



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
 BOARD OF DIRECTORS REGULAR MEETING  
 August 14, 2024

MINUTES

Meeting held in person at the Blair Caldwell Library

**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	Present
Paul Books	Co-Vice Chair	Present
Nathan Beal	Treasurer	Present
Fathima Dickerson	Board Member	Present
John Pirkopf	Board Member	Present
Nina Rupp	Board Member	Present

**Absent:**

Maedella Stiger	Co-Vice Chair (Excused)	Not Present
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**BID Staff:**

Norman Harris	Executive Director	Present
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**Special Guests:**

Sarah White	Rossonian Update	Presenter
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Elbra Wedgeworth	Tobacco Free Kids   Denver Health Bond	Presentor
Dr. Ryan Ross, Brittni West Ware - Urban Leadership Foundation of Colorado	Culture Crawl Event Proposal	Presentor
Norman Harris	Executive Director Update	Presentor
John Hayden	Five Points Cultural Look Update	Presentor

I. The meeting was called to order by Board **Chair Haroun Cowans**, at **10:07 AM**.

II. Administrative Items:

A. Disclosure of potential conflicts of Interest: (None to mention)

B. Board Meeting Minutes:

- John Pirkopf moved to approve the June Minutes (July 2024 Meeting was canceled).
- Paul Books seconded to approve the minutes.
- All were in favor of the Motion to approve the minutes.

III. Treasurer’s Report for May and June 2024| Nathan Beal

May

Cash at Beginning of Period	\$337,395
Constant Contact	\$52
Denver Water	\$81.03
Lejon Vivens	\$902.90
US Bank	\$26.00
Xcel Energy	\$172.73
YSI Venture	\$410.00
Zoom.us	\$1,097.48
Total	\$2742.14

Cash at End of Period	\$428,133

June

Cast at Beginning of Period	\$428,133
Denver Water	\$160.23
Gusto	\$7,424.00
US Bank	\$5.00
Xcel Energy	\$171.41
YSI Venture	\$430.50
Total	<b><u>\$8,191.14</u></b>
Cash at End of Period	<b><u>\$473,242</u></b>

IV. Rossonian Update || Bill Owen / B. Wilson of Crane Architecture

The Rossonian Property is proposing a corner enlargement to enhance the safety of customers waiting for dining at the restaurant. This plan includes bench seating, improved lighting, planters, and patio railings to clearly delineate the outdoor dining areas. Collaborating with Palisade Partners, Back 40 Landscape Architecture, and Crane Architecture, a comprehensive site plan was presented, featuring a bird’s-eye view of the entire building, a detailed focus on the Rossonian Building, and a third drawing showcasing the corner enlargement with a clear legend of all proposed improvements. The Rossonian has received final landmark approval from the city and has worked closely with transportation officials to expand the curb line and improve pedestrian access. The restaurant entrance will retain its historic location at the corner, complete with a restored awning.

V. Tobacco Free Kids Campaign | Denver Health Funding Ballot Initiative |Ellbra Wedgeworth

- A. Ms. Wedgeworth shared important statistics regarding the impact of vaping on Colorado youth and requested a letter of support for the campaign. Norman Harris mentioned that he has personally gone out and spoken on behalf of the Tobacco Free Kids (TFK) campaign to support its efforts to deter children from smoking.

- B. Ms. Wedgeworth shared important facts regarding the Denver Health sales tax ballot initiative, which prides itself on providing services to everyone. The number of uninsured patients has risen, and every year, millions of dollars in unpaid medical bills burden the hospital. Therefore, Denver Health is asking voters for \$70 million a year from a new sales tax increase of 0.34%. Pamphlets were distributed to provide board members with more information about the initiative, and they are encouraged to support the effort by sharing the flyers with Five Points business owners and neighborhood members. Ms. Wedgeworth reminded us that the East Side Clinic is Denver Health's oldest clinic. [Healing Denver Flier](#)

VI. Culture Crawl Event Proposal / Urban Leadership Foundation of Colorado (ULFC)  
| Dr. Ryan Ross President & CEO | Brittany Joy, Executive Director

- A. Dr. Ryan Ross shared information via a PowerPoint presentation, highlighting that the Foundation has been active since 2007 in empowering leadership within the Black community, graduating over 450 members, producing more than six annual events, and seeing over 70 graduates become political or community leaders. The ULFC has raised funds to provide scholarships, assist businesses with small loans, and organize numerous community service events and pop-ups. It was founded by former Mayor Wellington Webb, Senator Angela Williams, and Richard Lewis. Additionally, the ULFC has conducted over 25 tours of the Five Points Community. The Culture Crawl is a unique bar crawl and scavenger hunt focused on the Five Points Neighborhood. Participants will gather knowledge and collect trinkets, food, or beverages curated by local business owners. A proposal outlining the mission, vision, and focus for the event has been submitted, though the date has yet to be finalized.
- B. The presentation aimed to seek support in promoting the event and leveraging the influence of the bid to encourage participation. Funds raised will be shared with local nonprofits in the Five Points Community, providing \$2,000 scholarships for each participant who enrolls in the leadership foundation program and supporting a community event focused on mental health. The ultimate goal is to foster community and intentionally bring people back to the Five Points area. Norman Harris is enthusiastic about supporting this event and partnering with other leadership groups to leverage their networks and resources. The BID's budget for events is modest, so it is essential to invite organizations like the ULFC to activate the corridor. The goal is to include landmarks further south of the corridor. Every business consulted is excited about participating and contributing resources, including creative swag for the event. The plan is to have at least five bar crawl locations and to provide a T-shirt and a swag bag. The event is slated for the first weekend in October.

VII. 1st Annual Sidewalk Chalk Art Festival (Sept 14) | Michelle Sawyer / Was Not able to attend.

- A. The 1st Annual Sidewalk Chalk Art Festival is targeting children and families in the neighborhood. The festival logistics were discussed, with an emphasis on spreading art installations across all blocks starting at 20th Street. A budget of \$790 was presented to the board to request funding for purchasing chalk art supplies and assisting with marketing initiatives to reach kids and schools.
- B. Norman motioned for the board to support the Chalk Art Festival by approving the grant in the amount of \$790. He will send out an email with more details and plans to confirm with Michelle Sawyer her ability to support the southern end of the corridor, as she was unable to attend. An email proposal will be sent, and board members are asked to respond promptly, as the timeframe is fairly short.

1st Annual Five Points Sidewalk Chalk Art Festival

September 14      2pm-6pm

144 boxes of white chalk	\$50
144 boxes of multi color chalk	\$50
240 stencils	\$125
240 water bottles	\$65
Marketing	\$500
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Total	\$790

Participants will pick up chalk, stencils and bottled water at a station in The Plaza. They will claim a section of sidewalk on Welton St from 27<sup>th</sup> to 30<sup>th</sup> St. Everyone in the neighborhood is invited to stroll along Welton St to admire the artistic creations!

VIII. New Restaurant Concept “Run It Back” | Tabitha Knop

- A. The restaurant will be located at 2727 Welton, the former Kapre Chicken building. Currently, the new ownership and management team is operating the “Working Class” Restaurant on Larimer.
- B. Unfortunately, the Kapre Building will need to be demolished. Norman Harris expects us to support a new group planning to open a restaurant in the newly constructed building. After inspection, it was determined that the building's foundation, made of stacked brick, is crumbling and cannot support any new structure. The new building will closely resemble the current one, preserving its integrity as if it has always been there.
- C. This restaurant aims to become a beloved watering hole for the community, featuring all food sold on a stick. It will be a contemporary bar where women can feel safe and comfortable. The team is eager to connect with the Kapre family

members to explore the possibility of serving chicken once a month. They also plan to salvage parts of the old bar, including stools and fixtures.

- D. Windows have raised significant concerns during the landmark approval process. Demolition cannot begin until the weather improves, likely in April or May. They must complete the demolition and fill immediately afterward to ensure the structural integrity of the adjacent buildings.

#### IX. The 5280 Trail Five Points Cultural Loop Update | John Hayden

- A. John Hayden shared numerous images showcasing the transformation of urban Indianapolis and its impact on business growth, investment, increased property values, and cultural vibrancy through the establishment of a cultural loop. He discussed the street logistics of the proposed loop, emphasizing the strong desire to eliminate light rail in the Five Points community. While the walk from downtown to Five Points is short, it lacks inviting features, and safety remains a concern. The 5280 Trail is an excellent solution for connecting multiple communities surrounding downtown.
- B. Hayden provided examples of revitalizing old buildings into vibrant businesses, such as converting a Coca-Cola warehouse into a boutique hotel and dining hotspot, reminiscent of the intentions for the Rossonian. The trail incorporates elements like lighting, crosswalks, and public art. However, existing spurs that reach into the RiNo and Five Points districts are insufficient. A dedicated Five Points cultural loop would better connect the community to downtown and Larimer Street through the Curtis Park neighborhood, utilizing 30th or 31st Street.
- C. The Downtown Denver Partnership, RiNo, Curtis Park, and Five Points are coming together to initiate this conversation. Hayden also presented a digital rendering of 18-foot sidewalks along Welton Street, which could support sidewalk cafes if the light rail were removed.

#### XI. Directors Report | Norman Harris

A top priority is to complete the annual budget, activate Constant Contact, and set aside at least two hours for a meeting. The discussion about removing light rail has been extensive, with a vision dating back to 2011. The goal is to attract the attention of RTD and the Mayor's Office. Deborah Johnson will meet with stakeholders. DURA is offering grants ranging from \$5,000 to \$50,000, but Five Points should receive \$5 million. Norman shared a QR code and encouraged the board and the community to distribute it to their tenants to support the revision initiative, which involves reallocating funds

currently designated for light rail.

An example of light rail's negative impact on business is the Rossonian, which was forced to relocate its main entrance from Welton Street to Washington Street.

The powder coating and trash repairs process has been on hold; instead, the BID purchased unused bike and trash containers to replace the cans and bike racks in the worst condition. Further research indicated that many locks were intact but simply not locked, raising concerns about a potential design flaw. CSG suggested that the funds spent on these new trash cans could have been better allocated to branding Five Points and retaining the old receptacles. Vince Martinez noted in the chat that the manufacturer, Decibel, admitted to a design flaw in the trash cans.

The trees in planters urgently need water, which would incur an additional expense of \$500 per week. Additionally, there are planters without trees. Research has been conducted to select appropriate trees that thrive in drier climates.

The Executive Director is seeking improved ways to involve the board in timely decision-making. Norman Harris is requesting a meeting to discuss the parameters for making executive decisions regarding budget expenditures. He aims to explore more efficient decision-making processes and clarify the authority of roles. Norman plans to send out a Doodle Poll to schedule a meeting soon.

There was a question about whether in-person meetings are more effective. While some attendees joined online, participation was lower than expected due to Norman being locked out of the Constant Contact account. Fathima noted that in-person meetings are more meaningful, and the question arose about whether providing lunch would enhance the experience. The focus will be on discussing the budget, and an executive session would be beneficial. Everyone is tasked with responding to the poll to find a suitable meeting time and draft an agenda. Strong leadership and clear direction are necessary, and prompt responses to the poll are essential.

X. Public Comments : None

XI. Meeting Adjourned

Mr. John Pirkopf moved to adjourn. Mr. Beal seconded the motion and a unanimous vote in favor of the motion passed.

The meeting adjourned at 11:47 AM.

The forgoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this 22nd day of September, 2024.

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Five Points BID Board Chair

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Norman Harris

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Attest.