



**FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
May 3, 2017**

Meeting Held: Wednesday, May 3, 2017 at 2:30 pm at the office of the Five Points Business District, 2444 Washington 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 and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Paul Books, President
Dr. Renee Cousins King, 1st Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary

Absent: John Pirkopf, 2nd Vice President

Vacancy: The FPBID Board of Directors currently has one vacant position.

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

Special Guests: Eugene Wade, Security Manager, Beth Moyski, Director, Special Districts
Commander Michael Calo, DPD, District 2 and his staff

Guests present: Maedella Stiger, Franklin Stiger's Barber Shop, Jack Curtin, Front Range Services, Katy Stanford, CaTP, LaKisha Benford, Property Owner, Merrill Stillwell, Deep Rock, Raymond Rountree, Business Owner, Nina Rupp & Lari Rupp, Marble Empire, Jordan Fink, Business Owner

CALL TO ORDER

Meeting was called to order by Paul Books at 2:41 pm.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the Agenda.

APPROVAL OF MEETING MINUTES

Motion made by Renee Cousins King to approve the meeting minutes of April 5, 2017. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

ADVISORY COUNCIL REPORT

Katy Stanford, Manager, Coffee at The Point, gave Advisory Council Report for Ryan Cobbins, Chairman, Advisory Council, in his absence. She reported that the committee meetings were going very well and had approximately 7-8 members presently. The next Advisory Council committee meeting will be Monday, May 8th and will notify all by email with the time and location.

PUBLIC COMMENTS

There were no public comments.

OPERATIONS REPORT

Jack Curtin, Front Ranges Services, gave a brief report on the 2-block area of Welton Street that he provides services. He reported that a couple of trees needed replacing that would cost about \$1100 each. There are issues with the irrigation system which the previous board did not want to repair. There was a discussion about whether the irrigation system should be totally replaced or spend \$6,000 to bring up to standard working condition.

Tracy Winchester discussed a temporary plan to replace graphics on the Deep Rock building prior to the Five Points Jazz Festival, Saturday, May 20th on Welton Street. The plan is to use the 2017 Five Points Jazz Festival logo which celebrates 15 years on Welton Street to cover the old, run-down pictures temporarily which a permanent fix would cost around \$20,000. Tracy stated she would like to keep the cost for the temporary plan under \$5,000 and is presently working on estimates for the replacement cost.

PROFESSIONAL SERVICES AGREEMENT WITH THE FIVE POINTS HISTORIC DISTRICT, INC.

Last month's meeting, Wednesday, April 5th, there was a discussion about drafting a promissory note between the Five Points Business Improvement District (FPBID) and the Five Points Historic District, Inc. (FPHD) for a short-term loan until the NOFA Grant was funded to the FPHD from the Office of Economic Development (OED). Paul Books explained delay of contract execution to the board members.

Paul Books reported that we were not permitted to extend a promissory note to FPHD but we could extend a professional service agreement which will give us permission to provide funds to the FPHD pursuant to the terms and conditions of the agreement. The agreement will be drafted by our Attorney, Rick Kron, Spencer Fane and will be signed by the Treasurers of the FPHD and FPBID.

In the meantime, the FPHD is in the process of submitting expense certifications to OED to receive funds once contract is fully executed.

FPBID MISSION STATEMENT DRAFT

Renee C. King reviewed her written draft of the Mission Statement that she put together and asked everyone for their feedback. Board members and community members gave their feedback from what was read and a discussion was held around various ideas of what the community was looking for in a mission statement. For example, some of the ideas of words to be included in the mission statement were historic, inclusiveness, honoring past and present history, cultural and financial responsibility, integrity, music heritage, and more. The Advisory

Council was asked to bring back suggestions to the board from their meeting next week. Nina Rupp, long-time property owner on the Welton Corridor, was concerned with safety and unity in the neighborhood and would like to see people reach out more to each other. Nina Rupp is the first property owner from the 20th & Welton St businesses to attend our BID meetings and was welcomed and asked to become an Advisory Council member.

FPBID SECURITY STRATEGY DRAFT

Paul Books reviewed the draft of the Five-Pronged Approach to Determine Best Use of Resources which derived from the presentation done by Downtown Denver Partnership last month. The Five-Pronged Approach included 1) lighting analysis of all 10 blocks 2) block captains 3) police changes 4) assessment of solutions above and additional needs, and 5) determine action steps for additional security if necessary. Paul stated that the board would like to see this assessment take place by Fall 2017.

A discussion was held around where the hotspots are on Welton St, tightening up security during Cervantes/Roxy concerts, definition of block captains and their responsibilities, safety and collaboration in the neighborhood, and when the security strategy pilot will begin.

CAPITAL EXPENDITURES FOR 2017

Nathan Beal reported on the 2017 and 2018 budget by categories to include marketing and security, capital expenditures, maintenance/repair, and office.

ADJOURNMENT

The meeting adjourned at 5:00 pm.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy J. Winchester
Secretary, Five Points BID