



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
July 12, 2017

Meeting Held: Wednesday, July 12, 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

Guests present: Maedella Stiger, Franklin Stiger's Barber Shop, Darrell Nulan, Attorney, Thomas Bean Foundation, Ryan Cobbins, Business Owner, CaTP, Raymond Rountree, Business Owner, ACI Plumbing & Heating

CALL TO ORDER

Meeting was called to order by Paul Books at 2:38 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

Motion made by Renee Cousins King to approve the meeting minutes of June 7, 2017. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

PUBLIC COMMENTS

There were no public comments.

ADVISORY COUNCIL REPORT

Ryan Cobbins, Chairman of the Advisory Council, gave his report from the last meeting which was held Monday, July 10, 2017. Advisory Council meetings will be held every 2nd Monday of the month from 4:00-5:00 pm. Ryan would like to have a copy of the minutes at his meetings, if minutes have not been approved, they will be labeled 'DRAFT' until approved by the FPBID board.

Discussion was held about the walking tour with the Denver Police Liaison and the roles of the block captains. It was decided to walk all 10 blocks of the BID to take inventory of trees, lights and light poles, trash receptacles, etc. to insure accuracy when budgeting for capital expenditures.

Renee C. King presented the board with a proposed Mission Statement and asked for feedback from everyone. The proposed Mission Statement for review states as follows:

"The Five Points Business Improvement District exists to strengthen and enhance the efforts of business and property owners who live, work in, or contribute to the Historic Five Points neighborhood of Denver. Our District Board's mission is to positively influence financial accountability and cultural responsibility as the area undergoes redevelopment and growth. The Five Points Business Improvement District will hold true to the best values of the past, embrace inclusive opportunities of the present and look forward to a vibrant future."

Motion made by Nathan Beal to approve the Mission Statement as corrected above submitted by Renee C. King. Seconded by John Pirkopf. Vote unanimous in favor, motion carried.

OPERATIONS

Light Rail

Tracy Winchester informed everyone that the proposed change for the Welton Street Corridor introducing the **L Line** Rail Service which would replace the **D Line** Service and ending **D Line** weekend service to Five Points was removed from the proposals voted on by the RTD Board for the August 27th service change. Barbara Deadwyler, RTD Representative for Five Points, proposed to 'tweak' the proposal for better alternatives for the Five Points weekend service. She also stated that we were not given an official notice about the change nor did we have enough time to give our oppositions.

Tracy agreed to draft a letter to RTD before the next FPBID board meeting about our concerns for Five Points as a stakeholder. The board also discussed including concerns about the Central Rail Line Extension, the 29th Street Rail Station, and the money we saved RTD by removing the proposed changes to Welton Street in August 2017. There was also a discussion about reaching out to other neighborhood communities such as Curtis Park, Whittier, San Raphael, etc. to voice their opinion on the vision for light rail in Five Points. Tracy spoke about the importance of

getting our letter in to RTD before the next service change proposals committee meetings in January 2018. This letter should be signed by FPBID and the non-profit FPBD as a joint effort.

Deep Rock Murals

Tracy Winchester discussed the facts concerning the Deep Rock Murals. She gave the board a synopsis of what has taken place since the Five Points Jazz Festival's temporary fix and the problems thereof, and the efforts being made to put the original murals back on the building by month's end. The murals are being done by the same company we hired to put up the temporary murals during the Five Points Jazz Festival. Due to the weather conditions at the time, and the old original murals not being scraped off before installation, the prints fell off the windows. The prints were dropping off within hours of installation. The Denver Print Company is working on installation of the original murals with a protective coating for cleaning purposes. They are charging FPBD \$12,000 total to include scraping off old murals. A GoFundMe account has been set up with funding totaling around \$1200.00 from community advocates. The graphic artist handling the installation process is Olivia Omega Wallace, who worked with us previously, when we installed the historic markers under the company name, Pennymon Presents, with Ida Pennymon. FPBD bought the file from the original graphic artists for \$600.00. A discussion was held about when the original murals would be installed and why the community was so upset about the physical condition of the windows presently being a huge eye sore.

Paul Books explained that one of the reasons for the delay of installation is waiting on confirmation status of the Deep Rock Building from the Fie Family, the property owners of the building.

Tracy Winchester spoke with Jack Curtin who is waiting on a new supply of trees. He told her there were a total of three (3) missing trees and three (3) empty grates in front of Coffee at The Point. The board had approved two (2) trees at the previous board meeting. The cost of trees is \$960 each and \$125 for installation and watering twice per week the first month. Thereafter, watering is \$14 per tree twice a week.

Tracy discovered that the irrigation system in front of Coffee at the Point does not belong to Front Range services. She contacted Hope Communities and was referred to the HOA manager, James Pfeifer. James stated that the irrigation system on the Washington Street side is working but the 26th Avenue side is in disrepair presently. There was discussion about who would be responsible for the repair of the irrigation system. It was suggested that the tenants of The Point should help fund the repair and Hope Communities, property owner of the complex. Ryan Cobbins, business owner, Coffee at The Point wanted to know if we should move forward with the trees or wait until the irrigation system is repaired. There were mixed decisions on installing trees now or wait for repair of irrigation system. The board decided that we would hold off on planting trees until a decision is made about repairing the irrigation system. John Pirkopf suggested that we start getting bids on irrigation repair over the next couple of months. Maedella Stiger wanted to know if we were looking at other maintenance service providers for the BID and the response was "yes".

Renee King commented about the trees in front of the Deep Rock murals obscuring the murals from view. She stated that the murals were a historical focal point for Five Points community and maybe we should transfer those trees elsewhere for a clearer view of the murals. A discussion was held about possibly relocating murals from the Deep Rock building in the future to various billboards and pedestrian light pole banners. Ryan Cobbins stated that there were eight (8) or nine (9) billboards along Welton Street. The 715 Club has a billboard now with a zoo display and may change later to an alcohol display. Darrell Nulan, attorney for the Thomas Bean Foundation, stated that property owner may not have a 'say so' about the billboard due to lease.

TREASURERS REPORT/ACCOUNTING SERVICES UPDATE

Nathan Beal gave the treasurers report on the July 2017 bank activity for the BID. Tracy Winchester explained the fee on the July bank statement for Spencer Fane's legal work on the professional services agreement between the Five Points Business Improvement District and Five Points Business District for services rendered. The Office of Economic Development who pays the FPBD salaries through a Block grant requested the agreement to be drawn up by our attorney. FPBD Board member and Attorney, Alison Corrigan, spoke to Spencer Fane about the documentation of the reimbursement clause of the contract between the two (2) entities. Paul Books decided that the BID needs to find out how to document the exchange as well for the records.

Tracy Winchester explained the OED shutdown for financial certifications submittals between August 4-28, 2017 and the possibility of another loan for salaries for the Five Points Business District for September 2017.

Nathan Beal discussed the four (4) request for proposals received for the FPBID Accounting Services. He stated that Net Prophet was most suitable and affordable for our accounting needs due to the familiarity with the FPBD and one of our Welton Street businesses, Coffee at The Point.

Motion made by Renee C. King to hire Net Prophet Accounting Services to handle the basic accounting services for the Five Points Business Improvement District. Seconded by John Pirkopf. Vote unanimous in favor, motion carried.

CAPITAL EXPENSE/MAINTENANCE

Paul Books gave an update report on the electrical analysis done for the BID. A second proposal was done from the first analysis. The proposal was done by the same designers who did the landscape for 14th Street and Denver Downtown Partnership. He stated that there is a new tree & vault design, no longer doing 5x5 grates. The new design is 5x15 for grates. He was quoted four (4) different options for trees and vaults ranging in price from \$1500 - \$4,000 depending on area size.

A discussion was held about cost of replacing the globes, painting and replacing the arms for the twenty (2) pedestrian lights along the former 2-block maintenance district. Paul Books

stated that we should hold off on the lights for now and have an analysis done on the irrigation system.

After further discussion, Paul Books stated that our focus should be on the irrigation system, electricals, new and existing trees, and refurbishing pedestrian lights and banners. We can revisit update on trash can proposals for purchasing twelve (12) new trash receptacles at \$800 each and \$200 installation fee.

ADJOURNMENT

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

Vote: Unanimous in favor, motion carried. Meeting adjourned at 4:40 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