

# FIVE POINTS

BUSINESS IMPROVEMENT DISTRICT

## SPECIAL BOARD OF DIRECTORS MEETING

October 23, 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 – September 27, 2024	Board
		C. Treasurer’s Report - August 2024, September 2024	N. Beal
10:20 AM	IV.	2025 Five Points BID Operating Plan & Budget final revisions	Norman Harris
10:30 AM	V.	2025 Five Points BID Operating Plan & Budget final revision discussion	Board
10:45 AM	VI.	Vote to approve and submit 2025 Five Points BID Operating Plan & Budget to the city	Board
10:50	VII.	New Business	
		A. Five Points BID Board Staffing Update	Norman Harris
		B. Next Regular Board of Directors Meeting decision	Board
11:10 AM	VIII.	Public comment	
11:30 AM	IX.	Adjourn	



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS REGULAR MEETING  
September 27, 2024

MINUTES

Meeting Invite by Zoom	<a href="https://us06web.zoom.us/j/85981557523?tk=W1sCzzU_OUUF1YW35sMbA-L_9Xi38DecQcaFp_1f9j0.DQcAAAAUBOZzExZJQklrLS1SN1I5R0owVjNJZnBWaWF3AAAAAAAAAAAAAAAAAAAAAA">https://us06web.zoom.us/j/85981557523?tk=W1sCzzU_OUUF1YW35sMbA-L_9Xi38DecQcaFp_1f9j0.DQcAAAAUBOZzExZJQklrLS1SN1I5R0owVjNJZnBWaWF3AAAAAAAAAAAAAAAAAAAAAA</a>
Meeting Recording By Zoom Meeting Passcode: nb%+3^gT	<a href="https://us06web.zoom.us/rec/share/6smZn01teivQ40wOBNGiK0KT5kvA3Pno86rURBAUfkVD2yrOqPfqoF1n3EmFrgxl.S6yhJCeWXSp4Fbcl">https://us06web.zoom.us/rec/share/6smZn01teivQ40wOBNGiK0KT5kvA3Pno86rURBAUfkVD2yrOqPfqoF1n3EmFrgxl.S6yhJCeWXSp4Fbcl</a>

**Summary:**

The meeting focused on the proposed 2025 Five Points BID proposed budget, with the board agreeing to reschedule their October meeting to Wednesday October 23, 2024 in order to finalize the budget and make necessary adjustments. The organization's transition under with an Executive Director was discussed, along with the organization's priorities for the 4th quarter of this year and next year's priorities. The meeting also covered the organization's marketing and branding strategies, the proposed budget for 2025, and the changes in their marketing and event strategies for 2024 and 2025.

**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:

- I. The meeting was called to order by Board Chair **Haroun Cowans**, at **10:00 AM**
- II. Introductions / Attendance:

Haroun Cowans	Board Chair	<b>Present</b>
Paul Books	Co-Vice Chair	<b>Present</b>
Nathan Beal	Treasurer	<b>Present</b>

John Pirkopf	Board Member	<b>Present</b>
Fathima Dickerson	Board Member	<b>Present</b>
Nina Rupp	Board Member	<b>Present</b>

**Absent:**

Maedella Stiger	Co-Vice Chair (Excused)	<b>Not Present</b>
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**BID Staff:**

Norman Harris	Executive Director	<b>Present</b>
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**Special Guests:**

NAME	TOPIC	ROLE
None To Menton		

III. Administrative Items **(00:11:35)**

A. Disclosure of potential conflicts of Interest: **None to mention**

B. Board Meeting Minutes: There were no questions presented.

- **John Pirkopf** moved to approve the **August Meeting** Minutes.
- **Paul Books** seconded to approve the minutes.
- **All** were in **favor of the Motion to approve the minutes.**

C. Treasurer’s Report for August 2024| Nathan Beal

**The Treasurer’s Report will not be presented in today’s meeting. It will be covered in the October 2024 board meeting.**

The accounting department is having a handoff from the DDP to an internal consultant.

IV. **Proposed 2025 Five Points Bid Budget Presentation | Executive Director - Norman Harris** **(00:11:25)**

- Today's Meeting will be to cover the Budget for the Five Points BID.
- First, we will cover the 2024 amendments to the budget.
- Second the Board will look at the proposed 2025 budget.
- Mr. Harris requested to reschedule the October 2024 Board Meeting to October 23, 2024.
- Mr. Harris requested the Board to attend a Board Retreat on October 20<sup>th</sup> at

- 10:00 am to 4:00 pm
- In the October 23<sup>rd</sup> Board meeting Mr. Harris plans to report the takeaways of the meeting.

**A. Beginning Balance: (00:15:51)**

Mr. Harris explained that the BID has carry over balance from previous years and wishes to utilize carry over funds in the 4<sup>th</sup> Quarter of 2024 and into next year. Mr. Brooks interjected to explain Norman is sharing Amendments to the 2024 budget.

**B. Carryover Revenue:**

- Mr. Harris shared he had taken time to develop a plan for this carryover.
- Mr. Harris explained that the Five Points BID facilitated stakeholder meetings during year to gain insight into what the corridor needs.
- Mr. Harris stated that the BID hosted a meeting with Mayors Office to prioritize the needs of the Five Points BID
- Mr. Harris stated that there will be more meetings with Denver Economic of Development and Opportunity to help facilitate grants to support the Five Points BID
- Mr. Harris stated that during the year the Five Points BID has established committees to perform the work necessary for the advancement

**C. Priorities for Q4 are to:**

- Mr. Harris stated that the priorities of the Five Points BID are:
  - increase the organization's operational capacity,
  - standing up working committees,
  - getting attention and commitment from the city.
  - Low hanging fruit i.e. filling turnkey commercial spaces along the corridor and facilitating events to drive foot traffic to the corridor.

**D. Revenue:**

- Mr. Harris stated that he needs to verify the timing of a DURA payment and assure that DURA funds are committed for 2025.
- In the chat, Vince Martinez shared that accounting may not have filled in the line item correctly, but the BID has received quarterly payments from DURA.

**E. Maintenance:**

- Mr. Harris stated that maintenance to Trees have not been done and are being scheduled for maintenance that same week.
- Mr. Harris stated that payments to CSG fell behind due to the transition of bookkeeping, check writing and accounting.
- Mr. Harris stated that the Five Points BID has taken full control of these processes and that CSG will be paid up by the end of the month.
- Mr. Harris thanked the DDP for helping with keeping up paying the CSG.

**F. Marketing & Branding:**

- Mr. Harris stated that last year in the budget the Five Points BID allocated 35k for Marketing in 2024 and have not spent all the money.
- Mr. Harris stated that feedback from the corridor is that the BID needs to be more intentional by supplementing and supporting businesses.
- Mr. Harris stated that in the 4<sup>th</sup> Quarter the BID will focus on supporting

marketing efforts for businesses

- Mr. Harris stated that in 2025 the intentional effort to promote businesses on the Welton corridor will continue.

**G. Administration:**

- Mr. Harris stated that running the organization is not a 1-person job.
- Mr Harris stated that in the beginning in the 4<sup>th</sup> Quarter, the BID will add staff for accounting, bookkeeping, marketing, community outreach, administration and special project needs.
- Mr. Harris stated that there is an increase from what was originally budgeted and that there wasn't a plan for what staff was needed to support the role of the Executive Director.
- Mr. Cowans asked if Mr. Harris is proposing adding staff in the next meeting and the Board vote on the addition of the staffing.
- Mr. Harris stated that if the staff is to start working onn October 1<sup>st</sup>. The Board would need to vote on the addition of staff today.

**H. Additional Staff:**

- Mr. Harris shared they will bring on additional staff:
  - CFO for Accounting and Bookkeeper Purposes starting Oct 1<sup>st</sup>.
  - Mathew Karnes at DDP has been doing performing accounting and bookkeeping services and the Five Points BID needs to take these functions immediately in October.
  - Admin: Nova has been taking on meeting notes and taking on special projects like bike racks and trash receptacles. These expenses have been paid out of pocket by Mr. Harris which isn't sustainable.
  - Special Projects Coordinator:
  - Marketing Consultant:
- Proposed Expenses Between Oct -December of 2024 (Amendments for 2024) These roles replace the staff in which DDP provided.

CFO & Accounting	\$7,500
Marketing Contractor	\$3,600
Marketing Ad Spends	\$3,000 (1k/Mo)
Project Strategist / Coordinator (establish relationships & connections)	\$9,180
Admin Assistant (taking notes at each meeting)	\$480

**I. Comments Regarding the Project Strategists | Column E of the Budget:**

Mr. Brooks stated that the role of the Project Strategist is needed to put in regular hours to focus on helping property managers fill the low hanging fruit and fill turnkey vacant spaces and that the anticipated substantial number of

proposed events, which jump to 40 events in a year, will require additional support.

Mr. Brooks shared more details regarding Column E of the Budget:

- 372k are revenues for just that year and the BID came into the year with 329K to equal 702K.
- Even with the accounting adds (New CFO Staff Salaries), the bid will have a total expenditure of 363k.
- The actual ending cash balance is expected to be slightly higher than last year.
- Everything suggested by Mr. Harris doesn't take the BID over budget and doesn't use any of the reserves.
- There are many reasons, line by line few items are higher, a number are higher, some test activations did not occur.

#### **V. Proposed 2025 Five Points Bid Budget Presentation (00:29:58)**

Regarding the 2025 Proposed Budget, Mr. Harris stated that the budget:

- Increases the BID's operational capacity
- Allows for the hiring of staff
- Increases marketing efforts
- Allows for the outreach to property owners
- Provides Mr. Harris with the capacity to pursue ways to supplement budget shortfalls through grants and sponsorships which will support a significant increase in programming events and needed marketing collaborations with businesses.

#### **VI. Anticipated Grant Commitments:**

Regarding anticipated grant commitments, Mr. Harris stated:

- There are no grants assumed in the 2025 Budget yet, but the plan is to pursue them.
- There is one grant commitment from Denver Water with \$5,000 for activations along the corridor
- Conversations with Denver Arts and Venues.
- The Denver Foundation
- Colorado Health Foundation and a few others.

#### **VII. Maintenance Contract:**

Regarding the Maintenance contract, Mr. Harris stated:

- Anticipating a 10k increase for snow removal. This past winter was heavier and the year before it was less, the line item for snow removal zigs and zags.
- Last year's Maintenance budget was 71K + 16K for plaza maintenance
- The Plaza maintenance and Soul Street will go away instead; and the current maintenance contract now accounts for the Five Points intersection maintenance.
- 71k increased to 81k

- The 16K for plaza dropped to Zero.
- Whatever doesn't get done in 2024 will be done in 2025.
- The jump for maintenance from 136K to 149K is mainly due to the projected increase in snow removal but could end up being less.

## VIII. Marketing and Branding

Regarding Marketing and Branding, Mr. Harris stated:

- Budget in 2024 was 24k.
- Bringing in a Marketing and Content Consultant Creator
- 1k per month will be spent on marketing collateral, ad spends, direct mailers, door hangers and other ways to support marketing efforts for businesses along the corridor.

## IX. Events Budget

Regarding the Events Budget, Mr. Harris stated:

### **Current Events Supported**

- Five Points Jazz Festival
- Juneteenth Music Festival
- Jazz in the Park
- Cultural Crawl
- Holiday Stoll / Rebrand in Dec
- Jazz Roots last February
- Small Business Saturday did not happen
- Event programs were well intended, however feedback shared that the impact to businesses was not obtained.
- During large scale events, there are a tremendous amount of people on a fewer number of days.
- The goal is to increase more events to occur inside venues & restaurants to avoid paying for large street closures that eat up budgets to pay for DPD, fencing, street closures, outdoor stages, etc.
- The plan is to bring back the First Friday activation.
- Keep the jazz roots celebration (2 weeks)
- Keep the St. Patty's day Activation

### **Five Points Jazz Festival**

- The Five Points Jazz Festival may not occur in 2025. (Still not confirmed)
- The \$500,000 budget is eaten up for Police, private security, outdoor stages, fencing, and an outside producer. The intention is to support local artists and businesses; however, the budget is eaten up through production costs.
- Denver Arts & Venues (DA&V) is still committed to promoting the cultural programming on Welton Street. Our approach is to present DA&V with a plan to activate Welton with 40 + Events and spread the money over a much wider calendar.

### **Presenting the Event Calendar**

- First Friday in January (start early, not waiting until the Summer)

- We will bring people inside the businesses
- Jazz Roots Saturday Feb 15 & Feb 22<sup>nd</sup> | Hosted in 7 Venues
- Eliminate productions costs like security, fencing, stages, street closures
- Five Points Jazz Festival will most likely not happen in 2025. Instead, the BID will rebrand the festival by keeping the same date in June. We will activate the business.
- Juneteenth stands on its own, and can cover its own cost, feedback is to do more to drive traffic to businesses on the street.
- The Budget spreadsheets outline the amounts spent to support each event.
- The goal is to request a portion of the 500K used for the Five Points Jazz Festival is to help the BID pay for the 40 + events we sponsor over the year.
- Plan would cost about 260K. The BID's commitment would be a little less than \$60k. We would ask DA&V to rededicate at least half of the money they were spending on Jazz Fest to be used over a wider length of time.
- Jazz in the Park plans to activate on a weekly basis in the summer. They are estimating costs at 60k. The BIDs commitment would be 14K.
- Sonny Lawson Park is currently closed because of an uptick in criminal activity, Curtis Park Neighbors, Denver Parks & Rec and the Blair Caldwell Library believe that activating the park is one way of keeping it safe.
- Sticking to the frequency, which drives foot traffic into businesses.
- Last year the BID's commitment allocated 40k for events. The goal in 2025 is to increase to 60K, work with Denver Arts & Venues and other funding organizations to make up the gap so that we can achieve that goal.

### **Funding Meetings**

- Mr. Harris has scheduled a meeting (Oct 4<sup>th</sup>) with Darrel Watson to communicate this need and dedicate that funding. He has worked with Denver Arts & Venues for 13 years. The conversation will support:
  1. Ensuring the financial commitment stays on the Welton corridor.
  2. Ensuring monies are more efficiently allocated to provide the impact needed over a wider period.

### **Budget Carry Overs from 2024 to 2025 include:**

**(00:52:03)**

- Constant Contact Email
- Web Listings
- Holiday Lighting & lighting of the trees
- Xcel Energy
- Updating the banners on the street poles

### **Total Marketing and Branding**

- In 2024 the budget was set at 102k for this 2025 the budget will increase to 120k.
- ED plans to add value by working with different partners to supplement to achieve this goal so that the BID is not the only organization with skin in the game.

### **Administration**

- Immediately starting the 4<sup>th</sup> quarter, bring in staff to support the efforts.
- The Executive Director salary was 80K



- Gusto increases the spend to 86K
- 90K is allocated for the Executive Director salary to account for a cost of living increase and payroll taxes
- Office Rent at the Lydian
- Bookkeeper 30K
- Administrative Assistant for taking meeting minutes at the Monthly Board meetings
- Staff added will be 1099 consultants
- Special Projects Administrator to oversee the special projects
- Tree lighting
- Tree Pruning
- Replacing trash receptacles
- Maintenance along the corridor
- Permits for moving tree planters on the sidewalk
- Project Strategists / Coordinator
- Proper alignment with property owners to help fill empty spaces along the corridor 32,000 / year
- In late 2025, the BID will contract a firm who will work to reestablish the BID, in 2026 the BID will come up for vote. There will be necessary outreach to ensure that the BID moves forward.
- Significant uptick in Administrative cost from 2024 to 2025.
- Costs cover necessary staff to achieve goals

#### **2025 Itemized Proposed Additions**

- Highlights high level duties
- More specific job titles tied to each role
- Created this sheet for the board members to review to understand how the roles support the efforts.
- Staffing roles will begin in October.
- The job description is created, Spencer Fane will need to create the contracts for each role.
- The Overall budget was 210K for 2025, but 30k is allocated to the BID renewal firm
- The Overall budget jumps to 180K (Bookkeeper & the Projects Strategists / Coordinator)

#### **Recap of action Items for today's board**

- Vote to accept the amended budget
- Vote to accept the proposed budget for 2025 for submittal for the City
- Vote for a Resolution to hold a public hearing on Oct 23<sup>rd</sup>. This is considered a Special board meeting because it's not on the regular named date.
- The budget will need to be posted so that the public can see the budget and come in and share comments.
- After the meeting if there are changes at that time you will resubmit to the city the final approved budget with any changes.
- Comments from Vincent Martinez: The search for the Executive Director began a year ago. He was excited with Norman Harris' experience and passion and acknowledged this is exactly what the BID needed. There was a tremendous amount of time and thought put into the budget, and now feels confident that the community is in great shape. This is

rewarding to see. The DDP had been involved for the last 3-4 years until they could find someone to lead, and it's exciting to see and this was an emotional day for him.

## **Strategic Planning Meeting**

**(01:04:44)**

### **Regarding a Strategic Planning Meeting, Mr. Harris stated:**

- The purpose is to bring the Staff and Board together to discuss a strategy of what we want to do and implementation
- Share with the community to digest.
- With a smaller budget we need to find ways to fundraise to supplement
- He can transfer operational responsibilities to staff
- His asset is to compel funders and companies to support what they are doing.
- Drive a modernized cultural marketplace as our identity to Five Points by supporting cultural programming and the artist community. He needs to be able to create the time and space to be able to do that.
- Asking for the rope to have the trust from the board and community to be able to execute.

Mr. Brooks stated:

- 2025 we start off with 338K in the budget.
- Bring in 361k for a total of 701k
- We will use up utilizing 121k of the reserves to end the year at 200k which is less than we would be at \$217K.
- Bid Renewal a 1x Expense

Mr. Harris stated:

- He plans to find reserves to fill in the gap.

Mr. Brooks stated:

- The exact budget would survive for 3 more years if there was no grant funding. This is worth taking the leap

Mr. Cowans stated:

- He is in support of the amendments and the proposed budget of 2025 and gave praise to the ED for his work in supporting the BID.

Mr. Books stated:

- There are lots of opportunities to make a revision.

## **Motions**

**(01:12:10)**

**Mr. Paul Books** has moved to make a motion to approve the **Amended 2024 Five Points BID Budget** as listed in the board packet. **Mr. John Pirkopf** seconded the motion and a **unanimous** vote in favor of the motion passed.

**Mr. John Pirkopf** moved to make a motion to approve the **Proposed Five Points BID**

**Budget** as listed in the board packet. **Mr. Paul Books** seconded the motion and a **unanimous** vote in favor of the motion passed.

**A Motion was presented to move the October Board Meeting to October 23<sup>rd</sup> at 10:00 AM MST at which time the BID will host the Public Hearing on the Proposed 2024 Budget Amendments and to approve the 2025 BID Budget and Work Plan.**

**Mr. Paul Books** moved to accept the motion and **Mr. John Pirkopf** seconded the motion to move the meeting and host the public hearing to accept the proposed 2024 Budget Amendments and vote to approve the 2025 BID Proposed Budget and work plan and a **unanimous** vote in favor of the motion passed.

#### **X. Public Comment**

**(01:15:54)**

**Jesse Parris**, he asked for clarification on the budget and will share these in the next meeting. He asked if his godmother (Maedella Stiger) has been kept in the loop. He asked for clarification about the Roll-over and if there were additional funds from taxes business owners are paying into the BID. He asked for an update from Fathima Dickerson regarding the grand opening of the Welton Street Café.

Ms. Dickerson shared the announcement that will be made soon.

Mr. Harris shared his last conversation with Maedella Stiger was in mid-July to check on her health and not much was shared about the Welton corridor. They also spoke about a water main valve which was fixed earlier this month. Regarding activating the corridor, she has voiced his dislike as to how the larger activations have negatively impacted the businesses. Mr. Harris stated they have made changes to give access and not limit access to the street.

Regarding funding, Mr. Harris addressed how we are going to supplement the budget. But with understanding the need is to raise 100K he is 100% positive he can get there. Juneteenth is a project, and the budget is 420k and raised 180K in sponsorships. The pitch is they are supporting a cultural anchor in Five Points for those who have been displaced while supporting businesses and culture. This is the same approach he will take for the BID will intentionally drive a new vision of Five Points that is inclusive of all. At this moment conversations have been initiated with Colorado Health Foundation, Denver Arts & Venues and the Denver Foundation, he is 100% confident and wouldn't propose something they could not sustain for the next two years but hopefully for the next decade.

Mr. Harris stated that if we want to fill spaces like Coffee at the Point or the space next to the Welton Street Café, businesses want to see they are part of something and not out on an island. Our strongest asset is our legacy, surveys say our cultural identity is what makes us unique and will resonate with the funding community. Mr. Harris shared that the city has not given 100% commitment. He is conducting meetings with Darrell Watson and the Director of DEDO has asked for a sponsorship kit that identifies what the opportunities are and our plan for programming and activation and will work to make introductions to funding organizations and use his influence with DA&V.

Security questions were shared, specifically the DPD report about a significant drop in

crime. Working with the DPD there are direct connections with Lieutenants in Dist. 2 & 6. Who can fill the gaps when 911 is called. The BID should not be turned into a security agency. What they need is feedback. One deterrent for crime is activation, filling empty spaces, and activation of parks is a deterrent. The closure of Sonny Lawson Park is not a BID driven initiative. The Park Rangers felt unsafe, the park closure was to give it a rest. When it is reopened, we plan to be a programming partner, but there is no specific time for reopening the park.

Jesse Parris shared that he is on the Ballot for House District 8.

Vince Martinez has shared he is excited for what has been shared.

## **XI. Adjourn the meeting**

**Mr. Paul Books** moved to adjourn the meeting. **Mr. John Pirkopf** 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 October, 2024.

Five Points BID Board Chair

Attest.

# Management Report

Five Points Business Improvement District  
For the period ended August 31, 2024

Prepared by Matthew Karnes - 09/30/2024

For management use only

**Five Points Business Improvement District  
Balance Sheet**

08/31/2024

	Beginning Balance January 1, 2024	YTD Changes	Ending Balance August 31, 2024	
<b>ASSETS</b>				
Current Assets				
Bank Accounts				
USbank Savings	-	403,748.25	403,748.25	
USbank Checking	\$ 367,810	\$ (259,965)	\$ 107,844	
Total Bank Accounts	367,809.50	143,782.99	511,592.49	
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	143,783	515,532	
<b>TOTAL ASSETS</b>	<b>\$ 371,749</b>	<b>\$ 143,783</b>	<b>\$ 515,532</b>	
<b>LIABILITIES AND EQUITY</b>				
Total Liabilities	\$ 42,394	\$ (42,394)	\$ -	
<i>Equity / Fund Balance</i>				
Beginning Fund Balance	328,098	-	328,098	
Net Operating Income (Loss)	1,257	186,177	187,434	
Total Equity / Fund Balance	329,355	186,177	515,532	515,532
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 371,749</b>	<b>\$ 143,783</b>	<b>\$ 515,532</b>	<b>(0)</b>
	(0.70)		(0.70)	

Tie to bank statement

	# items		
Beginning Balance on Aug 1		\$	112,620.89
Other Deposits	1		3,386.63
Card Withdrawals	1		410.00-
Other Withdrawals	8		7,753.28-
<b>Ending Balance on Aug 31, 2024</b>		<b>\$</b>	<b>107,844.24</b>

	# items		
Beginning Balance on Aug 1		\$	402,293.60
Other Deposits	1		1,454.65
<b>Ending Balance on Aug 31, 2024</b>		<b>\$</b>	<b>403,748.25</b>

Fund Balance Test



**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
For the period ended August 31, 2024

Account	Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)	Apr 2024 Revised Budget Annual
	<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ 140,946</b>	<b>\$ 188,409</b>	<b>\$ 329,355</b>
	<b>Income and Other Sources</b>				
41000	Mill Levy Income-FPBID	333,043	311,444	21,599	311,444
	DURA Payments	-	35,244	(35,244)	35,244
	Donations	-	-	-	-
	41950 Uncategorized Income	3,748	-	3,748	-
	Jazz Activation Grant	-	-	-	-
	Transfer of funds from 14th Street LMD	-	-	-	-
	<b>Total Income and Other Sources of Funds</b>	<b>336,791</b>	<b>346,688</b>	<b>(9,897)</b>	<b>346,688</b>
	<b>Total Available Resources</b>	<b>\$ 666,146</b>	<b>\$ 487,634</b>	<b>\$ 178,512</b>	<b>\$ 676,043</b>
	<b>Expenditures</b>				
	<b>Maintenance</b>	<b>44,912</b>	<b>140,109</b>	<b>95,197</b>	<b>140,109</b>
74200	Utilities	2,547	3,500	953	3,500
74400	Other Repairs and Maintenance	1,142	2,000	858	2,000
	Plazas Maintenance	-	16,425	16,425	16,425
	Pedestrian Streetlight Maintenance & Repairs	-	2,000	2,000	2,000
	Historical Monuments Maintenance & Repairs	-	2,000	2,000	2,000

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
For the period ended August 31, 2024

Account	Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)	Apr 2024 Revised Budget Annual
	<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ 140,946</b>	<b>\$ 188,409</b>	<b>\$ 329,355</b>
	Irrigation Repairs	-	1,500	1,500	1,500
	Tree & Landscape Maintenance	-	21,000	21,000	21,000
75650	General Building Maintenance and Repairs	12,999	71,684	58,685	71,684
75750	Snow Contracts, Supplies, and Services	28,224	20,000	(8,224)	20,000
	<b>Marketing/Branding</b>	<b>48,072</b>	<b>102,600</b>	<b>54,528</b>	<b>111,300</b>
71000	General Marketing	13,579	1,600	(11,979)	5,100
71250	Banners	225	8,500	8,275	8,500
71300	Marketing Administration	11,967	35,000	23,033	35,000
71080	Holiday Stroll	420	12,500	12,080	12,500
71085	Jazz Roots	7,975	10,000	2,025	10,000
	FPBID Managed Activations (Other)	-	2,500	2,500	2,500
	District Marketing/Placemaking	-	17,500	17,500	17,500
74100	Unit Expense: Rent Expense	3,129	-	(3,129)	5,200
71350	Events and Activations	10,776	15,000	4,224	15,000
	<b>Administrative</b>	<b>47,820</b>	<b>92,330</b>	<b>44,510</b>	<b>93,584</b>
70120	Legal	3,126	2,000	(1,126)	2,000

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
For the period ended August 31, 2024

Account	Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)	Apr 2024 Revised Budget Annual
	<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ 140,946</b>	<b>\$ 188,409</b>	<b>\$ 329,355</b>
70110	General Admin	39,813	86,500	46,687	86,650
	Bank Charges & Fees	85	130	45	1,234
70090	Dues & Memberships	1,590	700	(890)	700
77000	Insurance	3,207	3,000	(207)	3,000
	<b>Contingency Funds</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>
	<b>Total Operating Expenditures</b>	<b>140,804</b>	<b>340,039</b>	<b>199,235</b>	<b>349,993</b>
	<b>Capital Purchases</b>	<b>9,810</b>	<b>35,000</b>	<b>25,190</b>	<b>35,000</b>
	<b>Total Expenditures</b>	<b>\$ 150,614</b>	<b>\$ 375,039</b>	<b>\$ 224,425</b>	<b>\$ 384,993</b>
	<b>Ending Fund Balance</b>	<b>\$ 515,532</b>	<b>\$ 112,595</b>	<b>\$ 402,937</b>	<b>\$ 291,050</b>
	<b>Total Income / (Loss)</b>	<b>186,177</b>	<b>(28,351)</b>	<b>214,528</b>	<b>(38,305)</b>

Total Surplus / (Deficit) \$ 186,180

**Five Points Business Improvement District**

**Budget vs Actual - By Program/Activity**

For the period ended August 31, 2024

Account	Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)	Apr 2024 Revised Budget Annual
	<b>Beginning Fund Balance</b>	\$ 329,355	\$ 140,946	\$ 188,409	\$ 329,355
	Formula	\$ 186,177			
	Variance	\$ (3)			

**Five Points Business Improvement D**  
**Budget vs Actual - By Program/Activ**  
For the period ended August 31, 2024

Account	Category	Actual YTD	Variance Actuals To Revised Budget
	<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ -</b>
	<b>Income and Other Sources</b>		
41000	Mill Levy Income-FPBID	333,043	21,599
	DURA Payments	-	(35,244)
	Donations	-	-
	41950 Uncategorized Income	3,748	3,748
	Jazz Activation Grant	-	-
	Transfer of funds from 14th Street LMD	-	-
	<b>Total Income and Other Sources of Funds</b>	<b>336,791</b>	<b>(9,897)</b>
	<b>Total Available Resources</b>	<b>\$ 666,146</b>	<b>\$ (9,897)</b>
	<b>Expenditures</b>		
	<b>Maintenance</b>	<b>44,912</b>	<b>95,197</b>
74200	Utilities	2,547	953
74400	Other Repairs and Maintenance	1,142	858
	Plazas Maintenance	-	16,425
	Pedestrian Streetlight Maintenance & Repairs	-	2,000
	Historical Monuments Maintenance & Repairs	-	2,000

**Five Points Business Improvement D**  
**Budget vs Actual - By Program/Activ**  
For the period ended August 31, 2024

Account	Category	Actual YTD	Variance Actuals To Revised Budget	
	<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ -</b>	
	Irrigation Repairs	-	1,500	
	Tree & Landscape Maintenance	-	21,000	
75650	General Building Maintenance and Repairs	12,999	58,685	
75750	Snow Contracts, Supplies, and Services	28,224	(8,224)	
	<b>Marketing/Branding</b>	<b>48,072</b>	<b>63,228</b>	
71000	General Marketing	13,579	(8,479)	Add \$3500 for Website
71250	Banners	225	8,275	
71300	Marketing Administration	11,967	23,033	
71080	Holiday Stroll	420	12,080	
71085	Jazz Roots	7,975	2,025	
	FPBID Managed Activations (Other)	-	2,500	
	District Marketing/Placemaking	-	17,500	
74100	Unit Expense: Rent Expense	3,129	2,071	Rent = \$400/month plus a deposit
71350	Events and Activations	10,776	4,224	
	<b>Administrative</b>	<b>47,820</b>	<b>45,764</b>	
70120	Legal	3,126	(1,126)	

**Five Points Business Improvement D**  
**Budget vs Actual - By Program/Activ**  
For the period ended August 31, 2024

Account	Category	Actual YTD	Variance Actuals To Revised Budget	
	<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ -</b>	
70110	General Admin	39,813	46,837	Includes \$150 misc. expense
	Bank Charges & Fees	85	1,149	Need to add Payroll Fees = 92*12
70090	Dues & Memberships	1,590	(890)	
77000	Insurance	3,207	(207)	
	<b>Contingency Funds</b>	<b>-</b>	<b>5,000</b>	
	<b>Total Operating Expenditures</b>	<b>140,804</b>	<b>209,189</b>	
	<b>Capital Purchases</b>	<b>9,810</b>	<b>25,190</b>	
	<b>Total Expenditures</b>	<b>\$ 150,614</b>	<b>\$ 234,379</b>	
	<b>Ending Fund Balance</b>	<b>\$ 515,532</b>	<b>\$ 224,482</b>	
	<b>Total Income / (Loss)</b>	<b>186,177</b>	<b>224,482</b>	

Total Surplus / (Deficit)

\$ 186,180

**Five Points Business Improvement D**  
**Budget vs Actual - By Program/Activ**  
For the period ended August 31, 2024

Account	Category	Actual YTD	Variance Actuals To Revised Budget
	<b>Beginning Fund Balance</b>	\$ 329,355	\$ -
	Formula	\$ 186,177	
	Variance	\$ (3)	



## Five Points Business Improvement District Expenses by Vendor Summary

January - August, 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Total
2721 Events LLC dba Marigold						1,142.85			1,142.85
715 club						1,142.85			1,142.85
Brother Jeff's Cultural Center						1,142.85			1,142.85
Colorado Community Media			420.00						420.00
Colorado lighting Inc	711.68	6,310.00							7,021.68
Consolidated Services Group 2, LLC	12,622.34	5,488.36	17,752.64	7,908.83					43,772.17
Constant Contact	104.00		52.00	104.00	52.00		104.00		416.00
Curtis Park Neighbors		3,500.00							3,500.00
Denver Water	77.10	81.03	81.03	81.03	81.03	160.23	123.03	146.83	831.31
Denver Westword								-500.00	-500.00
Downtown Denver Partnership Inc	4,333.00	4,333.00							8,666.00
Five Points Business District						0.00			0.00
Gusto						7,424.00	7,434.21	7,432.21	22,290.42
Keene Music Services								-450.00	-450.00
Lejon Vivens					902.90				902.90
Maxwell Printing		896.00							896.00
Norman Harris		5,594.51	6,666.66	13,333.32					25,594.49
Special Districts Association of Colorado		492.19							492.19
Spencer Fane LLP	160.00		2,966.00						3,126.00
Target			28.95						28.95
Tee Lee's Teahouse						1,142.85			1,142.85
Triple Nine, LLC dba Welton Room					1,142.85				1,142.85
Two Sisters Janitorial Corp			90.00						90.00
US Bank				26.00	26.00	5.00	28.00		85.00
WSB HOLDINGS LLC						1,142.85			1,142.85
XCEL ENERGY	280.30	328.28	183.80	228.87	172.73	171.41	176.21	174.24	1,715.84
YSI Venture			410.00	410.00	410.00	430.50	410.00	410.00	2,480.50

<b>Zoom.US</b>				1,097.48				1,097.48	
<b>Zozo Group LLC</b>	11,401.75	309.36		6,315.50				18,026.61	
<b>Not Specified</b>	46.39	3,207.00					0.00	3,253.39	
<b>TOTAL</b>	<b>\$ 29,736.56</b>	<b>\$ 30,539.73</b>	<b>\$ 28,651.08</b>	<b>\$ 28,407.55</b>	<b>\$ 3,884.99</b>	<b>\$ 13,905.39</b>	<b>\$ 8,275.45</b>	<b>\$ 7,213.28</b>	<b>\$ 150,614.03</b>

Thursday, Oct 03, 2024 11:55:24 AM GMT-7 - Accrual Basis

**Five Points Business Improvement District**  
**Statement of Cash Flows**  
08/31/2024

08/31/2024

**OPERATING ACTIVITIES**

Net Income	\$	186,177
Adjustments to reconcile Net Income to Net Cash provided by operations		
Accounts Receivable		-
Prepaid / Deposits		-
Accounts Payable		(42,394)

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Total Adjustments to reconcile Net Income to Net Cash provided by operations:		(42,394)
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<b>Net cash provided by operating activities</b>	<b>\$</b>	<b>143,783</b>
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<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$</b>	<b>143,783</b>
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Cash at beginning of period		367,810
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<b>CASH AT END OF PERIOD</b>	<b>\$</b>	<b>511,592</b>
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	511,592.49	\$	-
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Prepared by Mai Variance

# Management Report

Five Points Business Improvement District  
For the Period Ended 9/30/2024

For the For the For the Period E

Prepared by Matthew Karnes - 10/21/24

For management use only

**Five Points Business Improvement District**  
**Balance Sheet**  
9/30/2024

	Beginning Balance January 1, 2024	YTD Changes	Ending Balance August 31, 2024
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
USbank Savings	-	405,160.98	405,160.98
USbank Checking	\$ 367,810	\$ (254,731)	\$ 113,078
Total Bank Accounts	367,809.50	150,429.80	518,239.30
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	150,430	522,179
<b>TOTAL ASSETS</b>	<b>\$ 371,749</b>	<b>\$ 150,430</b>	<b>\$ 522,179</b>
<b>LIABILITIES AND EQUITY</b>			
Total Liabilities	\$ 42,394	\$ (35,695)	\$ 6,699
<i>Equity / Fund Balance</i>			
Beginning Fund Balance	328,098	-	328,098
Net Operating Income (Loss)	1,257	186,125	187,383
Total Equity / Fund Balance	329,355	186,125	515,480
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 371,749</b>	<b>\$ 150,430</b>	<b>\$ 522,178</b>

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
For the period ended August 31, 2024

Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)
<b>Beginning Fund Balance</b>	<b>\$ 329,355</b>	<b>\$ 140,946</b>	<b>\$ 188,409</b>
<b>Income and Other Sources</b>			
Mill Levy Income-FPBID	347,477	311,444	36,033
DURA Payments	-	35,244	(35,244)
Donations	-	-	-
41950 Uncategorized Income	5,161	-	5,161
Jazz Activation Grant	-	-	-
Transfer of funds from 14th Street LMD	-	-	-
<b>Total Income and Other Sources of Funds</b>	<b>352,638</b>	<b>346,688</b>	<b>5,950</b>
<b>Total Available Resources</b>	<b>\$ 681,992</b>	<b>\$ 487,634</b>	<b>\$ 194,358</b>
<b>Expenditures</b>			
<b>Maintenance</b>	<b>51,745</b>	<b>140,109</b>	<b>88,364</b>
Utilities	2,681	3,500	819
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	375	21,000	20,625
General Building Maintenance and Repairs	19,323	71,684	52,361
Snow Contracts, Supplies, and Services	28,224	20,000	(8,224)
<b>Marketing/Branding</b>	<b>53,590</b>	<b>102,600</b>	<b>49,010</b>
General Marketing	18,579	1,600	(16,979)
Banners	225	8,500	8,275
Marketing Administration	12,075	35,000	22,925
Holiday Stroll	420	12,500	12,080
Jazz Roots	7,975	10,000	2,025
FPBID Managed Activations (Other)	-	2,500	2,500
District Marketing/Placemaking	-	17,500	17,500
Unit Expense: Rent Expense	3,539	-	(3,539)
Events and Activations	10,776	15,000	4,224
<b>Administrative</b>	<b>47,869</b>	<b>92,330</b>	<b>44,461</b>
Legal	3,126	2,000	(1,126)
General Admin	39,861	86,500	46,639
Bank Charges & Fees	85	130	45
Dues & Memberships	1,590	700	(890)
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>153,203</b>	<b>340,039</b>	<b>186,836</b>
<b>Capital Purchases</b>	<b>13,310</b>	<b>35,000</b>	<b>21,690</b>
<b>Total Expenditures</b>	<b>\$ 166,513</b>	<b>\$ 375,039</b>	<b>\$ 208,526</b>
<b>Ending Fund Balance</b>	<b>\$ 515,480</b>	<b>\$ 112,595</b>	<b>\$ 402,885</b>
<b>Total Income / (Loss)</b>	<b>186,125</b>	<b>(28,351)</b>	<b>214,476</b>

**Five Points Business Improvement District  
Expenses by Vendor Summary  
January - August, 2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep-24	Total
2721 Events LLC dba Marigold						1,142.85				1,142.85
715 club						1,142.85				1,142.85
Brother Jeff's Cultural Center						1,142.85				1,142.85
Colorado Community Media			420.00							420.00
Colorado lighting Inc	711.68	6,310.00								7,021.68
Consolidated Services Group 2, LLC	12,622.34	5,488.36	18,277.64	7,908.83					6,173.63	50,470.80
Constant Contact	104.00		52.00	104.00	52.00		104.00		108.00	524.00
Curtis Park Neighbors		3,500.00							3,500.00	7,000.00
Denver Water	77.10	81.03	81.03	81.03	81.03	160.23	123.03	146.83		831.31
Denver Westword								-500.00		-500.00
Downtown Denver Partnership Inc	4,333.00	4,333.00								8,666.00
Five Points Business District						0.00				0.00
Gusto						7,424.00	7,434.21	7,432.21	48.21	22,338.63
JMF Corp								5,000.00		5,000.00
Keene Music Services								-450.00		-450.00
Lejon Vivens					902.90					902.90
Maxwell Printing		896.00								896.00
Norman Harris		5,594.51	6,666.66	13,333.32						25,594.49
Special Districts Association of Colorado		492.19								492.19
Spencer Fane LLP	160.00		2,966.00							3,126.00
Target			28.95							28.95
Tee Lee's Teahouse						1,142.85				1,142.85
Triple Nine, LLC dba Welton Room					1,142.85					1,142.85
Two Sisters Janitorial Corp			90.00							90.00
US Bank				26.00	26.00	5.00	28.00			85.00
WSB HOLDINGS LLC						1,142.85				1,142.85
XCEL ENERGY	280.30	328.28	183.80	228.87	172.73	171.41	176.21	174.24	133.84	1,849.68
YSI Venture			410.00	410.00	410.00	430.50	410.00	410.00	410.00	2,890.50
Zoom.US					1,097.48					1,097.48
Zozo Group LLC	11,401.75	309.36		6,315.50						18,026.61
Not Specified	46.39	3,207.00						0.00		3,253.39
<b>TOTAL</b>	<b>\$ 29,736.56</b>	<b>\$ 30,539.73</b>	<b>\$ 29,176.08</b>	<b>\$ 28,407.55</b>	<b>\$ 3,884.99</b>	<b>\$ 13,905.39</b>	<b>\$ 8,275.45</b>	<b>\$ 7,213.28</b>	<b>\$ 10,373.68</b>	<b>\$ 161,512.71</b>

**Five Points Business Improvement District**  
**Statement of Cash Flows**  
9/30/2024

9/30/2024

**OPERATING ACTIVITIES**

Net Income	\$	186,125
Adjustments to reconcile Net Income to Net Cash provided by operations		
Accounts Receivable		-
Prepaid / Deposits		-
Accounts Payable		(35,695)
Total Adjustments to reconcile Net Income to Net Cash provided by operations:		(35,695)
<b>Net cash provided by operating activities</b>	<b>\$</b>	<b>150,430</b>
<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$</b>	<b>150,430</b>
Cash at beginning of period		367,810
<b>CASH AT END OF PERIOD</b>	<b>\$</b>	<b>518,239</b>





**RE: File No. 2016-0184-\_)**

October 16, 2024

City and County of Denver  
c/o Denver City Clerk, Paul Lopez  
201 W. Colfax Avenue Dept. 608  
Denver, CO 80202

Dear Mr. Lopez:

The Five Points Business Improvement District (FPBID) submits the attached preliminary budget and operating plan for 2025.

The FPBID Board will hold a Public Hearing on the proposed 2024 Budget Amendment and 2025 Budget and Operating Plan on Wednesday, October 23, 2023<sup>4</sup> and will proceed with the certification of property owner assessments prior to December 5<sup>th</sup>, 2024, pursuant to State Statute (C.R.S. 31-25-1211).

In addition to the 2024 Budget and Operating Plan, also attached are:

1. A copy of the 2024 year-to-date "budget to actual" financial reports, including projected 2024 year-end budget.
2. There were two notable departures from the 2024 Operating Plan this year. Initially, the Board started the year with \$140,109 dedicated to Maintenance. The projected expenditure for Maintenance in 2024 is \$128,141 Identified projects for 2024 included repairs to pedestrian streetlights, historical monuments and landscaping. After holding onsite evaluations, these maintenance projects will be reassessed and target completion in 2025.

The Second significant departure from the original 2024 Operating Plan was within Administrative expenditures to operate the District. The Board started the year with \$92,330 dedicated to Administration. In January of 2024 the Board

hired an Executive Director to lead the District. The projected expenditure for Administration in 2024 is \$122,652 which includes the salary of the Executive Director and additional staff the Board hired in October of 2024.

The hiring of an Executive Director and staff has provided the Five Points Business District with more operational capacity exhibited through the formation of three new committees (Events and Volunteer Committee, Business Support Committee, and the Corridor Development Activation Committee). In 2024, the Five Points Business District facilitated a series of community stakeholder meetings which included business owners, property owners and community members. The Five Points BID facilitated safety meetings which included representatives from the Denver Police Department, business owners, property owners and community members. The Five Points BID also conducted meetings with Council District 9 and the Mayor's Office.

In November of 2024, the Board and staff will facilitate a strategic planning retreat to galvanize the organization through setting short, mid and long term goals.

3. The Public Hearing notice-publication is scheduled to run in the October 18<sup>th</sup> edition of the Denver Weekly News. The Public Hearing at the October 23, 2024 FPBID Board Meeting will cover the 2024 Budget Amendment as well as the 2024 Budget and Operating Plan.
4. The FPBID has no planned or outstanding indebtedness.
5. A copy of the Audit Exemption application and form from the State of Colorado.
6. The Five Points BID organizational By-laws and Code of Conduct adopted in November of 2019.
7. A list of official BID Board motions and actions in 2024, to date, Minutes available upon request or at [www.fivepointsbid.com](http://www.fivepointsbid.com).
8. A copy of the current Board of Directors list.
9. The 2024 FPBID Board Member attendance records, to date.
10. A list of activities performed in 2024 and planned for 2025.

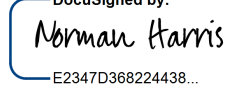
11. In 2024, the FPBID continued to support activations and marketing efforts aimed at driving visitors to and consumer spending in the FPBID while also spotlighting the significance of the Five Points Historic Cultural District to support BID businesses. More information on activations completed throughout the year and planned for next year are included in the report.

12. Also attached are cleaning and maintenance records and amenities audits tracked by the BID in 2024, to date.

Please contact me at 720-318-0712 if you have questions or require additional information.

Sincerely,

Norman Harris

DocuSigned by:  
  
E2347D368224438...

Executive Director - Five Points Business Improvement District

On behalf of the FPBID Board

Cc:

Michael Kerrigan, CCD Financial Analyst Specialist

Haroun Cowans, FPBID Board President

Vincent Martinez, FPBID Assistant Secretary and Administrative Manager

Ronald Fano, Spencer Fane LLP, FPBID Attorney

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
For the period ended July 31, 2024

Category	Actual YTD	2024 Budget Annual	Variance to Actuals Favorable (Unfavorable)	Projected Amended Budget for 2024	Variance Actuals To Revised Budget
<b>Beginning Fund Balance</b>	<b>\$329,355</b>	<b>\$140,946</b>	<b>\$188,409</b>	<b>\$329,355</b>	<b>\$188,409</b>
<b>Income and Other Sources</b>					
Mill Levy Income-FPBID	329,656	311,444	18,212	329,656	18,212
DURA Payments	0	35,244	-35,244	35,244	0
Donations	0	0	0	0	0
Other Revenue (Interest)	2,294	0	2,294	7,748	7,748
Jazz Activation Grant	0	0	0	0	0
Transfer of funds from 14th Street LMD	0	0	0	0	0
<b>Total Income and Other Sources of Funds</b>	<b>331,950</b>	<b>346,688</b>	<b>-14,738</b>	<b>372,648</b>	<b>25,960</b>
<b>Total Available Resources</b>	<b>\$661,304</b>	<b>\$487,634</b>	<b>\$173,670</b>	<b>\$702,003</b>	<b>214,369</b>
<b>Expenditures</b>					
Maintenance	50,008	140,109	90,101	128,141	-11,968
Marketing/Branding	62,646	102,600	39,954	107,301	4,701
Administrative	46,073	92,330	46,257	122,652	30,322
Contingency Funds	0	5,000	5,000	5,000	0
<b>Total Operating Expenditures</b>	<b>158,727</b>	<b>340,039</b>	<b>181,312</b>	<b>363,094</b>	<b>23,055</b>
Capital Purchases	9,810	35,000	25,190	0	-35,000
<b>Total Expenditures</b>	<b>\$168,537</b>	<b>\$375,039</b>	<b>\$206,502</b>	<b>\$363,094</b>	<b>(\$11,945)</b>
Ending Fund Balance	\$492,767	\$112,595	\$380,172	\$338,909	\$226,314
<b>Total Income / (Loss)</b>	<b>163,413</b>	<b>-28,351</b>	<b>-221,240</b>	<b>9,554</b>	<b>37,905</b>

<b>Five Points Business Improvement District</b>			
<b>FY2024 Budget Projections &amp; Amendments and 2025 Draft Budget</b>			
	<b>2024 Proposed Budget</b>	<b>2024 Budget Projections &amp; Amendments</b>	<b>2025 Proposed Budget</b>
<b>Beginning Cash and Fund Balance</b>	<b>\$107,946</b>	<b>\$329,355</b>	<b>\$338,909</b>
<b>Income and Other Sources of Funds</b>			
Net Mill Levy Income	\$311,444	\$329,656	\$312,160
DURA Payments	\$35,244	\$35,244	\$35,461
Interest Income		\$7,748	\$10,000
Denver Water Activation Grant			\$5,000
Total Income and Sources of Funds	\$346,688	\$372,648	\$362,621
<b>Total Available Resources</b>	<b>\$454,634</b>	<b>\$702,003</b>	<b>\$701,530</b>
<b>Expenditures</b>			
<i>Maintenance</i>			
General Maintenance Contract	\$71,684	\$71,684	\$81,492
Other Maintenance	\$2,000	\$2,000	\$2,000
Plazas Maintenance	\$16,425	\$0	\$0
Snow Removal	\$20,000	\$41,141	\$40,000
Utilities	\$3,500	\$3,816	\$3,500
Pedestrian Streetlight Maintenance & Repairs	\$2,000	\$2,000	\$2,000
Historical Monuments Maintenance & Repairs	\$2,000	\$2,000	\$2,000
Irrigation Repairs	\$1,500	\$1,500	\$1,500
Tree & Landscape Maintenance	\$17,000	\$4,000	\$17,000
<b>Total Maintenance</b>	<b>\$136,109</b>	<b>\$128,141</b>	<b>\$149,492</b>
<i>Marketing/Branding</i>			
Marketing Administration	\$35,000	\$34,226	\$26,250
Marketing Collateral (Add Spends, Direct Mailers, Etc.)		\$0	\$12,000
<i>Former Event Activation Concepts</i>			
Five Point Jazz Festival Sponsorship	\$10,000	\$10,000	
Juneteenth Music Festival Sponsorship	\$5,000	\$5,000	
Jazz in the Park	\$2,500	\$2,500	
Culture Crawl	\$0	\$2,500	
Holiday Stroll	\$12,500	\$12,500	
Jazz Roots (Black History Month Activation)	\$10,000	\$7,975	
Small Business Saturday	\$2,500	\$0	
<i>New Event Activation Concepts</i>			
First Friday Jazz Hop		\$0	\$22,407
Jazz Roots		\$0	\$3,904
St. Paddy's Day		\$3,500	\$809
Five Points Music Festival		\$0	\$7,461
Juneteenth		\$0	\$7,461
Chalk Art		\$0	\$1,733
Christmas Jazz Jamz		\$0	\$2,195
Jazz in the Park		\$0	\$13,860
<i>District Marketing/Placemaking</i>			
Constant Contact Email Service	\$600	\$600	\$600
Website Map & Listings (My City Bikes)	\$1,000	\$5,000	\$1,000
Holiday Lighting	\$15,000	\$15,000	\$15,000
Banners - Pedestrian Streetlights	\$3,500	\$0	\$3,500
Banners - Xcel Light Poles	\$5,000	\$8,500	\$5,000
<b>Total Marketing/Branding</b>	<b>\$102,600</b>	<b>\$107,301</b>	<b>\$123,179</b>
<i>Administrative</i>			
Director	\$80,000	\$86,650	\$90,370
Office Rent at the Lydian	\$5,200	\$4,719	\$4,920
Consulting Fees	\$2,500	\$0	\$0
Accounting Services	\$4,000	\$0	\$0
CFO/Bookkeeper/Accountant		\$7,500	\$32,812
Admin Assistant		\$480	\$2,362
Special Projects Admin		\$0	\$11,812
Project Strategist / Coordinator		\$9,180	\$35,700
BID Renewal Firm		\$0	\$30,000
Placer.ai Civic Solutions App & Membership		\$0	\$12,000
Bank Charges & Fees	\$130	\$1,234	\$255
Dues & Memberships	\$700	\$1,590	\$700
Insurance	\$3,000	\$3,207	\$3,000
Legal Fees	\$2,000	\$8,092	\$4,000
<b>Total Administrative</b>	<b>\$97,530</b>	<b>\$122,652</b>	<b>\$227,932</b>
<i>Contingency Funds</i>	\$5,000	\$5,000	\$5,000
<b>Total Ongoing Expenditures</b>	<b>\$341,239</b>	<b>\$363,094</b>	<b>\$505,603</b>
<i>Capital Expenditures</i>			
2024 Test Activations (Yet to be named)	\$25,000	\$0	\$0
Security Expenditures	\$10,000	\$0	\$0
Tree Pruning (above now)	\$4,000	\$0	\$0
<b>Total Capital Expenditures</b>	<b>\$39,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$380,239</b>	<b>\$363,094</b>	<b>\$505,603</b>
<b>Total Use of Reserve Funds</b>	<b>\$33,551</b>	<b>(\$9,554)</b>	<b>\$142,982</b>
<b>Ending Cash and Fund Balance</b>	<b>\$74,395</b>	<b>\$338,909</b>	<b>\$195,927</b>



**NOTICE OF PUBLIC HEARING ON PROPOSED 2024 BUDGET**  
(To Run in October 18 Denver Weekly News Editions)

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2025 has been submitted to the Five Points Business Improvement District ("District"). Such proposed budget will be considered at a Public Hearing and special board meeting of the Board of Directors of the District to be held via Zoom meeting, registration link:

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

Wednesday, October 23, 2024 at 10:00 AM

The meeting is open to the public. Members of the public may attend and participate in the meeting via Zoom, and may obtain information regarding attendance and participation at least 24 hours prior to the meeting by contacting Norman Harris at [Fivepointsbid@gmail.com](mailto:Fivepointsbid@gmail.com)

A copy of the proposed 2025 budget is available for public inspection on the Five Points BID website or at the Five Points BID office (2590 Welton St. Denver, CO.) Any interested elector within the District may, at any time prior to final adoption of the 2024 budget, register any objections thereto.

DATED: October 13, 2024.

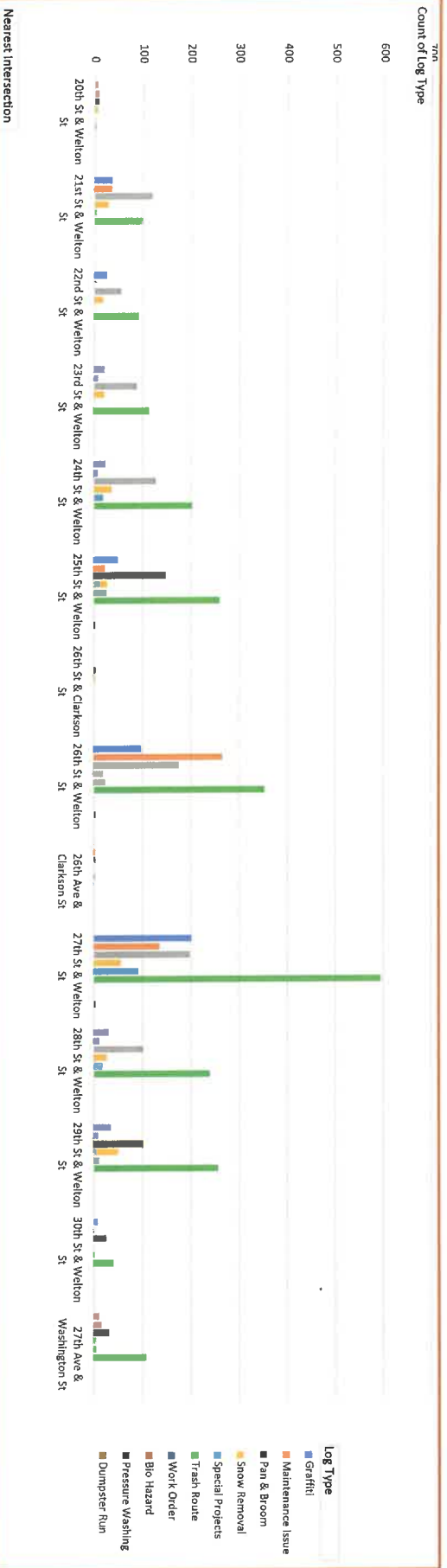
FIVE POINTS BUSINESS

IMPROVEMENT DISTRICT

Norman Harris, Executive Director

On Behalf of the Five Points BID Board of Directors

## FIVE POINTS BUSINESS IMPROVEMENT DISTRICT TOTAL MAINTENANCE - YTD 2023



**FIVE POINTS BUSINESS IMPROVEMENT DISTRICT**  
**BYLAWS**

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**Preamble**

These bylaws are adopted pursuant to the laws of the State of Colorado and the ordinances of the City and County of Denver. In the event of a direct conflict between these bylaws and state law or city ordinance, the state law or city ordinance shall govern.

**Article I**

**General**

Section 1. The name of the district shall be the "Five Points Business Improvement District", also known as the "Five Points BID" or the "FPBID".

**Article II**

**Directors and Officers**

Section 1. To serve on the FPBID Board of Directors, individuals must be "electors" of the BID, as such term is defined in Section 31-25-1203, C.R.S.

Section 2. The BID's Board of Directors (Board) shall be comprised of the number of directors provided by ordinance of the City and County of Denver.

Section 3. A vacancy on the Board occurs when a director ceases to be an elector of the Five Points BID, resigns, is removed from office as provided by law, or is deceased.

Section 4. A vacancy on the Board shall be filled in the manner provided by law.

Section 5. There shall be a Board president, two vice presidents serving as co-vice presidents, a secretary and a treasurer of the Board who shall be officers of the Five Points BID. The offices of secretary and of treasurer may be filled by one person. The Board may appoint an assistant secretary who need not be a member of the Board, and the Board may appoint an assistant secretary who is paid staff or a contractor to perform secretarial duties. Officers may be appointed by official action of the Board at any time.

Section 6. The Board president shall preside at all meetings of the Five Points BID Board, shall sign all documents on behalf of the Five Points BID upon approval by the Board, and shall have such other duties as the Board may direct. The president shall appoint such committees and task forces as are authorized by the Board.



Section 7. The vice-presidents shall perform the duties of the Board president in the absence of the Board president or in the event of the president's inability or refusal to act and shall have such other duties as the Board may provide.

Section 8. The secretary shall keep a record of all proceedings, minutes of meetings, certificates, contracts, and corporate acts of the Board.

Section 9. The treasurer shall keep permanent records containing accurate accounts of all money received by and disbursed on behalf of the Five Points BID and shall make all required reports. The treasurer shall have the care and custody of all Five Points BID moneys and shall deposit such moneys in the manner provided by law and as authorized by the Board.

Section 10. The Board may provide such additional duties for any officer as it deems necessary.

Section 11. A vacancy in any office shall be filled by the Board at its next regular or special meeting.

Section 12. Directors and officers shall receive no compensation for their service but may be reimbursed for expenses incurred in the performance of their duties in the manner provide by the Board by resolution.

Section 13. Directors shall disclose and act regarding potential conflicts of interest as required by Colorado law, including but not limited to C.R.S. § 18-8-308; 24-18-109; 24-18-110; and 24-18-201 to 206. Directors shall disclose potential conflicts of interest in writing at least 72 hours before a meeting of the Board in which the conflict will arise. Such disclosure is to be made to the Board secretary (or Manager on behalf of the secretary), and to the BID's attorney's office. At the start of the Board's discussion, directors shall verbally disclose any potential conflict, not attempt to influence the decision of other Board members and shall not vote on the matter, as applicable, unless permitted by law.

### **Article III**

#### **Personnel and Management**

Section 1. The Five Points BID may employ such personnel or contract for such services as it deems necessary to exercise its powers and perform its duties and function. The terms and conditions of such employment or contracts, together with the duties to be performed, shall be determined by the Board in conformance with the law.

### **Article IV**

#### **Meetings**

Section 1. The regular meetings of the Board shall be held monthly on a recurring designated day of the month and regular time, with such day and time determined by the Board

at the end of each calendar year for the next calendar year. The selected day and time for the regular meeting for any given month may be changed by vote of the Board, and the posting of corresponding notices as required by Colorado law. Meetings shall be held at the Board approved designated location unless otherwise noticed in advance in accordance with Colorado law. If the regular meeting date falls on a legal holiday, the regular meeting shall be held on the following week, same business day at the same time and place, unless otherwise noticed. Meetings shall be held in a public and accessible place. As they are made aware, the FPBID Board or Staff shall make every reasonable effort to assure that accommodations are made to support those with disabilities.

Section 2. The president or any two members of the Board may call a special meeting of the Board upon at least twenty-four hours' written notice to each member. Such notice shall state the purpose for which such special meeting is called.

Section 3. Public notice of all meetings of the Board shall be given as provided by law and shall contain the date, time, place and type of meeting, and specific agenda information where possible. Public notice of any meeting shall be posted at least twenty-four (24) hours in advance at such public place or places as the Board may designate annually at its first regular meeting in the fiscal year. If and when practical, the Board shall cause notice to be posted with more than 48 hours' notice. Notice of meetings may also be distributed electronically.

Section 4. A majority of the directors then serving on the Board shall constitute a quorum of the Board for conduction its business. Directors may attend any meeting in person or by a telephonic connection, but any such connection shall permit any director attending in person to hear all discussion concerning any item upon which action is to be taken and shall permit all persons in attendance to hear the director attending by telephone.

Section 5. When a quorum is in attendance, action may be taken by the Board upon an affirmative vote of a majority of the directors in attendance, but a majority of all directors then-serving shall be required to approve the annual budget and operating plan, to approve budget and appropriation resolutions and certification of mill levies and special assessments, to elect officers, to amend the bylaws, and to approve any contracts or agreements that are in excess of one thousand dollars (\$1,000).

Section 6. Voting on all questions except election of officers shall be by a roll call vote which shall be entered into or appended to the minutes of the meeting. Election of officers shall be by secret ballot. No director may abstain from voting except in the case of a conflict of interest which has been disclosed as provided by law. No proxy voting shall be permitted.

Section 7. Action on any item shall be taken only at a regular or special meeting by motion or by resolution. Resolutions shall be used for all actions of a general and permanent nature, shall be in writing, shall, upon adoption, be authenticated by the secretary, and shall be contained in a well-bound book, properly indexed. All motions shall be set forth in the minutes

of the meeting. Resolutions and motions shall become effective on the day of adoption unless otherwise stated.

Section 8. The Board may adopt a separate guiding document which outlines Board code of conduct for meetings, which may be amended by the Board.

Section 9. All meetings of the Board for any purpose whatsoever shall be open to the public; provided, however, that this section shall not limit the authority of the Board to enter into executive session as allowed by law.

The procedures to enter into an executive session are presented below: (This is only a summary, consult the attorney for the BID as questions arise.)

During an open meeting:

1. Announce the detailed topic and legal authority for the Executive Session – the announcement must cite the specific law that allows the session (see the list a-h below). If the topic is not on the list, the Board is prohibited from entering the executive session.
2. Board vote – need 2/3 vote of quorum present in favor of the session.
3. Exclude public and all others at the Board’s discretion.
4. Record the executive session discussions electronically – keep the recording secret unless ordered otherwise by a court or the Board consents. No recording is required if the topic is attorney-client privileged (attorney must be present and must state on the record or attest that the discussion is privileged).
5. THE BOARD MUST TAKE NO ACTION, NO VOTE, NO DECISION IN EXECUTIVE SESSION.
6. Come out of executive session back into public session.
7. Complete the meeting.

Post executive session:

- a. If required for an attorney-client matter, have the attorney sign an attestation or other documentation concerning the content of the session.
- b. DESTROY EXECUTIVE SESSION RECORDING AFTER 90 DAYS UNLESS NEEDED FOR COURT.

The allowed purposes for an Executive Session are listed in §24-6-402(4), C.R.S.

- a. Purchase, acquire, lease, transfer or sale of real, personal or other property interest, but not to conceal a conflict of interest.
- b. Consult or receive advice from attorney on specific legal questions.

c. Confidential items per federal or state law, rules, regulations. Cite the statute or rule before session begins.

d. Security details – investigations – defenses against terrorism or to prevent disclosing items that could be used to commit crime or avoid prosecution.

e. Develop negotiating positions, strategy, or instruct negotiators.

f. Personnel matters, except about directors, an elected official, board appointments, general personnel policies, one employee if the employee requests an open meeting or if more than one employee is involved, then all request open meeting.

g. Documents to be kept secret according to the Colorado Open Records Act (such as medical information; confidential commercial data; names, addresses, and financial information about users of District facilities or services).

## Article V

### **Fiscal Matters**

Section 1. The fiscal year of the Five Points BID shall be the calendar year.

Section 2. The Board shall establish limits on the check writing authority of officers, employees, and agents of the Five Points BID, but two signatures shall be required on all checks One Thousand and No/100 Dollars (\$1,000.00) or over. The order of preference for Board member signature is as follows: 1. treasurer, 2. president, and 3. vice-president/secretary.

Section 3. The Board may authorize an officer, employee, or agent of the Five Points BID to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Five Points BID. Any such authorization shall specify the contract or instrument, or the category of contracts or instruments, so authorized.

Section 4. No loan or advance shall be made or contracted on behalf of the Five Points BID and no note, bond, or other evidence of indebtedness shall be executed or delivered in its name except in the manner provided by law and as authorized by the Board.

## Article VI

### **Amendments**

Section 1. These bylaws may be amended or repealed, and new bylaws adopted, by the Board at any regular or special meeting subject to the requirements of Section 5 Article IV of these bylaws.

## Article VII

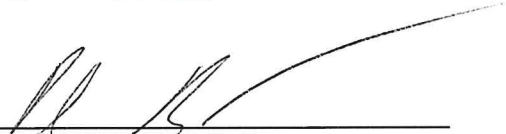
### Indemnification

Section 1. The Five Points BID shall indemnify any director, officer, employee, or agent or any former director, officer, employee, or agent for any expense actually incurred in connection with any action, suite, or proceeding or for any loss or claim resulting from any such action, suit, or proceeding in which such person has been made a party by reason of being or having been such director, officer, employee, or agent, including any matter as to which such person is adjudged to be liable in such action, suite, or proceeding except for such person's willful and wanton acts or omissions in the performance of official duties.

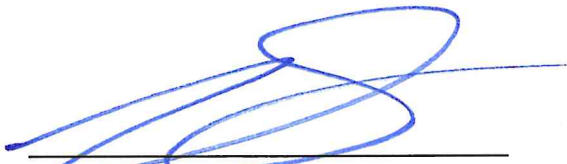
Section 2. The Five Points BID is authorized to obtain such policy or policies of insurance for providing such indemnification and for such other purposes as the Board deems necessary.

Section 3. The indemnification provided in this article does not constitute a waiver, either partial or complete, of any immunities or limitations on judgments provided by law with respect to the Five Points BID or its directors, officers, employees, or agents.

6th Adopted by the Board of Directors of the Five Points Business Improvement District this  
day of NOVEMBER 2019.

  
\_\_\_\_\_  
President of the Board

Attest:

  
\_\_\_\_\_  
Director/Witness



## CODE OF CONDUCT

**Mission:** 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.

***The following code of conduct and meeting protocol are authorized pursuant to the Five Points BID By-laws, Article IV, Section 9 – and may be amended from time to time and separately from the approved By-laws by the sitting FPBID Board of Directors.***

### **Code of Conduct and Meeting Protocol:**

- The meetings shall be conducted within the allowed 90 minutes established by the agenda.
  - If a FPBID Board of Director meeting time exceeds the 90 minutes, a Board member must move to extend the meeting beyond the end time to a time increment that is certain, or move to table the item(s) that have not been addressed by the Board of Directors until the next regular meeting or specially called Board of Directors meeting.
- A Sargent of Arms may be appointed by the Board of Directors, if requested.
- The President of the Board, or their appointee, is responsible for running the meeting and recognizing those requesting to speak.
- Time for public comment shall be provided on every agenda.
  - All comments must be limited in subject matter to matters pertaining to the FPBID and/or the FPBID Board of Directors.
  - In order to treat each person equally and impartially, each person is allotted a total of 3 minutes in which to offer their comments. No one may yield their time to another.
- Invited and guest speakers making presentations to the Board of Directors shall limit presentations to no longer than ten (10) minutes, with written materials provided to the Board for review and consideration at least twenty-four (24) hours prior to the scheduled meeting.
  - Exceptions to the time limits must be approved by the Board of Directors.
- There shall be no drugs or alcohol permitted or present during Board meetings.
- Board members are expected to be courteous and respectful to each other, customers, staff, and consultants, and vice versa. Any Board Member may bring a perceived lack of courtesy or respect to the attention of the Board.

**2024 Board Actions – to Date.** (Note: copies of the Minutes are available via [www.fivepointsbid.com](http://www.fivepointsbid.com) or upon request):

**January 2024:**

- Approved December 12, 2023 Board Meeting Minutes
- Announcement of Norman Harris as new Five Points BID Executive Director.
- Renewal of Maintenance Agreement with CSG
- Renewal of MarCom Agreement with DDP

**February 2024:**

- Approved January 10, 2024 Meeting Minutes
- Approved Treasurer's Report
- Approved \$400 for office space.
- Approved up to up \$1,800 to purchase a new computer
- Approved \$3,500 sponsorship of St. Patrick's Day Event

**March 2024:**

- Approved February 12, 2024 Board Meeting Minutes
- Approved December 2023 Treasurer's Report
- Approved to use Gusto for payroll services
- Approved Employment Agreement for the Executive Director
- Approved the submittal of an Audit Exemption Application

**April 2024:**

- No official Board actions taken in April.

**May 2024:**

- Approved of the March 13, 2024 and April 10, 2024 Board Meeting Minutes.
- Approved March Treasurer's Report
- Approved opening an interest paying Money Market Account

**June 2024:**

- Approved May 8, 2024 Board Meeting Minutes
- Approved April Treasurer's Report
- Approved to create RFP for website design
- Approved proposal to move tree planters to 20th and Welton St.

**July 2024:**

- Quorum not met, meeting canceled. No official Board actions taken in July.

**August 2024:**

- Approved June 12, 2024 Board Meeting Minutes
- Approved May and June Treasurer's Report

**September 2023:**

- Quorum not met. No official Board actions taken in September.

Note: New Board Appointees and Re-Appointees were not completed before the transition of Mayoral administrations and a hold was placed on all Board and Commission appointments. All new and renewed Appointees are expected to be approved by City Council at the October 9, 2023 City Council Meeting.





BID Board Members Contact Info

Executive Committee	
<p><b>Board President:</b>            Haroun Cowans, Founder &amp; President            Goshen Development            Representing: Agave Shore            1881 16<sup>th</sup> Street            Denver, CO 80202  <a href="mailto:haroun@goshendevelopment.com">haroun@goshendevelopment.com</a>            720.394.2341            2<sup>nd</sup> Term Expires: June 12, 2027</p>	<p><b>Board Co-Vice-President:</b>            Paul Books, President and Founder            Palisade Partners            2700 S. Broadway Street, Suite 200            Englewood, CO 80113  <a href="mailto:pbooks@palisadepartners.com">pbooks@palisadepartners.com</a>            720.248.7252            3<sup>rd</sup> Term Expires: June 12, 2027</p>
<p><b>Board Co-Vice-President:</b>            Maedella Stiger, Property Owner            2755 Welton Street            Denver, CO 80205  <a href="mailto:maedellans@yahoo.com">maedellans@yahoo.com</a>            303.295.9055            3<sup>rd</sup> Term Expires: June 12, 2027</p>	<p><b>Board Treasurer:</b>            Nathan Beal            St. Bernard Properties            3021 E. 7<sup>th</sup> Avenue            Denver, CO 80206  <a href="mailto:stbernardproperties@gmail.com">stbernardproperties@gmail.com</a>            303.667.2801            3<sup>rd</sup> Term Expires: June 12, 2027</p>
Board Members	
<p>John Pirkopf, Property Owner            2649 Champa Street            Denver, CO 80205  <a href="mailto:jpirkopf@gmail.com">jpirkopf@gmail.com</a>            303.219.0044            3<sup>rd</sup> Term Expires: June 12, 2027</p>	<p>Fathima Dickerson, Owner            Welton Street Café            2208 Marion Street            Denver, CO 80205  <a href="mailto:mimid_587@yahoo.com">mimid_587@yahoo.com</a>            303.919.7229            2<sup>nd</sup> Term Expires: June 12, 2027</p>
<p>Nina Rupp, Manager            Marble Empire, LLC            2032 Welton Street            Denver CO 80205  <a href="mailto:Ninarupp1@gmail.com">Ninarupp1@gmail.com</a>            303.257.9866            2<sup>nd</sup> Term Expires: June 12, 2027</p>	



**2024 FPBID Board of Directors board meeting attendance**

Present = P  
Absent = A

<b>Board Member</b>	<b>1/10/2024</b>	<b>2/14/2024</b>	<b>3/13/2024</b>	<b>4/10/2024</b>	<b>5/8/2024</b>	<b>6/12/2024</b>	<b>No July Meeting</b>	<b>8/14/2024</b>	<b>9/27/2024</b>
Haroun Cowans	P	P	P	P	P	A		P	P
Paul Books	P	P	P	P	A	P		P	P
Maedella Stiger	A	A	A	A	A	A		A	A
Nathan Beal	P	P	P	P	P	P		P	P
John Pirkopf	P	P	P	P	P	P		P	P
Fathima Dickers	P	P	P	P	P	P		P	P
Nina Rupp	A	P	A	P	P	P		P	P

### **List of Activities for October 2023 – September 2024:**

- Held Public Hearing to receive input on proposed 2023 Budget Amendment and 2024 Budget.
- Held 2024 St. Paddy's Day Pet Parade and Bar Crawl which activated Welton Street with 200+ pet owners and 500+ bar crawl participants..
- Installed (November 2023) and removed corridor holiday lighting and banners (January 2024).
- Held the Five Points Holiday Stroll providing a passport to visitors, encouraging them to visit participating businesses on Saturday, December 10, 2023 to drive pedestrian traffic to and increase consumer spending in the FPBID.
- Held Jazz Roots on February 17 and February 24 activating 16 businesses and venues within the Five Points BID with live music and spoken word.
- Committed sponsorship funding for Five Points Jazz Festival, Juneteenth Music Festival, First Friday Jazz Hop and Urban Leadership Foundation of Colorado "Culture Crawl" to assist in driving people to local business during those events.
- Held stakeholders' meeting to gather input to refocus work plan from activations to retail recruitment strategies to address recent uptick in closures.
- Conducted survey of FPBID stakeholders to determine priorities and adjust operating plan and budget.
- Established three new committees, Events & Volunteer Committee, Business Support Committee, Corridor Development and Activation Committee, to allow stakeholders additional avenues to guide Board decision making process.
- Managed community gathering area, The Point at 27th and Welton by providing set up and shut down services.
- Hired Executive Director, Norman Harris on January 7, 2024.
- Resolutions Passed:
  - 2023-01: Setting date, time and location of the public hearing for proposed Fiscal Year 2024 Budget. (To be voted on when full Board is approved by City Council October 9<sup>th</sup>)
- Conducted special maintenance projects in the District:
  - Installed two new Pedestrian lights at 25<sup>th</sup> and Welton where original lights had been removed to replace lost lights on Welton.
  - Hand watering boxed trees at the pedestrian plaza at the Five Point Intersection.
  - Replaced damaged and missing backflow preventers on the 2700 block of Welton.

- Support for the various activities conducted by the FPBID for setup and event strikes.
- Planned for remainder of 2024:
  - Public Hearing re: proposed 2025 Operating Plan and Budget, October 24, 2024
  - Installation of holiday lighting on 2600 and 2700 blocks of Welton and decorations on remaining blocks of Welton in the BID.
  - Hold 4<sup>th</sup> Annual Holiday Celebration in December. Proposal for additional elements to enhance day of and month-long experience under consideration by the Board.
  - Onboard Five Points BID staff consisting of CFO, Administrative Assistant, Special Projects Administrator, Marketing Manager and Special Projects Coordinator.
  - Facilitate Five Points BID Board and Staff Strategic Planning Retreat

**FPBID Planned Activities for 2025:**

- Continuing to provide for the cleanliness and safety of the District with power washing and pan and brooming of the sidewalks, servicing and care of customized trash receptacles and bike racks, tree health management, identification of trip hazards, pedestrian lighting management, upkeep of Five Point Intersection Pedestrian Plaza and trouble-shooting unexpected issues.
- Continuing to market the corridor through banners, newsletters, activations along the corridor, social media and traditional media outlets.
- Implement public–private partnership led Security Program.
- Allot sponsorship funding to 40 events and activations on the Welton corridor.
- Test new yet to be named activations for potential to draw visitors to the district and district businesses.

## FIVE POINTS BUSINESS IMPROVEMENT DISTRICT TOTAL MAINTENANCE - YTD 2023

