



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
August 12, 2020
MINUTES

Meeting Held: Wednesday, August 12, 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, Vice President
Ryan Cobbins
LaSheita Sayer
Maedella Stiger

Excused Absence

Nathan Beal, Treasurer
Haroun Cowans

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 2:34 PM.

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

Approval of Board Minutes – July 15, 2020

With no discussion or corrections needed of the July 15th Meeting Minutes, Ms. Stiger motioned to accept the Meeting Minutes, Mr. Cobbins seconded. Roll call vote: unanimous in favor, motion passed.

Treasurer’s Report – June, 2020

In Mr. Beal’s absence Mr. Martinez gave the June, 2020 Financial Report to the board. A total of \$13,120 in expenditures were made for the month, which he then listed individually. Final account cash balance at the end of June totaled \$280,482. With no questions, Mr. Cowans motioned to approve the June treasurer’s report, Ms. Stiger seconded. Roll call vote: unanimous in favor, motion passed.

Mr. Martinez then presented the projection for the remainder of the 2020 Budget to give an update on where the BID stands on assessment collections and how unanticipated programs that came about this year have impacted the overall budget. Mr. Martinez went over expenditures for each of the programs under the maintenance, marketing and capital expenditures umbrellas of the budget. At the end of July, revenue from assessments was at \$210,000 of the \$215,000 budgeted. The projections also included a \$60,000 budget for the COVID-19 Small Business Relief Grant Fund and \$25,000 for the Black Lives Matter Mural project, which we're unexpected at the beginning of this year. With all projections accounted for, it is expected that the BID will end the year with an account balance of at least \$83,767. The balance works out to just over 4 months of operating funds. Mr. Books also noted that the projections are done conservatively and could actually end up with a balance of as much as \$110,000 at the end of the year.

No action was required by the board.

COVID-19 Response - Emergency Action

Mr. Martinez reported that a total of 44 businesses applied for grants, of which two were not eligible and two were brought to the board for further discussion. Grant guidelines stated that only one grant would be given to one business at a single address. The intent was to ensure that the primary business at the location was grant eligible and not multiple subleases under the primary business. There were two cases where the situation was questioned because of the length of time of operation in the BID and a separate suite number in one business' address from the primary lease holder. From the discussion it was determined that Mr. Martinez would follow up for more information on the nature of the lease agreement with the security company applicant and more information on the lease and new offices used by the non-profit applicant. Final decision on the two applicants was tabled until the September board meeting.

Old Business

A. Legacy Business/Small Business Task Force Update

The committee will be holding a Zoom meeting on Monday August 24th at 11 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. To date the committee has not been able to meet to discuss a workplan and they are hopeful to get participation from both area businesses as well as legacy businesses to provide input.

New Business

A. Safe Outdoor Space Initiative

Mr. Books introduced Even Dreyer, Mayor Hancock's Deputy Chief of Staff, and Cole Chandler, Colorado Village Collaborative (CVC) to give an update to the Board on the progress of the Safe Outdoor Space initiative that was inaugurated last month. The two gave some basic information on the goals and benefits of the initiative. While locations have been discussed, no site has been officially named. Of primary issue is space. The plan is to provide 50 campsites, properly social distanced, for up to 60 people. The locations will be staffed 24 hours and will be a resource and service rich environment.

The Coalition is asking the community for potential location ideas and if property owners have an interest in providing space they should reach out to the CVC. Funding has been

raised to operate one location. The initiative was developed as a temporary solution to address the slowing of the spread of COVID-19 amongst the unhoused. The SOS initiative is not currently planned as a long-term solution to affordable housing. Residents will be selected by service providers and there will be no walk-up resident services. The Coalition is hoping to implement 3 sites during the COVID situation.

There is no specific ask of the Board at this time. The Coalition is hopeful that if a Five Points location is considered the Board will be able to support the option.

B. 5280 Trail Development Information

Adam Perkins, Senior Manager of Urban Planning with the Downtown Denver Partnership informed the Board of the design elements related to the 5280 trail which crosses Welton at 21st Street. The looped trail is intended to connect neighborhoods and cultural assets of central Denver. The development of the trail is based on the call within several neighborhood plans to reimagine the way people use neighborhood streets.

Twenty-five different workshops were held throughout the community in the development of the plan for the Trail and a dominant theme that developed was the lack of open/green space in downtown. Route selection was developed with community input and is meant to create opportunities for new uses of unique neighborhood streets and provides spokes to off-trail assets. The neighborhoods along the Trail are meant to be showcased and not forced into a singular design.

Mr. Perkins shared multiple renderings of trail design concepts that allow neighborhoods to tie in a common concept with their own community elements. The trail concept is based on the concept of a Colorado mountain trail that has a common dirt path that leads to different views and landscapes.

21st Street which is a link of the Trail to the FPBID from the ballpark and Benedict Fountain Park. The DDP wants to make sure they continue to involve communities in the development. There is potential for a future grant program that would support local organizations who can tie their neighborhood assets to the Trail.

Specifically, Mr. Perkins is looking for local input to help drive continued planning in relation to how the 5280 Trail can support the Welton Corridor. More specifically, he's like to know what the BID and community groups would need to connect to 21st Street and the Trail (i.e. grant dollars, technical support, other?), what additional outreach is needed (who else and what groups), getting word out about 21st Street design concepts that are looking to begin in the closing months of 2020.

Mr. Books noted the BID's efforts to connect the 10-blocks of the corridor as a single destination and suggested connecting with Ms. Wallace to work with the Marketing and Branding committee who can work to connect the designs of street amenities and banners and BID branding to connect with the trail and branch off to the Welton corridor.

Ms. Sayer noted that the plans for the development of the trail seem to impede auto traffic into Five Points from downtown. This is concerning and Ms. Sayer noted that she is not in favor of changes that cause delays and detours for auto access to Welton and entry to the FPBID.

MarCom Update

The Marketing and Branding Committee update from Ms. Wallace included a quick note on the progress on meeting with then City's permitting office about placement of the bike racks and amenities. They'll be meeting soon to discuss locations and hope that this will be the last step before starting installation.

Five Points Walkway/Black Lives Matter Memorial. After discussion from the last meeting when the Board asked to continue with the concept but with a budget of \$25,000, Redline Art Gallery has been working with their artists and agreed to create the original concepts with mural and street amenities at the \$25,000 budget. Ms. Wallace noted that the artists are suggesting the inclusion of the following individuals on the Mural: entrepreneur and activist, Madam CJ Walker; Jazz artist Charles Burrell; former slave and later philanthropist, Clara Brown; and Denver radio personality, Jim "Dr. Daddio" Walker.

After discussion, the Board asked Ms. Wallace to meet with the artists to think of others to feature in the mural that have closer ties to the community in Five Points, Denver and/or Colorado. Understanding that this project has been led with assistance from Redline and has been developed specifically for this purpose, Board members made note to work to include more artists to connect with future mural opportunities.

District Maintenance & Administrative Update

Mr. Martinez reported on the following items

A. Holiday Lighting

The RFP has been posted on the FPBID website with an August 28th deadline. Three proposals to date have been received: SavATree for \$10,004, Denver Illuminations for \$18,925, and Two Keys: \$14,450 (\$8,450 purchase, \$6,000 labor & storage). Mr. Martinez noted that each company that has provided quotes so far has said that while scheduling is happening now, confirmation by early September should still be able to get an installation date to be ready for lighting in late November/early December.

B. Irrigation Updates

The system on the 2600 block is fully functional now including the leak in the main line at the last tree pit. The RFP for the tree planting work has been reworked as a multi-phased project which includes a first phase to address irrigation issues and dead trees on the 2700 block and a second for tree pit preparation, tree procurement and tree planting. We have received two Proposals to date based on the original RFP and we will ask the companies to update their proposals based on the new phased scope of work. There will also be a separate Tree Health program RFP that will go out after the completion of this project to address irrigation, removal of dead trees and procurement and planting of new trees.

C. Admin and Quality Control Update

Mr. Martinez will arrange meeting with new board members to have a quick orientation and provide some background info, bylaws, past budgets, current agreements and an overall orientation to the BID. He'll be reaching out to set up meeting over the next couple of weeks.

The maintenance contract with CSG has been received and is under review now. Mr. Books will provide signature after any edits and corrections are updated if necessary. The regular maintenance contract is currently being planned for a late fall kick off with a deadline date

in early spring and selection in late spring. The timeline for the start of a new contract will include the 60-day cancellation policy if necessary, with CSG as outlined in the 2020/2021 contract.

2021 Budget and Operating Plan development

2021 Budget will be brought to the Board for approval in September. The Board can decide if they want to hold a separate budget hearing or hold as part of the September Board Meeting.

This month the Ops team was able to provide 26 Hours of quality control on the corridor. Areas of concentration this month have included weeding, globe cleaning and concentrating on curb lines throughout the corridor.

D. Maintenance Statistics

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

Review of Public Comments in Chat

No comments from the public were submitted.

With no further business, the meeting adjourned at 4:33 PM.

The forgoing minutes constitutes a true and correct copy of the Five Points Business Improvement District. Approved this 9th day of September, 2020.

FPBID Board President

Attest:
