



**FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
April 5, 2017**

Meeting Held: Wednesday, April 5, 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
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary

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, Ryan Cobbins, Coffee at The Point, Matt Buck, Property Owner, Darrell Nulan, Attorney, Thomas Bean Foundation, Kenneth Ho, Lennar Homes

CALL TO ORDER

Meeting was called to order by Paul Books at 2:35 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 March 1, 2017. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

ADVISORY COUNCIL REPORT

Ryan Cobbins met with Renee King and John Pirkopf on March 20, 2017 to outline expectations of the Advisory Council. The Advisory Council will consist of 6-7 members. Renee Cousins King would like to see the Advisory Council create a mission statement and make it a top priority. Ryan Cobbins met with Merrill Stillwell, Josh Pollack, and Chris Nehren on Monday, April 3, 2017 and discussed criteria for the committee. Some responsibilities included 1) committee will support the FPBID board 2) there should be a shared concept between the board and committee 3) to always be inclusive 4) meetings should be held monthly and for about an hour 5) hold community meetings for neighborhood so all may have a voice and 6) flush out ideas and remarks from public comments and present to the board. Other committee members - Megan Kilpatrick, Howard Witkin, and King Harris were unable to attend the meeting.

John Pirkopf wanted to know if it would be useful for board members to participate in Advisory Council meetings. Ryan Cobbins stated that it was up to the board to make that decision. Ryan Cobbins mentioned some of the side comments from the meeting 1) making sure City of Denver continues to provide services to Welton St. and 2) concerns about how administrative fees will be spent.

PRESENTATION ON PRIVATE SECURITY MEASURES

Our guest speakers were Eugene Wade, Security Manager, Downtown Denver Partnership, and Beth Moyski, Director, Special Districts, Downtown Denver Partnership. The presentation, **Safety in Downtown Denver, January 2017 Report** was very informative and gave statistics on the security action plan and data review and evaluation. To create a culture of safety and security downtown, since January 2016, the DDP has initiated the following parts of the plan:

- 1) Creating safe and secure alleys
- 2) Key stakeholder outreach
- 3) New pedestrian lights
- 4) Additional police resources
- 5) Regulatory working group
- 6) Implementation of private security team

A lengthy discussion was held by FPBID board members on cost of the DDP Security Plan and the measures of involvement with the Denver Police Department and Allied Universal, private security company, hired by DDP, street outreach organizations, and downtown stakeholders.

There was a discussion about cross utilizing resources between FPBID and Downtown Denver Partnership once we identify our priorities. DDP would tailor our needs and work out an hourly rate to use their services.

PRESENTATION BY COMMANDER CALO, DPD, DISTRICT 2

Commander Calo commented on the support the DDP has with the Denver Police Department. The 16th Street Mall presently has four (4) sergeants and twenty (20) officers on patrol with day and night shifts to include motorcycle officers and bicycle officers to aid in safety on the mall. They have good witnesses and are working with professional ambassadors.

Commander Calo moved into discussion about crime in Five Points. He believes that Five Points is a lot better off now than a year ago and some progress has been made with crime in the area. He has seen great progress in the crime analysis reports. Commander Calo believes the successes have come from efficient officer placement in the police department 24-hour scheduling due to significant shift staggering. Commander Calo stated there has been some gang violence erupting in the area lately and DDP is aware of the recent activity at 26th & Welton St. He mentioned that there are halo cameras in the 2700 block of Welton St. Commander Calo felt prostitution was not as prevalent on Welton St. as the open-air drug activity. For our information, he wanted us to know that shooting dice on the street is illegal and should be called in as a crime.

We have two extra policemen on bikes since weather has been good. Commander Calo asks that we give DPD until May 2017 to see improvement in the area.

Renee Cousins asked as a property owner, what was helpful to curtail crime and open offenses. Commander Calo mentioned several tips such as security camera installation, calling in offenses (awareness), signage, and good lighting. Commander Calo mentioned that he could assist in increased lighting in the area through Xcel Energy to expedite safety. He also suggested that the BID establish valet parking in the empty lots on Welton St and consider an Uber contract. Tracy Winchester stated that a meeting was set with Denver Health for Monday, April 10th concerning paid parking in the Eastside Clinic parking lot after hours.

Lt. Bancroft mentioned that a lot more people are calling in on offenses but there are those who are reluctant to call due to retaliation. It is important to report crime so that it gets logged into the computer.

Commander Calo offered to work with BID private security to disrupt patterns at the hot spots on Welton Street. It is important to have another set of eyes and ears on the Welton Corridor. The BID needs to decide what they want to take on as a liability and move forward with a plan. If you “See Something, Say Something, and Engage”, you can eliminate a lot of the problems, says Commander Calo.

FUNDING OPERATIONS FOR THE FIVE POINTS BUSINESS DISTRICT

Tracy Winchester informed the board that the 2017 OED NOFA contract has been approved but has not been funded to date. She stated that a short-term loan was needed to cover the office expenses for April/May 2017 until the contract is funded. A discussion was held about drafting a promissory note to extend a loan to the FPBD office for salaries and rent. Nathan Beal was concerned about whether the process is legal to loan money to the staff. There were concerns from property and business owners about the FPBD funds being used for the FPBD office.

A decision was made to have Rick Kron review the proposed promissory note and the legality thereof. Renee Cousins informed the board that they need to be transparent about the administrative loan to the FPBD office to the Welton Street business and property owners. There was a discussion about sending an email informing everyone about the loan. Tracy Winchester stated we should get approval from OED before sending out any information to the public about the NOFA loan.

A motion was made by Renee Cousins King to authorize and add conditions to the approval of the administrative loan to the FPBD office. The conditions are 1) approval of promissory note by Rick Kron 2) update from OED about funding process 3) loan to cover a 2-month period, and 4) board to review process before releasing funds for 2nd month. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

NEW BUSINESS:

Paul Books asked Ryan Cobbins, Chairman of the Advisory Council, to start working on a security plan for the Welton Corridor. He also stated that he and Nathan Beal will be working on a budget plan for a Maintenance proposal.

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