1. treasurer, 2. president, and 3. vice-president/secretary.

Section 3. The Board may authorize an officer, employee, or agent of the Five Points BID to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Five Points BID. Any such authorization shall specify the contract or instrument, or the category of contracts or instruments, so authorized.

Section 4. No loan or advance shall be made or contracted on behalf of the Five Points BID and no note, bond, or other evidence of indebtedness shall be executed or delivered in its name except in the manner provided by law and as authorized by the Board.

Article VI

Amendments

Section 1. These bylaws may be amended or repealed, and new bylaws adopted, by the Board at any regular or special meeting subject to the requirements of Section 5 Article IV of these bylaws.

Article VII

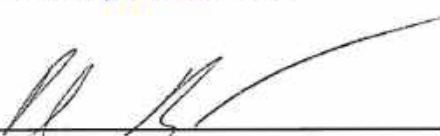
Indemnification

Section 1. The Five Points BID shall indemnify any director, officer, employee, or agent or any former director, officer, employee, or agent for any expense actually incurred in connection with any action, suite, or proceeding or for any loss or claim resulting from any such action, suit, or proceeding in which such person has been made a party by reason of being or having been such director, officer, employee, or agent, including any matter as to which such person is adjudged to be liable in such action, suite, or proceeding except for such person's willful and wanton acts or omissions in the performance of official duties.

Section 2. The Five Points BID is authorized to obtain such policy or policies of insurance for providing such indemnification and for such other purposes as the Board deems necessary.


Section 3. The indemnification provided in this article does not constitute a waiver, either partial or complete, of any immunities or limitations on judgments provided by law with respect to the Five Points BID or its directors, officers, employees, or agents.

6th Adopted by the Board of Directors of the Five Points Business Improvement District this
day of NOVEMBER 2019.



President of the Board

Attest:



Director/Witness



CODE OF CONDUCT

Mission: 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.

The following code of conduct and meeting protocol are authorized pursuant to the Five Points BID By-laws, Article IV, Section 9 – and may be amended from time to time and separately from the approved By-laws by the sitting FPBID Board of Directors.

Code of Conduct and Meeting Protocol:

- The meetings shall be conducted within the allowed 90 minutes established by the agenda.
 - If a FPBID Board of Director meeting time exceeds the 90 minutes, a Board member must move to extend the meeting beyond the end time to a time increment that is certain, or move to table the item(s) that have not been addressed by the Board of Directors until the next regular meeting or specially called Board of Directors meeting.
- A Sargent of Arms may be appointed by the Board of Directors, if requested.
- The President of the Board, or their appointee, is responsible for running the meeting and recognizing those requesting to speak.
- Time for public comment shall be provided on every agenda.
 - All comments must be limited in subject matter to matters pertaining to the FPBID and/or the FPBID Board of Directors.
 - In order to treat each person equally and impartially, each person is allotted a total of 3 minutes in which to offer their comments. No one may yield their time to another.
- Invited and guest speakers making presentations to the Board of Directors shall limit presentations to no longer than ten (10) minutes, with written materials provided to the Board for review and consideration at least twenty-four (24) hours prior to the scheduled meeting.
 - Exceptions to the time limits must be approved by the Board of Directors.
- There shall be no drugs or alcohol permitted or present during Board meetings.
- Board members are expected to be courteous and respectful to each other, customers, staff, and consultants, and vise versa. Any Board Member may bring a perceived lack of courtesy or respect to the attention of the Board.

2025 Board Actions – to Date. (Note: copies of the Minutes are available via www.fivepointsbid.com or upon request):

January 2025:

- Approved December 11, 2024 Board Meeting Minutes

February 2025:

- Approved January 8, 2025 Meeting Minutes
- Approved Treasurer's Report
- Approved SOW with Denver Arts & Denver

March 2024:

- Approved February 12, 2025 Board Meeting Minutes
- Approved Treasurer's Report

April 2024:

- Approved March 12, 2025 Board Meeting Minutes

May 2024:

- Approved of the April 9, 2025 Board Meeting Minutes
- Approved March Treasurer's Report

June 2024:

- No Board Meeting in June

July 2025:

- Approved May 14, 2025 Board Meeting Minutes
- Approved Report


August 2025:

- Approved July 9. 2025 Board Meeting Minutes



BID Board Members Contact Info

Executive Committee	
Board President: Haroun Cowans, Founder & President Goshen Development Representing: Fifth Coffee 1881 16 th Street Denver, CO 80202 haroun@goshendevelopment.com 720.394.2341 2nd Term Expires: February 28, 2029	Board Co-Vice-President: Paul Books, President and Founder Palisade Partners 2700 S. Broadway Street, Suite 200 Englewood, CO 80113 pbooks@palisadepartners.com 720.248.7252 3rd Term Expires: February 28, 2029
Board Co-Vice-President: Maedella Stiger, Property Owner 2755 Welton Street Denver, CO 80205 maedellans@yahoo.com 303.295.9055 3 rd Term Expires: June 12, 2027	Board Treasurer: Nathan Beal St. Bernard Properties 3021 E. 7 th Avenue Denver, CO 80206 stbernardproperties@gmail.com 303.667.2801 3 rd Term Expires: June 12, 2027
Board Members	
John Pirkopf, Property Owner 2649 Champa Street Denver, CO 80205 jpirkopf@gmail.com 303.219.0044 3 rd Term Expires: June 12, 2027	Fathima Dickerson, Owner Welton Street Café 2208 Marion Street Denver, CO 80205 mimid_587@yahoo.com 303.919.7229 1 st Term Expires: June 12, 2027
Nina Rupp, Manager Marble Empire, LLC 2032 Welton Street Denver CO 80205 Ninarupp1@gmail.com 303.257.9866 1 st Term Expires: October 1, 2027	

								
2025 FPBID Board of Directors board meeting attendance								
Present = P								
Absent = A								
Board Member	1/8/2025	2/12/2025	3/12/2025	4/9/2025	5/12/2025	No June Meeting	7/9/2025	8/13/2025
Haroun Cowans	A	P	P	A	P		P	P
Paul Books	P	P	P	P	P		P	P
Maedella Stiger	A	A	A	A	A		A	A
Nathan Beal	P	P	P	P	P		P	P
John Pirkopf	P	P	P	P	P		P	A
Fathima Dickerson	P	P	P	A	P		P	P
Nina Rupp	P	P	P	P	P		P	P

List of Activities for October 2024 – July 2025:

- Held Public Hearing to receive input on proposed 2024 Budget Amendment and 2025 Budget.
- Installed holiday lights on light poles and trees along the Welton corridor
- Installed holiday lights on 20 storefronts
- Won DURA STAND Grant (\$48,390) to install murals and planters along Welton street
- Held Jazz Roots Black History Celebration on Feb. 15 and Feb 22, 2025 which attracted 9,000 visitors to Welton Street and programmed 18 venues with live jazz music
- Committed sponsorship funding Juneteenth Music Festival, First Friday Jazz Hop and Hi Points Music Festival
- Held monthly stakeholders' meetings to gather input from property owners, business owners and community members.
- Hosted Five Points Stakeholder Summit which gathered 60+ property owners, business owners and community members
- Installed planters and plants at The Point
- Replaced 3 stolen backflow preventers
- Hosted First Friday Five Points Jazz Hop event series May 2025 - September 2025, attracting 20,000+ visitors, activating 9 businesses and venues each month with live jazz
- Pruned trees along Welton Street

- Resolutions Passed:
 - 2025-01: Setting date, time and location of the public hearing for proposed Fiscal Year 2025 Budget.

- Planned for remainder of 2025:
 - Public Hearing re: proposed 2026 Operating Plan and Budget, October 22, 2025
 - Installation of holiday lighting and decorations on remaining blocks of Welton in the BID.
 - Welton Holiday Jazz Jam celebration

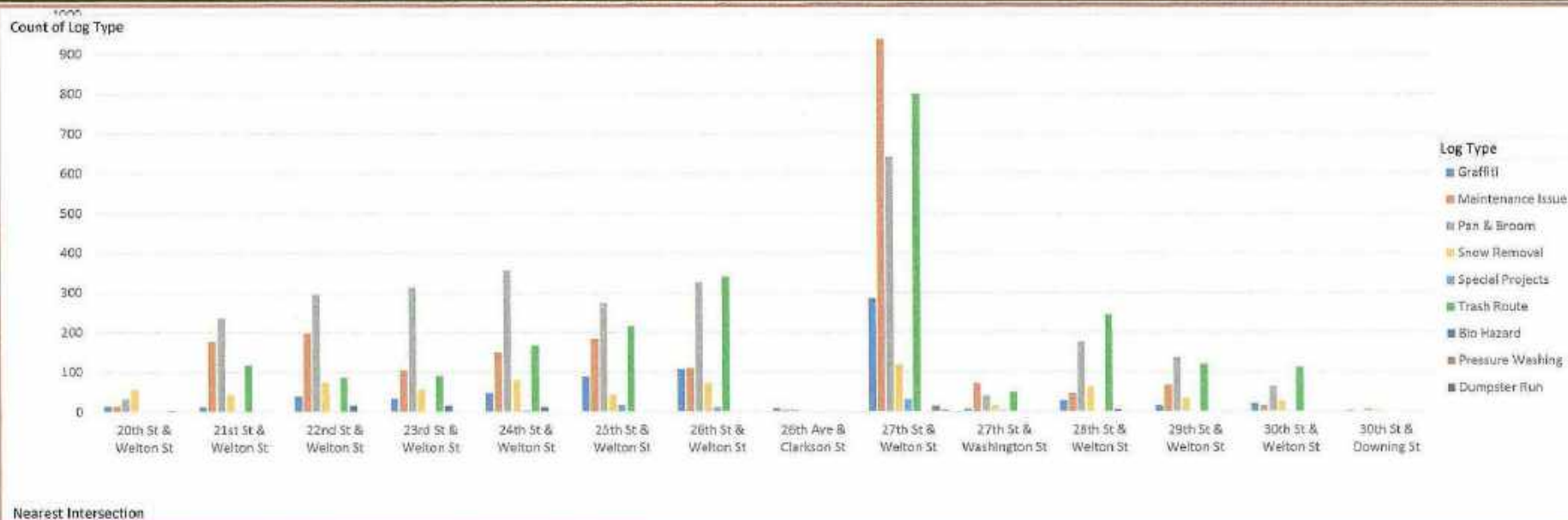
FPBID Planned Activities for 2026:

- Continuing to provide for the cleanliness and safety of the District with power washing and pan and brooming of the sidewalks, servicing and care of customized trash receptacles and bike racks, tree health management, identification of trip hazards, pedestrian lighting management, upkeep of Five Point Intersection Pedestrian Plaza and trouble-shooting unexpected issues.

- Continuing to market the corridor through banners, newsletters, activations along the corridor, social media and traditional media outlets.

- Installation of three new murals
- Refurbishment of the "American Beauty Mural"
- Renewal of the Five Points BID
- First Friday Five Points Jazz Hop event series (9 months)

FIVE POINTS BUSINESS IMPROVEMENT DISTRICT YTD 2025 AUGUST



Count of Log Type	Column Labels									Grand Total
Row Labels	Graffiti	Maintenance Issue	Pan & Broom	Snow Removal	Special Projects	Trash Route	Bio Hazard	Pressure Washing	Dumpster Run	
20th St & Welton St	15	15	33	57		2	1	3	2	128
21st St & Welton St	13	178	236	42		118	2	2	1	592
22nd St & Welton St	38	198	297	74		86	16		2	711
23rd St & Welton St	33	104	313	57		92	16	1	1	617
24th St & Welton St	47	150	356	79	3	167	12	2		816
25th St & Welton St	89	183	274	43	17	215		1	1	823
26th St & Welton St	107	109	325	73	12	340		2		968
26th Ave & Clarkson St	9	4	5	2		1		1		22
27th St & Welton St	284	938	642	119	31	801	2	14	4	2835
27th St & Washington St	7	72	40	15	3	49	1	1		188
28th St & Welton St	28	46	177	62	2	243	5	2		565
29th St & Welton St	15	68	137	33	1	119	1	1		375
30th St & Welton St	20	15	63	26		112	1			237
30th St & Downing St	3		7	4						14
Grand Total	708	2080	2905	686	69	2345	57	30	11	8891



Homelessness Resolution

In 2025, the Five Points Business Improvement District welcomed the ongoing development of two multi-use affordable housing development projects on the Welton corridor to aid in homelessness resolution. In 2026, The Five Points Business Improvement District will work to support and attract affordable housing developers to construct projects within the Five Points Business Improvement District.



Measuring Tangible Impacts

For 2026, the Five Points Business Improvement District (BID) plans to conduct **regular surveys** of the businesses and residents within the corridor. These surveys provide valuable qualitative insights into the needs and experiences of our community, which helps inform our decision-making and guides us in developing more responsive and effective strategies for the BID's growth and sustainability.

Additionally, the BID will continue its partnership with the **Denver Police Department** to monitor and address public safety concerns. This collaboration allows us to track crime rates and improve security efforts within the district, which directly benefits both businesses and visitors. By combining data from Placer.ai and crime statistics, we will be able to assess the overall health of the BID more holistically.

An aerial photograph of a city street intersection. A large green rectangular overlay is positioned in the upper right quadrant, containing the title and meeting information in white text. The background shows a street with crosswalks, sidewalks, and buildings. A white building on the left has a sign that reads "WELTON STREET CAFE". A red brick building on the right has a sign that reads "FIVE POINTS". The street is paved with asphalt and has white painted crosswalks. There are some trees and utility poles visible.

WELTON STREETScape IMPROVEMENTS

STAKEHOLDER MEETING #1
OCTOBER 22, 2025

AGENDA

1. WELCOME!
2. WHAT IS THE PROJECT DESIGNING?
3. HOW WE GOT HERE
4. WHY THIS PROJECT MATTERS
5. DISCUSSION
6. ENGAGEMENT PLAN

WELCOME!

INTRODUCTIONS

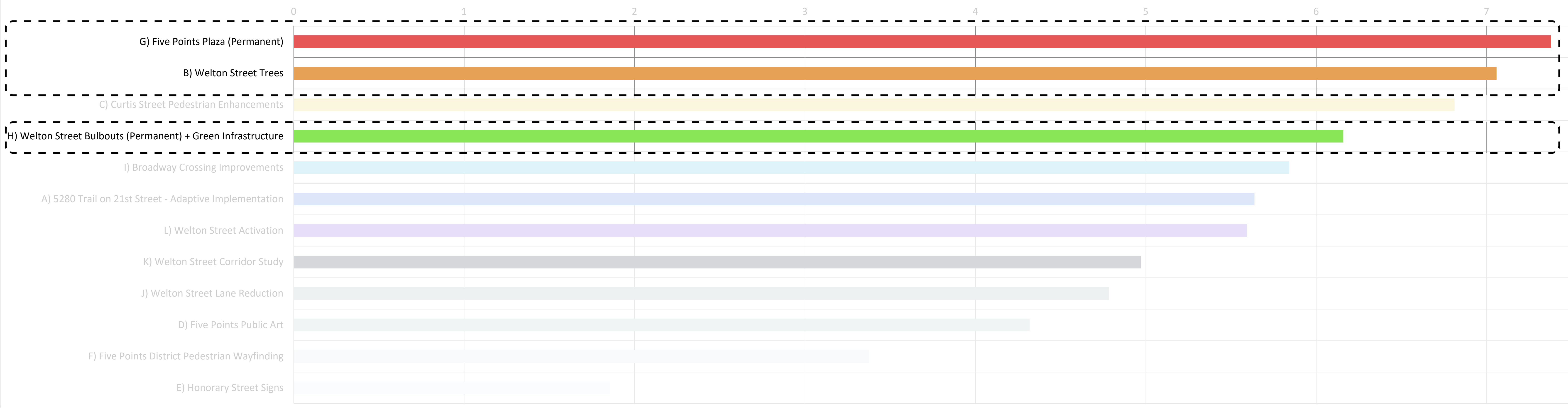
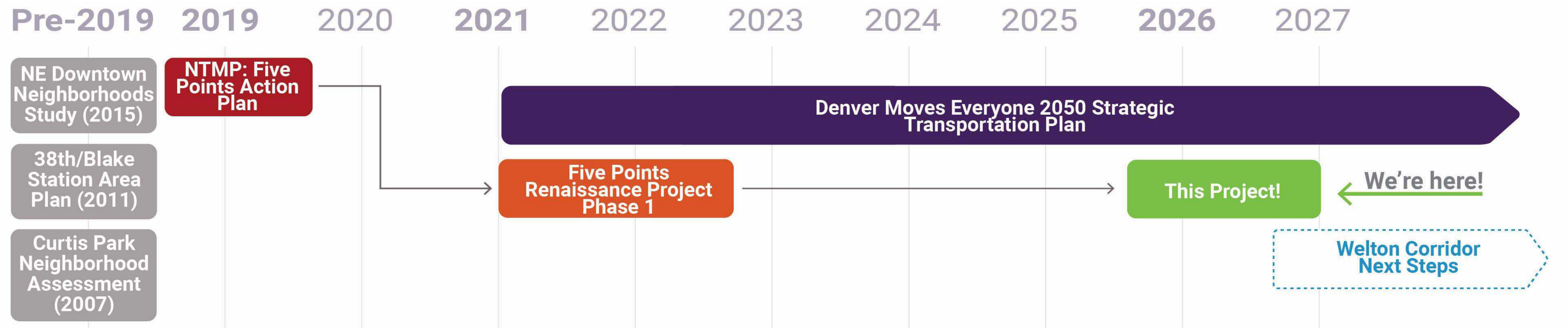


INTRODUCE YOURSELF

**SHARE YOUR FAVORITE QUALITY OF THE
WELTON STREET CORRIDOR OR
FIVE POINTS NEIGHBORHOOD.**

HOW WE GOT HERE

CONTEXTUAL TIMELINE



WHAT IS THE PROJECT DESIGNING?

PROJECT INTRODUCTION

THOUGH CONSTRUCTION FUNDING NEEDS TO BE DETERMINED, THIS NEAR-TERM PROJECT WILL PREPARE DESIGN DOCUMENTS THAT CONVERTS THE TEMPORARY IMPROVEMENTS IMPLEMENTED THROUGH THE PHASE 1 PROJECT INTO PERMANENT STREETScape INTERSECTION IMPROVEMENTS WITH GREEN INFRASTRUCTURE BETWEEN 24TH AND 30TH STREETS.

THE PROJECT SEEKS TO DESIGN IMPROVEMENTS THAT WILL:

Integrate & enhance intersections:

Permanently replace existing paint-and-post intersections with green infrastructure and placemaking elements that celebrate the historic culture of the Welton Street Corridor.

Expand the Five Points Intersection Plaza:

Permanently expand the Five Points Intersection Plaza and include placemaking elements that support the historic culture of the Welton Street Corridor.

Create welcoming urban spaces:

Develop landmark design elements to create a sense of arrival and strengthen the corridor's identity.

Enhance environmental sustainability:

Manage stormwater and enhance Welton Street's tree canopy through the addition of green infrastructure improvements.

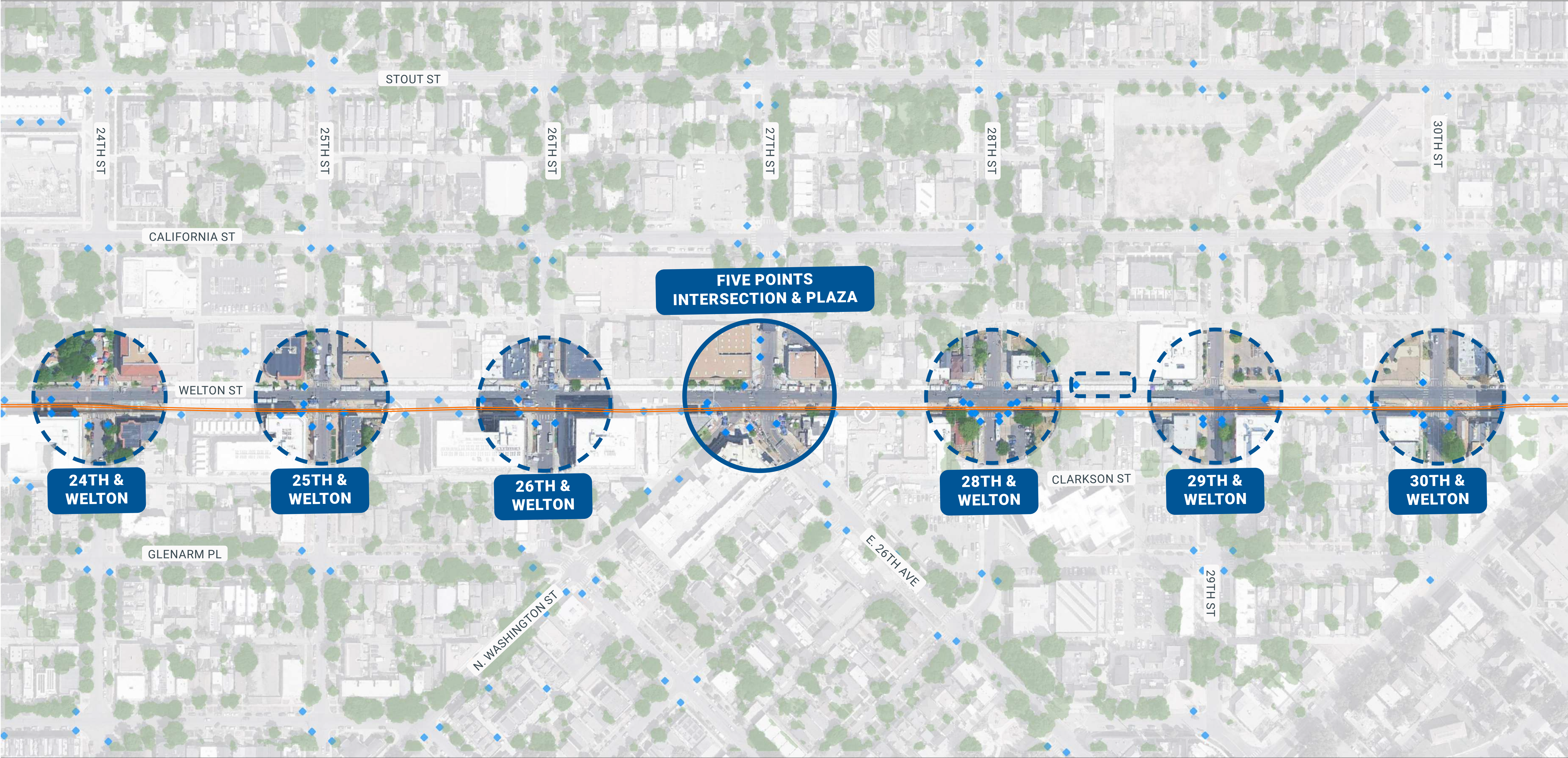
Improve accessibility and pedestrian comfort:

Widen sidewalks wherever possible and provide ADA compliant pathways, ramps and additional amenity/furnishing zones.



WHERE IS THE PROJECT?

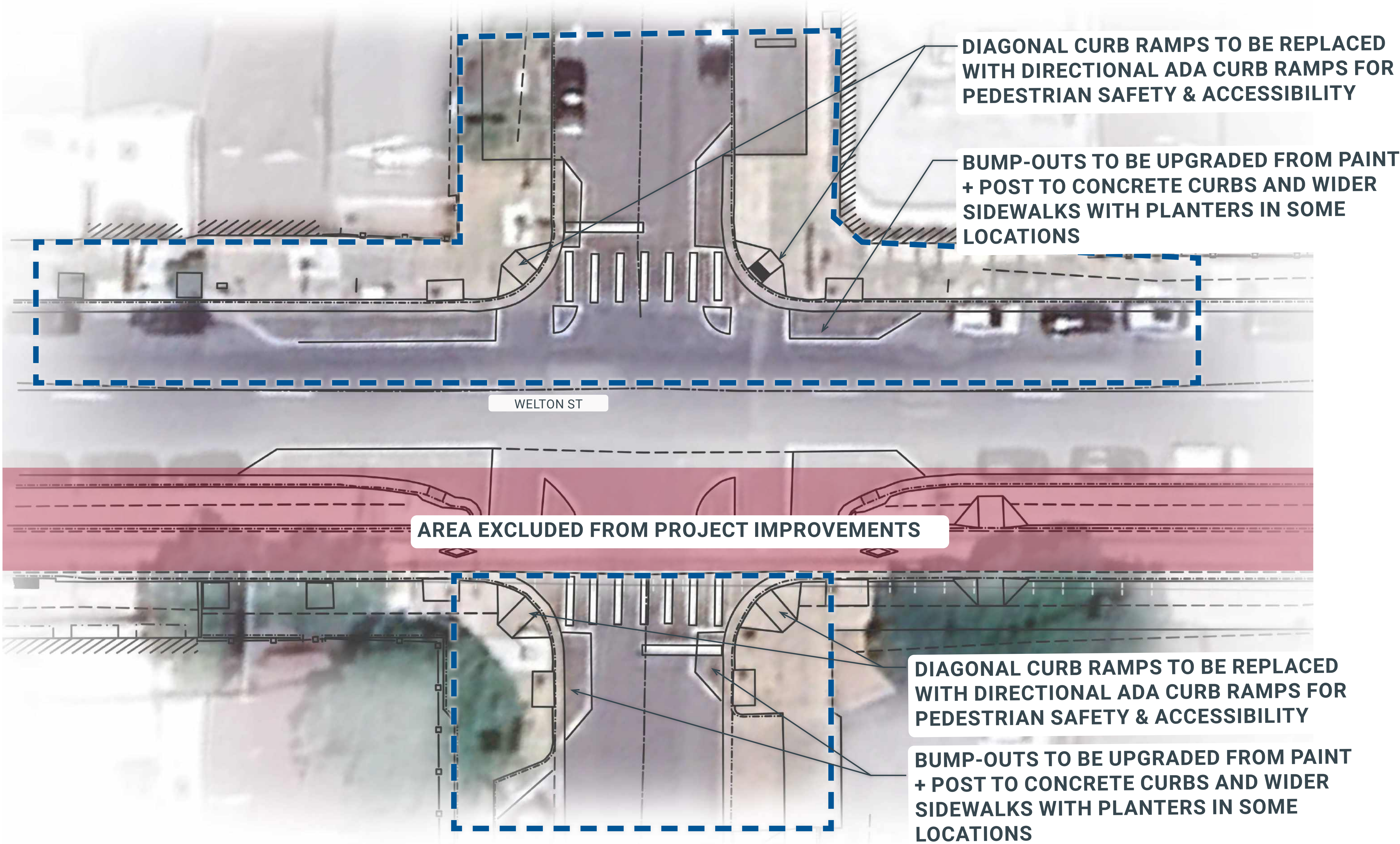
PROJECT INTRODUCTION



OCTOBER 22, 2025

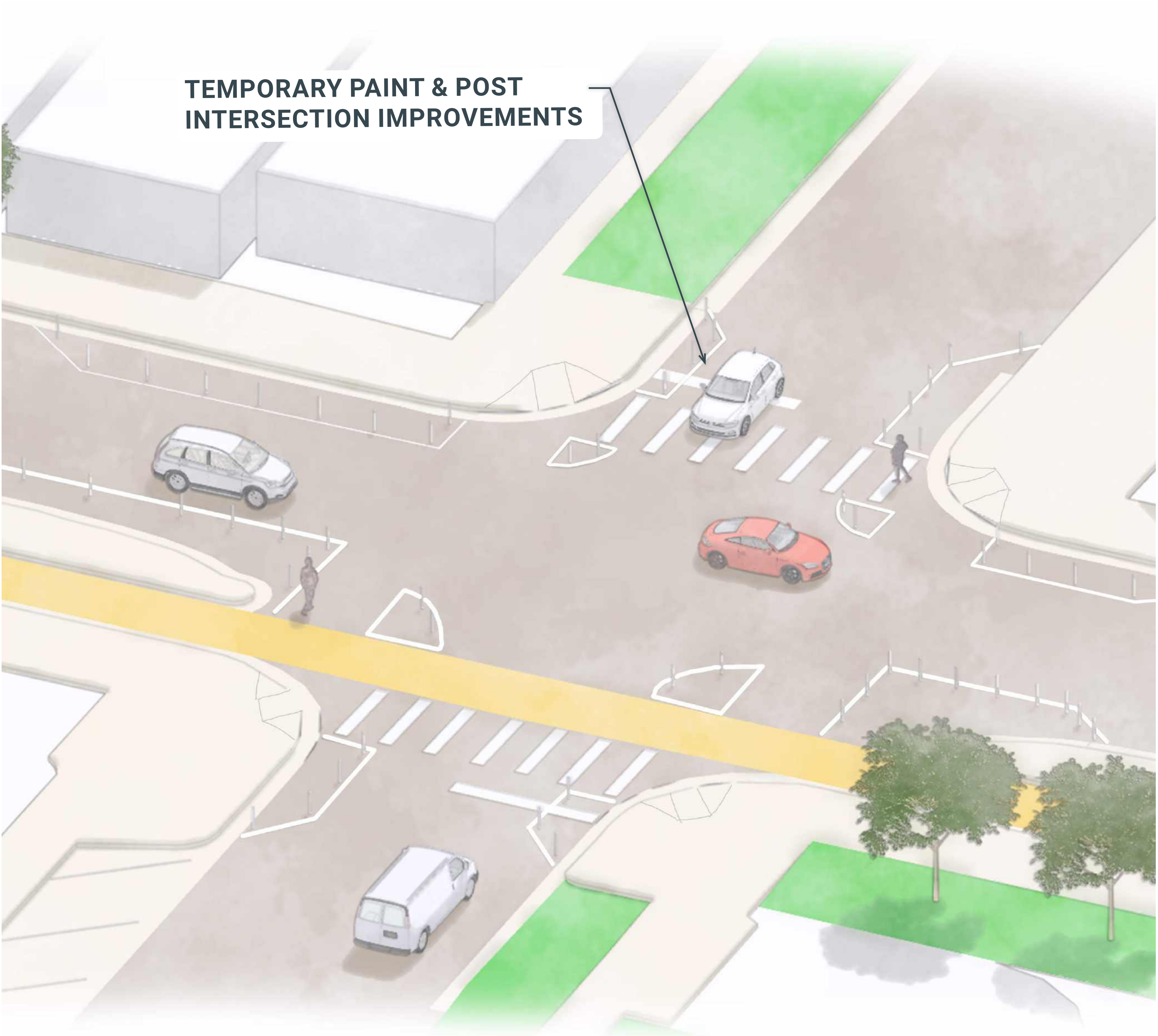
WHAT IS THE PROJECT DESIGNING?

DESIGN OF INTERSECTION IMPROVEMENTS



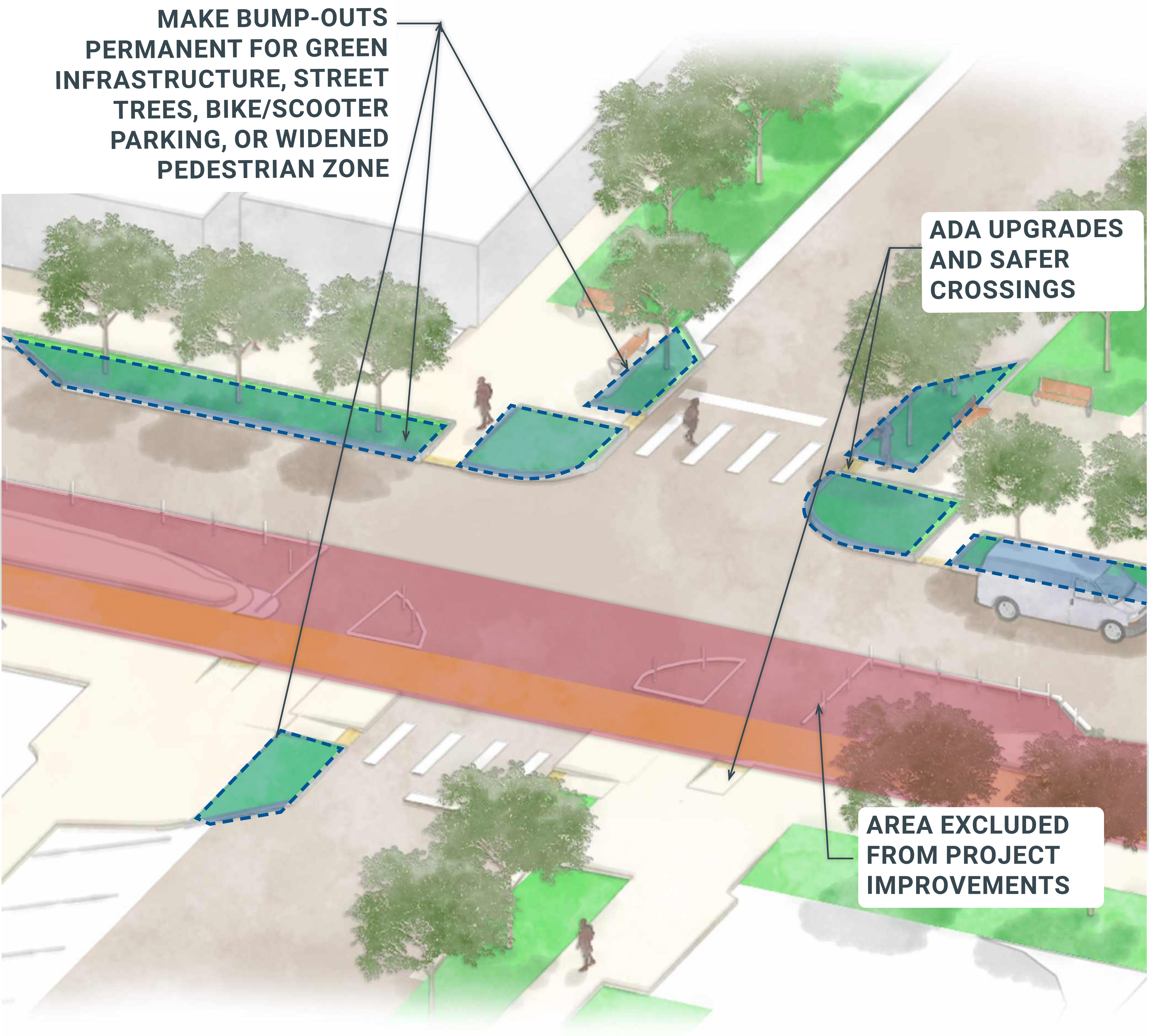
WHAT IS THE PROJECT DESIGNING?

INTERSECTION IMPROVEMENTS - TEMPORARY (EXISTING)



WHAT IS THE PROJECT DESIGNING?

INTERSECTION IMPROVEMENTS - PERMANENT (PROPOSED)



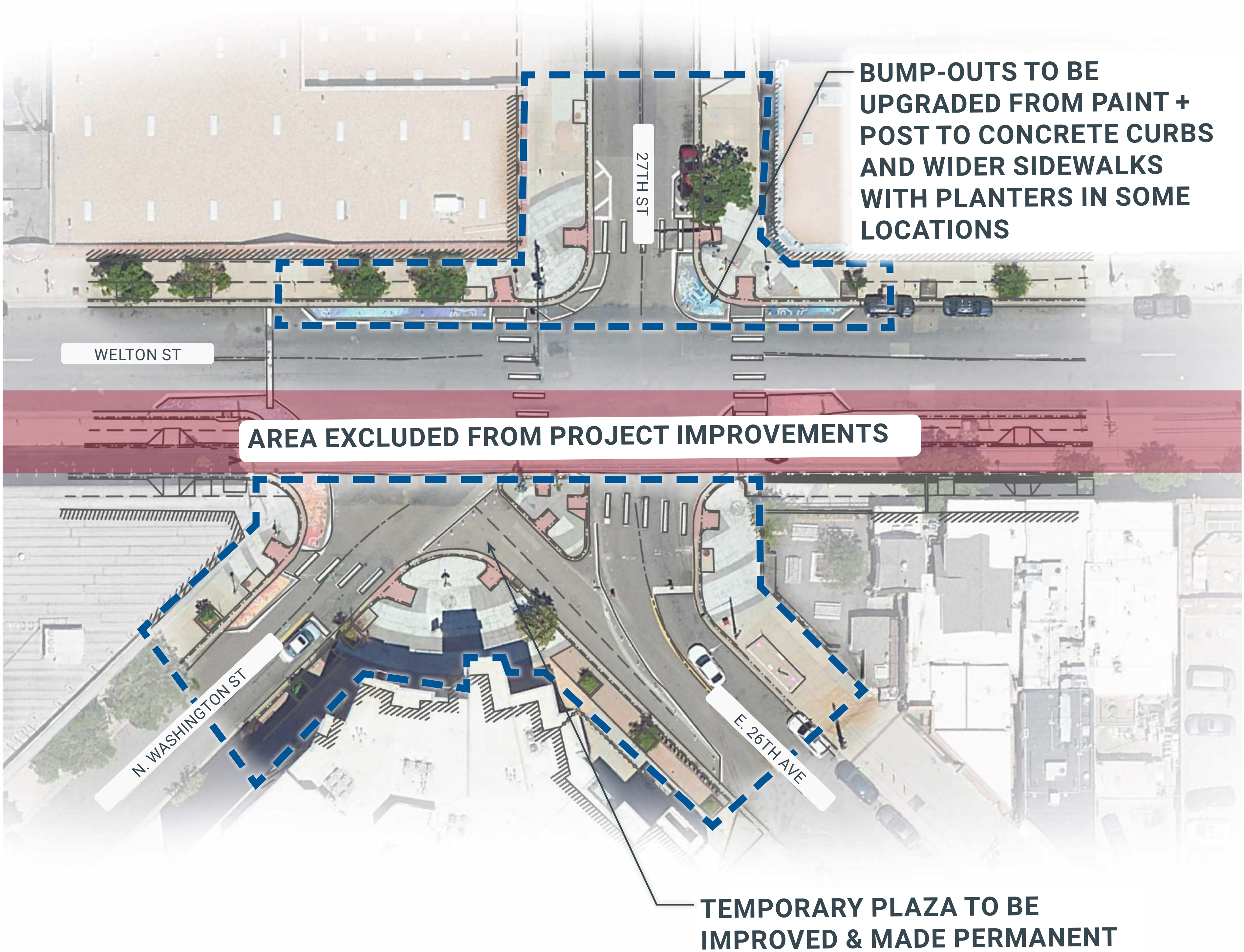
WHAT IS THE PROJECT DESIGNING?

FIVE POINTS 'THE POINT' PLAZA IMPROVEMENTS

CURRENT CONDITIONS

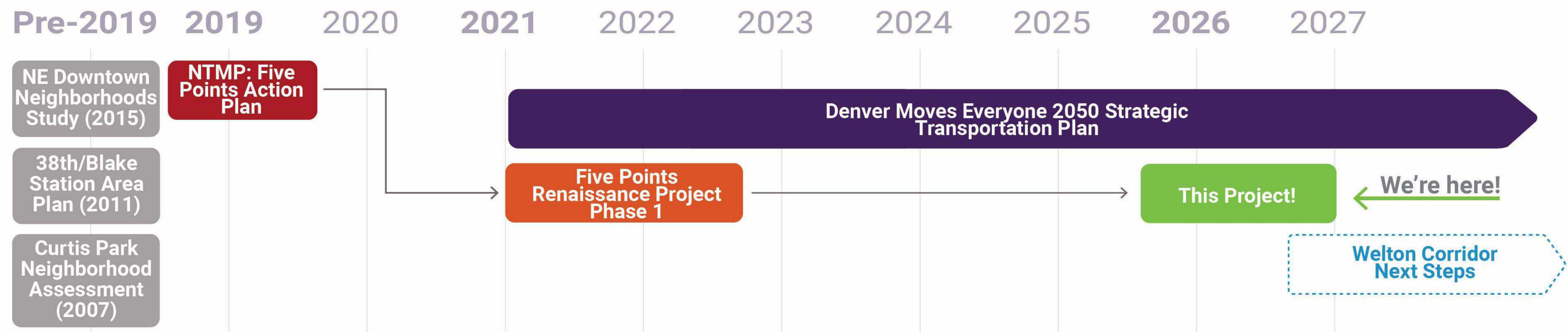


PROJECT AREA



HOW WE GOT HERE

CONTEXTUAL TIMELINE



2019

NTMP: FIVE POINTS ACTION PLAN

- Identified near and long-term projects to increase **multimodal safety and access** in the Welton Street area, including the **temporary painted bump-out priority project**. Community priorities included decreasing **traffic speeds, safer pedestrian crossings, comfortable bike facilities and visibility and circulation at intersections**.

2021

FIVE POINTS RENAISSANCE PROJECT - PHASE 1

- Collaborated with Five Points BID and corridor stakeholders to **implement flex post and paint curb extensions** along Welton Street between 24th and 30th Streets, expanded the pedestrian plaza with **placemaking elements at the Five Points intersection**, and installed mural art.
- Community prioritized the permanent Five Points (The Point) Pedestrian Plaza and Welton Streetscape as top priorities for future project programming.

2021+

DENVER MOVES EVERYONE 2050 STRATEGIC TRANSPORTATION PLAN

- The Five Points neighborhood is a priority area for **Transportation Equity** based on race & ethnicity, education level, 65+, households with no vehicle, female heads of household, people with disabilities
- Area of higher **asthma rates, heat island, population density, area of higher multi-modal trips**.

NOW

WELTON STREETSCAPE IMPROVEMENTS

Though construction funding needs to be determined, this near-term project will prepare design documents that convert the temporary improvements implemented through the Phase 1 project into permanent streetscape intersection improvements with green infrastructure between 24th and 30th Streets.

2026/2027

FUTURE WELTON CORRIDOR STUDY

Future planning effort that will address long-term **multi-modal transportation** along the Welton Street Corridor **comprehensively**.

HOW WE GOT HERE

CONFIRMATION OF PRIORITIES

PROJECT GOALS

Based on community feedback gathered during
The Five Points Renaissance Project - Phase 1

- 1. **Preserve Neighborhood Culture**
- 2. **Encourage Public/Private Investment**
- 3. **Create an Inviting Public Realm**
- 4. **Support Small Businesses and the Workforce**
- 5. **Contribute to a Safe & Accessible Neighborhood**

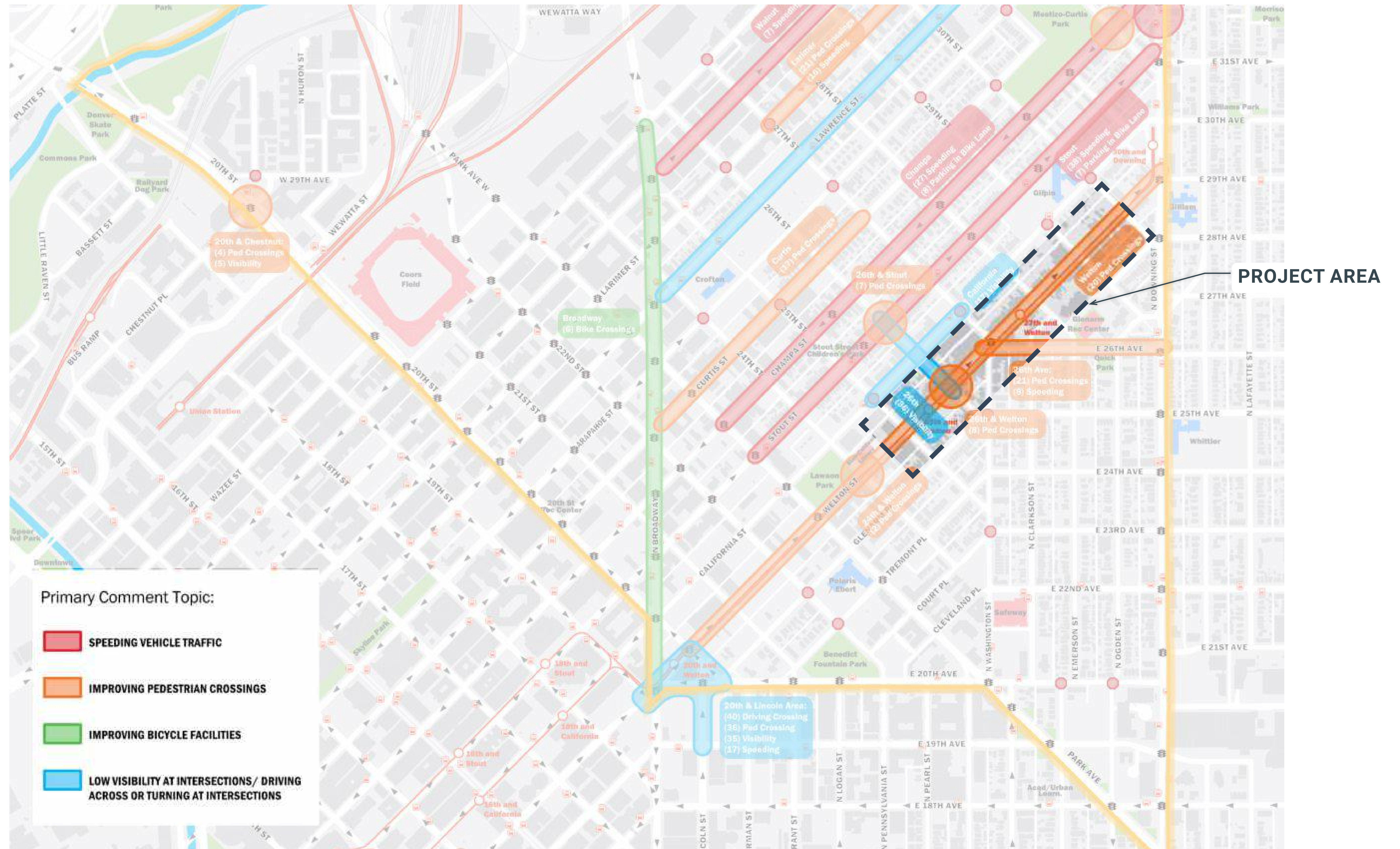
WE ALSO HEARD...

- “Street Trees!”*
- “Slowing traffic along Welton benefits EVERYONE!”*
- “Looking forward to activation of Welton”*
- “Make spaces that are green and pedestrian friendly!”*



**WHAT IS
MISSING?**

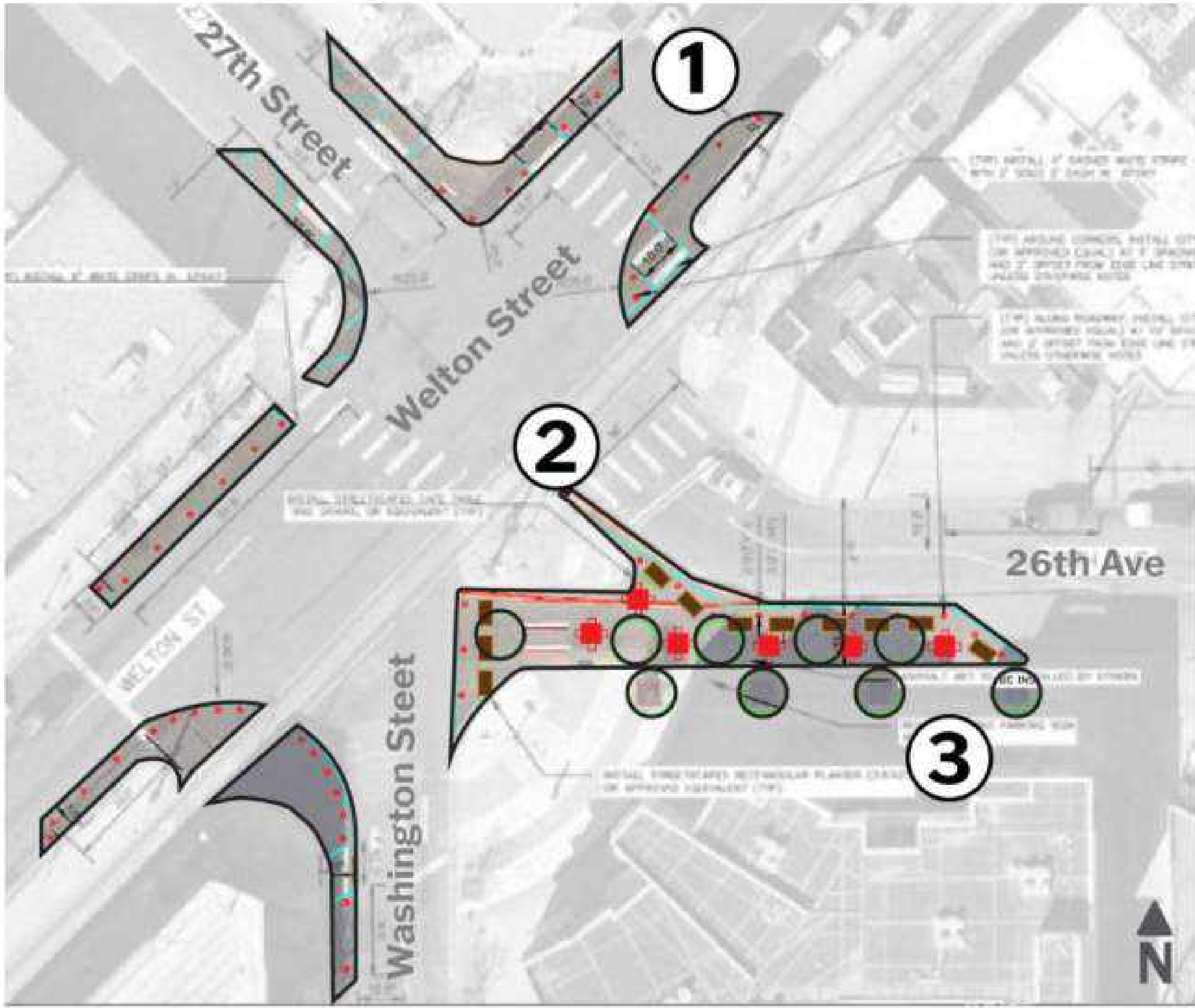
IDENTIFYING THE NEED - NTMP: FIVE POINTS ACTION PLAN (2019)



HOW WE GOT HERE

TEMPORARY INTERSECTION IMPROVEMENTS - FIVE POINTS RENAISSANCE PROJECT - PHASE 1 (2021)

“THE POINT” PEDESTRIAN PLAZA



**All non-standard elements require maintenance by BID*

3 Improvements:

- 1) Paint and Post Corner Bulb-outs
- 2) Pedestrian Plaza & Temporary Street Mural
- 3) Community Gathering Space* (Tables, Chairs, Trees and Planters)

Timeline:
Summer - Fall 2021

BULB-OUTS/CURB EXTENSIONS ALONG WELTON STREET



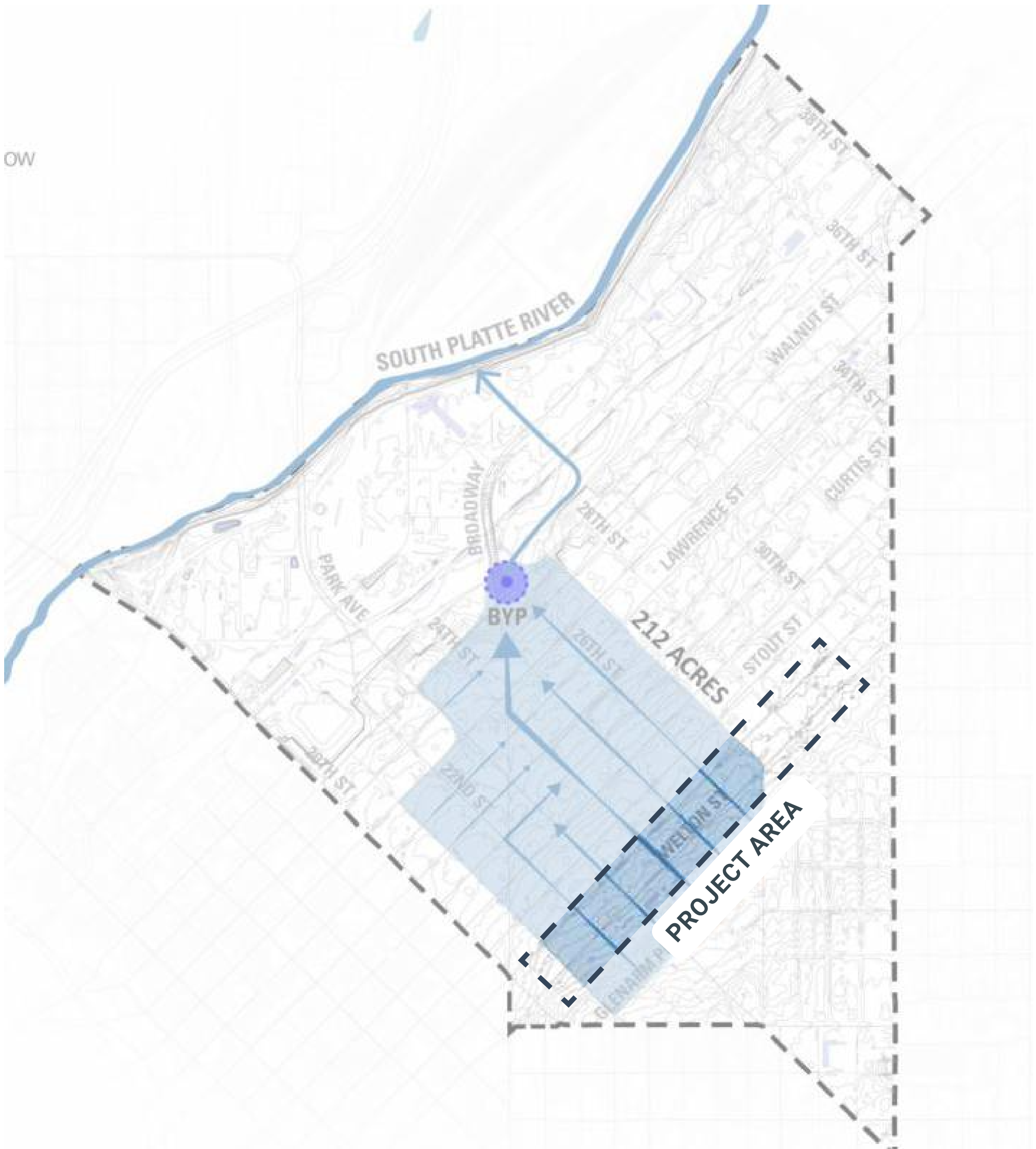
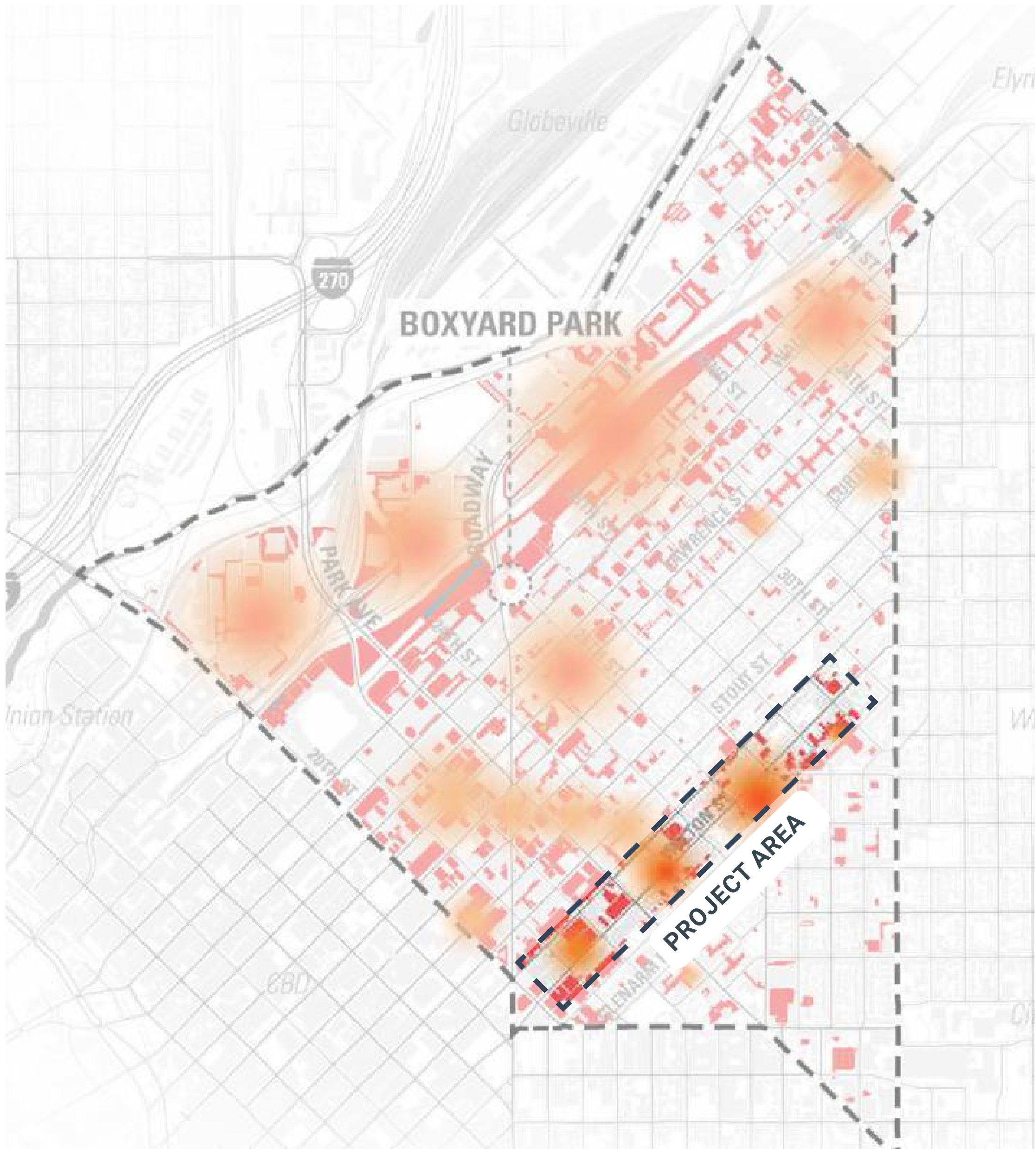
4 Locations:

- 1) 24th Street
- 2) 25th Street
- 3) 27th Street
- 4) 29th Street

Timeline:
Summer - Fall 2021

WHY THIS PROJECT MATTERS

TREE CANOPY, HEAT, WATER QUALITY - GREENING FIVE POINTS (2022)



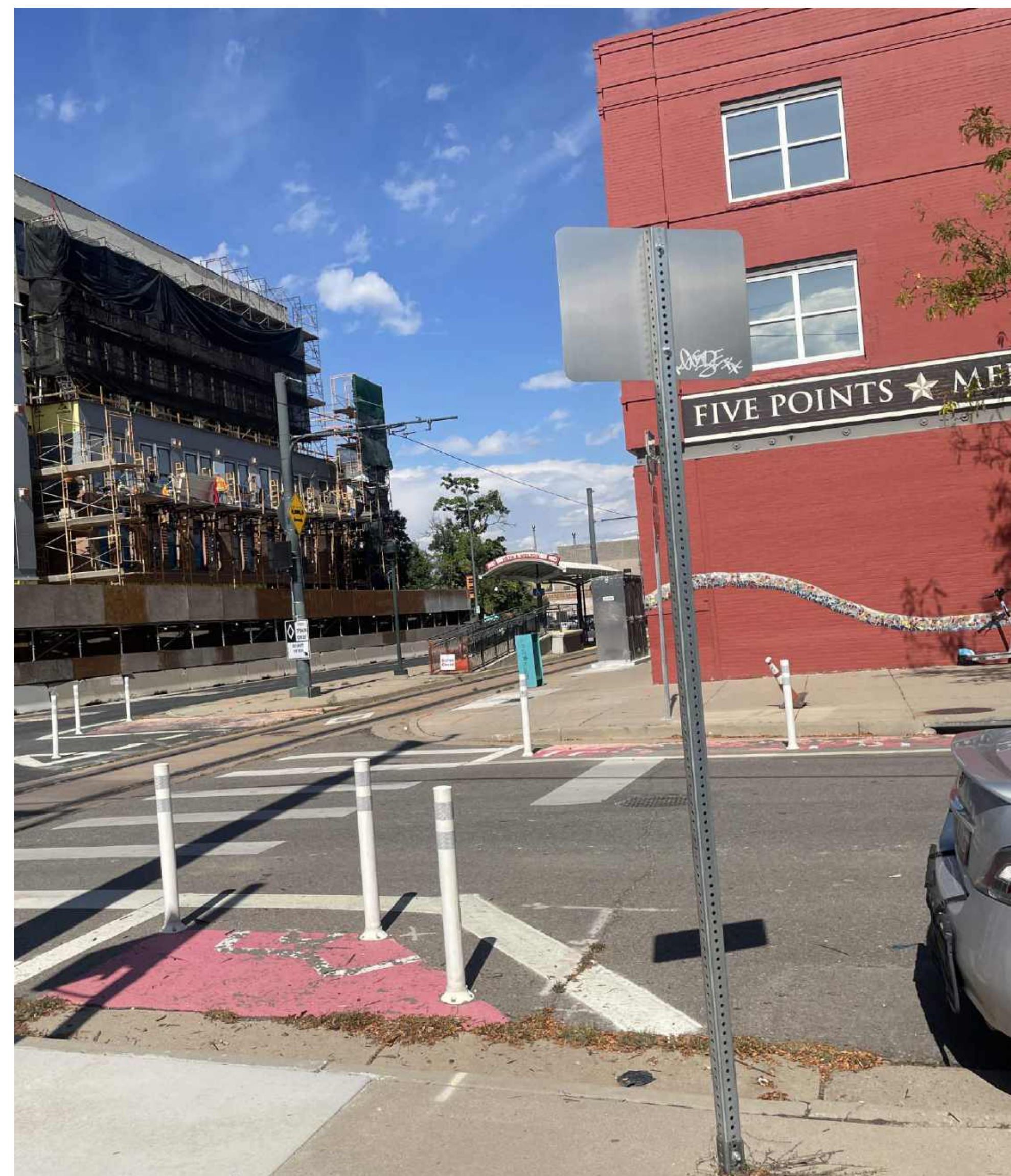
AN OPPORTUNITY TO MITIGATE HEAT, INCREASE TREE CANOPY & TREAT STORMWATER WHILE PROVIDING GATEWAY AND GATHERING ELEMENTS



DISCUSSION

DISCUSSION

CORRIDOR INTERSECTIONS - WHAT IS WORKING WELL? WHAT ISN'T?



WHAT IS WORKING WELL?

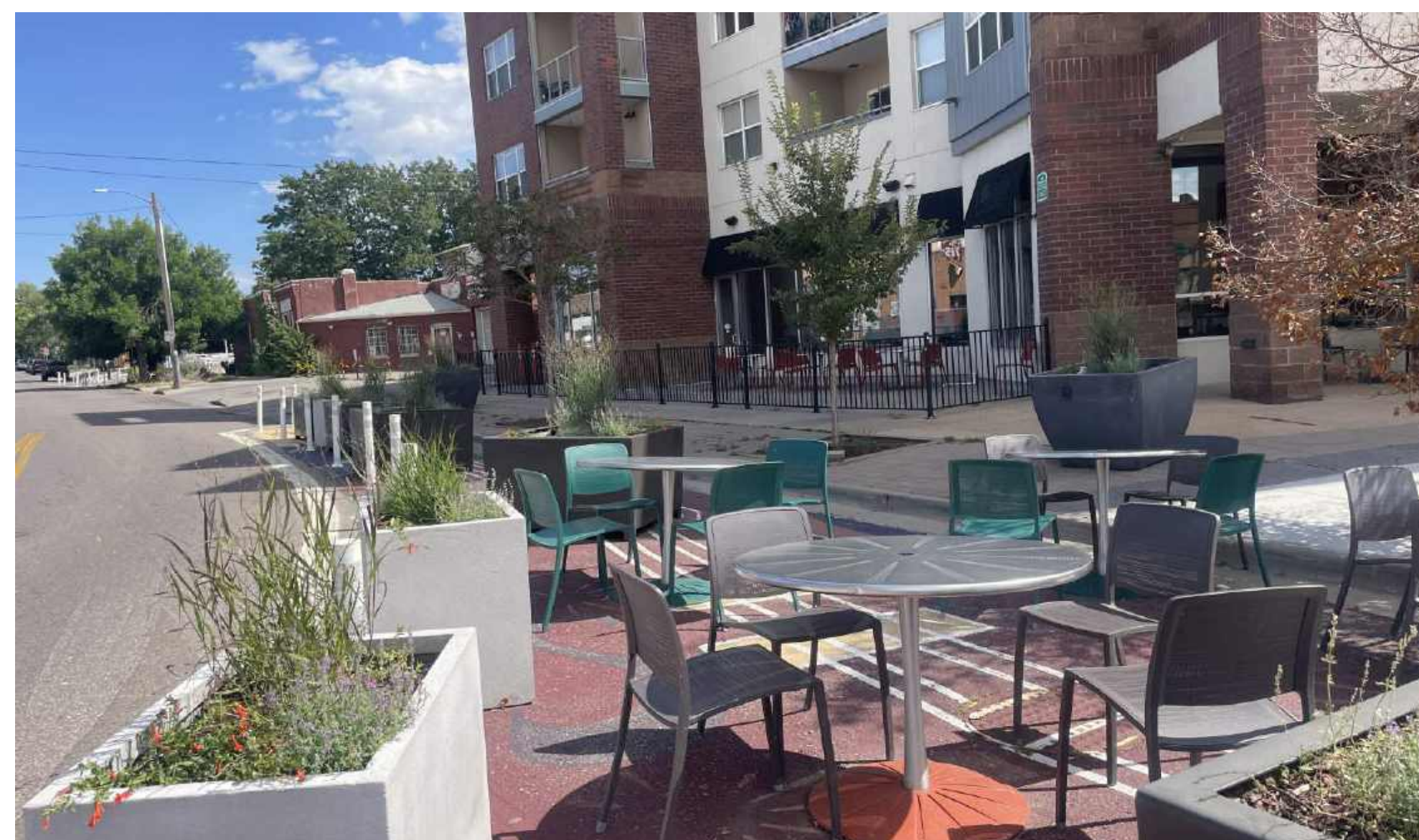
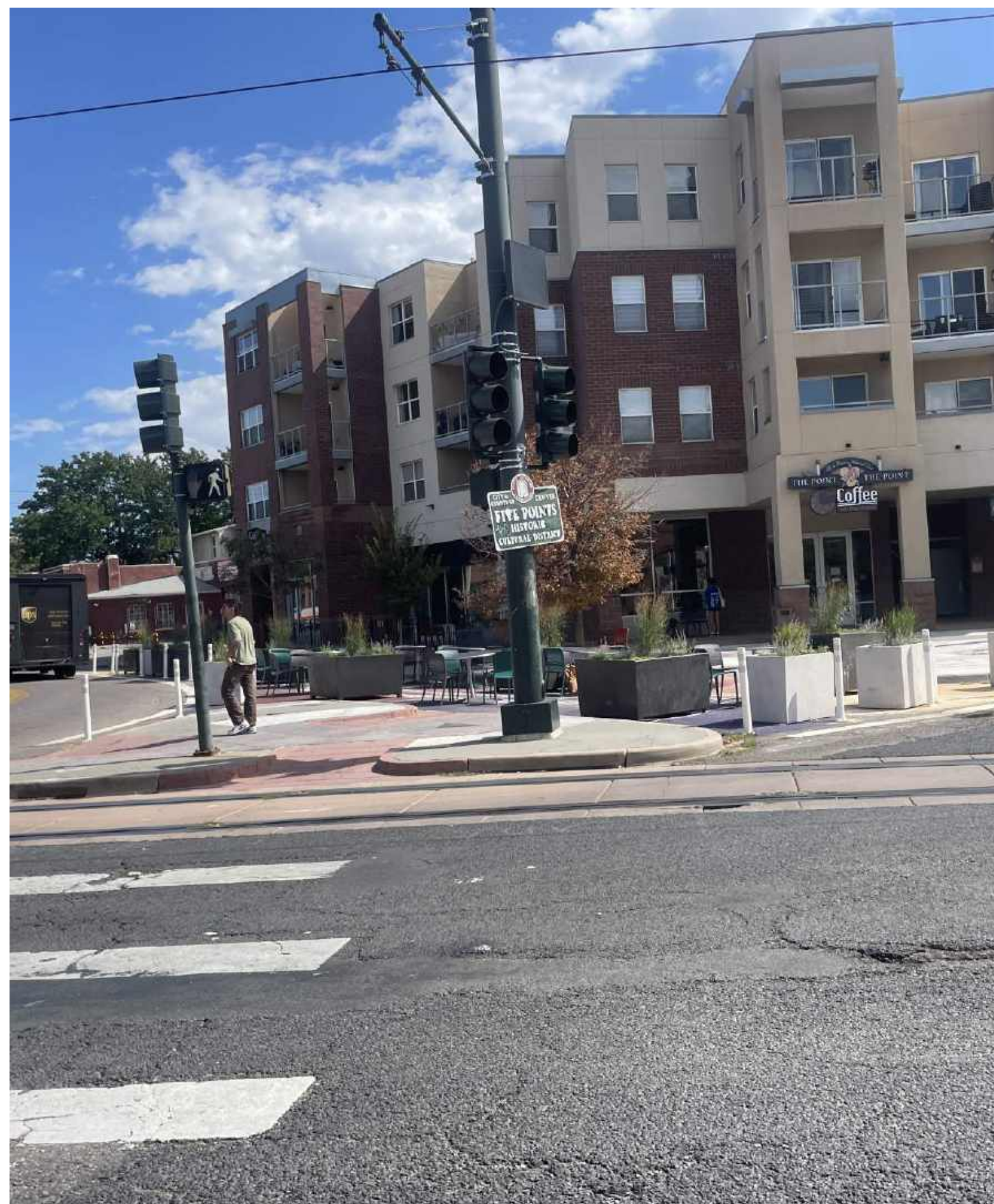
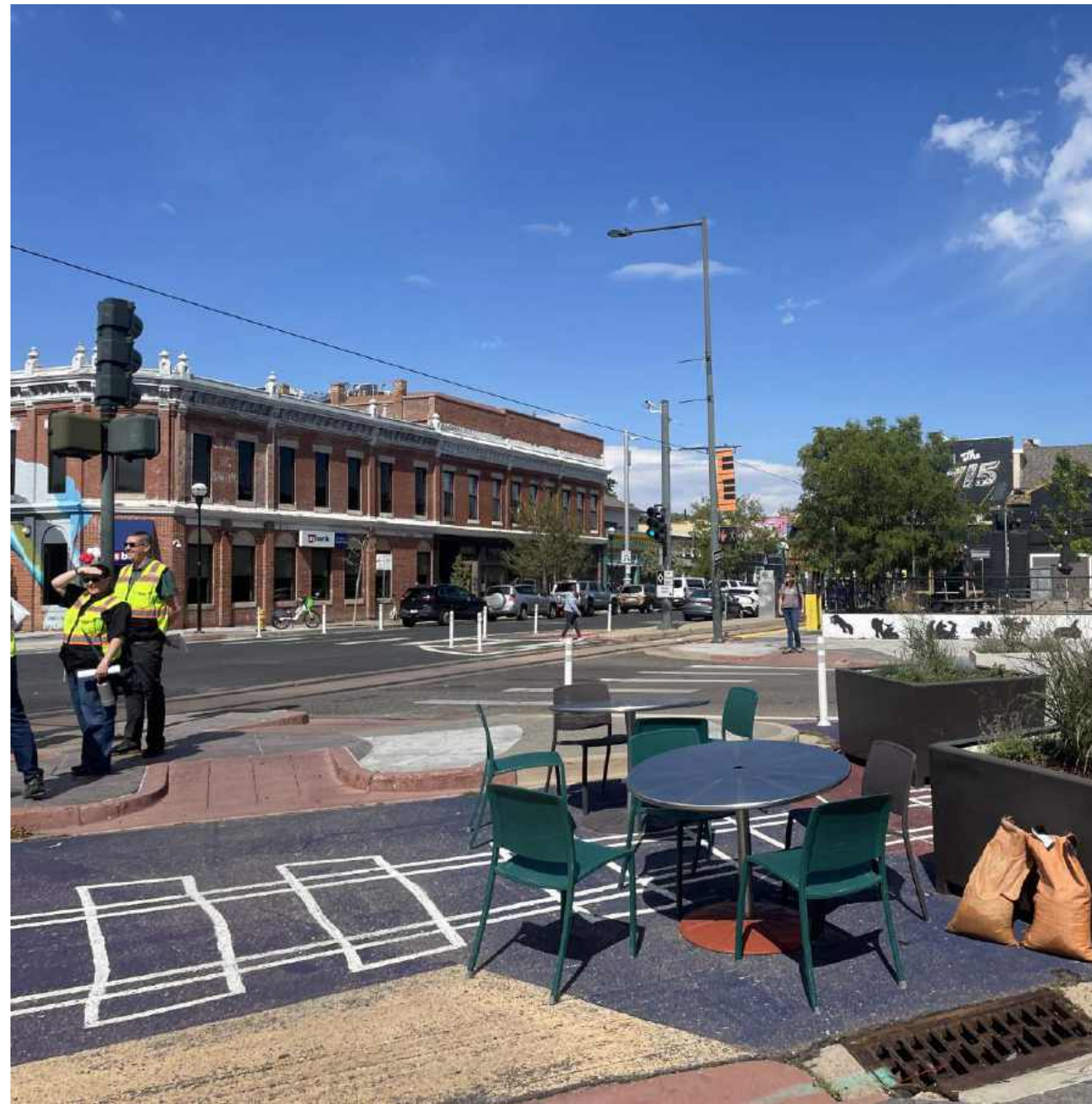
- In what ways have the temporary paint-and-post intersection improvements helped the corridor?
- What's working well that should be carried forward into the permanent improvements?

WHAT IS NOT WORKING WELL?

- What could be improved about the temporary paint-and-post intersections?
- Is anything not working as intended, or could anything make them work even better?

DISCUSSION

FIVE POINTS PLAZA - WHAT IS WORKING WELL? WHAT ISN'T?



WHAT IS WORKING WELL?

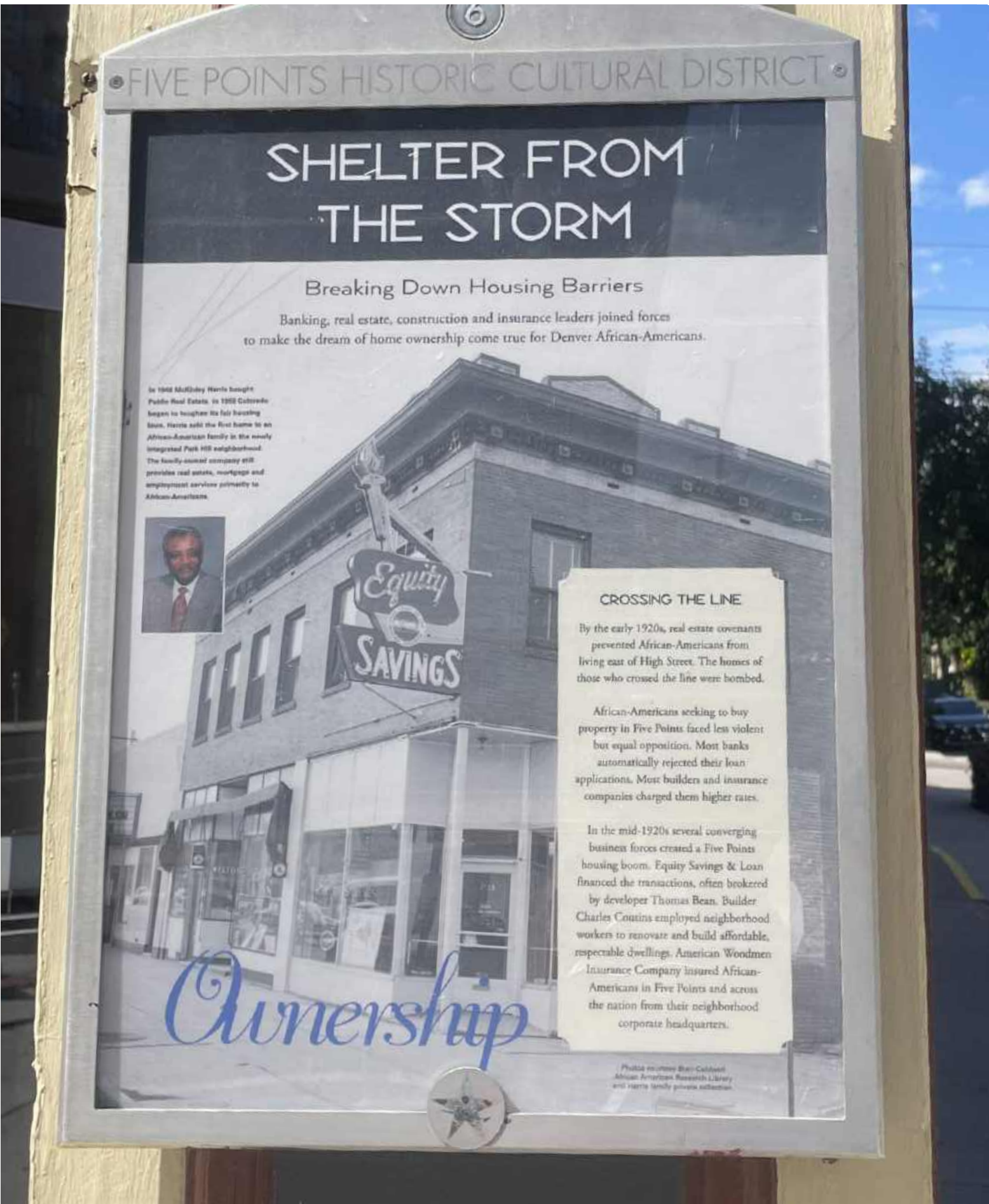
- In what ways has the creation of the Five Points Intersection Plaza been a success?
- What is working well that should be carried forward into the permanent improvements?

WHAT IS NOT WORKING WELL?

- Is there anything lacking in the current plaza design?
- What isn't working as intended, or could anything make the plaza even better?

DISCUSSION

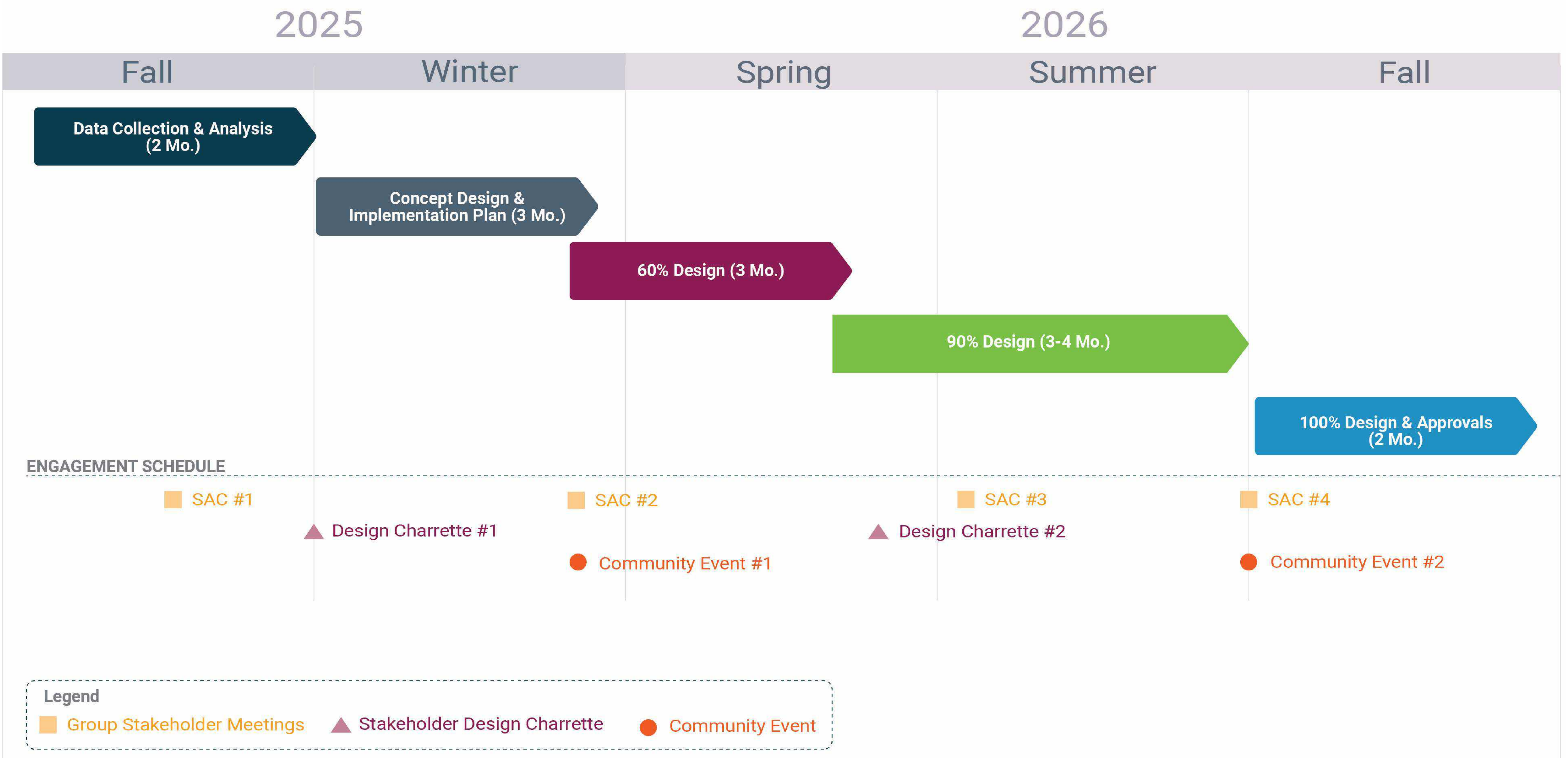
PLACEMAKING & IDENTITY - WHAT IS WORKING WELL? WHAT ISN'T?



- WHAT IS WORKING WELL?**
- What elements currently existing along the corridor accurately represent the history and culture of the Welton Street corridor?
- WHAT CAN BE IMPROVED?**
- How can we better tell the story of the corridor? How can we better represent a sense of place and identity?

ENGAGEMENT PLAN

NEXT STEPS AND WHAT WE'RE ASKING OF YOU



ENGAGEMENT PLAN

CO-DESIGNING APPROACH



WHO'S MISSING FROM THE CONVERSATION TODAY THAT WE NEED TO INCLUDE MOVING FORWARD?

HOW CAN WE BEST PLAN STAKEHOLDER MEETINGS AND DESIGN CHARRETTEs TO MAKE THE MOST OF YOUR TIME AND ENCOURAGE STRONG PARTICIPATION?



THANK YOU!

PROJECT CONTACT: MARIE THOMING
MARIE.THOMING@DENVERGOV.ORG | (720) 865-3171

WELTON STREET INTERSECTIONS

Department of Transportation and Infrastructure

MEETING RECORD

To: Client Team & Stakeholders

From: Livable Cities Studio

Date: 10/24/2025

Project Name: Welton Street Intersections

Subject: Stakeholder Meeting #1

Meeting Date: 10/22/2025

Start/End: 4:30p-5:50p

Location: Blair-Caldwell Library Community Room

The following people were present:

DOTI: Marie Thoming, Brett Boncore, Phoebe Fooks, David Krutsinger

Michael Baker International: Michael Butters

Livable Cities Studio: Meredith Wenskoski, Kim Case, Aidan Nowell

Stakeholder Committee:

Norman Harris, BID Executive Director

Darius Shelby, Office of Councilman Watson

Elbra Wedgeworth, Former Councilwoman, Casel @ Associates, LLC

John Hayden, Curtis Park RNO

David Hallman, Glenarm Recreation Center

Haddas Lev, Denver Health

Michael Guzman, RTD

DeVindra Williams, Dr. Renee Cousins King Legacy

Michelle Sawyer, Business Owner (Scratch Family Bakery + Local Market and Dukes Good Sandwiches)

Meeting Purpose

This was the first Stakeholder meeting for the project and aimed to provide an introduction of the project scope, review how previous efforts inform the project goals and kick-off discussions around what is currently working and isn't working around the paint and post intersection bump-outs and the Five Points Intersection Plaza.

Summary of Key Themes

The discussion emphasized balancing design innovation with functionality, ensuring community ownership and flexibility, and addressing immediate safety and beautification needs while planning for long-term, sustainable, and equitable improvements across the Welton Street corridor.

1. Safety and Emergency Access

- **Concern:** Dr. King raised fire access issues related to the Five Points Plaza changes.
- **Action:**
 - Fire Department to be consulted during design.
- **Takeaway:** Designs must preserve emergency vehicle access while improving pedestrian safety.

2. Maintenance and Stewardship

- **Issue:** Questions around long-term maintenance responsibility for planters, bulbouts, and paint.
- **Points Raised:**
 - Coordination with DGI on planter upkeep.

- SIGI pilot project will test maintenance strategies.
- City currently maintains painted bulbouts; however, paint aging is evident.
- **Takeaway:** A clear, sustainable maintenance plan is needed—shared across city and local partners.

3. Data and Pedestrian Safety

- **Issue:** How traffic data informs pedestrian improvements.
- **Actions:**
 - Conduct traffic and gap analysis study.
 - Potential for flashing beacon crossings.
- **Cost Consideration:** Studies are relatively inexpensive (hundreds of dollars).
- **Takeaway:** Traffic studies will inform design, but holistic safety considerations (behavioral, contextual) will guide decisions.

4. Design Flexibility and Historic District Challenges

- **Concerns:**
 - Rigid permitting and regulations hinder community-led beautification (e.g., planters requiring \$6,000 permit, 6-month process).
 - Need for flexibility within historic preservation guidelines.
- **Community Request:** Clearer guidance on which departments manage which elements and what's permissible.
- **Takeaway:** Streamlined, transparent regulatory process needed to empower community beautification efforts. While the scope of this project won't change policy, it should define opportunities for business partnerships

5. Beautification, Tactical Urbanism, and Timeline

- **Theme:** Desire for near-term improvements ("beautify Welton now").
- **Approach:** Interest in tactical urbanism and quick-win strategies alongside longer-term plans.
- **Takeaway:** Balance immediate visual and functional upgrades with strategic, long-term design investments.

6. Bulbouts and Traffic Behavior

- **Observations:**
 - Bulbouts increase pedestrian comfort and slow turning vehicles.
 - Parking violations block sightlines.
 - Perceived speeding still an issue.
- **Takeaway:** Bulbouts are effective but need complementary enforcement and possibly design refinements to improve visibility and calm traffic along Welton.

7. Greening and Tree Planting

- **Discussions:**
 - Limited soil volume on light rail side restricts tree planting.
 - Focus on greening adjacent cross streets and intersections.
- **Takeaway:** Maximize greenery where feasible; prioritize planting diversity and soil health to ensure sustainability.

8. Lighting and Infrastructure Enhancements

- **Community Input:** Strong desire for improved lighting, seating, and placemaking.
- **Actions:**
 - Lighting study planned to meet updated standards.
 - Ideas for seasonal decorative lighting using city power grid.
- **Takeaway:** Lighting improvements should address both safety and ambiance, supporting activation and community use.

9. Five Points Intersection Plaza Redesign Feedback

- **Issues Identified:**
 - Vehicle intrusion into planters.
 - High heat and lack of greenery.
 - Desire for smoother turning geometry and better balance between activation space and green space.
 - Electrical outlets needed for events.
- **Takeaway:** Redesign should enhance comfort, greenery, and event-readiness while managing traffic safely.

10. Scope and Equity of Improvements

- **Concern:** Some parts of the BID (beyond 20th–30th) may be left out.
- **Response:** Budget limits exist, but intent is to build momentum for corridor-wide improvements.
- **Takeaway:** Discuss phased planning that addresses full corridor over time.

11. Interagency Collaboration and RTD Coordination

- **DOTI:** Open to collaboration with RTD and exploring shared or raised street concepts in future phases.
- **Takeaway:** Cross-agency coordination is crucial for integrated, long-term success.

12. Precedents and Inspiration

- **Suggestion:** Review other successful streetscape examples (e.g., 25th from Federal to Elliot).
- **Action:** LCS to bring design precedents to upcoming charrette.
- **Takeaway:** Learn from comparable projects to inform context-sensitive design solutions.

Detailed Discussion Notes

1. Dr. King Legacy (DeVindra)

- a. Concerned about Fire Access at the Five Points Intersection Plaza. How will business be accessed?
 - i. Fire department to be consulted in design process
 - ii. Fire Department won't change any of their patterns

2. Who is going to be maintaining these improvements?

- a. Coordinating with DGI on maintaining planters
- b. SIGI project going-in near term as a pilot study here
- c. Other potential partnerships will need to be discussed throughout proposed designs

3. Are daily traffic counts and patterns a part of this project's scope for ped safety?

- a. Will be conducting a traffic study for pedestrian and vehicular improvements
- b. Conducting Gap analysis based on the traffic data
- c. Potential flashing beacon crossings
- d. Cost of study vs just testing out the new system?
 - i. Much cheaper to do the study, couple hundred dollars

4. Who is responsible for the maintenance of the paintings in the bulbouts currently?

- a. Flex posts aren't maintained
- b. City is maintaining painted bulbouts currently

- i. Norman response – painting has aged. We replaced trees at the FPP, better species choice so maintenance has been a bit better.

5. What we've heard our project goals should be – anything missing?

- a. Access for developers to get under the streets to access city utilities – ensuring that future developers have an easier time coming in and building
- b. Guidelines and Compliant Process
 - i. Needs to be more flexibility for guidelines and regs that need to be followed in the area due to the district being 'historic'
 - 1. Specific to signage, placemaking, windows etc
 - ii. Business owners wanted to beautify their sidewalk with planters and had to apply for a bunch of permits that cost money (\$6000 to apply, 6 month process). Community driven initiatives using local business money that face seemingly opposition from the city in the form of hoops to jump through
 - 1. There was previously an initiative from the old mayor to overcome these hurdles for people, are you aware of that? DOTI will look into this
 - iii. The rules and regs are confusing to business owners so we would also benefit from a clearer understanding of what we can and can't do and also which departments own what so we know who to communicate with
 - iv. A lot of the improvements I hear are long into the future. But time is of the essence, I want to beautify Welton Street now before it is too late (tactical urbanism)
- c. Traffic
 - i. I do see cars slowing down at turns more, for example the intersection at 26th (wells fargo) where cars have to creep out in order to turn onto Welton st. Also see cars slowing down turning off Welton
 - ii. Cars parking at said intersection are blocking sightlines even though its no parking there
 - iii. Still feels like cars are driving incredibly fast down Welton
 - iv. Bulbouts do make it feel safer for peds
- d. Trees
 - i. My understanding is that we don't get trees on the light rail side of the street. Are trees on that side of the street on the table for this project?
 - 1. We are looking at incorporating as many trees as possible as part of this scope but will need to navigate constraints such as: Soil volume and space, existing and proposed utilities, offsets from RTD easements, visibility & site lines

6. Is there any room to push on RTD in this project?

- a. We will collaborate across agencies and RTD will be involved as a stakeholder

7. Concern about the scope of the project leaving out parts of the BID

- a. The corridor technically goes from 20th to 30th
- b. Though we're on limited budget for this particular scope, we are hoping that this builds momentum towards improvements elsewhere

8. Lighting Updates are needed

- a. Project includes a lighting study. Lighting standards have been updated so the new study will be up to different standards
- b. Would like pedestrian scale decorative lighting to be incorporated
- c. Include enough lights that can plug into the city power grid seasonally, beyond just city standard lighting. GCFI to be installed light on the pole or tamper proof.

- d. BID currently pays electricity on several lights
- 9. Five Points Intersection Plaza What's working there, what's not?**
 - a. Physical buffer is needed as we had an accident where a driver turned into one of the planters. I asked the board should we put concrete barriers, we didn't do that.
 - b. It's a tight area so when you're sitting there cars are close by
 - c. Since replacing the trees there I've seen more people sitting there
 - d. I see people using that space at night as well
 - e. Opportunity to redesign turning radii (North on welton to go east)
 - f. It's a lot of pavement, heat island is strong there. Plaza feels like pavement, but it would be nice to have less paving and more planting. It needs to be irrigated
 - g. What are the must haves from an operations/events that we need to know about for the design?
 - i. Electricity is needed. Outlets are needed.
 - ii. Flexibility is nice for market events
- 10. Is there a precedent for being able to turn adjacent streets into 'shared streets'?**
 - a. There is an on-going study on potential shared streets nearby on Larimer and Tremont.
 - b. DOTI is open to raising intersections though feasibility will need to be studied with drainage patterns and the RTD easement
- 11. How far into the blocks are the improvements scoped?**
 - a. Most often, the same footprint as the current paint and post
- 12. What are places that we can look to as precedents for this project?**
 - a. For example 25th from federal to Elliot.
- 13. Engagement Plan**
 - a. Stakeholders prefer evening meetings
 - b. Stakeholders to review Stakeholder list (attached) and provide feedback.**
 - c. Next meeting will be a design charrette focused on the design of the Five Points Intersection Plaza. Date TBD.

Next Meeting

Date: Charrette Date TBD (Late-November – Early-December)

Time: TBD

Location: TBD

END OF NOTES

Attachments:

1. *Welton Streetscape Intersections Stakeholder Meeting #1 Presentation*
2. *Stakeholder List*

Welton Streetscape Intersections
Stakeholder List
10/24/2025

Name	Organization
Elbra Wedgeworth	Casel & Associates, LLC
Dr. Renee Cousins	Resident / Dr. Renee Cousins King
DeVindra Williams	Dr. Renee Cousins King
Keith Bell	Resident
Norm Harris	Spangalang Brewery/ BID ED
Stephen Bennett	Curtis Park RNO
John Hayden	Curtis Park RNO
Haroun Cowens	Five Points BID
Dustin Skudlarek	Bridge & Tunnel Restaurant Group
Anna Jo Garcia Haynes	Anna Jo Garcia Haynes Early Learning Center
Elsa Holguin	Denver Preschool Program (DPP)
Brother Jeff	Brother Jeff's Cultural Center
Rich Castro	DHHA Eastside Clinic
Stephanie Syner	DHHA Eastside Clinic
David Hallman	Glenarm Rec Center
Michael Guzman	RTD
Chris Nicholson	RTD
Joe Meyer	RTD
Michelle Sawyer	Business Owner
Darius Shelby	Office of Councilman Watson
Haddas Lev	Denver Health