



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
November 19, 2025

MINUTES

Meeting Invite by Zoom (General Public Invite)	General Public Registration Link
Web ID Meeting Passcode:	884 9538 9241
Zoom Cloud Recording Link	2025-11-19 Zoom Recording Link
Zoom Passcode:	.sb8n8cG

Summary:

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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 **10:03 AM**

II. Introductions / Attendance:

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

Absent:

Maedella Stiger	Co-Vice Chair (Excused)	Not Present

BID Staff:

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

Invited Special Guests:

NAME	TOPIC	ROLE

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 **October 22, 2025** Board meetings minutes.

John Pirkopf moved to approve the **October 22, 2025 Board Meeting Minutes**.

Nathan Beal seconded to approve the minutes. **All** were in **favor of the Motion to approve the minutes**.

C. Treasurer's Report for **2025 July** reported by Nathan Beal.

July 2025	Expenditures totaling \$ 42,515.82
Conjure	\$15,990.00
Constant Contact	\$ 62.00
CSG	\$5,891.10
FACEBOOK	\$ 84.00
Gusto	\$ 15,206.18
Intuit-QuickBooks	\$ 120.92
Izone	\$ 1541.58
SavATree, LLC	\$ 1444.50
Sean Patrick Bryce	\$ 2500.00
Urban Nerd	\$ 650.00
US Bank	\$ 26.00
YSI Ventures	\$ 410.00
Ending Balance	\$ \$476,408.30

August 2025	Expenditures totaling \$ 48,517.65
Conjure	\$ 20,000.00
Constant Contact	\$ 62.00
CSG	\$ 5,891.10
Denver Water	\$ 152.45
FACEBOOK	\$ 48.98
Gusto	\$ 16,500.81
RTL Foundation	\$ 550.00
Safeway	\$ 42.16
SavATree	\$ 1,383.00
Scratch Bakery	\$ 119.15

Spencer Fane	\$ 758.00
Studiotrope Design Collective	\$ 1500.00
Taco Uprising	\$ 601.82
Home Depot	\$ 343.54
US Bank	\$ 26.00
Xcel	\$ 128.64
YSI Venture X	\$ 410.00
Ending Balance	\$ 516,796.04

September 2025	Expenditures totaling \$ 47,015.57
City & Co of Denver	\$ 1500.00
Conjure	\$ 41,950.00
Constant Contact	\$ 62.00
FACEBOOK	\$ 74.04
Gusto	\$ 1,190.07
Intuit-QuickBooks	\$ 120.92
Izone	\$ 215.00
Sean Patrick Bryce	\$ 1250.00
The Park People	\$ 175.00
Urban Nerd Studios	\$ 350.00
Xcel	\$ 128.54
Ending Balance	\$ \$478,259.78

July 2025 vote for approving the Treasury Report **Paul Books** Motioned, **Fathima Dickerson** Seconded, All in favor of passing the **July 2025** Treasury Report.

August 2025 vote for approving the Treasury Report **Paul Books** Motioned, **Fathima Dickerson** Seconded, All in favor of passing the **August 2025** Treasury Report.

September 2025 vote for approving the Treasury Report **Paul Books** Motioned, **Fathima Dickerson** Seconded, All in favor of passing the **September 2025** Treasury Report.

Budget Explanations: Conjure Productions = Jazz Programming for High Points Festival.

D. BID Project Plan & Status update

The Board acknowledged with sadness the passing of **musician and artist Purnell Steen**, a cherished member of the jazz community. Pernel was a gifted performer who shared his talent at **Jazz Roots**, leaving a lasting impression on audiences and fellow musicians alike. His contributions to the cultural fabric of Five Points will be deeply missed. In recognition of his legacy, the BID will honor him at the upcoming **First Friday Jazz Roots celebration**, ensuring his spirit and music continue to resonate within the community.

IV. Old Business

Norman Harris

A. American Beauty Mural Re-furbish completed

The Five Points BID was awarded a grant from the Denver Urban Renewal Authority (DURA) to support corridor improvement projects, including the refurbishment of the **American Beauty Mural**. The mural was intentionally refurbished to preserve its original character rather than fully renewed, maintaining the historic identity of the wall which previously featured murals themed around **Chocolate** and **Beer**. The project was completed in late October, and special recognition was given to **Matt Oniell** the artist completing the refurbishment work.

American Beauty Mural - 3001 Welton St.



Before



After

B. 3005 Welton Mural Application (Clay vs Liston)

A new mural is planned for installation at **3005 Welton Street Condos**, located behind the American Beauty Mural. A permit has been submitted, and the design will occupy the narrow space between **3001 and 3005 Welton Street**. The mural will depict **Cassius Clay and Sonny Liston**, referencing Liston's time living on Monaco Street in Denver and training at the former Eulipions Theater in Five Points. The image is styled to mimic a vintage poster advertising the

live broadcast from the **Auditorium Arena**. **Yull Gorgenson** has been proposed as the muralist, bringing experience working in tight spaces. Meetings with condo owners have confirmed agreement with the design, and the BID is excited to move forward. The goal is to begin work in **May**, weather permitting. The BID has invoiced **DURA** to transfer grant funds into its account, though scheduling challenges may delay the project until May of **2026**.



C. BID Beautification Committee Kickoff Update

The Five Points BID held its first **Beautification Committee Kickoff Meeting** on **November 10, 2025** to discuss strategies for advancing upcoming beautification projects. The committee reviewed priorities and next steps to enhance the corridor's appearance and community spaces.

D. 2026 Operational Plan & Budget approved by City Council

The **2026 Operational Plan & Budget** was formally approved at the most recent City Council meeting and has been added to the BID's website for public access. This approval provides a framework for moving forward with beautification initiatives in alignment with city standards and community expectation

V. New Business

Norman Harris

E. Holiday Light installation update.

2 Keys the hired electrical company who installs holiday lights for the corridor, will be installing lights which are expected to be installed and turned on by Nov 26th. The goal was to add more lights south of Park Ave. The work will include a permanent lighting installation for holiday lights each year. The BID will look to add other seasonal lights throughout the year. These new lights will be attached to the poles along Welton and the Melbourne building on 22nd and Welton.

F. Welton Street Corridor Transit & Beautification Discussion, Recap, and Next Steps

The **Kickoff Meeting** held on **November 5** (RTD District 9) brought together over 70 community members. The session presented both a streetscape beautification plan and a redesign proposal

for Welton Street. The simultaneous presentation of two initiatives created some confusion among attendees, as both projects were being discussed at the same time.

In 2021–2022, DOTI installed temporary safety features in the Welton corridor, including bollards and intersection painting. Looking ahead, DOTI plans to install permanent green infrastructure within the next 12–18 months. Stakeholders expressed interest in identifying short-term beautification measures that could be implemented immediately while awaiting longer-term improvements.

During the meeting, DOTI presented its ongoing project alongside the BID's proposed redesign. The redesign includes converting Welton Street into a two-way street, rerouting bus service, and considering rerouting or removal of the light rail line. Community feedback was mixed. While there was overwhelming support for the two-way street vision, some attendees emphasized that the light rail remains an important asset to the corridor.

An email was sent on **December 4** announcing a follow-up meeting to address the timeline for a potential redesign of Welton Street and the future of the light rail. The **Downtown Design Plan (DDP)** has already been approved, and within that plan, Welton Street is recommended to be converted into a two-way street.

Board Member & Community Comments:

- **Paul Books** – Although not present at the meeting, expressed support for moving toward a **concrete plan**.
- **Keith Pryor** – Noted that the community strongly favors removing the light rail in exchange for **frequent, reliable transit service**. He emphasized the importance of a **functional, fast, and walkable transit system**, with more trees and a better environment. He added that it was valuable to share these perspectives directly with the City.

The discussion highlighted both the **momentum for redesigning Welton Street** and the **need for clarity** from the City, as multiple initiatives are being presented without a clear path forward. The BID will continue to monitor developments and engage stakeholders in upcoming meetings.

G. University of Denver Class Insights – Building Trust with Stakeholders

The University of Denver class project focused on building trust with stakeholders, particularly by engaging with critical voices in the community. Acting as intermediaries, the DU students listened to concerns and presented unfiltered feedback to the BID. The Board expressed appreciation for this input and acknowledged that several actionable changes will be presented at the next meeting.

Feedback emphasized that meetings should be held in person to ensure equity and accessibility. Past disruptions highlighted the need for a more structured and inclusive format, and the Board recognizes that both the community and stakeholders want assurance that their voices are being heard.

There is also a need for a more personable and accessible relationship between the BID and the community. The Board committed to improving meeting cadence and structure to foster trust and demonstrate genuine care for stakeholder input.

While in-person meetings are preferred, the Board discussed maintaining virtual participation options. A hybrid model could be implemented, using technology such as the Owl conferencing tool at venues like The Lydian, to allow both in-person and virtual attendance. This approach would provide flexibility and inclusivity, ensuring broader community engagement.

Next steps include incorporating the DU class recommendations into upcoming board discussions, presenting proposed changes at the next meeting, and exploring hybrid meeting solutions to balance accessibility with stakeholder trust-building.

Haroun Cowans (Board Chair) stepped out of the meeting at this point.

VI. Public Comment

Jesse Parris stated that he has no objection to the mural planned at 3005 Welton Street, but noted that Cassius Clay is more appropriately recognized as Muhammad Ali.

Regarding the November 5 meeting, Jesse expressed that he did not feel the gathering reflected his community, describing it as resembling Cherry Creek. He observed that many attendees were White and noted that youth present at the meeting were not supportive of removing the light rail.

Jessee also emphasized the importance of keeping online participation options available for meetings, even though he resides in the community, to ensure broader accessibility.

Norman Harris indicated he would like to schedule a separate meeting to further discuss Jessee's thoughts about the light rail. He also clarified that the historical fight referenced in the mural occurred when Muhammad Ali was still known as Cassius Clay, and the poster design is intended to replicate the original advertisement for a closed televised fight. Norman stressed that the depiction must remain historically accurate.

Board Member Fathima Dickerson inquired about the BID's involvement with the **Black Santa and Welton of Wonderland** initiative. The effort, led by a nonprofit organization, is focused on running a toy drive and hosting a combined holiday celebration. Due to the name of the event, **Toys for Tots** will not be providing toys, so the organizers reached out to the BID to collaborate on a toy giveaway and holiday festivities, similar in spirit to **First Friday**, but held across different venues. The date for the toy distribution has been moved to **December 20th**, while the scheduled **Lighting Ceremony on Welton Street** will take place on **December 13th**. Fathima suggested coordinating with the Black Santa organization so the community can drop off toys during the lighting ceremony, which would then be distributed at the December 20th celebration.

VII. Adjourn the meeting

John Pirkopf motioned to adjourn the meeting. **Nina Rupp** seconded the motion and all voted in favor (except Haroun Cowans who stepped away from the meeting early) of the motion passed.

The meeting adjourned at **10:50 AM**.

The foregoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this **10th day of December, 2025.**

Five Points BID Chairman

Attest.



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 Com					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

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 Com					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		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
Lanibe PR			700.00		1,850.00				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
Studiotope Design Collective								1,500.00	1,500.00
Tace 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	126.64	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

Accrual Basis Monday, October 20, 2025 02:49 PM GMTZ