



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

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? Vice 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

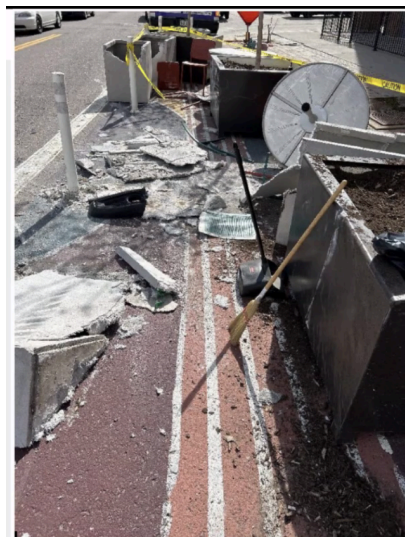
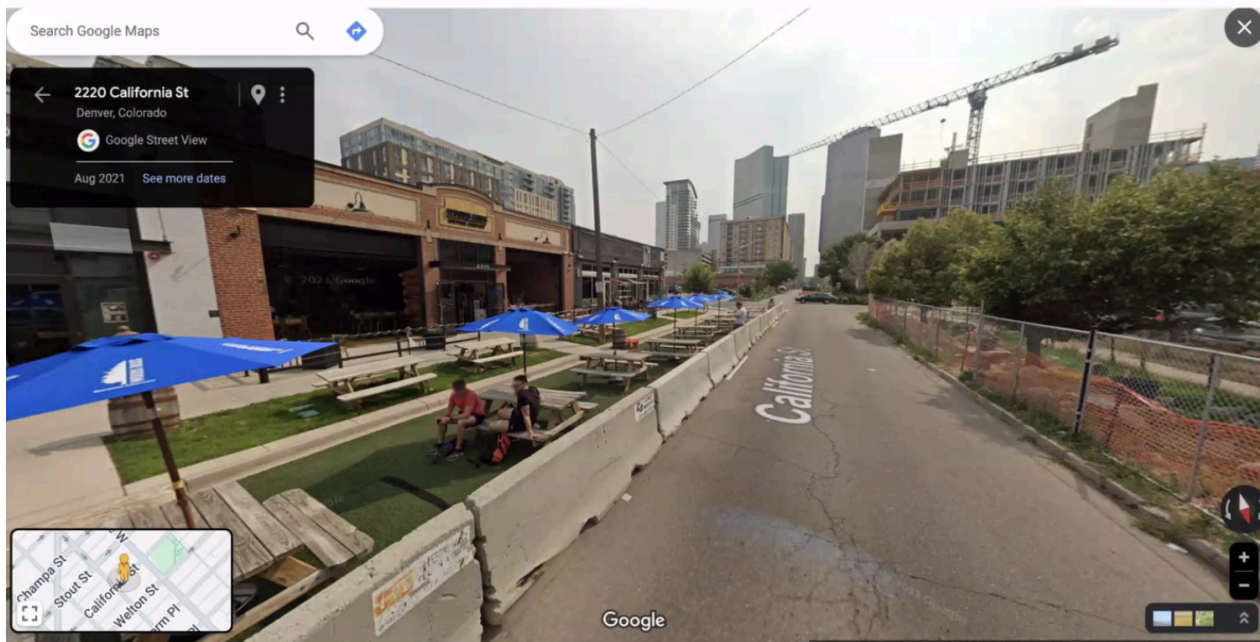


Exhibit 4

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.

DocuSigned by:

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FP BID Board Chair

DocuSigned by:
Norman Harris
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Attest: