



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING

April 3, 2019

MINUTES

Meeting Held: Wednesday, April 3, 2019 at 2:30 PM at the Blair Caldwell African-American Research Library, 2401 Welton Street, Denver, Colorado

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

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

BID Stakeholders: Ryan Cobbins, Coffee at the Point, Chair, Advisory Council
Darrell Nulan, Thomas Bean Foundation
Raymond Rountree, ACI Plumbing & Heating, Inc.
Daryl Oliver, Weichert Realtor Professionals

BID Staff: Beth Moyski, Downtown Denver Partnership
Vincent Martinez, Downtown Denver Partnership

Guests: Brooke Dilling, City and County of Denver, Arts & Venues
Ty Hubbard, City and County of Denver, Arts & Venues

The Meeting was called to order by Board President, Paul Books, at 2:35 PM.

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

Approval of Board Minutes - March 6, 2019

Dr. King motioned to approve the meeting minutes. Ms. Stiger seconded the motion.

Vote: Unanimous in favor, motion carried

Treasurers report

General Report:

Because of the timing of the meeting the general report of financial standing was not available



at this time. Mr. Beal noted that because the meeting is scheduled for the first Wednesday of every month this may be a common occurrence. As a result, Mr. Beal will report on March's finances at the May 1st meeting and April's finances at the June 5th meeting. The financial reports will continue in that manner into the future.

Outstanding Invoices:

The full board will receive an electronic report of outstanding invoices for their acknowledgement.

Centro – website/logo update

Mr. Books and Mr. Cobbins updated the Board that the Five Points Business District has approved the Five Points BID to utilize the structure of the Business District's website and logo on the BID's domain. The FPBID plans on using the Business District's logo with the BID's name and modify it to a unique FPBID brand in the near future. In exchange for this use of the Business District's brand, the FPBID agreed to pay the outstanding balance due to Centro for the website and logo development.

New Business

Five Points Jazz Festival:

Brooke Dilling and Ty Hubbard with the City and County of Denver's Arts and Venues department updated the Board on this year's plan for the Jazz Fest. The event is scheduled for Saturday, May 18th this year and is a rain or shine date. The two provided a map of the event footprint and covered a number of logistical issues. Road closures will begin at 6 PM Friday night and will reopen at midnight Sunday. L-Line service will end with the last train at 1 AM Saturday morning and resume with the first train of the Day on Sunday morning.

The city will begin bagging meters at 4 PM Friday and remove the bags at 6 AM Sunday. This is the earliest the meters can be removed by City crews. The City will also provide a water filling station and hand out reusable water bottles to help reduce the number of plastic water bottles discarded. A similar situation to last year will be set up for the liquor store entrance on Welton. Exit access is still in the planning stages.

Rebranding Presentation:

The item was tabled for a later date.

Resolution 19-1: Denver Municipal Initiative 300:

Ms. Moyski presented a resolution staff had previously prepared and sent for comments to a Board committee. The resolution states that the Board of Directors of the Five Points Business Improvement District stands in opposition to Initiative 300. Dr. King made a motion to pass the resolution, which was seconded by Ms. Stiger.

Vote: Unanimous in favor, motion carried.



The board then instructed staff to note the passage of the resolution in the next newsletter and prepare an official press release to share with area media that the FPBID has passed the resolution in opposition the Initiative 300.

By-Laws Subcommittee:

Board members, Paul Books and Maedella Stiger and stakeholder Raymond Rountree volunteered to work with Ms. Moyski, as staff support, to help draft official by-laws for the FPBID. The committee will report back to the Board at the next meeting to update on their progress.

Old Business

FPBID Management Agreement:

The agreement between the FPBID and the Downtown Denver Partnership (DDP) was discussed. The agreement is for the DDP to provide administrative support for meeting facilitation and financial management of the FPBID. Dr. King commented that the agreement should not be an automatic annual renewal process. Instead, Dr. King suggested that both groups meet prior to the end of the contract term to discuss performance by both organizations and desire of both organizations to carry forward in future years.

Mr. Pirkopf made a motion to accept the agreement for administrative support, seconded by Dr. King.

Vote: Unanimous in favor, motion carried.

FPBID Marketing and Communications (MarCom) Agreement:

The MarCom agreement between the FPBID and the DDP calls for the DDP to manage the Five Points marketing and communication efforts with oversight from the FPBID. Dr. King asked that the agreement note that the FPBID Mission Statement needs to be included in FPBID marketing products. In order to help lessen the confusion that is currently happening, the FPBID has stated that a primary goal of their marketing efforts is to brand the FPBID separate from the Business District. Mr. Pirkopf motioned to accept the agreement and Ms. Stiger seconded.

Vote: Unanimous in favor, motion carried.

Tree Replacement Near Four Winds:

No motion was made at this meeting regarding this project. There was some question as to what the Board has already approved for funding for this project. Denver Water has committed to repair irrigation in the tree pits at this location. The Board discussed the potential of adding other dead trees to this effort as the maintenance contractor is assessing tree and tree pit conditions now. That is when the Board decided to table the discussion until next Month. Mr. Books will look through past meeting record to try and determine what the Board has already moved to commit to the project.



Board Expansion:

Because of a high level of interest displayed by eligible stake holders to serve on the board and the commitment of current Board Members to serve a second term, the FPBID began to discuss the option of expanding the number of Board Member to seven in March's Board meeting. Rick Kron, the FPBID Legal Counsel, to provide guidance on the issue.

Mr. Kron noted that it is very common for board members of BIDs to serve two-terms. Denver City Council makes the official appointments to BID Boards. BID boards may send recommendations of eligible board members for Council's approval. Expanding the board to seven members does require a change in the ordinance establishing the FPBID. However, because Councilman Brooks has expressed support for the idea of expanding the Board, it does not seem that this would meet much resistance from City Council.

The board then discussed that even though it is possible to wait to expand the board in September with the annual ordinance review, they desire to move faster to make the expansion happen. All current members looking to continue to serve for a second term were encouraged to submit their applications through the online system. Those that would like to apply for the expanded seats will also be encouraged to apply online. There was some confusion that the FPBID application link did not seem live.

Deep Rock Mural:

Ms. Stiger reported that she is still waiting on more information from their contact on the project and will report again at the May meeting.

Banner Arms:

There are a total of seven total broken banner arms. The board is hoping to have the arms raised until new banners can be purchased and installed. There has also been the sign of another damaged light pole that may have been installed improperly. Colorado lighting, who initially installed the light poles, believe that vandalism is to blame for problems of leaning poles. The board however, felt the installation process was flawed, and points to the success of the 4 point mounting system. The leaning light pole is at 2727 Welton.

Decorative Banners:

The board briefly discussed a design for the new decorative banners. Dr. King will be ordering the new banners and will use the Five Points logo with a tag line of, "History | Culture", with a black background.

Maintenance:

CSG completed a lighting audit of the BID. The board however was not sure what the status is of the lights CSG reported as outages. Vince Martinez said that he would reach out to see if



CSG had already reported the lights out on the Xcel website and if not, he will share a contact the DDP uses for outages downtown that goes directly to the local office to schedule repairs.

Public Comment:

As a closing, general comment, Dr. King noted that she would like to see the BID board put together some type of retreat or public meeting to reach out to the BID's constituency and allow for public input on their direction. The Board agreed to table discussion for this month but work to develop a program in the near future.

Adjournment:

With no further business, Dr King Moved to adjourn, seconded by Mr. Beal and unanimously carried.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 1st day of May 2019.

FPBID Board President

Attest:
