

# FIVE POINTS

## BUSINESS IMPROVEMENT DISTRICT

### REGULAR BOARD OF DIRECTORS MEETING

June 12, 2024

By Zoom

[https://us06web.zoom.us/webinar/register/WN\\_i5McGKw6Tx68fK1wm8xHrA](https://us06web.zoom.us/webinar/register/WN_i5McGKw6Tx68fK1wm8xHrA)

Mission Statement: The Five Points Business Improvement District unites businesses and commercial property owners by maintaining the business corridor and catalyzing inclusive economic development and cultural preservation.

10:00 AM	I.	Call to Order	Board
10:05 AM	II.	Introductions	Board
10:10 AM	III.	Administrative Items	
		A. Disclosure of Potential Conflicts of Interest	Board
		B. Board Meeting Minutes – April 10, 2024 & May 8, 2024	Board N. Beal
10:20 AM	IV	Treasurer’s Report – Will report in June	N. Beal
10:30 AM	V	BID Money Market Account update	
10:40 AM	VI	DPD - District 2 Report	Lt. Matthew Mallo
10:50 AM	VII	DPD - District 6 Report	Lt. David Albi
11:00 AM	VIII	Five Points Car Free Fest - Presentation	John Hayden
		Rossonian roof discussion	Keith Pryor
11:10 AM	IX	Director Update	N. Harris
		- Update re: Legal Counsel opinion / “The Point Seating Area”	
		- Trash receptacles & bike rack repair	
		- Website RFP	
		- Moving tree planters to 2099 Welton	
		- Community Stakeholder Meeting - Monday July 8, 2024 at 12:00 pm	
11:20 AM	X.	Public Comment	
11:30 AM	XI.	Adjourn	



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
May 8, 2024

MINUTES

Meeting Held: By ZOOM.US only.  
Recording can be accessed here:

[https://us02web.zoom.us/rec/share/JT3AuspKqdhQqbken9Qkh4CrQF49\\_QF4MA-EliPoEQvPdAgvEBVH2IKT7AhEbfwQ.PfaAWo\\_2WjT4jjts](https://us02web.zoom.us/rec/share/JT3AuspKqdhQqbken9Qkh4CrQF49_QF4MA-EliPoEQvPdAgvEBVH2IKT7AhEbfwQ.PfaAWo_2WjT4jjts)

Passcode: r&rQ6PY+

**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 in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

**Haroun Cowans**, Board Chair  
Paul Books, Co-Vice Chair (Not Present)  
**Nathan Beal**, Treasurer  
**Fathima Dickerson (Present)**  
**John Pirkopf (Present)**  
**Nita Rupp (Present)**

**Absent: Maedella Stiger, Co-Vice Chair (Excused) (Not Present)**

**BID Staff:** **Norman Harris**, Executive Director  
Vincent Martinez, Downtown Denver Partnership,  
Ryan Butcher, Downtown Denver Partnership

Special Guest

The meeting was called to order by Board Chair Haroun Cowans at 10:01 AM.

**Administrative Items**

A. Disclosure of Potential Conflicts of Interest (none to mention)

B. Board Meeting Minutes – 4/10/2024 (sent in the work packet prepared by Nova  
With no requests for discussion or corrections noted by any Board Members, Mr.  
Cowans asked if everyone had received and reviewed the minutes from the April 10,

2024 meeting. Fathima Dickerson had not, therefore the board agreed to motion to approve the April meeting minutes during the June Five Points BID Board meeting.

C. The Treasurer's Report was not sent out therefore the Board agreed to review The March and April Treasury Report in the next June 2024 meeting.

## **New Business**

### **D. Opening a Money Market Account**

Nathan Beal shared that the BID has money sitting in a cash checking account instead of a money market account. Mr. Beal stated that a Money Market account is a better option for the BID. The MM account does not carry any fees, will earn 4% interest, there is no increased risk or reduced functionality with check writing.

John Pirkopf motioned to open a Money Market account.

Haroun Cowans seconded the motion and all present were in favor of opening the Money Market account for the BID.

## **Director's Update**

### **1. The Point Seating Area**

The Executive Director shared that "The Point Seating Area" in front of the former Coffee at The Point location experienced an accident on April 22 2024 around 6:40 PM. A car driving north on Welton St turned into the seating area, resulting in damage to chairs, tables and planters. Concrete barriers were supposed to be a barrier and instead concrete flew and dispersed. The Executive Director stated that the seating area is an amenity, and great for seat expansion for a new tenant for the Point Businesses. The Executive Director also stated that tables are too close to the right of way and that the BID needs to reconsider the design with tables close to the right away.

- a. The Executive director shared a similar street seating arrangement with more fortified barriers located at 22nd and California as a recommendation of a better option to move toward. Colorado Barricade provides "type two" barriers and came out to measure the space to determine a quote with how many larger barricades would be needed. He suggested painting them for beautification and street appeal.
- b. The Executive Director requested opinions from the board asking where are we at now, and where does it make sense to go?
- c. Mr. Pirkopf asked two questions. This may be a city responsibility and what is the City saying about this? How does the BID assume responsibility for this? This is Denver Traffic Causing accidents.
- d. The Executive Director asked for Vince Martinez's opinion regarding ownership. Mr. Martinez confirmed that the BID is responsible for the maintenance of the

space but unclear on the ownership of it. Mr. Martinez stated that understanding that DOTI approved the design.

- e. Mr. Martinez confirmed that there is no existing permit to close the seating area and that DOTI took over ownership and maintenance for "Soul Street" on Clarkson and transferred it to the BID. Mr. Martinez suggested that the BID's legal council should be consulted to determine liability for this type of incident.
- f. John Pirkopf believes the BID should push back on the City, much like policing. Stating that it is important the police do the policing and this service not be outsourced to the BID, and the City needs to be responsible for creating safe traffic patterns and the BID should hold the City accountable. Mr. Pirkopf also stated that the BID should not be paying for infrastructure that the city should be paying for.
- g. Mr. Martinez confirmed the original agreement is that the BID would be responsible for replacing any damage Mr. Martinez also stated that the BID is responsible for replacing it.
- h. Mr. Cowans agreed that the BID should push back since it did come from the city's design and agrees there must be a different design.
- i. Mr. Harris asked who is the person to follow up with at DOTI? Vince shared Brett is the person to contact, and Mr. Harris agreed to email Brett.
- j. Vince shared the first step would be to install the barriers first then replace furniture.
- k. Regarding the comment/question from the audience on liability for the furniture, Mr. Harris stated that the accident was a hit and run and that no official police report was made. Just an incident report.
- l. Vincent Martinez shared that the BID in a previous incident used the deductible (\$1000) to cover damage to a pole.
- m. Mr. Pirkopf agreed with Mr. Harris stating that the general safety of people and the control of traffic is important to work with the city to put barriers up to calm the traffic and maintain the traffic patterns forcing slower driving and to be more conscientious.

Exhibit 2

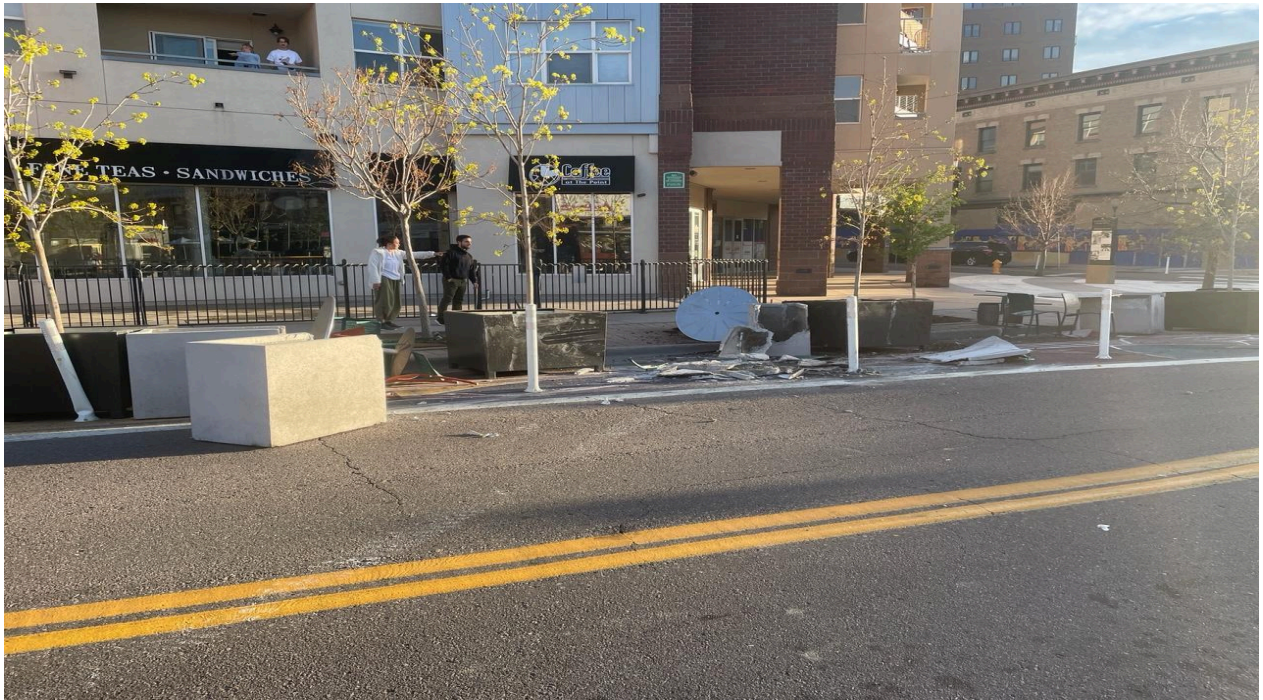
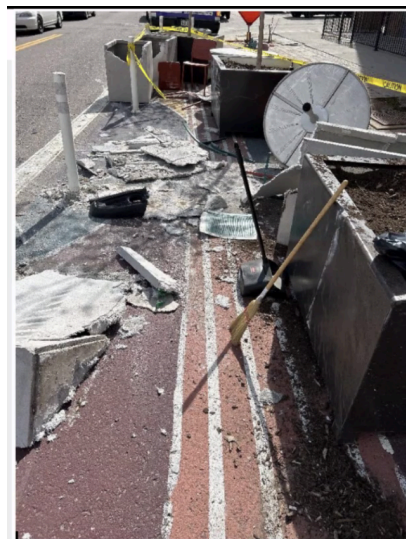


Exhibit 3

Exhibit 3

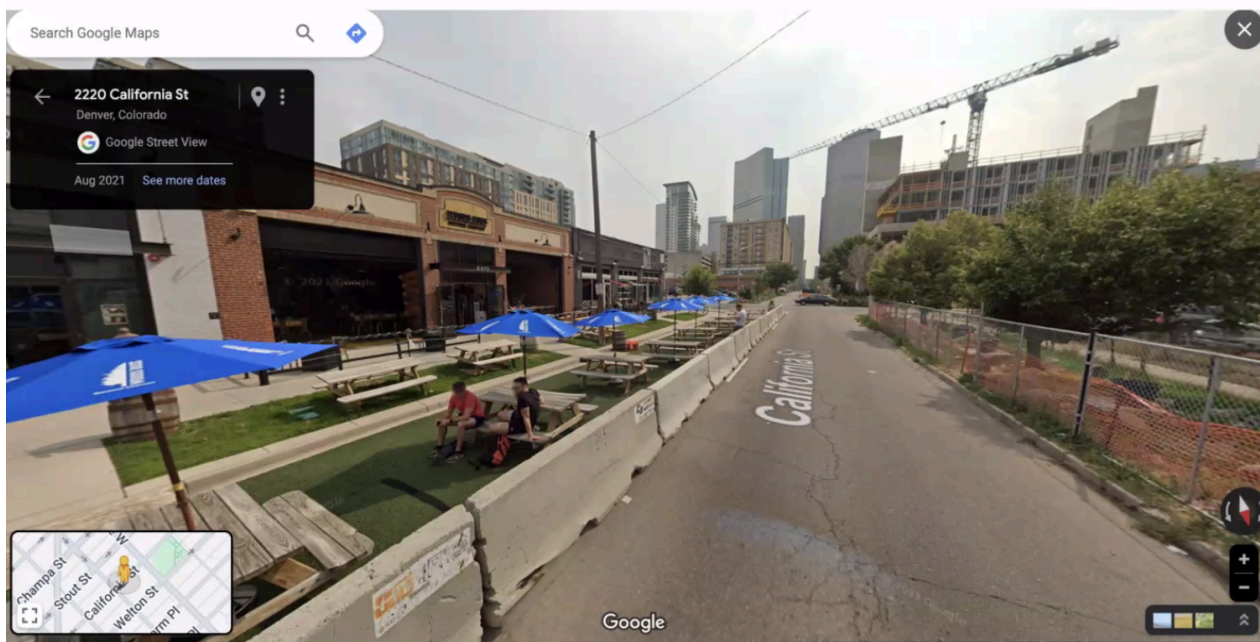


## Exhibit 4

### 2. Decibl Maintenance and Replacement of Trash Receptacles and Bike Racks

The Executive Director stated that trash containers and bike racks along the corridor are experiencing normal wear and tear and need repair. Mr. Harris stated that he met with Decibl and that Decibl is working on a repair plan for damages to latches, so they stay shut (Exhibit 5), rusting on the containers and the bike racks (Exhibit 6). The Executive Director stated that there is about a 5 year shelf life before maintenance is required. Mr. Harris estimates that 5-6 Trash containers need to be replaced. A maintenance plan will be tied to the containers. There will be a fee to that. Currently there is no contract with Decibl. Mr. Harris stated that CSG could add this service to their scope of work. Mr. Harris stated that CSG would take ownership of the receptacle and the bike racks. Mr. Harris stated that once a quote is presented, the BID Board must determine how the maintenance will continue.

- a. John Pikopf, shared his thoughts on using a magnet to secure the doors and his recommendation is to choose Decibl since they created them and are a local business.
- b. Mr. Harris explained they would need painting and a coating to prevent rust, and



who would perform the maintenance. Nathan Beal suggested to request bids from both Decibl and CSG. Mr. Beal stated that the ice melt has caused similar problems on his properties eating away at paint and damaging concrete.

- c. Action item is for Mr. Harris to get quotes from both CSG and Decibl



Exhibit 5



Exhibit 6

### 3. Corridor Development/Activation Committee Kick Off

The Executive Director stated that the Corridor Activation and Development committee had its kick off meet. The Executive Director stated that the committee's purpose is to help build a better corridor. The Executive Director stated that the Development Committee kicked off on Monday, May 6, 2024 with 8 attendees, including board members and others from the community:

- Paul Books - Palisade Partners
- Haroun Cowans - Goshen
- Greg Shields - 1st Bank (Board Member of the Point)
- Justin Gilmore - Gilmore Construction
- Richard Dean - 2217 Welton (Old Climaxx)
- Ann Mosso - TFG
- Tim Floyd - Alpine Bank
- Vonzelle Sawyer - Triunity Holdings / Connection with Hope Communities & The Point

The Executive Director stated that there are more meetings to come to develop and the next meeting will be held on Aug 5, 2024 and will plan to meet quarterly.

The Executive Director stated that one action item is to connect with Crane architecture, to create a rendering of what 5 points could be from where we are now along with an itemization of the property lots between 20th and 30th. Mr. Harris stated that the solution is going to live in a brain trust with sustainable solutions that improve the corridor.

The Executive Director stated that he is excited about the upside of the corridor and we can't keep kicking things down the road. The Executive Director stated that he is excited where they

started and those are in alignment with forward progress and see the upside in the corridor with ways to get activation. The Executive Director stated there are two examples of progress which are Mr. Cowans closing on a property and Jeffs Shanahan's project on 29th and Welton. The Executive Director stated that there are projects that are going to take more thought and solutions for properties like The Point, True Value Hardware, and the Rossonian Hotel. The Executive Director stated that he feels there is a commitment to a quarterly check-in and to stand up the sub-committees to drive the mission of this development committee.

Mr. Cowans stated the he feels this committee is very important, it was a great first meeting and looks forward to the next meeting.

## **Administration**

### **Public Comments**

Mr. Martinez shared that downtown received its first delivery of a bee hive on the 16th street Mall and will be opening one block of the 16th street mall soon.

Mr. Martinez stated that by Labor Day there will be 4 blocks opened on the 16th Street Mall. Mr. Martinez stated that the DDP will be cross promoting to bring others to Five Points with lots of summer promotions and tracking activity. Mr. Martinez stated that there will be a social push to help people feel good about coming downtown and the surrounding communities such as Five Points. Mr. Martinez stated that he will keep everyone up to date and keep Mr Harris involved in the marketing involved in their efforts.

Mr. John Picopf moved to adjourn. Mr. Beal seconded the motion and an Unanimous vote in favor of the motion passed.

The meeting adjourned at 10:37AM.

The forgoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this 26th day of July, 2024.

FP BID Board Chair

Attest:





FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
April 10, 2024

MINUTES

Meeting Held: In Person and ZOOM.US.  
Recording can be accessed here:

<https://us02web.zoom.us/rec/share/sk4zGmdwAHLK1bdpScMbcrP9LczhEUxmVHs1vLb-TpPVOPtEpoUwX9Lqy7Jr7qKu.siX7vPXngCbAOTQI>

Passcode: 2jghE\$6h

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Haroun Cowans, Board Chair  
Paul Books, Co-Vice Chair  
Nathan Beal, Treasurer  
Fathima Dickerson  
John Pirkopf  
Nita Rupp

**Absent:** **Maedella Stiger, Co-Vice Chair (Excused)**

**BID Staff:** Norman Harris, Executive Director  
Vincent Martinez, Downtown Denver Partnership,  
Ryan Butcher, Downtown Denver Partnership

**Special Guest**

The meeting was called to order by Board Chair Haroun Cowans at 10:01 AM.

**Administrative Items**

- A. Disclosure of Potential Conflicts of Interest  
There were no disclosed conflicts of interest.

B. Board Meeting Minutes – 3/13/24

With no requests for discussion or corrections noted by any Board Members, Mr. Books moved to approve the minutes from the March 13, 2024 meeting, Mr. Pirkopf seconded the motion. Vote: unanimous in favor, motion passed.

C. Treasurer's Report for period ending February 29, 2024

Mr. Beal presented the total expenditures and remaining balance to the board for the month of January 2023 and broke them down. Total expenditures amounted to \$29,737, The total expenditures for the month of February 2023 amounted to \$30,208 the total ending balance is \$309,798. Total expenditures for the year 2024 of January and February combined is \$59,944.70. Further explanation was given regarding installing Xcel Banners, Printing and purchasing the hardware.

Mr. Cowans called for a motion to approve the treasurer's report. Mr. Pirkopf moved to accept the January and February 2024 treasurer's report. Mr. Books seconded the motion. Vote: unanimous in favor, motion passed.

D. Audit Exemption Application Review

Reporting for The Downtown Denver Partnership, Vince shared he received the copy of the audit for review. After adjusting the contributions from the Denver Urban Authority, the assets were higher. There was nothing to approve in this meeting simply wanted to ensure the board knew it was completed and signed off in the last board meeting. It has been submitted to the State so the BID is good for the year. He also shared he did not have a breakdown for the line items for the Holiday Stroll however will provide them by the end of the week.

E. 2821 Welton Email Vote Ratification

Executive Director, Norman Harris presented to the board for approval of the Set Back Request from the developers of 2821 Welton. There was a vote to approve this. There were 4 votes to approve it. Keith Pryor got on a call to discuss this prior.

Today they wanted to ratify the vote. By email 4 approved the request.

Therefore, the final results for the email vote were 4 to zero.

In addition, on a clerical note all members confirmed there was no further discussion regarding the Set Back Request of 2821 Welton other than what was mentioned in the last board meeting on March 13, 2024. A motion was made to approve the email vote. All members approved the email vote.

## New Business

### A. Meet CSG

Consolidated Service Group  
1101 West 36th Avenue  
Denver, CO 80211  
[www.csgco.net](http://www.csgco.net)

### Norman Harris' perspective on the CSG Partnership

Executive Director (ED) Norman Harris conducted an on the ground assessment of CSG by walking the Welton corridor with the Staff to see who is doing the work. They were able to describe the day to day tasks.

The ED believes the BID is getting more value from CSG than what is actually contracted and is encouraged by what was witnessed. CSG has proven to be responsive and correcting the gap in terms of communication. CSG's goal is to be proactive with maintenance. The exercise was good and allowed him to put a face to who has been doing the work.

### CSG Representative

Robert Hardy  
Director of Operations  
M 720-237-4116  
O 303-728-9539  
E [office@csgco.net](mailto:office@csgco.net)  
Robert Hardy shared more details of the work performed by CSG

### CSG, Daily tasks

They are contracted to provide 4 hours of service per day.

Andria (Supervisor of Eric Peabody) provides service from 5am to 8am and covers for Eric when he has days off. Kiki provides service from 12pm with emergency issues. Eric Peabody is the Supervisor who oversees all of Five Points.

Carlos and Kelvin are Technicians. they exceed what is expected of the four hours a day. The BID receives two technicians for 4 hours. Both Technicians are working for 2 hours a day, however someone else is required to come back and perform another 2 hours of work.

Daily Tasks Include sweeping, trash removal, sticker removal, hand watering of the trees on Wednesday's, and maintaining the clean-up boundaries starting at 20th and ending at 30th along Welton Street. The crew surveys each building within the BID boundaries, however CSG cannot enter into fenced or private property areas.

CSG does not manage maintenance of the light rail. The clean-up staff of RTD manages light rail maintenance.

Katie the RTD manager for CSG encouraged everyone to utilize the CSG App by searching for downtown Denver clean and safe to report any safety or cleanliness issues. App users can submit a picture and receive a ticket for maintenance, cleanliness and safety concerns.

Linda Lengyel is their Director of Finance, she shared their "Fair Chance" hiring practices to give applicants regardless of their background, prior experiences and challenges in life an opportunity to work with CSG. They assist employees by providing internal education and resources through community partners. They aim to bring value to the community through creating a higher retention rate. CSG has assisted employers obtain higher education. Most staff showed up on their day off to attend the meeting.

Linda Lengyel	Nelda Green	Katie Troeger
Director of Finance	Director of Personnel	Quality Control & Rtd Manager
303-507-8742	303-525-1950	720-799-4824
303-728-8539	303-728-9339	303-728-9539
office@csgco.net	office@csgco.net	office@csgco.net

Actions Items for the 5 Points were to:

- Grab the business cards shared with the board
- Invite everyone on the Corridor to download the app
- Encourage Business owners and staff to use the app for all maintenance and clean up requests
- The team has proven to be very responsive

## Old Business

### A. March 15, 2024 St. Patty's Day Pet Parade

Five businesses within the BID were provided activations with DJs; 85 pets were registered, and 100 participated, with over 200 walking in the parade. Businesses that generally would not be open participated and saw a different crowd. One company saw a 30% uptick in revenue. The BID created a questionnaire for businesses to share feedback; of the five invited companies, two responded. One response was to pick a different time so it doesn't compete with the downtown St. Patty's Day parade. The overall costs resulted in unanticipated expenses for the park right of way, paying for a marching band, and the permit. The total planned budgets was \$5500; however, the actual budget was \$7500. Sylvia Lamb created a press release. Additional coverage of the event came from the Denver Post and Channel 7.

Taco Uprising did not have a DJ, but it benefited. The BID provided a bridge for the community to support its businesses in the neighborhood. Neighbor communities such as Curtis Park Neighbors participated. 24" X 36" posters were printed and mounted on A-frames to drive foot traffic into businesses. The foot traffic was significantly up on this day. Pets and a parade became an excellent draw to the corridor and was one of the first events where the businesses

collectively were leading on their own. Creating new activities besides building off Five Points's historic and cultural legacy is essential. The last observation is that with an Executive Director supporting the BID, his streamlined efforts helped orchestrate a plan that all could follow.

## B. Update on the Five Points Jazz Festival

Norman Harris shared the city has made difficult decisions which do not coordinate the performances and will need to use the \$8,000 which has been budgeted by the BID to provide funds to pay for the activations. The \$8,000 budget allocated to pay band members is not going to be enough. Contractors are giving them higher bids than anticipated. Businesses with activations may have to come out of pocket to contribute.

So far 715, Brother Jeff, Marigold, The Roxy and Spangalang have committed to 5 Points Jazz Activations. Unfortunately, Cervantes will not be able to, Goedzur is closed, TeeLeas and Little Bodega will participate. A sound meeting is scheduled in May to discuss the setup and budget allocated for each activation. He will share more details in the next meeting. The BID is committed to the sponsorship and making it successful.

## Director's Update

### A. Security & Safety Meeting w/ D2 and D6 Report

The Director shared the Chief of Police and community members were in attendance to hear a high level report on crime in the District. The Mayor's initiative was to help move 1000 people off the Streets. Of the 1200 People placed in housing by the city, 614 individuals were moved from the Five Points neighborhood. The crime data reports from November to February reported:

- Violent crime down 24%
- Property Crimes down 41%
- Motor Vehicle Crimes Down 60%

### B. Crime Prevention

In the recent stakeholder meeting, safety and security was at the top of their concerns. Many felt businesses should not be fitting the bill to prevent crime when it's the job of the DPD and the city. They expressed a need for open clear lines of communication, and to set a new level of expectations for the DPD. The community asked to get more patrols and who to call to help close the gap. Proactive discussions are happening now. The DPD is committed to increase patrols along Welton Street as it gets warmer. They are offering contact information to obtain direct communication with the 2 lieutenants from both District 2 and District 6. It was shared that often you call and you won't get the desired response. The solution is to call the lieutenants and share their contact information with the Corridor.

### C. Unsafe RTD Train stops

On another topic, RTD train stops have become drinking and loitering hangouts. When transit police arrive they walk across the street. The Transit Watch APP provides real time information. Commander of RTD will ensure proper response to the RTD Patrol App. The complaints provide data points to understand where to direct the resources moving forward. The DPD is working on hiring but the resources have been shifted.

There was some talk of converting Welton to a two way street by eliminating people from cruising.

#### D. Action Items

- Set a quarterly meetings
- Encourage community participation along the corridor.
- Attend regularly hosted community meetings hosted by both District .2 and District 6 and obtain first hand knowledge on trends in crime throughout the neighborhood.
- Continue to encourage safety reporting by using the RTD APP, call the Police Non-Emergency Line or 911.
- Contact the Lieutenants directly especially when calls fall between District 2 and District 6 which falls along 24th Street. The commanders are saying they are supportive of each other and have received feedback on the dividing line.
- Share updates regarding the security on the website and provide a platform for the community to share its voice.
- Continued support to ensure the BID does not turn into a security force organization.

#### E. Website Redesign

Inaccessible websites laws apply to any Governmental Agency and will soon become a requirement the BID must adhere to effective July 1, 2024. Websites must have appropriate font sizes and redesign with better organization. Next steps are to get in front of each board member to present a quote. Mr. Harris will connect with each board member by July 1st. There will be significant design changes to the website. A web url is available for the BID to drop its website in to access the accessibility errors and highlighting any necessary corrections. In addition, when community members complain about not being able to hear in a meeting, the BID must not put themselves at risk and address it sooner than later.

#### F. Business Support Committee

The Business Support Committee aims to incorporate City and State departments to support small businesses Division of Small Business Office and Colorado Office of Economic Development and International Trade. He also aims to bring in financial institutions to support businesses in need. The United Way is also eager to support small businesses with a 10 week accelerator training. Mr. Harris will be reaching out to them as well.

#### G. Events / Volunteers Committees

Mr Harris announced that John Hayden of the Curtis Park Neighborhood Association will Chair this committee.

#### H. The Five Points Corridor Development Committee

The committee was set to meet Monday, May 6th at Noon at the Lydian, Norman met with many who can bring value to the community by activating empty lots. Sara Sparks of Impact Commercial Real Estate Broker. Norman showed up to a property show to lend support. is eager to show properties along Welton and excited to bring in bankers and developers who can

support community development. If anyone is interested in being on this committee email Mr. Harris to send them an invite to the meeting.

## **Contractor Updates**

### **Administration**

V. Martinez shared he did not have much to update. However that Norman is doing great work in networking and it's rewarding to see the board taking off with the leadership there.

### **Public Comments**

Question regarding the naming of the Development Property on 29th and Welton

Fatima asked for clarity on the naming of the new development on 29th and Welton. Mr. Harris shared they had a naming party for these condos and called it "The Hattie" after Hattie McDaniel who went to East High School and was the first African American to win an Academy Award for Best Supporting Actress. He shared the RTD Lot has 20 parking spaces remaining. Breaking ground on July 1st. and will include retail space on the ground floor.

With no further business to discuss, Mr. Books moved to adjourn. Mr. Beal seconded the motion. Vote: Unanimous in favor, motion passed.

The meeting adjourned at 11:09 AM.

The forgoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this 26<sup>th</sup> Day of July 2024.

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FPBID Board Chair

Attest:

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# Management Report

Five Points Business Improvement District  
For the period ended April 30, 2024

Prepared by Matthew Karnes - 05/22/2024

For management use only

**Five Points Business Improvement District**  
**Balance Sheet**  
04/30/2024

	Beginning Balance January 1, 2024	YTD Changes	Ending Balance April 30, 2024
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
USbank Checking	\$ 367,810	\$ (30,415)	\$ 337,395
Total Bank Accounts	367,810	(30,415)	337,395
Other Current Assets			
Accounts Receivable	947	-	947
Prepaid /Deposits	2,993	-	2,993
Total Other Current Assets	3,940	-	3,940
Total Current Assets	371,749	(30,415)	341,335
<b>TOTAL ASSETS</b>	<b>\$ 371,749</b>	<b>\$ (30,415)</b>	<b>\$ 341,335</b>
<b>LIABILITIES AND EQUITY</b>			
Total Liabilities	\$ 42,394	\$ (27,543)	\$ 14,851
<i>Equity / Fund Balance</i>			
Beginning Fund Balance	328,097	1	328,098
Net Operating Income (Loss)	1,257	(2,872)	(1,614)
Total Equity / Fund Balance	329,355	(2,871)	326,484
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 371,749</b>	<b>\$ (30,414)</b>	<b>\$ 341,335</b>

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
04/30/2024

Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)
<b>Beginning Fund Balance</b>	\$ 329,355	\$ 140,946	\$ 188,409
<b>Income and Other Sources</b>			
Mill Levy Income-FPBID	116,457	311,444	(194,987)
DURA Payments	-	35,244	(35,244)
Donations	-	-	-
Other Revenue	-	-	-
Jazz Activation Grant	-	-	-
Transfer of funds from 14th Street LMD	-	-	-
<b>Total Income and Other Sources of Funds</b>	<b>116,457</b>	<b>346,688</b>	<b>(230,231)</b>
<b>Total Available Resources</b>	<b>\$ 445,812</b>	<b>\$ 487,634</b>	<b>\$ (41,822)</b>
<b>Expenditures</b>			
<b>Maintenance</b>	<b>38,963</b>	<b>140,109</b>	<b>101,146</b>
Utilities	1,341	3,500	2,159
Other Repairs and Maintenance	1,142	2,000	858
Plazas Maintenance	-	16,425	16,425
Pedestrian Streetlight Maintenance & Repairs	-	2,000	2,000
Historical Monuments Maintenance & Repairs	-	2,000	2,000
Irrigation Repairs	-	1,500	1,500
Tree & Landscape Maintenance	-	21,000	21,000
General Building Maintenance and Repairs	12,999	71,684	58,685
Snow Contracts, Supplies, and Services	23,480	20,000	(3,480)
<b>Marketing/Branding</b>	<b>41,811</b>	<b>102,600</b>	<b>60,789</b>
General Marketing	7,925	1,600	(6,325)
Banners	225	8,500	8,275
Marketing Administration	21,257	35,000	13,743
Holiday Stroll	420	12,500	12,080
Jazz Roots	1,118	10,000	8,882
FPBID Managed Activations (Other)	-	2,500	2,500
District Marketing/Placemaking	-	17,500	17,500
Events and Activations	10,866	15,000	4,134
<b>Administrative</b>	<b>28,745</b>	<b>92,330</b>	<b>63,585</b>
Legal	6,092	2,000	(4,092)
General Admin	18,280	86,500	68,220
Bank Charges & Fees	26	130	104
Dues & Memberships	492	700	208
Rent Expense	648	-	(648)
Insurance	3,207	3,000	(207)
<b>Contingency Funds</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>
<b>Total Operating Expenditures</b>	<b>109,519</b>	<b>340,039</b>	<b>230,520</b>
<b>Capital Purchases</b>	<b>9,810</b>	<b>35,000</b>	<b>25,190</b>
<b>Total Expenditures</b>	<b>\$ 119,329</b>	<b>\$ 375,039</b>	<b>\$ 255,710</b>
<b>Ending Fund Balance</b>	<b>\$ 326,483</b>	<b>\$ 112,595</b>	<b>\$ 213,888</b>
<b>Total Income / (Loss)</b>	<b>(2,872)</b>	<b>(28,351)</b>	<b>25,479</b>

**Five Points Business Improvement District**  
**Expenditures by Vendor Summary**  
**04/30/2024**

	January 2024	February 2024	March 2024	April 2024	YTD 2024
Colorado Community Media	\$ -	\$ -	\$ 420	\$ -	420.0
Colorado Lighting Inc	\$ 712	\$ -	\$ 6,310	\$ -	7,021.6
(CSD) Colorado Special Districts Property and Liability**	\$ -	\$ 3,699	\$ -	\$ -	3,699.2
Consolidated Services Group 2, LLC	\$ 12,622	\$ 5,488	\$ 20,266	\$ 652	39,028.3
Constant Contact	\$ 104	\$ -	\$ 52	\$ 104	260.0
Curtis Park Neighbors	\$ -	\$ 3,500	\$ -	\$ -	3,500.0
Denver Water	\$ 77	\$ 81	\$ 81	\$ 81	320.2
Downtown Denver Partnership Inc	\$ 4,333	\$ 4,333	\$ -	\$ -	8,666.0
Facebook (credit card)	\$ 46	\$ -	\$ -	\$ -	46.4
Maxwell Printing	\$ -	\$ 896	\$ -	\$ -	896.0
Norman Harris	\$ -	\$ 5,595	\$ 6,667	\$ 6,667	18,927.8
Spencer Fane LLP	\$ 160	\$ -	\$ 5,932	\$ -	6,092.0
Target (credit card)	\$ -	\$ -	\$ 29	\$ -	29.0
Two Sisters Janitorial	\$ -	\$ -	\$ 180	\$ -	180.0
US Bank	\$ -	\$ -	\$ -	\$ 26	26.0
XCEL ENERGY	\$ 280	\$ 328	\$ 184	\$ 229	1,021.3
YSI Venture (credit card)	\$ -	\$ -	\$ 410	\$ 410	820.0
Zozo Group LLC	\$ 11,402	\$ 309	\$ 16,664	\$ -	28,375.1
<b>Total Expenditures by Vendor</b>	<b>\$ 29,737</b>	<b>\$ 24,230</b>	<b>\$ 57,194</b>	<b>\$ 8,169</b>	<b>119,328.9</b>

**Five Points Business Improvement District**  
**Statement of Cash Flows**  
**04/30/2024**

**04/30/2024**

**OPERATING ACTIVITIES**

Net Income	\$ (2,872)
Adjustments to reconcile Net Income to Net Cash provided by operations	
Accounts Receivable	-
Prepaid / Deposits	-
Accounts Payable	(27,543)
<hr/>	
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	(27,543)
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<b>Net cash provided by operating activities</b>	<b>\$ (30,415)</b>
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<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$ (30,415)</b>
Cash at beginning of period	367,810
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<b>CASH AT END OF PERIOD</b>	<b>\$ 337,395</b>
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