



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
January 3, 2018

Meeting Held: Wednesday, January 3, 2018 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 C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Absent: Nathan Beal, Treasurer

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

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation
Ryan Cobbins, FPBID Chairman, Advisory Board, FPBD Board Member,
Coffee at The Point
Max Speth, Four Winds Interactive
Daryl Oliver, RE/MAX Urban Properties

Guests: Raymond Rountree, FPBID Advisory Board Member
Jack Curtin, Front Range Services

CALL TO ORDER

Meeting was called to order by Paul Books at 2:34 pm and introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

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

APPROVAL OF MEETING MINUTES

A motion was made by Dr. Renee C. King to approve the meeting minutes of December 6, 2017. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

PUBLIC COMMENTS

Raymond Rountree reminded everyone of the upcoming fundraiser, **Spin for Opioid Sensibility**, for The Raymond Rountree Jr. Foundation, Inc. being held Saturday, January 20, 2018, 1:00 pm, at CYCLEBAR, 7824 Park Meadows Drive, Lone Tree, CO 80124. Raymond asked that we spread the word and post the flyer. The board gave their well wishes for a successful turnout.

OLD BUSINESS – PEDESTRIAN LIGHTS

Dr. Renee C. King voiced her concerns about the pedestrian lighting poles being aluminum versus steel and the durability of steel over aluminum after research done. A lengthy discussion was held addressing the concerns about the aluminum poles and the BID insurance coverage to replace poles if needed from damage. Jack Curtin, Front Range Services, commented on how other BIDs in Denver handled damaged poles from his experience over the years. Some suggestions were (1) file a claim with your insurance company and (2) self-insure poles from a percentage of your contingency fund.

Tracy Winchester stated that she would check the general liability insurance coverage that the FPBD has through American Family Insurance to see if it would cover the pedestrian lights if damaged.

After discussion on the concerns of having aluminum poles versus the durability of steel poles, Paul Books stated that the bid proposal we voted for with Colorado Lighting and the price we received to get the job done was a good mid-term fix for now and believes that we will be alright with our decision.

From our previous meeting, we were waiting on a lights study from Detective Torres. Tracy Winchester stated that Detective Torres sent an email with his recommendation that the lights on the Welton Corridor were good. He felt that the area was well lit, even though no light meter was used. Tracy believes that we will not be receiving a written report due to his recommendation. He also proposed another survey be taken around the end of March, after construction is finished, to see if any changes may have occurred but for now, all looks good.

John Pirkopf wanted to know about the RTD changes based on our discussion about the D Line at a prior board meeting last year. Tracy Winchester updated John on the D Line continuing to run through Five Points and on weekends.

Tracy Winchester commented on a French transit company, Alstom Transportation, who wants to get involved with the US market and was interested in talking to RTD here in Five Points about an unsolicited proposal to buildout the Central Corridor Rail Line Extension, 8/10 of a mile, from 30th & Downing to 38th & Blake Street to connect with the A Line to DIA. Tim Baldwin, Rocky Mountain West Transit & Urban Planning introduced Tracy to this company.

Meeting will be held here at our office on Wednesday, January 10th at 4:00 pm and Tracy Winchester, Paul Books, and Councilman President Albus Brooks will be in attendance to discuss their plan. Barbara Deadwyler, RTD Director, District B will also attend the meeting.

A discussion was held about the Denver Health parking lot being used for parking after hours for Welton Street businesses. Tracy Winchester informed everyone that Denver Health wanted us to install a gate for paid parking at night. Further discussion is needed.

ADVISORY COUNCIL REPORT – RYAN COBBIN

Ryan Cobbins stated that the next Advisory Council meeting will be Monday, February 12, 2018. Ryan informed the board that the Advisory Council would like to play a more supportive role to the BID board and wanted feedback as to how they can be of service.

A discussion was held about different ideas that the board could utilize the Advisory Council. For example, getting ideas from the business and property owners about the look and feel of the Welton Corridor, engage with the new businesses coming to the corridor, website for the BID to post information about the meetings, minutes, etc., and various ideas to promote Welton Street businesses on the website.

FPBID OPERATIONS REPORT – TRACY WINCHESTER

Tracy Winchester had asked Len, Front Range Services, to attend the board meeting last month to talk about how Front Range Services tracks service trips to the Welton Street Corridor. Len was unable to attend the meeting last month. Tracy asked Jack Curtin who was present today to give us that information. Jack stated that the service trips to Welton Street are being tracked by a GPS tracking system installed on their trucks. Services usually start around 5:30 am – 6:00 am starting first at Cervantes. The tracking system can tell us how long we were in the area, it can keep track of people, and take pictures of when we arrive on site. Jack also explained breakdown of how we were being charged for services. Front Range has also been collecting the trash outside of Tru-Value building which is outside of the service area for no extra charge. Jack Curtin informed us that he could pressure wash dumpsters for private businesses for a fee.

Tracy Winchester will be preparing RFP for maintenance services on the Welton Corridor and Jack Curtin, Front Range Services will be receiving proposal as well. Also, she will be preparing a Year End Summary Report to be sent to all business and property owners who pay into the BID.

Tracy Winchester shared with the board the meeting Mayor Hancock held on December 1st with African-American and Latino leaders on the gentrification issue that bubbled up after the Ink Coffee controversy. Since that meeting, the president of the RINO BID reached out to me in search of collaboration on the issue in the Five Points area. In the planning meeting, we decided to develop three outcomes that we could deliver in 2018. The outcomes are (1) educating the community through meetings to vent about the ramifications and benefits of gentrification (2) determine a policy position to advocate on behalf of the businesses, i.e., a moratorium on property tax increases to provide for affordable commercial retail space; and (3) workforce opportunities with the Five Points area. Tracy asked the board for their support in working with this group on these measures. The board thought it would be good to get the Five Points BID mission statement message out about who we are and who we represent.

Paul Books expressed interest in helping with mitigation and possibly doing survey of properties along Welton Street that are not activated and work on keeping our culture here with small businesses in the area. Paul would like to see the storefront initiative program activated again to restore properties for lease or sell to retain African American small business entrepreneurship in the area.

A motion was made by Dr. Renee C. King to approve Tracy Winchester to speak and be part of the solution and advocate on behalf of the Five Points BID board to collaborate on the gentrification issue in Five Points. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Tracy Winchester gave report on OED Request for Qualifications and the evaluation of the applicants for the 29th and Welton St. Mixed-Use Affordable For-Sale Housing Development. OED asked Tracy to be on the team to review and evaluate the proposals from developers to build the 29th & Welton affordable project. The developers were (1) TWG Development, LLC (out of state developer from Indiana) (2) George Thorn, Mile High Development, LLC, created Art Hotel (3) Denise Burgess, Burgess Community Development, a Denver-based construction management firm, arm development for Cleo Parker Robinson, to be owner of commercial space, 1st Floor, 10,000 square feet (4) Wellington Webb for J.J. Sullivan, Enclave Group, Inc. (son of Jim Sullivan), and (5) Northeast Denver Housing Center, Inc.

Tracy Winchester explained the OED funding for the FPHD for 2018. The Office of Economic Development has awarded the Five Points Historic District, Inc., a 6-month contract of \$75,500 to fund our office in 2018. The federal government has not authorized its funding levels for HUD and the Community Development Block Grant for 2018. Pending the amount that is finally awarded to the City of Denver, we are not guaranteed that we will be fully funded in amount of \$151,000. We submitted a Scope of Contract, Budget Narrative, and Budget for a 6-month agreement. If we are awarded additional dollars, we will need to go through the process again.

The parking structure at 1999 Broadway is empty at night and we are working on a program with their parking group to encourage people to park there at night.

TREASURER'S REPORT – NATHAN BEAL

In Nathan Beal's absence, Tracy Winchester gave the financials for the month of December 2017. The ending balance for December 2017 was \$194,478.57. Payments made to FPHD for \$13,000 loan until money is received from City of Denver, \$3,250 for Welton Corridor Holiday Lights split, and \$121.56 to Xcel Energy.

Motion made by Maedella Stiger to accept the Treasurer's report. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

CHAIRMAN'S REPORT – PAUL BOOKS

Paul Books reported that we can put banners on the Xcel light poles. LaSheita Sayer, ZoZo Group, LLC managed to get in touch with Xcel Energy and discovered that we need to get

permission from the City of Denver before Xcel will give us permission. The Permit for banners is free/no cost for non-profits. Concerning the banners, Paul stated that we would need two (2) sets of banners, one for the pedestrian light poles and the Xcel light poles for the entire 10 blocks. The City of Denver Banner permit requires a bond of \$100 for each banner. There are 20-24 tall poles, that we think are Xcel's, on Welton St. So, a bond for \$2400, sample images of what will be on the banners, a traffic control plan, and a street occupancy request form. A City and County of Denver, Department of Public Works, Banner Entrance Requirements Sheet was attached to your packets. John Pirkopf recommended we move forward sooner than later to get started on process for getting banners done on Xcel poles. Paul stated that he will provide a Capital Expenditure list to the board and advisory council prior to next meeting.

Tracy Winchester commented on district being branded as a Music District as she has mentioned in previous meetings. There are lots of art districts but no music districts out there.

Paul Books reminded the board about the Welton Street Parking Management meeting with Scott Burton, Denver Public Works. We are conducting a study to assess and evaluate the need for more on-street parking in the residential and commercial areas of Five Points. We have hosted several meetings with the residents and business community as well as individual meetings with Cervantes, 1999 Broadway, and owners of Five Points Plaza. There is a meeting Tuesday, January 9th here at FPBD office at 6:00 pm.

A discussion was held about turning Welton Street into a 2-way street and the cost involved. A study was done a few years ago and it was determined that even with light rail running, it is possible to make Welton Street 2-way. It could cost approximately ¼ of a million dollars to do a 2-way and \$20,000 for the design.

NEW BUSINESS

The board wanted to know the policy for writing checks. Tracy Winchester stated that anything over \$500.00 need to have two signatures, the President and Secretary.

ADJOURNMENT

Motion to adjourn the meeting was made by Renee C. King. Seconded by John Pirkopf.

Vote: Unanimous in favor, motion carried.

Meeting adjourned at 4:45 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