



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
July 15, 2020
MINUTES

Meeting Held: Wednesday, July 15, 2020 at 2:30 PM,
Virtual meeting held on ZOOM.US

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

Paul Books, President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Ryan Cobbins
Haroun Cowans
LaSheita Sayer
Maedella Stiger

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

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

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

Approval of Board Minutes – June 10, 2020

With no discussion or corrections needed of the June 10th Meeting Minutes, Ms. Stiger motioned to accept the Meeting Minutes, Mr. Beal seconded. Roll call vote: unanimous in favor, motion passed.

Treasurer's Report – May, 2020

Mr. Beal presented the May, 2020 Financial Report to the board. In May, there were a total of \$14,083 in expenditures, which he then listed individually. Final account cash balance at the end of May totaled \$274,944. Mr. Beal also informed the Board that the expenditure to Colorado Lighting was actually paid in April and was accidentally reported again in May. The final posted Financial Report will reflect this correction. With no issues of concern, Ms. Stiger motioned to accept the May, 2020 Treasurer's Report, Mr. Cobbins seconded the motion. Roll call vote: unanimous in favor, motion passed.

COVID-19 Response - Emergency Action

Mr. Martinez reported on the COVID-19 Small Business Relief Grant Fund. The deadline for applications is July 31st and to date the BID has received 24 applicants. Mr. Martinez is in the process of confirming eligibility of the applicants and the first checks will be signed late this week or early next.

Old Business

A. Legacy Business/Small Business Task Force Update

The committee will be holding a Zoom meeting on Tuesday July 28th at 10 AM. To discuss the priorities and needs of small businesses along the corridor. Mr. Cobbins, Task Force Chair, invited all that are interested to get in touch with him or Mr. Martinez to get notification of the meeting.

B. Black Lives Matter Movement Memorial

Mr. Cowans has taken the lead on the concept for the project to honor this moment in time. To date he has met with John Futrell of Redline Art Gallery and Thomas “Detour” Evans a muralist and Sam McNeil an ironworks artist. The idea is being called the Five Points Walkway: A Gathering Place for Friends and Neighbors. The goal is to create an outdoor experience designed to invite visitors and residents to learn more about Denver’s only historic cultural district through a series of permanent art installations.

Murals on the walk would reflect people and the history of Five Points. They also look to provide more permanent amenities that visitors can interact with that also speak to the history of the area and the current moment in time.

At this time there is no budget, and plans are being discussed on a very conceptual level. Artists have provided some preliminary estimates for what these types of work would cost to help budget. Board members commented on their appreciation of the connections of the murals to the “Harlem of the West” moniker and the cultural ties.

Mr. Books noted that there seems to be conceptual approval for the initial concept from the Board and asked Mr. Cowans to work with the Marketing and Branding committee for more direction and to help develop a budget. Other suggestions included incorporating people of Five Points who were influential in history not only in music but also scholars and others. Also, to be intentional in the use of the Black Lives Matter in the artwork and description. The size of the area also presented a unique opportunity as there are not many places left in the district with this much space for an impressive mural like what is at Five Points Plaza.

Mr. Beal and Mr. Books noted that they will work with staff to look deeper into the 2020 budget to determine the exact amount that can be allocated to this. After discussion concluded, Ms. Sayer motioned to:

- Create a wall mural
- Budget of about \$25,000
- Located at 27th and Welton
- Subject matter with focus on Black Lives Matter message and this time in history

Mr. Cobbins seconded the motion. Roll call vote: 6 – 1 in favor, motion passed.

NOTE: Ms. Stiger initially voted in opposition. She later contacted Mr. Martinez and noted that she had misspoken and meant to vote in favor. Result is a unanimous vote in favor.

C. COVID-19 Small Business Relief Crowd Funding

Ms. Wallace noted that the GoFundMe campaign has been up for just over a month and currently has a balance of \$4,165. Funding from this effort would be split amongst those that apply for the Relief Fund Grant. At this point, this has not been communicated to potential applicants because it is not known how many applicants will come in and how that will affect the availability of the funds from this campaign. Ms Wallace is developing strategies to garner more support from the general public outside of the organization's normal channels. Messaging regarding the Relief Fund will be updated to show that this GFM effort will supplement available funds and potentially increase the amount to Relief Fund applicants.

New Business

A. CSG Maintenance Contract Renewal Proposal

Mr. Books gave an overview of the history of the maintenance and snow removal contract services with CSG. The current contract ends in July of this year. The current offer is for a third year of services. The current proposal has been updated to servicing of new receptacles and less hand watering services due to irrigation repairs. The proposal continues with 4-hour workday - 7 days a week, increases the number of pressure washing hours and includes service of potential flower boxes. Tree installation has been removed. Because CSG has been involved in irrigation repairs they believe the intricacies of the conditions in the tree pits warrant the use of a more experienced tree company. Additionally, because the trees are in the condition that they are, CSG is recommending tree health services also go to a professional tree company.

In relation to snow removal, CSG is averaging about 12 hours per event above the regular 4 hours of labor dedicated to the regular workday. The proposal from this year is about \$2,000 less because of a change of services listed above.

Board members noted that they are not dissatisfied with the service of CSG but would like to have other proposals to compare with CSG to determine if this is a fair price. Because of the new scope there is question as to how the overall costs of services covered in this year's contract changes with a separate tree service provider.

Mr. Cowans motioned to approve the current contract for one year with CSG with a 60 – day contract release clause while a committee is formed in tandem to start an RFP process for a new contract period. Mr. Beal seconded the motion. Roll call vote: unanimous in favor, motion passed. Mr. Cowans and Ms. Sayer volunteered to serve on the RFP development and selection committee.

B. Safe Outdoor Space Support Letter Update

Mr. Books informed the Board that representatives of the Curtis Park Neighborhood Association reached out to him asking for support from the BID Board for the concept of Safe Outdoor Spaces. Initially the board voted to send a letter but before action could be taken the Mayor's office announced their initiation of this effort. The subject is back on the Agenda to discuss how the nature of the letter changes with recent events. After discussion, Mr. Martinez offered to draft a letter for the Board that expresses their interest in a speedy solution and work with the Councilwoman's office to utilize talking points for the letter. The Board can then do a mid-meeting online vote to approve or deny the letter, with ratification of the vote at the August Board Meeting.

C. Denver BID Council Letter

Mr. Martinez informed of a presentation by Councilwoman Kniech of the proposed November ballot measure for a Denver Sales Tax increase for Improved Homeless Support Service and Housing delivered to the Denver BID Council. He gave a brief overview of the aspects the funding will be used for and then covered concerns raised by the BID Council. The Council is drafting a response for Councilwoman Kniech to express the concerns of continually raising funds the sales tax increases and the tendency of neighborhood groups to block affordable housing efforts in the past.

Mr. Martinez was presenting the information for the Board's awareness and once the final draft is completed of the letter, he will share with the board for a vote to sign on in support or not.

Multiple board members did express concerns with the continued proposals raising sales tax rates to provide funding that address community concerns. Concerns of the continually increasing costs of labor and taxes and now costs and losses related to COVID recovery causes a great deal of worry amongst members of the board.

MarCom Update

The Marketing and Branding Committee did not meet as the board has asked that to pull back on projects underway that have not been completed while the Board can evaluate the emergency response efforts on the budget and reserves for this year. The current issue is a delay in the final approval of permits by the City. All steps and requirements have been met, however the trash receptacle and bike rack fabricator has run into delays and not been able to get information on the delay. Mr. Martinez offered to reach out to permitting staff at DOTI with the City to try and get more information.

District Maintenance & Administrative Update

Mr. Martinez reported on the following items

A. Holiday Lighting

To date a proposal has been received from SavATree for just over \$10,004 for both sides of the block on the 2600 and 2700 blocks of Welton. Two keys who offered a proposal last year and Denver Illuminations who did the lighting have also been approached to provide bids. A Scope of Work will be drafted to put up on the BID's RFP page on its website to provide opportunity for others to send proposals.

B. Irrigation Updates

Several leaks were found in feeder lines of the 2600 block, once it was running again. The main line in good condition up to last tree pit. Feeder line leaks are being addressed by CSG. Multiple underground and tree pit leaks were found on the 2700 block. Multiple tree pits are not getting water. The last four tree pits on block appear to be completely cut off from the water line, however the trees are still alive. There is also a leak underground as well near the backflow cabinet and appears to be between the main and the backflow cabinet. Approval from the Board is needed to continue work as the previous \$8,000 not to exceed limit has been reached. The work is a result of the multiple years that the irrigation lines have been out of operation.

C. Tree Replacement Proposals Update

The original proposal from the Downtown Denver BID's tree health contractor was misquoted and the corrected proposal has been submitted in the amount of \$36,414 for the original scope of work for the tree plantings. Western Proscapes is expected to send a proposal as well. Just before the meeting Steve Smith Designs, who is doing work on the at 26th and Welton was asked to send a proposal as well. The RFP has been posted on the web site.

After discussion of both irrigation and tree planting, staff will prepare a new RFP with an updated scope that will ask for proposals to address the irrigation repair and dead tree removal needs of the 2600 block of Welton and then a second phase that will address the remaining tree replacements and plantings needed and identified in the current RFP that will be replaced.

Ms. Sayer motioned to approve an extension of the budget for irrigation repairs and include the removal of the two dead trees on the 2700 block of Welton with a not to exceed amount of \$7,000. Mr. Cobbins seconded the motion. Roll call vote: unanimous in favor, motion passed.

D. Quality Control Report

The Ops team has spent 30 total hours on quality control and an additional 10 hours on attending to the irrigation issues. Primary issues with graffiti tags and stickers. Last week CSG Pressure washed entire corridor sidewalks. Lastly, the Ops team will continue oversight of irrigation repairs and tree planting proposal and eventual planting

E. Maintenance Statistics

The report was included in written form as part of the full meeting packet.

Review of Public Comments in Chat

Mr. Books relayed information from a letter from Lynne Bruning regarding parkin minimums in the neighborhood and related information on the Board of Adjustments hearing for the housing project on the 3000 block of Welton. The actual letter is included as appendix to this month's minutes.

Ms. Sayer asked for the possibility of a listing or some sort of running log on the status of BID businesses during pandemic recovery. There is no formal manner to get this information, but much of the info we do have is gained from property owners and business owners themselves and walking the district to see changes. Ms. Sayer reinforced the need to keep track of business activity such as openings, closings and those in need as the Business Improvement District.

With no further business to discuss Mr. Cobbins moved to adjourn, seconded by Ms. Sayer. Vote: unanimous in favor, meeting adjourned at 4:50 PM

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 12th day of August, 2020.

FPBID Board President

Attest:

Attachment A; Lynne Bruning Letter

PO Box 13545
Denver, CO 80201
lynnebruning@gmail.com

Paul Books, Chairman
Five Points Business Improvement District Board
pbooks@palisadepartners.com
vmartinez@downtowndenver.com

Dear Chairman Books,

Please read my statement into the record and include it with the official minutes of the July 2020 Five Points Business Improvement District Board meeting.

At the July 14, 2020 City of Denver Zoning Board of Adjustment meeting for Case 32-20 located at address 3020, 3022, 3026 Welton the BOA denied Charity House Apartments, LLLP request for a variance deficient 22 of required 27 parking spaces.

At the meeting I submitted the attached documents:
Parking Inventory identifying types of parking within 2 blocks of the Project site; and
Business Inventory identifying businesses within 2 blocks of the Project.

The BOA commented that these documents were informative to their decision.

I urge community members to maintain accurate parking and business inventories for their blocks of Welton Street. The small businesses along the Welton Corridor require adequate street parking in order to maintain frequent customer visits that determine the businesses financial prosperity.

Thank you for your interest and support.

Regards,

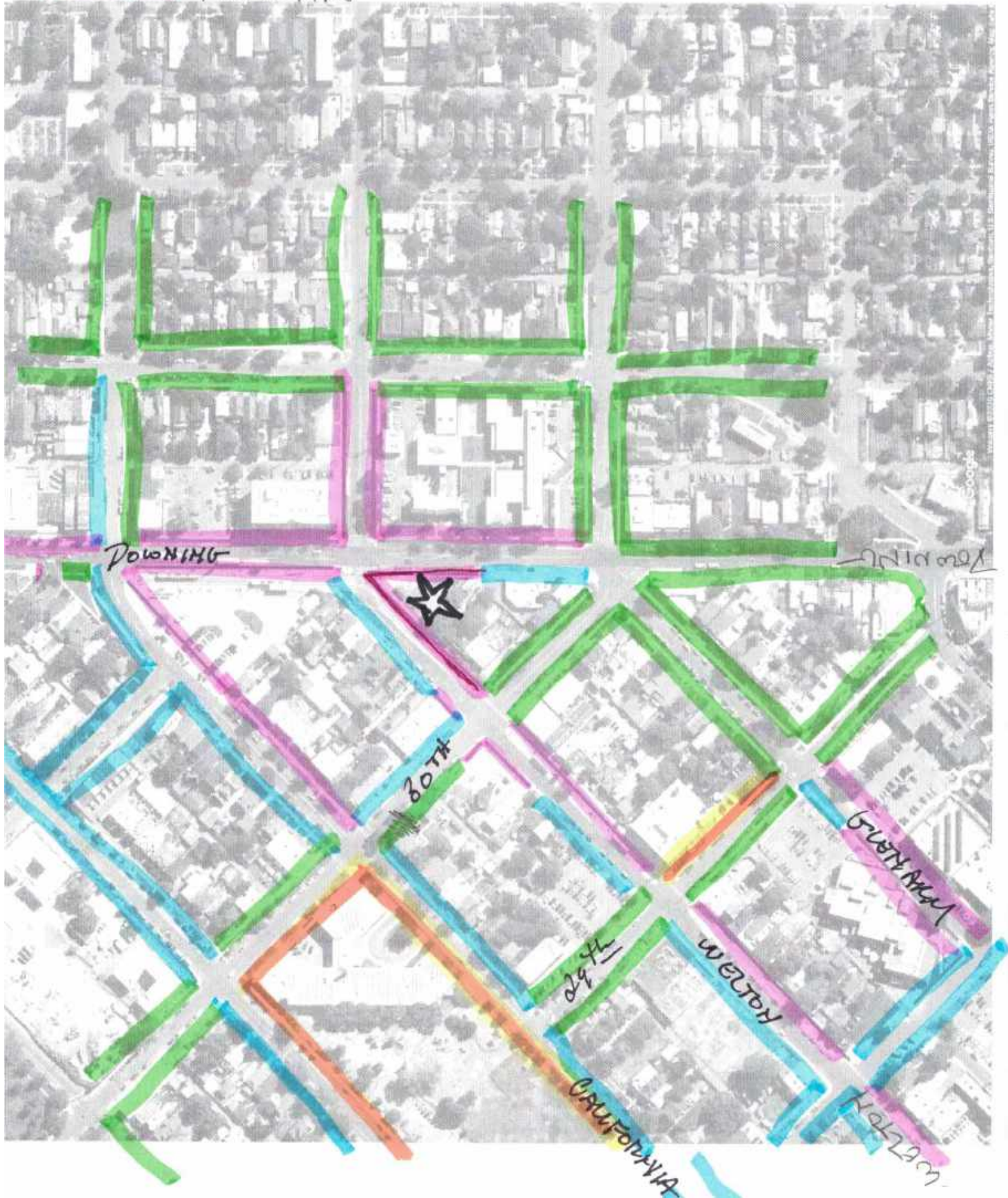
Lynne Bruning

Cc: Five Points Neighbors RNO norman@fivepoints.com
Welton Corridor RNO info@weltoncorridor.com

Enc: Parking Inventory
Business Inventory

unlimited
SCHOOL BUS
NO PARKING

2 Hour
★ PROJECT



Business and Apartment Inventory

| ADDRESS | BUSINESS | ON SITE PARKING | NOTES |
|-----------------|-------------------------------|-----------------|---|
| 2860 Welton | <u>Bodies by Perseverance</u> | NONE | Fitness studio open 7 days a week 6 AM - 9PM |
| 2847 Welton | <u>Jackson's Corner</u> | NONE | Five office spaces comprising 8,532 SF |
| 2949 California | <u>Denver Language School</u> | Employees | Elementary thru Middle School |
| 2900 Welton | KUVO | 8 | KUVO moving and early education and child care provider moving in |
| 2942 Welton | <u>Studio Trope</u> | 2 | Architecture |
| 2948 Welton | Five Rental Apartments | | Residential |
| 2950 Welton | <u>The Usual</u> | NONE | Barbar shop |
| 2952 Welton | <u>Xan Design</u> | NONE | Design Studio |
| 2954 Welton | <u>Green Light Reike</u> | NONE | Massage and Reike Studio |
| 2958 Welton | <u>Studio Mast</u> | NONE | Graphic Design |
| 2962 Welton | <u>Queen City</u> | NONE | Coffee shop |
| 3100 Welton | Myron Melnik Studios | NONE | Arts |
| 3030 Welton | Proposed 50 bed hostel | NONE | Approved but not constructed |
| 2815 N. Downing | Town Grocery | 4 | Neighborhood Grocery |
| 2801 N. Downing | <u>Reign Rituals</u> | NONE | Health and Wellness |
| 30th Street | Luca Lab Skin Care | NONE | Beauty |
| 513 30th Street | <u>Pneuma Chiropractor</u> | NONE | Health and Wellness |
| 30th Street | TradeMark Salon | NONE | Beauty Salon |