

## MEMORANDUM – FIVE POINTS BID

<b>TO:</b>	<b>City Council</b>
<b>FROM:</b>	<b>Mayor's Office of Boards &amp; Commissions</b>
<b>DATE:</b>	<b>2/25/2025</b>
<b>PURPOSE:</b>	<b>Reappointments- Five Points BID</b>

**Staff Liaison:**

Norman Harris – Executive Director, Five Points BID

**CURRENT BOARD STATUS**

**Scope of Board/Commission:** This board was created to strengthen and enhance the efforts of business and property owners who live, work in, or contribute to the Historic Five Points neighborhood of Denver. The board's mission is to positively influence financial accountability and cultural responsibility as the area undergoes redevelopment and growth.

**Appointment Process:** Mayor appoints 7 members to this board followed by City Council Confirmation for a term of 4 years.

**BOARDS & COMMISSIONS RECOMMENDATIONS:****Re Appointment Candidates:**

**Term:** 03/01/2025 – 02/28/2029 or until a successor is duly appointed

**Haroun Cowans**– Property Owner, Goshen Development



**BIO:** Haroun Cowans is the founder and managing principal of Goshen Development, a real estate development company that is partnering with Continuum Partners and Fortune 500 healthcare company, DaVita, to bring an exciting new workforce housing opportunity to Downtown Denver.

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**Paul Books**— Property Owner, Palisade Partners

**BIO:** As the President of Palisade Partners, Paul is a well-known and respected player in the real estate development market in Denver, Colorado. The company was founded by Paul in 2009 amid an economic downturn, when he began purchasing and renovating existing multifamily real estate and quickly moved on to developing new construction apartments and townhomes.

In 2013, he began working extensively in Five Points, where he found his passion for community-centered development. After joining the Five Points Business District Board in 2014, he was a key player in the creation of the Five Points Business Improvement District, where he is now the president. Since completing several projects in Five Points, he's delivered

much needed affordable housing, daytime activation, and inclusive retail uses, all of which preserve and showcase the rich African American history and culture of the community. Paul continues to work in Five Points and is pushing to create an active, inclusive neighborhood that maintains its cultural integrity.

**CURRENT BOARD****TERM END DATE**

Haroun Cowans, Denver, (M)(AA)	Property Owner, Goshen Development	Up For Reappointment
Paul Books, Bow Mar (M)(C)	Property Owner, Palisade Partners	Up For Reappointment
Nathan Beal, Denver (M)(C)	Developer, St. Bernard Properties	06-12-27
John Pirkopf, Denver (M)(C)	Property Owner	06-12-27
Maedella Stiger, Parker (F)(AA)	Property Owner	06-12-27
Nina Rupp, Denver (F)(Asian)	Owner, Marble Empire Inc.	10-01-27
Fathima Dickerson (F) (AA)	Co-owner of Welton Street Café	10-01-27