



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD MEETING MINUTES  
June 6, 2018

Meeting Held: Wednesday, June 6, 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  
John Pirkopf, 2<sup>nd</sup> Vice President  
Nathan Beal, Treasurer  
Tracy Winchester, Secretary (non-voting)  
Maedella Stiger

Absent: Dr. Renee C. King, 1<sup>st</sup> Vice President  
Ryan C. Cobbins, Chairman, Advisory Committee

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

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation  
Deva Montalbano, Principal, STUDIOTROPE  
Catherine Wallace, 5Points Beauty & Barber Supply  
Daryl Oliver, Real Estate Broker, Re/Max Urban Properties  
Matt Speth, Four Winds Interactive  
Myron Melnick, 3001 Welton LLC

Guests: Raymond Rountree, FPBID Advisory Board Member  
Norman Harris, Jr., for JMF Corporation  
Seku  
Brandon Kelly, Midas Touch Movement

Presentations: Timothy M. O'Brien, CPA, Denver City Auditor  
Tayler Overschmidt, Director of Communications  
  
LaSheita Sayer, ZoZo Group LLC

## **CALL TO ORDER**

Meeting was called to order by Paul Books at 2:35 pm. 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 Maedella Stiger to approve the meeting minutes of May 2, 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

## **OLD BUSINESS**

Nathan Beal asked about FPBID Insurance. Tracy Winchester stated that she would update everyone during her Operations Report later in the meeting.

## **PRESENTATION BY TIMOTHY M. O'BRIEN, CPA, DENVER AUDITOR**

Denver Auditor, Timothy M. O'Brien, CPA, gave a PowerPoint presentation on the Office of the Auditor, 'who they are' and 'what they do.' Timothy M. O'Brien was elected to a four-year term in May 2015. The Auditor is elected by the people and is independent from all other elected officials and city operational management. The Auditor works outside of the Mayor and City Council's offices to maintain objectivity and offer frank, truthful reports for the betterment of Denver. Auditor Timothy M. O'Brien, CPA was accompanied by Tayler Overschmidt, Director of Communications from his office. After his presentation, Auditor Timothy M. O'Brien opened the floor for questions and comments.

## **PUBLIC COMMENTS (two minutes per person)**

Catherine Wallace inquired about the Parking Area Management Plan for Welton Street and wanted to know if there had been any decisions made on the parking plan. Paul Books stated that no decision had been made to date and residents and businesses still had time to get their comments in before approval. Tracy Winchester said there was an AMP meeting tomorrow and she would be attending.

Myron Melnick, Welton Street property owner, voiced concerns of business owners complaining about fences blocking their business during festivals within the historic district. Paul Books explained why the fences were used due to overlapping liquor licenses being a violation of Denver Department of Excise & Licensing. He also informed Mr. Melnick that the festival organizer was trying to get approval to use a lower fence which was possible for the Truck Stop Festival which was held on June 2<sup>nd</sup>. The business owners were happier with the lower fence.

Seku voiced his opinion about the fencing during festivals on Welton Street as well as a concern for alcohol versus marijuana being utilized at festivals and the city laws concerning marijuana usage.

Matt Speth, Four Winds Interactive, 2501 Welton Street, stated that his business was facing a couple of security issues with the homeless in the area. There was an incident where guns and

police were involved. Matt stated that a fence will be installed around the loading dock due to homeless people sleeping in the doorway, up to 25 or more sleeping in the area. Seku suggested Matt call Jesse Pares, Denver Homeless Out Load, 22<sup>nd</sup> & California for help with homeless people.

### **OLD BUSINESS**

No old business to discuss.

### **ADVISORY COUNCIL REPORT – RYAN COBBINS**

Ryan Cobbins was absent today due to personal reasons but sent an email to let the board know that the Advisory Council did not have much to report from their meeting two weeks ago. They were waiting on an update on the pedestrian lights being installed and now it looks like installation has begun. He reported that the next Advisory Council meeting will be on June 25<sup>th</sup> from 4 pm - 5 pm at Coffee at The Point. He stated that he would check out the minutes from today on any action the council needs to take.

### **PRESENTATION BY ZOZO GROUP, LLC – LaSheita Sayer**

LaSheita Sayer is having an event called “Swinging August Nights” in front of her present business location, 2590 Washington Street, on August 11th, 18th, 25th, 2018. This event is a free 1940’s themed outdoor music and dance event in the historic community of Five Points. ZoZo Outdoor has teamed up with the Colorado Swing Dance Club, a non-profit organization, to present outdoor swing dance events for the public. In August 2015, the event was held here in Five Points in front of the 715 Club (formerly Zona’s/ZoZo Outdoor) and since then moved to Union Station. LaSheita would like to bring the event back to Welton Street to bring more people to the corridor for the good of the BID businesses along Welton St. LaSheita is asking the BID board to financially support her event. The cost to run the event is approximately \$8500 and there are sponsorship opportunities to aid in expenses.

### **OPERATIONS REPORT**

Tracy Winchester informed everyone that Colorado Lighting began the new pedestrian lights installation last Friday, June 1st. The process of getting the banners made for the light poles has started and would like to have some sort of celebration event once all is completed.

Tracy informed every that she attached a detailed matrix fee from Centro to support their proposal for facilitation/consulting fees as well as Jaime Lieko’s observations on the pros and cons of the transition process. She also discussed her research in pursuing additional proposals such as The Fax Partnership (Colfax), PUMA, Office of Economic Development, and The Downtown Denver Partnership. Tracy found there was not much assistance to be offered from those organizations due to one reason or another.

A motion was made to approve and select Centro’s proposal for the transition of the Five Points Historic District, Inc. and the Five Points BID organizational and funding strategy and both organizations will split the cost of the consulting fees. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

**CHAIRMAN’S REPORT – PAUL BOOKS**

Paul Books wants to schedule a special board meeting to talk about the 2018 capital and ongoing budget options and a budget for special events and standards for selecting events to be supported. The capital items include trash receptacles, bike racks, benches, etc. and the ongoing items such as maintenance, public relations, and holiday lights. The meeting is needed so that the board can go over the voting tabulation from the April 4<sup>th</sup> board meeting and prioritize accordingly. Paul would like to meet before the next FPBID board meeting, which is July 11<sup>th</sup>. Suggested dates for the special board meeting (1) Tuesday, June 12<sup>th</sup> for 2 hours – between 1-4:30 pm or 6-8 pm and (2) June 29<sup>th</sup> for 2 hours - anytime up to 2 pm.

**TREASURER’S REPORT – NATHAN BEAL**

Nathan Beal gave the financial report for month end May 2018. The ending balance for May 31, 2018 - \$257,998.85. The mill levy income to the FPBID - \$33, 513.50. Total expenses for the month of May 2018 - \$4,791.07. Total assets - \$283,998.85.

Tracy Winchester gave an update on OED FPHD contract for the last six months of 2018 and payment arrangement of \$26,000 loan to FPBID.

A motion was made by Maedella Stiger to accept the Treasurer’s Report for May 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

**ADJOURNMENT**

There being no further business to come before the Board and upon motion duly made by John Pirkopf seconded by Nathan Beal and unanimously carried, the meeting was 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.

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Tracy Winchester, Secretary  
FPBID Board of Directors