

FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

2019 OPERATING PLAN AND BUDGET

File No. 2016-0184-004

Name: Five Points Business Improvement District (FPBID)

Legal Authority: A BID in Colorado is organized pursuant to the Business Improvement District Act, Section 31-25-1201 *et seq.*, Colorado Revised Statutes and Denver Ordinance Number 20160341.

BID Boundaries: The FPBID area generally encompasses the commercial property on Welton Street, beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. Additionally, the parcel located adjacent to Welton Street on the southeast corner at Washington and 26th Avenue is included, as well as the parcels located on the southeast side of California Street between 26th and 27th Streets. Personal property is not included in the FPBID boundary.

City Services: FPBID services will be designed to supplement existing City services and will be in addition to City services that are currently provided along the Welton St. corridor. FPBID services will not replace any existing City services.

Work Program: The recommended work program includes activities and priorities developed by business and property owners. The 2019 work program will be finalized by the FPBID board on October 3, 2018 and may be modified annually thereafter.

Enhanced Maintenance may include:

- ✦ Litter picking and sweeping
- ✦ Emptying and cleaning trash receptacles
- ✦ Power washing walkways
- ✦ Removing graffiti
- ✦ Maintaining tree wells
- ✦ Other efforts as appropriate

Physical Improvements may include:

- ✦ Additional pedestrian lighting and signage
- ✦ Bike amenities

- ✦ Public art
- ✦ Other initiatives as appropriate

Economic Development may include:

- ✦ Attracting new businesses to the Welton corridor
- ✦ Encouraging responsible development that serves the existing and future residential community
- ✦ Generate employment and business opportunities for neighborhood residents

Safety may include:

- ✦ Working to ensure that the Welton Corridor remains safe by working with police & private security
- ✦ Establishing business “Block Captains” and strategies to monitor illicit activity
- ✦ Installing halo cameras and additional flood lights if necessary

Marketing and Promotions may include:

- ✦ Communications and public relations efforts
- ✦ Programming and managing events
- ✦ Investor and consumer marketing
- ✦ Other efforts as appropriate

Assessment Methodology/Budget: The assessment is based on a mill levy imposed on commercial real properties only (exempt and residential properties are not included in the FPBID).

The budget is based upon a 10 mill levy on taxable commercial real property, raising approximately \$147,200 for the general fund in 2019.

The FPBID board will hold a public hearing on the budget on October 3, 2018 at its monthly scheduled Board Meeting.

BID Governance: The Five Points BID Board consists of five members appointed by the Mayor and approved by City Council to allow for a diversity of property types, uses and geography. The FPBID Board may request City approval to increase the number of directors in the future.

Program Management Structure: The FPBID delivers programs and services for the BID through a mill levy. The FPBID has its own board, work program and a staffing component. The FPBID replaces all the maintenance and repair functions of the Welton Street Maintenance District and the Five Points Historic District (FPHD) while involving community stakeholders, businesses, and property owners.

Term: The Five Points BID has an initial ten-year term which started in 2016. This allows for property owners to evaluate the FPBID's effectiveness at the end of the term. If the BID is deemed successful, the BID will request that the City Council renew the BID by ordinance after the initial period. If the BID is not considered to be successful, it will sunset at the end of the initial term.

List of Five Points Business Improvement District Activities for 2018

- Decorated the Welton St. Corridor with holiday lights from 11/15/2017 to January 15, 2018.
- Reviewed landscaping proposals for repairing the irrigation system for 42 trees on the Welton Corridor.
- Selected and purchased 19 new pedestrian lights to replace the old and missing light poles on the Welton Corridor.
- Distributed a Request for Proposals for a new maintenance contractor. We selected a new contractor to provide maintenance operations and expanded the coverage from two blocks to the entire ten blocks of the BID Boundary.
- Held Special Board Meeting to allow the membership to prioritize the selection of new amenities for the Welton St. Corridor, such as trash receptacles, bike racks, etc...
- Conducted a survey among the BID membership to determine the type of marketing/promotional activities that the business community would like to have happen for the corridor.
- Sent out a monthly newsletter to the entire neighborhood community about activities in the BID along the Welton Corridor.
- Profiled a FPBID business each month to the greater Five Points community in our Business Spotlight and held a community meeting in the spotlighted business' establishment.
- Selected a consultant to assist in the transition of an alignment with the non-profit Five Points Historic District dba the Five Points Business District that launched the FPBID in 2016.

- Created pedestrian light pole banners that profiled the portraits of 19 business owners past and present on the Welton Corridor. Emblazed on the banners the Five Points Business District Logo and listed all the businesses and cultural venues on the Welton Corridor today.
- Worked with the Department of Public Works as a stakeholder committee member on three specific projects: Parking Management – to increase on street parking spaces; Stormwater Drainage issues with the 27th St. Outfall; and Neighborhood Transportation Management Program to upgrade traffic signage for pedestrians and bicycle riders.

Five Points Business Improvement District Planned Activities for 2019

- Continue to upgrade the cleanliness of the district with power washing the sidewalks, re-grouting the five engraved medallions in the center of Welton St., provide additional trash receptacles, and customized bike racks.
- Market the corridor by adding banners to the Xcel lights along with the pedestrian light poles in the center of the BID.

- Plant 13 new trees to replace the trees that died in the existing tree wells with grates. Repair the irrigation system for the trees.
- Provide holiday lights for the corridor.
- Begin marketing and branding the corridor through traditional media outlets.
- Upgrade and maintain the website to continue posting the minutes on a monthly basis.

FPBID 2019 Annual Budget

<u>Description</u>	<u>Actual Prior Year</u> <u>2017</u>	<u>Estimated</u> <u>Current Year</u> <u>2018</u>	<u>Proposed Budget</u> <u>Year 2019</u>
Estimated Resources			
Beginning Fund Balance, January 1st	\$0	\$194,478	\$238,606
Mill Levy Income	\$159,733	\$164,278	\$147,206
Welton Maintenance District	\$60,667	\$0	\$0
FPBD Loan	\$0	\$0	\$26,000
Total Available Resources	\$220,400	\$358,756	\$411,812
Estimated Expenditures			
Maintenance	\$17,545	\$100,150	\$79,928
Marketing/Branding	\$3,250	\$15,000	\$44,505
Administrative	\$5,127	\$5,000	\$33,300
Contingency			\$5,000
Total Ongoing Expenditures	\$25,922	\$120,150	\$162,733
Total Capital Expenditures			\$61,200
Total Expenditures	\$25,922	\$120,150	\$223,933
Ending Fund Balance	\$194,478	\$238,606	\$187,879

Difference from annual income \$14,673

The Lydian alone is expected to increase tax income to the FPBID by approximately \$20,000 between 2019 and 2020. This is one of many projects expected to have higher income to the FPBID in 2019-2020.

FPBID 2019 Annual Budget
Expenditures

Capital Expenditures

Trash Receptacles (20)	\$24,000
Bond for Xcel Banners	\$1,600
Trees (6) (Purchase & Installation) (CSG)	\$7,200
Trees (7) (Purchase & Installation) (CSG)	\$8,400
Fix Irrigation	\$4,000
Bike Racks	\$10,000
Website	\$3,000
Maintenance on Medallions	\$3,000
Total Capital Expenditures	\$61,200

Maintenance

CSG Contract (CSG)	\$68,473
SURFACE CLEANING, INCLUDES LITTER, GRAFFITI REMOVAL, WEED REMOVAL, WIPE DOWN, GRATE CLEANING, TRASH REMOVAL POWER WASHING CORRIDOR POWER WASHING MEDALLIONS PAINTING TRASH RECEPTACLE/ELECTRICAL BOX/LIGHT POLES/BIKE RACKS TREE TRIMMING (YEARLY) WATERING TREES - ONCE MONTHLY CLEANING GLOBE DOMES	
Irrigation Startup, Winterization, Repairs (CSG)	\$675
Tree Fertilization (CSG)	\$2,730
2 New Trees (CSG)	\$1,860
Backflow Preventer Inspections (CSG)	\$270
Snow Removal (CSG) (20 times)	\$2,920
Utilities	\$3,000
Total Maintenance	\$79,928

Marketing/Branding

Banners for Decorative Lights & Xcel (Design) (ZoZo)	\$2,000
Banners for Decorative Lights & Xcel (Printing) (ZoZo)	\$1,925
Banners for Decorative Lights & Xcel (Install) (CSG)	\$3,780
Installation/Removal Holiday Lights (CSG)	\$1,440
Purchase Holiday Light Replacement	\$3,000
Marketing, History, Public Relations	\$25,000
Events	\$7,360
Total Marketing/Branding	\$44,505

Administrative

Insurance	\$3,000
Bookkeeping	\$1,300
Administrative Functions	\$25,000
Legal	\$4,000

Total Administrative	\$33,300
<u>Contingency</u>	\$5,000
Total Ongoing Expenditures	\$162,733
Total Capital Expenditures	\$61,200
Total Budget	<u><u>\$223,933</u></u>

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

FOR LOCAL GOVERNMENTS WITH EITHER REVENUES OR EXPENDITURES **MORE THAN \$100,000 BUT NOT MORE THAN \$750,000**

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 for the year.

If your local government has either revenues or expenditures of **LESS than \$100,000**, use the **SHORT FORM**.

EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit EACH YEAR and submit it to the Office of the State Auditor (OSA) for approval.

Any preparer of an Application for Exemption from Audit must be an independent accountant with knowledge of governmental accounting.

Approval for an exemption from audit is granted only upon the review by the OSA.

READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

ALL APPLICATIONS MUST BE FILED WITH THE OSA WITHIN 3 MONTHS AFTER THE ACCOUNTING YEAR-END. FOR EXAMPLE, APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR-END.

GOVERNMENTAL ACTIVITY SHOULD BE REPORTED ON THE **MODIFIED ACCRUAL BASIS**

PROPRIETARY ACTIVITY SHOULD BE REPORTED ON A **BUDGETARY BASIS**

POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE

PRIOR YEAR FORMS ARE OBSOLETE AND WILL NOT BE ACCEPTED.

FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT THIS ADDRESS:

APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

<http://www.lexisnexis.com/hottopics/Colorado/>

APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.

CHECKLIST

- Has the preparer signed the application?
- Has the entity corrected all Prior Year Deficiencies as communicated by the OSA?
- Has the application been **PERSONALLY** reviewed and approved by the governing body?
- Are all sections of the form complete, including responses to all of the questions?
- Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- Will this application be submitted via Fax or Email?
 - If yes, have you read and understand the new Electronic Signature Policy? See [here](#) new policy
 - or--
 - Have you included a resolution?
 - Does the resolution state that the governing body **PERSONALLY** reviewed and approved the resolution in an open public meeting?
 - Has the resolution been signed by a **MAJORITY** of the governing body? (See sample resolution.)
- Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
 - If yes, does the application include **ORIGINAL INK SIGNATURES** from the **MAJORITY** of the governing body?

FILING METHODS

MAIL: Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203

FAX: 303-869-3061

EMAIL: osa.lg@state.co.us

QUESTIONS? 303-869-3000

IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the Modified Accrual Basis

Proprietary Activity should be reported on the Cash or Budgetary Basis -- A Budget to GAAP reconciliation is provided in Part 3

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year.

In that event, AN AUDIT SHALL BE REQUIRED.

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT	Five Points Business Improvement District
ADDRESS	2444 Washington Street Denver, CO 80205
CONTACT PERSON	Tracy Winchester
PHONE	303-832-5000
EMAIL	tjwinchester@fivepointsbiz.org
FAX	

For the Year Ended
12/31/2017
or fiscal year ended:

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with **knowledge of governmental accounting** and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:	Diane K. Wheeler
TITLE	
FIRM NAME (if applicable)	Simmons & Wheeler, P.C.
ADDRESS	304 Inverness Way South, Suite 490, Englewood, CO 80112
PHONE	303-689-0833
DATE PREPARED <small>(Must be Completed prior to Board approval)</small>	3/22/2018
RELATIONSHIP TO ENTITY	CPA engaged to review audit exemption

PREPARER (SIGNATURE REQUIRED)

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES	NO	If Yes, date filed:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund

NOTE: Attach additional sheets as necessary.

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds	
		General Fund	Fund*		Fund*	Fund*
Assets				Assets		
1-1	Cash & Cash Equivalents	\$ 181,479	\$ -	Cash & Cash Equivalents	\$ -	\$ -
1-2	Investments	\$ -	\$ -	Investments	\$ -	\$ -
1-3	Receivables	\$ 164,278	\$ -	Receivables	\$ -	\$ -
1-4	Due from Other Entities or Funds	\$ 13,835	\$ -	Due from Other Entities or Funds	\$ -	\$ -
	All Other Assets (specify)			Other Current Assets	\$ -	\$ -
1-5		\$ -	\$ -			
1-6		\$ -	\$ -	Total Current Assets	\$ -	\$ -
1-7		\$ -	\$ -	Capital Assets, net (from Part 6-4)	\$ -	\$ -
1-8		\$ -	\$ -	Other Long Term Assets (specify)	\$ -	\$ -
1-9		\$ -	\$ -		\$ -	\$ -
1-10		\$ -	\$ -		\$ -	\$ -
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 359,592	\$ -	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -
1-12	TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$ -	\$ -	TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$ -	\$ -
1-13	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 359,592	\$ -	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -
Liabilities				Liabilities		
1-14	Accounts Payable	\$ 138	\$ -	Accounts Payable	\$ -	\$ -
1-15	Accrued Payroll and Related Liabilities	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -
1-16	Accrued Interest Payable	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -
1-17	Due to Other Entities or Funds	\$ -	\$ -	Due to Other Entities or Funds	\$ -	\$ -
1-18	All Other Current Liabilities	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -
1-19	TOTAL CURRENT LIABILITIES	\$ 138	\$ -	TOTAL CURRENT LIABILITIES	\$ -	\$ -
1-20	All Other Liabilities (specify)	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -
1-21		\$ -	\$ -	Other Liabilities (specify)	\$ -	\$ -
1-22		\$ -	\$ -		\$ -	\$ -
1-23		\$ -	\$ -		\$ -	\$ -
1-24		\$ -	\$ -		\$ -	\$ -
1-25		\$ -	\$ -		\$ -	\$ -
1-26		\$ -	\$ -		\$ -	\$ -
1-27		\$ -	\$ -		\$ -	\$ -
1-28	(add lines 1-19 through 1-27) TOTAL LIABILITIES	\$ 138	\$ -	(add lines 1-19 through 1-27) TOTAL LIABILITIES	\$ -	\$ -
1-29	TOTAL DEFERRED INFLOWS OF RESOURCES	\$ 164,278	\$ -	TOTAL DEFERRED INFLOWS OF RESOURCES	\$ -	\$ -
Fund Balance				Net Position		
1-30	Nonspendable Prepaid	\$ -	\$ -	Net Investment in Capital Assets	\$ -	\$ -
1-31	Nonspendable Inventory	\$ -	\$ -			
1-32	Restricted (specify): emergency reserve	\$ 4,928	\$ -	Emergency Reserves	\$ -	\$ -
1-33	Committed: (specify)	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -
1-34	Assigned (specify)	\$ -	\$ -	Restricted	\$ -	\$ -
1-35	Unassigned:	\$ 190,386	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -
1-36	Add lines 1-30 through 1-35 This total should be the same as line 3-33 TOTAL FUND BALANCE	\$ 195,314	\$ -	Add lines 1-30 through 1-35 This total should be the same as line 3-33 TOTAL NET POSITION	\$ -	\$ -
1-37	Add lines 1-28, 1-29 and 1-36 This total should be the same as line 1-13 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 359,730	\$ -	Add lines 1-28, 1-29 and 1-36 This total should be the same as line 1-13 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -

Please use this space to provide explanation of any items on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		
		General Fund	Fund*		Fund*	Fund*	
Tax Revenue				Tax Revenue			
2-1	Property	\$ 149,307	\$ -	Property	\$ -	\$ -	Please use this space to provide explanation of any items on this page
2-2	Specific Ownership	\$ 12,008	\$ -	Specific Ownership	\$ -	\$ -	
2-3	Sales and Use Tax	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -	
2-4	Other Tax Revenue (specify): Transfer from other entity	\$ 60,667	\$ -	Other Tax Revenue (specify):	\$ -	\$ -	
2-5		\$ -	\$ -		\$ -	\$ -	
2-6		\$ -	\$ -		\$ -	\$ -	
2-7		\$ -	\$ -		\$ -	\$ -	
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 221,982	\$ -	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -	
2-9	Licenses and Permits	\$ -	\$ -	Licenses and Permits	\$ -	\$ -	
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -	
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -	
2-12	Community Development Block Grant	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -	
2-13	Fire & Police Pension	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -	
2-14	Grants	\$ -	\$ -	Grants	\$ -	\$ -	
2-15	Donations	\$ -	\$ -	Donations	\$ -	\$ -	
2-16	Charges for Sales and Services	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -	
2-17	Rental Income	\$ -	\$ -	Rental Income	\$ -	\$ -	
2-18	Fines and Forfeits	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -	
2-19	Interest/Investment Income	\$ 753	\$ -	Interest/Investment Income	\$ -	\$ -	
2-20	Tap Fees	\$ -	\$ -	Tap Fees	\$ -	\$ -	
2-21	Developer Advances	\$ -	\$ -	Developer Advances	\$ -	\$ -	
2-22	All Other (specify):	\$ -	\$ -	All Other (specify):	\$ -	\$ -	
2-23		\$ -	\$ -		\$ -	\$ -	
2-24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ 222,735	\$ -	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ -	\$ -	
Other Financing Sources				Other Financing Sources			
2-25	Debt Proceeds	\$ -	\$ -	Debt Proceeds	\$ -	\$ -	
2-26	Proceeds from Sale of Capital Assets	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -	
2-27	Other (specify):	\$ -	\$ -	Other (specify):	\$ -	\$ -	
2-28	Add lines 2-25 through 2-27 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	Add lines 2-25 through 2-27 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	
2-29	Add lines 2-24 and 2-28 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 222,735	\$ -	Add lines 2-24 and 2-28 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -	GRAND TOTALS
							\$ 222,735

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - **STOP**. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General Fund	Fund*		Fund*	Fund*	
	Expenditures			Expenditures			
3-1	General Government	\$ 27,421	\$ -	General Operating & Administrative	\$ -	\$ -	
3-2	Judicial	\$ -	\$ -	Salaries	\$ -	\$ -	
3-3	Law Enforcement	\$ -	\$ -	Payroll Taxes	\$ -	\$ -	
3-4	Fire	\$ -	\$ -	Contract Services	\$ -	\$ -	
3-5	Highways & Streets	\$ -	\$ -	Employee Benefits	\$ -	\$ -	
3-6	Solid Waste	\$ -	\$ -	Insurance	\$ -	\$ -	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -	
3-8	Health	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -	
3-9	Culture and Recreation	\$ -	\$ -	Supplies	\$ -	\$ -	
3-10	Other (specify):	\$ -	\$ -	Utilities	\$ -	\$ -	
3-11		\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	
3-12		\$ -	\$ -	Other (specify)	\$ -	\$ -	
3-13		\$ -	\$ -		\$ -	\$ -	
3-14	Capital Outlay	\$ -	\$ -	Capital Outlay	\$ -	\$ -	
	Debt Service			Debt Service			
3-15	Principal	\$ -	\$ -	Principal	\$ -	\$ -	
3-16	Interest	\$ -	\$ -	Interest	\$ -	\$ -	
3-17	Bond Issuance Costs	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -	
3-18	Developer Principal Repayments	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -	
3-19	Developer Interest Repayments	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -	
3-20	All Other (specify):	\$ -	\$ -	All Other (specify):	\$ -	\$ -	
3-21		\$ -	\$ -		\$ -	\$ -	
3-22	Add lines 3-1 through 3-21 TOTAL EXPENDITURES	\$ 27,421	\$ -	Add lines 3-1 through 3-21 TOTAL EXPENDITURES	\$ -	\$ -	GRAND TOTAL \$ 27,421
3-23	Interfund Transfers (In)	\$ -	\$ -	Net Interfund Transfers (In)	\$ -	\$ -	
3-24	Interfund Transfers Out	\$ -	\$ -	Net Interfund Transfers Out	\$ -	\$ -	
3-25	Other Expenditures (Revenues):	\$ -	\$ -	Depreciation	\$ -	\$ -	
3-26		\$ -	\$ -	Other Financing Sources (Uses) (from line 2-28)	\$ -	\$ -	
3-27		\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -	
3-28		\$ -	\$ -	Debt Principal (from line 3-15)	\$ -	\$ -	
3-29	(Add lines 3-23 through 3-28) TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	(Line 3-26, plus line 3-27, less line 3-24, less line 3-25) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -	
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-29, less line 3-22, plus line 3-29	\$ 195,314	\$ -	Net Increase (Decrease) in Net Position Line 2-29, less line 3-22, plus line 3-29, plus line 3-23, less line 3-24	\$ -	\$ -	
3-31	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -	
3-33	Fund Balance, December 31 Sum of Line 3-30, 3-31, and 3-32 This total should be the same as line 1-36.	\$ 195,314	\$ -	Net Position, December 31 Line 3-30 plus line 3-31 This total should be the same as line 1-36.	\$ -	\$ -	

IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

YES NO

Please use this space to provide any explanations or comments:

- 4-1 Does the entity have outstanding debt? YES NO
- 4-2 Is the debt repayment schedule attached? If no, MUST explain: YES NO
- 4-3 Is the entity current in its debt service payments? If no, MUST explain: YES NO

4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)

	Outstanding at beginning of year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Leases	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

- Please answer the following questions by marking the appropriate boxes.
- 4-5 Does the entity have any authorized, but unissued, debt? YES NO
 How much? \$ -
 If yes: Date the debt was authorized: _____
- 4-6 Does the entity intend to issue debt within the next calendar year? YES NO
 If yes: How much? \$ -
- 4-7 Does the entity have debt that has been refinanced that it is still responsible for? YES NO
 If yes: What is the amount outstanding? \$ -
- 4-8 Does the entity have any lease agreements? YES NO
 If yes: What is being leased? _____
 What is the original date of the lease? _____
 Number of years of lease? _____
 Is the lease subject to annual appropriation? YES NO
 What are the annual lease payments? \$ -
- 4-9 Does the entity have a certified mill levy? YES NO
 If yes: Please provide the following mills levied for the year reported (do not enter \$ amounts):
- | | | |
|-----------------|-------------|--|
| Bond Redemption | 0.00 | |
| General/Other | 0.00 | |
| TOTAL | 0.00 | |

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

AMOUNT TOTAL

Please use this space to provide any explanations or comments:

5-1 YEAR-END Total of ALL Checking and Savings accounts	\$ 181,479		
5-2 Certificates of deposit	\$ -		
TOTAL CASH DEPOSITS		\$ 181,479	
Investments (if investment is a mutual fund, please list underlying investments):			
	\$ -		
	\$ -		
	\$ -		
	\$ -		
TOTAL INVESTMENTS		\$ -	
TOTAL CASH AND INVESTMENTS		\$ 181,479	

Please answer the following question by marking in the appropriate box

YES NO N/A

- 5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.? YES NO N/A
- 5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: YES NO N/A

PART 6 - CAPITAL ASSETS

Please answer the following question by marking in the appropriate box YES NO Please use this space to provide any explanations or comments:

- 6-1 Does the entity have capitalized assets?
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, MUST explain:

6-3 Complete the following Capital Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

6-4 Complete the following Capital Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

PART 7 - PENSION INFORMATION

Please answer the following question by marking in the appropriate box YES NO Please use this space to provide any explanations or comments:

- 7-1 Does the entity have an "old hire" firemen's pension plan?
- 7-2 Does the entity have a volunteer firemen's pension plan?

If yes: Who administers the plan?

Indicate the contributions from:

TAX (property, SO, sales, etc.):		
State contribution amount:		
Other (gifts, donations, etc.):		
TOTAL		
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box				YES	NO	N/A	Please use this space to provide any explanations or comments:										
8-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
If yes: Please indicate the amount appropriated for each fund for the year reported																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left; padding: 5px;">Fund Name</th> <th style="text-align: right; padding: 5px;">Budgeted Expenditures</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">General Fund</td> <td style="text-align: right; padding: 5px;">\$ 155,568</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="text-align: right; padding: 5px;">\$ -</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="text-align: right; padding: 5px;">\$ -</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="text-align: right; padding: 5px;">\$ -</td> </tr> </tbody> </table>		Fund Name	Budgeted Expenditures	General Fund	\$ 155,568		\$ -		\$ -		\$ -						
Fund Name	Budgeted Expenditures																
General Fund	\$ 155,568																
	\$ -																
	\$ -																
	\$ -																

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box				YES	NO	Please use this space to provide any explanations or comments:
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

PART 10 - GENERAL INFORMATION

Please answer the following question by marking in the appropriate box				YES	NO	Please use this space to provide any explanations or comments:
10-1	Is this application for a newly formed governmental entity? If yes: Date of formation: 6/16/2016	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10-2	Has the entity changed its name in the past or current year? If Yes: NEW name PRIOR name 	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10-3	Is the entity a metropolitan district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10-4	Please indicate what services the entity provides: 	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10-5	Does the entity have an agreement with another government to provide services? If yes: List the name of the other governmental entity and the services provided: 	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Please use this space to provide any additional explanations or comments not previously included:

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds		Notes
Unrestricted Cash & Investments	\$ 181,479	Unrestricted Fund Balan	\$ 190,386	Total Tax Revenue	\$ 221,982	
Current Liabilities	\$ 138	Total Fund Balance	\$ 195,314	Revenue Paying Debt Service	\$ -	
Deferred Inflow	\$ 164,278	PY Fund Balance	\$ -	Total Revenue	\$ 222,735	
Governmental		Total Revenue	\$ 222,735	Total Debt Service Principal	\$ -	
Total Cash & Investments	\$ 181,479	Total Expenditures	\$ 27,421	Total Debt Service Interest	\$ -	
Transfers In	\$ -	Interfund In	\$ -	Enterprise Funds		
Transfers Out	\$ -	Interfund Out	\$ -	Net Position	\$ -	
Property Tax	\$ 149,307	Proprietary		- PY Net Position	\$ -	
Debt Service Principal	\$ -	- Current Assets	\$ -	Government-Wide		
Total Expenditures	\$ 27,421	Deferred Outflow	\$ -	- Total Outstanding Debt	\$ -	
Total Developer Advances	\$ -	- Current Liabilities	\$ -	- Authorized but Unissued	\$ -	
Total Developer Repayments	\$ -	Deferred Inflow	\$ -	- Year Authorized	\$ -	
		- Cash & Investments	\$ -			
		- Principal Expense	\$ -			

PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES

NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing board. By signing the board member is certifying they are a duly elected or appointed officer of the local government. Governing board members may be verified. Also by signing, the board member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Print the names of all current governing board members below.

A MAJORITY of the governing board members must complete and sign in the column below.

	Print Board Member's Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 1		
Board Member 2		
Board Member 3		
Board Member 4		
Board Member 5		
Board Member 6		
Board Member 7		

EXAMPLE - DO NOT FILL OUT THIS PAGE

This sample resolution/ordinance for exemption from audit is provided as an example of the documentation that is required, the wording may be used as a basis for your own local government document, if needed, however you **MUST** draft your own ordinance or resolution making any changes where applicable. Legal counsel should be consulted regarding any questions.

RESOLUTION/ORDINANCE FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR YEAR 20XX FOR THE **(name of government)**, STATE OF COLORADO.

WHEREAS, the **(governing body)** of **(name of government)** wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenue nor expenditures for **(name of government)** exceeded \$100,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual)**, a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for **(name of government)** exceeded \$750,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for **(name of government)** has been prepared by **(name of individual or firm)**, an independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the **(governing body)** of the **(name of government)** that the application for exemption from audit for **(name of government)** for the year ended _____, 20XX, has been personally reviewed and is hereby approved by a majority of the **(governing body)** of the **(name of government)**; that those members of the **(governing body)** have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the **(name of government)** for the year ended _____, 20XX.

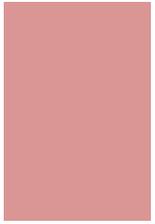
ADOPTED THIS ____ day of _____, A.D. 20XX.

Mayor/President/Chairman, etc.

ATTEST:

Town Clerk, Secretary, etc.

Type or Print Names of Members of Governing Body	Date Term Expires	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



APPLICATION FOR EXEMPTION FROM AUDIT LONG FORM

NAME OF GOVERNMENT
 Five Points Business Improvement District
ADDRESS
 2444 Washington Street
 Denver, CO 80205

CONTACT PERSON
 Tracy Winchester
PHONE
 303-832-5000
EMAIL
 tjwinchester@fivepointsbiz.org
FAX

For the Year Ended
 12/31/2017
 or fiscal year ended:

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:
 Diane K. Wheeler
TITLE
 Simmons & Wheeler, P.C.
FIRM NAME (if applicable)
 304 Inverness Way South, Suite 490, Englewood, CO 80112
ADDRESS
 303-689-0833
PHONE
 3/22/2018
DATE PREPARED
(Must be Completed prior to Board approval)
RELATIONSHIP TO ENTITY
 CPA engaged to review audit exemption

PREPARER (SIGNATURE REQUIRED)

Diane K Wheeler

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, date filed:

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund

NOTE: Attach additional sheets as necessary

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds	
		General Fund	Fund*	Fund*	Fund*
Assets					
1-1	Cash & Cash Equivalents	\$ 181,479	\$ -	\$ -	\$ -
1-2	Investments	\$ -	\$ -	\$ -	\$ -
1-3	Receivables	\$ 164,278	\$ -	\$ -	\$ -
1-4	Due from Other Entities or Funds	\$ 13,835	\$ -	\$ -	\$ -
	All Other Assets (specify)	\$ -	\$ -	\$ -	\$ -
1-5		\$ -	\$ -	\$ -	\$ -
1-6		\$ -	\$ -	\$ -	\$ -
1-7		\$ -	\$ -	\$ -	\$ -
1-8		\$ -	\$ -	\$ -	\$ -
1-9		\$ -	\$ -	\$ -	\$ -
1-10		\$ -	\$ -	\$ -	\$ -
1-11	TOTAL ASSETS	\$ 359,592	\$ -	\$ -	\$ -
1-12	TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$ -	\$ -	\$ -	\$ -
1-13	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 359,592	\$ -	\$ -	\$ -
Liabilities					
1-14	Accounts Payable	\$ 138	\$ -	\$ -	\$ -
1-15	Accrued Payroll and Related Liabilities	\$ -	\$ -	\$ -	\$ -
1-16	Accrued Interest Payable	\$ -	\$ -	\$ -	\$ -
1-17	Due to Other Entities or Funds	\$ -	\$ -	\$ -	\$ -
1-18	All Other Current Liabilities	\$ -	\$ -	\$ -	\$ -
1-19	TOTAL CURRENT LIABILITIES	\$ 138	\$ -	\$ -	\$ -
1-20	All Other Liabilities (specify)	\$ -	\$ -	\$ -	\$ -
1-21		\$ -	\$ -	\$ -	\$ -
1-22		\$ -	\$ -	\$ -	\$ -
1-23		\$ -	\$ -	\$ -	\$ -
1-24		\$ -	\$ -	\$ -	\$ -
1-25		\$ -	\$ -	\$ -	\$ -
1-26		\$ -	\$ -	\$ -	\$ -
1-27		\$ -	\$ -	\$ -	\$ -
1-28	TOTAL LIABILITIES	\$ 138	\$ -	\$ -	\$ -
1-29	TOTAL DEFERRED INFLOWS OF RESOURCES	\$ 164,278	\$ -	\$ -	\$ -
Fund Balance					
1-30	Nonspendable Prepaid	\$ -	\$ -	\$ -	\$ -
1-31	Nonspendable Inventory	\$ -	\$ -	\$ -	\$ -
1-32	Restricted (specify): emergency reserve	\$ 4,928	\$ -	\$ -	\$ -
1-33	Committed (specify)	\$ -	\$ -	\$ -	\$ -
1-34	Assigned (specify)	\$ -	\$ -	\$ -	\$ -
1-35	Unassigned:	\$ 190,386	\$ -	\$ -	\$ -
1-36		\$ -	\$ -	\$ -	\$ -
	Add lines 1-30 through 1-35	\$ -	\$ -	\$ -	\$ -
	This total should be the same as line 3-33	\$ -	\$ -	\$ -	\$ -
	TOTAL FUND BALANCE	\$ 195,314	\$ -	\$ -	\$ -
1-37		\$ -	\$ -	\$ -	\$ -
	Add lines 1-28, 1-29 and 1-36	\$ -	\$ -	\$ -	\$ -
	This total should be the same as line 1-13	\$ -	\$ -	\$ -	\$ -
	TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 359,730	\$ -	\$ -	\$ -

Please use this space to provide explanation of any items on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds	Fund*	Fund*
		General Fund	Fund*			
Tax Revenue						
2-1	Property	\$ 149,307	\$ -	\$ -	\$ -	\$ -
2-2	Specific Ownership	\$ 12,008	\$ -	\$ -	\$ -	\$ -
2-3	Sales and Use Tax	\$ -	\$ -	\$ -	\$ -	\$ -
2-4	Other Tax Revenue (specify): Transfer from other entity	\$ 60,667	\$ -	\$ -	\$ -	\$ -
2-5		\$ -	\$ -	\$ -	\$ -	\$ -
2-6		\$ -	\$ -	\$ -	\$ -	\$ -
2-7		\$ -	\$ -	\$ -	\$ -	\$ -
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 221,982	\$ -	\$ -	\$ -	\$ -
2-9	Licenses and Permits	\$ -	\$ -	\$ -	\$ -	\$ -
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	\$ -	\$ -	\$ -
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	\$ -	\$ -	\$ -
2-12	Community Development Block Grant	\$ -	\$ -	\$ -	\$ -	\$ -
2-13	Fire & Police Pension	\$ -	\$ -	\$ -	\$ -	\$ -
2-14	Grants	\$ -	\$ -	\$ -	\$ -	\$ -
2-15	Donations	\$ -	\$ -	\$ -	\$ -	\$ -
2-16	Charges for Sales and Services	\$ -	\$ -	\$ -	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	\$ -	\$ -
2-19	Interest/Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -
2-20	Tap Fees	\$ 753	\$ -	\$ -	\$ -	\$ -
2-21	Developer Advances	\$ -	\$ -	\$ -	\$ -	\$ -
2-22	All Other (specify):	\$ -	\$ -	\$ -	\$ -	\$ -
2-23		\$ -	\$ -	\$ -	\$ -	\$ -
2-24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ 222,735	\$ -	\$ -	\$ -	\$ -
Other Financing Sources						
2-25	Debt Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
2-26	Proceeds from Sale of Capital Assets	\$ -	\$ -	\$ -	\$ -	\$ -
2-27	Other (specify):	\$ -	\$ -	\$ -	\$ -	\$ -
2-28	Add lines 2-25 through 2-27 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	\$ -	\$ -
2-29	Add lines 2-24 and 2-28 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 222,735	\$ -	\$ -	\$ -	\$ 222,735
GRAND TOTALS						

Please use this space to provide explanation of any items on this page

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

4

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General Fund	Fund*	Fund*	Fund*	
Expenditures						
3-1	General Government	\$ 27,421	\$ -	\$ -	\$ -	
3-2	Judicial	\$ -	\$ -	\$ -	\$ -	
3-3	Law Enforcement	\$ -	\$ -	\$ -	\$ -	
3-4	Fire	\$ -	\$ -	\$ -	\$ -	
3-5	Highways & Streets	\$ -	\$ -	\$ -	\$ -	
3-6	Solid Waste	\$ -	\$ -	\$ -	\$ -	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	\$ -	\$ -	
3-8	Health	\$ -	\$ -	\$ -	\$ -	
3-9	Culture and Recreation	\$ -	\$ -	\$ -	\$ -	
3-10	Other (specify):	\$ -	\$ -	\$ -	\$ -	
3-11		\$ -	\$ -	\$ -	\$ -	
3-12		\$ -	\$ -	\$ -	\$ -	
3-13		\$ -	\$ -	\$ -	\$ -	
3-14		\$ -	\$ -	\$ -	\$ -	
Capital Outlay						
3-15	Principal	\$ -	\$ -	\$ -	\$ -	
3-16	Interest	\$ -	\$ -	\$ -	\$ -	
3-17	Bond Issuance Costs	\$ -	\$ -	\$ -	\$ -	
3-18	Developer Principal Repayments	\$ -	\$ -	\$ -	\$ -	
3-19	Developer Interest Repayments	\$ -	\$ -	\$ -	\$ -	
3-20	All Other (specify):	\$ -	\$ -	\$ -	\$ -	
3-21		\$ -	\$ -	\$ -	\$ -	
3-22	Add lines 3-1 through 3-21	\$ 27,421	\$ -	\$ -	\$ -	
		TOTAL EXPENDITURES				GRAND TOTAL
3-23	Interfund Transfers (In)	\$ -	\$ -	\$ -	\$ -	27,421
3-24	Interfund Transfers Out	\$ -	\$ -	\$ -	\$ -	\$
3-25	Other Expenditures (Revenues):	\$ -	\$ -	\$ -	\$ -	\$
3-26		\$ -	\$ -	\$ -	\$ -	\$
3-27		\$ -	\$ -	\$ -	\$ -	\$
3-28		\$ -	\$ -	\$ -	\$ -	\$
3-29	(Add lines 3-23 through 3-28)	\$ -	\$ -	\$ -	\$ -	\$
		TOTAL TRANSFERS AND OTHER EXPENDITURES				
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures	\$ 195,314	\$ -	\$ -	\$ -	
		Line 2-29, less line 3-22, plus line 3-29				
3-31	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	\$ -	
3-33	Fund Balance, December 31	\$ -	\$ -	\$ -	\$ -	
		Sum of Line 3-30, 3-31, and 3-32				
		This total should be the same as line 1-36.				
		\$ 195,314	\$ -	\$ -	\$ -	
IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.						

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

Please use this space to provide any explanations or comments:

4-1 Does the entity have outstanding debt? YES NO

4-2 Is the debt repayment schedule attached? If no, MUST explain: YES NO

4-3 Is the entity current in its debt service payments? If no, MUST explain: YES NO

4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)

	Outstanding at beginning of year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Leases	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

4-5 Please answer the following questions by marking the appropriate boxes.

4-5 Does the entity have any authorized, but unissued, debt? YES NO

If yes: How much? \$ -

4-6 Date the debt was authorized: Date the debt was authorized:

If yes: Does the entity intend to issue debt within the next calendar year? How much?

4-7 Does the entity have debt that has been refinanced that it is still responsible for?

If yes: What is the amount outstanding? \$ -

4-8 Does the entity have any lease agreements?

If yes: What is being leased? What is the original date of the lease?

Number of years of lease? Number of years of lease?

Is the lease subject to annual appropriation? Is the lease subject to annual appropriation?

What are the annual lease payments? What are the annual lease payments?

4-9 Does the entity have a certified mill levy? Does the entity have a certified mill levy?

If yes: Please provide the following mills levied for the year reported (do not enter \$ amounts):

Bond Redemption	0.00
General/Other	0.00
TOTAL	0.00

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

YEAR-END Total of ALL Checking and Savings accounts	AMOUNT	TOTAL
5-1	\$ 181,479	\$ 181,479
5-2 Certificates of deposit	\$ -	\$ -
TOTAL CASH DEPOSITS		
	\$ -	\$ 181,479

Investments (if investment is a mutual fund, please list underlying investments):

5-3	\$ -	-
	\$ -	-
	\$ -	-
	\$ -	-
TOTAL INVESTMENTS		
	\$ -	\$ 181,479

Please answer the following question by marking in the appropriate box

5-4 Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.? YES NO N/A

5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: YES NO

PART 6 - CAPITAL ASSETS

Please answer the following question by marking in the appropriate box

Please use this space to provide any explanations or comments:

		YES	NO		
6-1	Does the entity have capitalized assets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, MUST explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6-3	Complete the following Capital Assets table for GOVERNMENTAL FUNDS:				
		Balance - beginning of the year*	Additions	Deletions	Year-End Balance
	Land	\$ -	\$ -	\$ -	\$ -
	Buildings	\$ -	\$ -	\$ -	\$ -
	Machinery and equipment	\$ -	\$ -	\$ -	\$ -
	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
	Infrastructure	\$ -	\$ -	\$ -	\$ -
	Construction in Progress (CIP)	\$ -	\$ -	\$ -	\$ -
	Other (explain):	\$ -	\$ -	\$ -	\$ -
	Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -
6-4	Complete the following Capital Assets table for PROPRIETARY FUNDS:				
		Balance - beginning of the year*	Additions	Deletions	Year-End Balance
	Land	\$ -	\$ -	\$ -	\$ -
	Buildings	\$ -	\$ -	\$ -	\$ -
	Machinery and equipment	\$ -	\$ -	\$ -	\$ -
	Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
	Infrastructure	\$ -	\$ -	\$ -	\$ -
	Construction in Progress (CIP)	\$ -	\$ -	\$ -	\$ -
	Other (explain):	\$ -	\$ -	\$ -	\$ -
	Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

PART 7 - PENSION INFORMATION

Please answer the following question by marking in the appropriate box

Please use this space to provide any explanations or comments:

		YES	NO		
7-1	Does the entity have an "old hire" firemen's pension plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7-2	Does the entity have a volunteer firemen's pension plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	If yes: Who administers the plan?				
	Indicate the contributions from:				
	Tax (property, SO, sales, etc.):				
	State contribution amount:				
	Other (gifts, donations, etc.):				
	TOTAL				
	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?				

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box

YES NO N/A

Please use this space to provide any explanations or comments:

- 8-1 Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain: YES NO N/A
- 8-2 Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain: YES NO N/A

If yes: Please indicate the amount appropriated for each fund for the year reported

Fund Name	Budgeted Expenditures
General Fund	155,568
	-
	-
	-

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

YES NO

Please use this space to provide any explanations or comments:

- 9-1 Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?
 Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR. YES NO

PART 10 - GENERAL INFORMATION

Please answer the following question by marking in the appropriate box

YES NO

Please use this space to provide any explanations or comments:

- 10-1 Is this application for a newly formed governmental entity? YES NO
- If yes: Date of formation:
- 10-2 Has the entity changed its name in the past or current year? YES NO
- If Yes: NEW name
- PRIOR name
- 10-3 Is the entity a metropolitan district? YES NO
- 10-4 Please indicate what services the entity provides:
- 10-5 Does the entity have an agreement with another government to provide services? YES NO
- If yes: List the name of the other governmental entity and the services provided:

Please use this space to provide any additional explanations or comments not previously included:

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds		Notes	
Unrestricted Cash & Investments	\$ 181,479	Unrestricted Fund Balor	\$ 190,386	Total Tax Revenue	\$ 221,982		
Current Liabilities	\$ 138	Total Fund Balance	\$ 195,314	Revenue Paying Debt Service	\$ -		
Deferred Inflow	\$ 164,278	PY Fund Balance	\$ -	Total Revenue	\$ 222,735		
		Total Revenue	\$ 222,735	Total Debt Service Principal	\$ -		
		Total Expenditures	\$ 27,421	Total Debt Service Interest	\$ -		
Governmental		Interfund In	\$ 181,479	Enterprise Funds			
Total Cash & Investments	\$ -	Interfund Out	\$ -	Net Position	\$ -		
Transfers In	\$ -	Proprietary	\$ -	PY Net Position	\$ -		
Transfers Out	\$ -	Current Assets	\$ 149,307	Government-Wide			
Property Tax	\$ -	Deferred Outflow	\$ -	Total Outstanding Debt	\$ -		
Debt Service Principal	\$ -	Current Liabilities	\$ 27,421	Authorized but Unissued	\$ -		
Total Expenditures	\$ -	Deferred Inflow	\$ -	Year Authorized	\$ -		
Total Developer Advances	\$ -	Cash & Investments	\$ -				
Total Developer Repayments	\$ -	Principal Expense	\$ -				

PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- Submit the application in hard copy via the US Mail including original signatures.
- Submit the application electronically via email and either,
 - Include a copy of an adopted resolution that documents formal approval by the Board, or
 - Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing board. By signing the board member is certifying they are a duly elected or appointed officer of the local government. Governing board members may be verified. Also by signing, the board member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting, completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Print the names of all current governing board members below.

Print Board Member's Name

Board Member 1

I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Signed _____ Date: _____
My term Expires: _____

Board Member 2

I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Signed _____ Date: _____
My term Expires: _____

Board Member 3

I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Signed _____ Date: _____
My term Expires: _____

Board Member 4

I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Signed _____ Date: _____
My term Expires: _____

Board Member 5

I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Signed _____ Date: _____
My term Expires: _____

Board Member 6

I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Signed _____ Date: _____
My term Expires: _____

Board Member 7

I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
Signed _____ Date: _____
My term Expires: _____

To Be Equal

Making Their Mark: Senators Booker and Harris Stand for Justice

"Gentlemen, I have always been persuaded that the stability and success of the National Government, and consequently the happiness of the People of the United States, would depend in a considerable degree on the Interpretation and Execution of its Laws. In my opinion, therefore, it is important that the Judiciary System should not only be independent in its operations, but as

Sen. Harris interrupted the opening hearings over the loud objections of Senate Judiciary Committee Chairman Chuck Grassley, demanding a postponement, especially in light of Republican's releasing over 40,000 pages of documents on Kavanaugh's time in the Bush White House the night before the start of the hearings. As Sen. Harris noted, given the time and sheer volume

own health care decisions; or the document was salient to understanding how Kavanaugh might rule as a Supreme Court justice, such as Sen. Booker's release of an email previously marked confidential entitled, "racial profiling." Republicans distilled any attempt by Democrats to provide the American public with more information than Republicans were willing to



perfect as possible in its formation." — President George Washington, From George Washington to the United States Supreme Court, April 3, 1790.

After four contentious days of testimony, one thing is entirely clear from the Senate confirmation hearing for President Donald Trump's hand-picked Supreme Court nominee: there is no love lost between Senate Democrats and Judge Brett Kavanaugh.

Democrats were combative, and in some cases, defiant, as Kavanaugh's high-stakes confirmation hearing played out for the American public to see. Trump's nominee could drastically remake the court, cementing a conservative ideological balance that would affect many of the rights and fundamental liberties many Americans take for granted for generations to come.

Senators Cory Booker of New Jersey and Kamala Harris of California were particularly forceful in their exchanges with Kavanaugh—and given what's at stake for our nation—rightfully so.

of documents, the confirmation process needed to be delayed. But despite Sen. Harris' commonsense objection, the Republicans decided the show much go on.

Documents became a running theme in the Democrats' resistance to Kavanaugh's nomination. In a break with protocol, Sen. Booker released a trove of emails Republicans wanted to keep secret, arguing that there was no reason for them to be marked confidential. Republicans roundly dismissed Sen. Booker's attempt to shed further light on Kavanaugh, a potential lifetime appointee to the Supreme Court, as "theatrics." Senator John Cornyn, a senior member of the Senate Judiciary Committee, framed Sen. Booker's document release as grandstanding, saying that, "Running for president is no excuse for violating the rules of the Senate or of confidentiality of the documents that we are privy to."

Whether the questioning was difficult, such as the exchanges between Kavanaugh and Sen. Harris on Robert Mueller or a woman's right to make her

provide down to cheap political posturing.

No matter where you may fall on the motivations of either senator, or any senator on the opposite side of the aisle, there was a concerted effort to provide their constituents and their nation with as much information as possible on Kavanaugh, because, ultimately, this nomination has been nothing if rushed and utterly devoid of meaningful vetting.

Republicans, who currently have a 51-49 majority in the Senate and do not require a single vote from Senate Democrats to confirm Kavanaugh, are sharing as little as possible about Trump's nominee. According to CNN, Kavanaugh has "the lowest level of support for a Supreme Court nominee since Robert Bork, whose nomination was rejected by the Senate in 1987." Rather than worry about shoring up the public's confidence in our nation's highest court, Republicans are worried that the more we know, the less likelier the chance of a consequence-free Kavanaugh confirmation.

CLASSIFIEDS

DENVER WEEKLY NEWS

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Public Notice

NOTICE AS TO PROPOSED

2019 FIVE POINTS BUSINESS IMPROVEMENT DISTRICT BUDGET

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2019 has been submitted to the Five Points Business Improvement District ("District"). Such proposed budget will be considered at a meeting and public hearing of the Board of Directors of the District to be held at 2444 Washington Street, Denver, Colorado, at 2:30 p.m. on Wednesday, October 3, 2018. A copy of the proposed 2019 budget is available for public inspection at the offices of the District, 2444 Washington Street, Denver, Colorado. Any interested elector within the District may, at any time prior to final adoption of the 2019 budget, file or register any objections thereto.

Dated: September 20, 2018

FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

By: /s/ Tracy J. Winchester
Secretary to the Board

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FPBID Board Members appointed June 13, 2016

Paul Books, President (4-year term – June 12, 2020)

1127 Sherman St. #100

Denver, Co 80203

pbooks@palisadepartners.com

720-248-7252

Renee C. King, Vice President/Assistant Secretary (4-year term – June 12, 2020)

751 S. Oneida St.

Denver, CO 80224

Kitchendoctor257@aol.com

303-321-4428

John Pirkopf, Vice President/Assistant Secretary (3-year term – June 12, 2019)

2649 Champa St.

Denver, Co 80205

jpirkopf@gmail.com

303-219-0044

Nathan Beal, Treasurer, (3-year term – June 12, 2019)

3021 E. 7th Ave.

Denver, Co 80206

st.bernardproperties@gmail.com

303-667-2801

Maedella Stiger, (term – December 31, 2018)

2755 Welton St.

Denver, CO 80205

maedellans@q.com

303-295-9055

FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (FPBID)
BOARD OF DIRECTORS
BOARD MEETING ATTENDANCE RECORD

P – Present

A – Absent

2018 Board Meeting Dates	Paul Books	Renee C. King	John Pirkopf	Nathan Beal	Maedella Stiger
January 3, 2018	P	P	P	A	P
February 7, 2018	P	P	P	P	P
March 7, 2018	P	P	P	P	P
April 4, 2018	P	P	P	P	P
May 2, 2018	P	P	P	P	P
June 6, 2018	P	A	P	P	P
June 29, 2018 (Special Meeting)	P	P	P	P	P
July 11, 2018	P	P	P	P	P
August 1, 2018	P	P	A	A	P
September 5, 2018	P	A	P	P	P



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
January 3, 2018

Meeting Held: Wednesday, January 3, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
Dr. Renee C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Absent: Nathan Beal, Treasurer

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation
Ryan Cobbins, FPBID Chairman, Advisory Board, FPBD Board Member,
Coffee at The Point
Max Speth, Four Winds Interactive
Daryl Oliver, RE/MAX Urban Properties

Guests: Raymond Rountree, FPBID Advisory Board Member
Jack Curtin, Front Range Services

CALL TO ORDER

Meeting was called to order by Paul Books at 2:34 pm and introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

A motion was made by Dr. Renee C. King to approve the meeting minutes of December 6, 2017. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

PUBLIC COMMENTS

Raymond Rountree reminded everyone of the upcoming fundraiser, **Spin for Opioid Sensibility**, for The Raymond Rountree Jr. Foundation, Inc. being held Saturday, January 20, 2018, 1:00 pm, at CYCLEBAR, 7824 Park Meadows Drive, Lone Tree, CO 80124. Raymond asked that we spread the word and post the flyer. The board gave their well wishes for a successful turnout.

OLD BUSINESS – PEDESTRIAN LIGHTS

Dr. Renee C. King voiced her concerns about the pedestrian lighting poles being aluminum versus steel and the durability of steel over aluminum after research done. A lengthy discussion was held addressing the concerns about the aluminum poles and the BID insurance coverage to replace poles if needed from damage. Jack Curtin, Front Range Services, commented on how other BIDs in Denver handled damaged poles from his experience over the years. Some suggestions were (1) file a claim with your insurance company and (2) self-insure poles from a percentage of your contingency fund.

Tracy Winchester stated that she would check the general liability insurance coverage that the FPBD has through American Family Insurance to see if it would cover the pedestrian lights if damaged.

After discussion on the concerns of having aluminum poles versus the durability of steel poles, Paul Books stated that the bid proposal we voted for with Colorado Lighting and the price we received to get the job done was a good mid-term fix for now and believes that we will be alright with our decision.

From our previous meeting, we were waiting on a lights study from Detective Torres. Tracy Winchester stated that Detective Torres sent an email with his recommendation that the lights on the Welton Corridor were good. He felt that the area was well lit, even though no light meter was used. Tracy believes that we will not be receiving a written report due to his recommendation. He also proposed another survey be taken around the end of March, after construction is finished, to see if any changes may have occurred but for now, all looks good.

John Pirkopf wanted to know about the RTD changes based on our discussion about the D Line at a prior board meeting last year. Tracy Winchester updated John on the D Line continuing to run through Five Points and on weekends.

Tracy Winchester commented on a French transit company, Alstom Transportation, who wants to get involved with the US market and was interested in talking to RTD here in Five Points about an unsolicited proposal to buildout the Central Corridor Rail Line Extension, 8/10 of a mile, from 30th & Downing to 38th & Blake Street to connect with the A Line to DIA. Tim Baldwin, Rocky Mountain West Transit & Urban Planning introduced Tracy to this company.

Meeting will be held here at our office on Wednesday, January 10th at 4:00 pm and Tracy Winchester, Paul Books, and Councilman President Albus Brooks will be in attendance to discuss their plan. Barbara Deadwyler, RTD Director, District B will also attend the meeting.

A discussion was held about the Denver Health parking lot being used for parking after hours for Welton Street businesses. Tracy Winchester informed everyone that Denver Health wanted us to install a gate for paid parking at night. Further discussion is needed.

ADVISORY COUNCIL REPORT – RYAN COBBIN

Ryan Cobbins stated that the next Advisory Council meeting will be Monday, February 12, 2018. Ryan informed the board that the Advisory Council would like to play a more supportive role to the BID board and wanted feedback as to how they can be of service.

A discussion was held about different ideas that the board could utilize the Advisory Council. For example, getting ideas from the business and property owners about the look and feel of the Welton Corridor, engage with the new businesses coming to the corridor, website for the BID to post information about the meetings, minutes, etc., and various ideas to promote Welton Street businesses on the website.

FPBID OPERATIONS REPORT – TRACY WINCHESTER

Tracy Winchester had asked Len, Front Range Services, to attend the board meeting last month to talk about how Front Range Services tracks service trips to the Welton Street Corridor. Len was unable to attend the meeting last month. Tracy asked Jack Curtin who was present today to give us that information. Jack stated that the service trips to Welton Street are being tracked by a GPS tracking system installed on their trucks. Services usually start around 5:30 am – 6:00 am starting first at Cervantes. The tracking system can tell us how long we were in the area, it can keep track of people, and take pictures of when we arrive on site. Jack also explained breakdown of how we were being charged for services. Front Range has also been collecting the trash outside of Tru-Value building which is outside of the service area for no extra charge. Jack Curtin informed us that he could pressure wash dumpsters for private businesses for a fee.

Tracy Winchester will be preparing RFP for maintenance services on the Welton Corridor and Jack Curtin, Front Range Services will be receiving proposal as well. Also, she will be preparing a Year End Summary Report to be sent to all business and property owners who pay into the BID.

Tracy Winchester shared with the board the meeting Mayor Hancock held on December 1st with African-American and Latino leaders on the gentrification issue that bubbled up after the Ink Coffee controversy. Since that meeting, the president of the RINO BID reached out to me in search of collaboration on the issue in the Five Points area. In the planning meeting, we decided to develop three outcomes that we could deliver in 2018. The outcomes are (1) educating the community through meetings to vent about the ramifications and benefits of gentrification (2) determine a policy position to advocate on behalf of the businesses, i.e., a moratorium on property tax increases to provide for affordable commercial retail space; and (3) workforce opportunities with the Five Points area. Tracy asked the board for their support in working with this group on these measures. The board thought it would be good to get the Five Points BID mission statement message out about who we are and who we represent.

Paul Books expressed interest in helping with mitigation and possibly doing survey of properties along Welton Street that are not activated and work on keeping our culture here with small businesses in the area. Paul would like to see the storefront initiative program activated again to restore properties for lease or sell to retain African American small business entrepreneurship in the area.

A motion was made by Dr. Renee C. King to approve Tracy Winchester to speak and be part of the solution and advocate on behalf of the Five Points BID board to collaborate on the gentrification issue in Five Points. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Tracy Winchester gave report on OED Request for Qualifications and the evaluation of the applicants for the 29th and Welton St. Mixed-Use Affordable For-Sale Housing Development. OED asked Tracy to be on the team to review and evaluate the proposals from developers to build the 29th & Welton affordable project. The developers were (1) TWG Development, LLC (out of state developer from Indiana) (2) George Thorn, Mile High Development, LLC, created Art Hotel (3) Denise Burgess, Burgess Community Development, a Denver-based construction management firm, arm development for Cleo Parker Robinson, to be owner of commercial space, 1st Floor, 10,000 square feet (4) Wellington Webb for J.J. Sullivan, Enclave Group, Inc. (son of Jim Sullivan), and (5) Northeast Denver Housing Center, Inc.

Tracy Winchester explained the OED funding for the FPHD for 2018. The Office of Economic Development has awarded the Five Points Historic District, Inc., a 6-month contract of \$75,500 to fund our office in 2018. The federal government has not authorized its funding levels for HUD and the Community Development Block Grant for 2018. Pending the amount that is finally awarded to the City of Denver, we are not guaranteed that we will be fully funded in amount of \$151,000. We submitted a Scope of Contract, Budget Narrative, and Budget for a 6-month agreement. If we are awarded additional dollars, we will need to go through the process again.

The parking structure at 1999 Broadway is empty at night and we are working on a program with their parking group to encourage people to park there at night.

TREASURER'S REPORT – NATHAN BEAL

In Nathan Beal's absence, Tracy Winchester gave the financials for the month of December 2017. The ending balance for December 2017 was \$194,478.57. Payments made to FPHD for \$13,000 loan until money is received from City of Denver, \$3,250 for Welton Corridor Holiday Lights split, and \$121.56 to Xcel Energy.

Motion made by Maedella Stiger to accept the Treasurer's report. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

CHAIRMAN'S REPORT – PAUL BOOKS

Paul Books reported that we can put banners on the Xcel light poles. LaSheita Sayer, ZoZo Group, LLC managed to get in touch with Xcel Energy and discovered that we need to get

permission from the City of Denver before Xcel will give us permission. The Permit for banners is free/no cost for non-profits. Concerning the banners, Paul stated that we would need two (2) sets of banners, one for the pedestrian light poles and the Xcel light poles for the entire 10 blocks. The City of Denver Banner permit requires a bond of \$100 for each banner. There are 20-24 tall poles, that we think are Xcel's, on Welton St. So, a bond for \$2400, sample images of what will be on the banners, a traffic control plan, and a street occupancy request form. A City and County of Denver, Department of Public Works, Banner Entrance Requirements Sheet was attached to your packets. John Pirkopf recommended we move forward sooner than later to get started on process for getting banners done on Xcel poles. Paul stated that he will provide a Capital Expenditure list to the board and advisory council prior to next meeting.

Tracy Winchester commented on district being branded as a Music District as she has mentioned in previous meetings. There are lots of art districts but no music districts out there.

Paul Books reminded the board about the Welton Street Parking Management meeting with Scott Burton, Denver Public Works. We are conducting a study to assess and evaluate the need for more on-street parking in the residential and commercial areas of Five Points. We have hosted several meetings with the residents and business community as well as individual meetings with Cervantes, 1999 Broadway, and owners of Five Points Plaza. There is a meeting Tuesday, January 9th here at FPBD office at 6:00 pm.

A discussion was held about turning Welton Street into a 2-way street and the cost involved. A study was done a few years ago and it was determined that even with light rail running, it is possible to make Welton Street 2-way. It could cost approximately ¼ of a million dollars to do a 2-way and \$20,000 for the design.

NEW BUSINESS

The board wanted to know the policy for writing checks. Tracy Winchester stated that anything over \$500.00 need to have two signatures, the President and Secretary.

ADJOURNMENT

Motion to adjourn the meeting was made by Renee C. King. Seconded by John Pirkopf.

Vote: Unanimous in favor, motion carried.

Meeting adjourned at 4:45 pm.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy J. Winchester
Secretary, Five Points BID



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
February 7, 2018

Meeting Held: Wednesday, February 7, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
Dr. Renee C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation
Ryan Cobbins, FPBID Chairman, Advisory Board, FPBD Board Member,
Coffee at The Point
Max Speth, Four Winds Interactive
Daryl Oliver, RE/MAX Urban Properties
Michael Martinez, The Rolling Pin Bake Shop
LaSheita Sayer, ZoZo Group LLC
Myron Melnick, 3001 Welton LLC
Nina Rupp, Marble Empire, Inc.

Guests: Raymond Rountree, FPBID Advisory Board Member
Tamara Banks and friend Lisa, Chaka M Zee

CALL TO ORDER

Meeting was called to order by Paul Books at 2:35 pm and introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

A motion was made by Dr. Renee C. King to approve the meeting minutes of January 3, 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

PUBLIC COMMENTS

Raymond Rountree thanked everyone for their participation in his son's fundraiser, **Spin for Opioid Sensibility**, for The Raymond Rountree Jr. Foundation, Inc. that was held Saturday, January 20, 2018, 1:00 pm, at CYCLEBAR, 7824 Park Meadows Drive, Lone Tree, CO 80124. Everyone was glad to hear it was a successful turnout for the fundraiser and what he is trying to do in remembrance of his son.

Tamara Banks, freelance journalist, talk show host and documentary filmmaker, and a Five Points neighborhood icon, attended the meeting to hear more about gentrification in Five Points and the ongoing development in Five Points around gentrification. She has been attending the gentrification meetings around town and is committed to being involved and informed.

LaSheita Sayer, ZoZo Group, LLC, wanted to get an update on the street parking meetings. Paul Books informed her that the meetings were in the 3rd phase and were looking at all blocks in Five Points. Some of the changes would include removing the meters on Welton Street but still have 2-hour parking signs and also to expand parking time to 10:00 pm. A draft proposal is being done to send out to all residents for comments, after receipt of comments, there will probably be another meeting. We are looking at sometime this summer to incorporate changes.

Myron Melnick thanked the BID board members for all their hard work since the formation of the district. He suggested that we think about different meeting times so that other businesses can attend the meetings. He mentioned maybe around 7:00 pm. Myron also thought that it would be important to have a website and thought it was mentioned approximately a year ago. He made comments concerning gentrification and the Ink Coffee Shop dilemma. Myron also thought Front Range was too expensive and could possibly find people and pay federal wages.

OLD BUSINESS – PEDESTRIAN LIGHTS

Maedella Stiger wanted clarification from the board about the funds being used to pay for the pedestrian lights along the Welton Street Corridor. Her understanding was that the 20 new pedestrian lights to be installed in the former 2-block maintenance district will be paid for from the remaining funds of the maintenance district account and any lights installed thereafter would be discussed if funds are coming from that account. Paul Books reassured her that the funds from the old maintenance district are being utilized for the 2-block area only. Any

additional lighting in the 10-block area for now is considered long term. Tracy Winchester stated that the light assessment done for the area showed that we didn't need additional lighting at present. There was a discussion on other ways to pay for additional lighting in the future through grants and fundraising. A statement was made for the record that the maintenance district funds will be used for the 2-block area only iff expansion is considered for the remaining eight (8) blocks, the property and business owners in the 2-block former maintenance district would not be charged.

ADVISORY COUNCIL REPORT – RYAN COBBINS

Ryan Cobbins stated that the first Advisory Council meeting will be Monday, February 12, 2018 from 4:00-5:00 pm at Coffee at The Point. About 8-9 people are expected to show up for the meeting and he will update the committee on the lights, irrigation, and trees. Ryan stated they were getting organized and ready for discussion on matters. A discussion was held on the budget and getting a website done for the BID. As of February 1st, a FPBID page was added to the FPBD website. Ryan told the board and members that marketing tips from anyone would be welcomed about what we want to see on the Welton Corridor.

FPBID OPERATIONS REPORT – TRACY WINCHESTER

Tracy Winchester introduced Nina Rupp, President & CEO of Marble Empire, Inc., and member of the Chinese Chamber of Commerce, and reminded all that Nina Rupp is sponsoring our first "Five Points Business After Hours" tonight from 5:30 pm – 6:30 pm at 2025 Welton Street. Invited all to attend.

Tracy Winchester introduced Casey Murphy, Outfront Media, for his presentation to the board on how to take control of the message on Welton Street with our three (3) billboards. The price for our billboards is \$692/billboard for one month. He spoke about posters and impressions and how many eyes will lay on our signs through the amount of impressions from cars, people, and transit system. Casey also spoke about adding a mobile aspect to the campaign and explained that process and price.

Tracy received two (2) proposals for winter watering. Price ranging from \$720 - \$1200. CityScapes quoted \$350 per watering for three (3) different dates equaling \$1,050 for 36 trees. in February and March. Front Range quoted \$720 for one-time visit 25-30 gallons of water per tree. Everyone agreed that trees needed winter watering. A motion was made by Nathan Beal to approve winter tree watering. Seconded by Renee C. King. Vote: Unanimous in favor, motion carried.

Tracy Winchester stated that she will have the Annual Report done by next board meeting. Also, the board will hold off on voting for check policy until the next BID board meeting.

2018 FPBID Marketing Tactics – Tracy Winchester

Billboards – Used to feature local businesses on Welton St. and major community events. Control the advertising messaging on the corridor and self-promote our businesses and historic district.

Brochures - \$600 membership with Visit Denver will allow us to get our brochures at the airport, major hotels and visitor centers across the metropolitan community. Drive tourism to the corridor and create a branding tool that invites people to our neighborhood.

Banners – With the addition of 20 new pedestrian lights, we can promote the historic district and our businesses by using them as wayfinding signs. Banners will also be installed on the 24 Xcel lights that extend down to the 20th block of Welton.

Total Billboards, Brochures, Banners \$36,500 – Sources of funds from 2018 budget – Marketing \$20,000, Security \$30,000, and Contingency \$20,000 – Totaling \$70,000. The billboards are currently on a one-month contract with FPBD.

Ryan stated that he would take the marketing tactics to the Advisory Council to discuss and get back with us on their thoughts and ideas.

FPBID Request for Proposal – Tracy J. Winchester

Tracy Winchester presented the Request for Proposal for FPBID Cleaning, Maintenance and Landscaping Services. The selection committee would comprise of the Board of Directors and the Advisory Council committee members. Tracy suggested the board look over RFP and get comments back to her no later than Wednesday, February 14th and get proposal out to the public by Friday, February 16th. Proposals are due by 3:00 pm MST Wednesday, February 28th and should be presented to the FPBID Board and Advisory Council. A pre-bid meeting will be held with the proposers to conduct a walk-through of the Welton Corridor two weeks later. Proposal timeline stated new vendor in place by Tuesday, May 1st, 2018. A discussion was held about the various timeline dates and it was agreed to push dates back one week from dates on the cover sheet.

BID Insurance – Tracy J. Winchester

Tracy Winchester gave thanks to Rick Kron, Spencer Fane, to encourage the BID to join the Colorado Special Districts Property and Liability Pool. This company was formed in 1988 when few other choices were available for public entities. The membership fee is \$271.25 to purchase general liability insurance minimum \$2,000 - \$3000 per year. They do not offer insurance for Directors and Officers.

Renee King asked if the City of Denver offered any protection for BID's since we are considered a quasi-government entity. Tracy said she would check to see if the City of Denver offered any insurance for special districts.

TREASURER'S REPORT – NATHAN BEAL

Nathan Beal gave the financials for month end January 2018. The ending balance for January 2018 was \$178,699.84. Total expenses \$3,614.22 – Front Range Services \$1,100. Excel Energy \$138.22. OutFront Media \$2,076.00. OutFront Media \$300.

Motion made by Renee C. King to accept the Treasurer's report. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

CHAIRMAN'S REPORT – PAUL BOOKS

Paul Books discussed his 2017 and 2018 BID Potential Capital and Ongoing Budget Options list and asked the board to respond by email and prioritize by numbers the various options according to importance. Renee King suggested having work sessions to go over all the items listed on the capital and ongoing budget options list. Nathan Beal suggested at least two (2) board members get together and go over options list once comments are received from board members and Advisory Council committee members. Paul Books and Renee King volunteered to meet and discuss the comments and later plan a special meeting for everyone to attend.

Paul Books informed the board about Downtown Colorado, Inc., an organization that Rick Kron suggested membership for the BID. The membership fee is \$250 per year. Tracy Winchester was familiar with the organization from the FPHD being a member a few years ago. Paul Books will contact a representative from the organization to attend our next board meeting to discuss the benefits of membership of the organization.

Paul Books asked for a volunteer from the BID Board to meet with him to attend the Five Points Business District (FPBD) Strategy Committee meeting to begin conversation about the administrative and structural changes that will occur once the FPBD is dissolved possibly by June 30, 2018 or by year's end, December 31, 2018. Maedella Stiger volunteered to attend and John Pirkopf volunteered as an alternate.

NEW BUSINESS

John Pirkopf asked for an update on the pedestrian lights. Tracy Winchester gave an update on the pedestrian lights. She stated that the board approved 20 lights but after Colorado Lighting did their walk through they found there may be 21 or 22 light fixtures. One (1) at the Plaza across from RE/MAX office and one (1) near 715 Club further down the street. Tracy stated that the order was put in last week for 20 actual light fixtures.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Renee King, seconded by John Pirkopf and unanimously carried, the meeting was adjourned at 4:45 pm.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary, FPBID Board of Directors



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
March 7, 2018

Meeting Held: Wednesday, March 7, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
Dr. Renee C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation
Ryan Cobbins, Chairman-Advisory Council, FPBD Board Member,
Coffee at The Point
Daryl Oliver, RE/MAX Urban Properties
LaSheita Sayer, ZoZo Group LLC

Guests: Raymond Rountree, FPBID Advisory Board Member
Taylor Lee-Clarahan, ZoZo Group, llc

CALL TO ORDER

Meeting was called to order by Paul Books at 2:35 pm and introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

A motion was made by Dr. Renee C. King to approve the meeting minutes of February 7, 2018. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

PUBLIC COMMENTS

No public comments.

OLD BUSINESS

Renee King wanted to check on BID's insurance coverage. Discussion was tabled until Operations Report by Tracy Winchester.

ADVISORY COUNCIL REPORT – RYAN COBBINS

Ryan Cobbins stated that the next Advisory Council meeting will be Monday, March 12, 2018 from 4:00-5:00 pm at Coffee at The Point. Ryan stated that he would like to restructure the Advisory Council to become more of an advisory committee for the benefit of the BID board. With the help of Raymond Rountree and Matt Buck, he would like to see at least 5-6 more members present at the meetings and that members be committed to at least 6-12 hours per year. Also, Ryan spoke about going back to meeting once a month instead of every other month.

Ryan spoke about having some security measures in place before summer to curtail any problems with loitering around the hot spots on the Welton Corridor. Daryl Oliver offered his assistance with speaking to people hanging out around 27th & Welton if the problem should arise. He has experience in this area and feels he can be of assistance with these young alleged gang members. Daryl feels the DPD's response to complaints takes a lot longer than it should when dealing with problems on Welton Street.

LaSheida Sayer, ZoZo Marketing Group, llc attended the Advisory Council meeting and discussed some of her marketing ideas. Ryan stated that no discussion was held on creating a website for the BID. Paul Books stated he would send samples of other BID websites for the committee to review. Paul also advised Ryan to contact Tracy Winchester to add items to the BID board meeting agenda from the advisory committee prior to board meetings in the future.

Tracy Winchester informed the board that she has an appointment with Bayard Temporary Services next week to find out how they may be able to assist us with hiring possibly these same people who may be causing problems on Welton Street to work for us. The BID has approved money in this category to pay wages.

Paul Books asked if the board should contact Commander Calo to come and share some strategies with the business and property owners on handling problems when needed. Possibly share a link and/or resources for guidance.

PRESENTATION BY DOWNTOWN COLORADO, INC. - KATHERINE CORRELL

Paul Books introduced Katherine Correll who gave a presentation on Downtown Colorado, Inc., a nonprofit, membership association committed to building better communities. The membership fee is \$225.00/year and presently have approximately 283 members. The

memberships consist of downtown development authorities, urban renewal authorities, and BIDs. The organization provides four core services to organizations and individuals engaged in downtown and commercial district development 1) advisory services 2) educational events 3) advocacy and information and 4) program participation. Katherine informed us of the DCI Americorps Vista program, a paid one-year service program that aims to build the capacity of public and non-profit organizations. The staff person lives in the community to make connections between local businesses and local governments, develop innovative processes, conduct research, and develop promotional materials for their sites. The staff person is paid by the community, \$12,600/year for up to 3 years.

FPBID OPERATIONS REPORT – TRACY WINCHESTER

PRESENTATION OF DATA FROM MARKETING SURVEY – LASHEIDA SAYER, ZOZO GROUP, LLC

LaSheida Sayer summarized the data received from the marketing survey. Twenty-two (22) businesses responded – 19% of what was sent out. Telephone calls were made to some businesses to get responses. She focused on food and drink retail businesses and eight (8) businesses responded.

The top three (3) alternative marketing tools were: 1) banners 2) billboards 3) brochures.

Tracy Winchester stated that the city is responsible for switching out the banners on the Xcel poles and policies on how long we can keep them up is changing. The banners will last approximately 8 months with clarity. Banners can be switched out twice a year. Tracy also spoke to the new owner of 23rd & Welton about the billboard and the cost would be approximately \$1200 for 6 months including installation. Everyone was more enthused about the 23rd Street billboard due to price and location.

A discussion was held about the billboard above the 715 Club. Approximately \$13,000/year and message can be changed every four (4) weeks. LaSheita Sayer commented we lose control of the message of the neighborhood when we take the billboards down. She also reported that our demographics for the area were not up to date and reflects community from 2010 which was the last census. Tracy informed everyone that all 3 billboards on Welton Street would cost \$27,000/year. Everyone felt that the billboard above 715 Club gets the most impressions and the other two billboards had low visibility. The board asked Tracy to check on possible discount if we kept the 715 Club billboard for longer term and less changes of display.

RFP FOR MAINTENANCE – TRACY WINCHESTER

Tracy Winchester went over some of the edits made to the RFP for Maintenance. She included the Equal Opportunity language to the proposal and changed the deadline due date for RFPs to be turned in or sent to our office.

AUDIT EXEMPTION RESOLUTION – TRACY WINCHESTER

Tracy explained the Audit Exemption Resolution 2017 form (attached sample) to the board members and the reason for submitting the form which is to claim exemption from the audit requirements due to revenues or expenditures not exceeding \$750,000 for the year 2017. All board members will have to sign off on the resolution giving their approval. In addition to the

2-page resolution, a 10-page long form application for exemption from audit will be filled out by Joseph Hampanda, our accountant, and then reviewed by Diane Wheeler, an independent accountant with knowledge of governmental accounting. There is a \$150/hour fee being charged for the review.

A motion was made by Renee C. King to approve and sign the waiver for Resolution for Exemption from Audit and the long form application being prepared by Joseph Hampanda and reviewed by Diane Wheeler, an independent accountant, to be submitted to the State Auditor's Office. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

BID INSURANCE – TRACY WINCHESTER

Tracy informed the board that we need to get insurance for the BID because the City of Denver does not offer any coverage for special districts. A decision was made to join the Colorado Special Districts Property and Liability Pool Insurance and pay the \$271.25 membership fee to purchase general liability insurance minimum \$2,000 - \$3000 per year.

TREASURER'S REPORT – NATHAN BEAL

Nathan Beal gave the financial report for month end February 2018. The ending balance for February 2018 was \$184,916.96. Total expenses \$13,558.64 – Wallace Marketing \$375.00. Excel Energy \$159.76. Adobe Systems - \$23.88. FPBD loan - \$13,000.00.

The FPBD certification check from OED will be cut tomorrow for FPBD for \$14,000. The FPBD contract ends June 30, 2018.

A discussion was held on check writing policy for the BID.

A motion was made by Maedella Stiger that any checks written over \$1,000 will require email/written approval from the Treasurer. Any checks written over \$5,000 will require two (2) signatures from the Treasurer and Secretary. Vote: Unanimous in favor, motion carried.

Motion made by Nathan Beal to accept the Treasurer's report. Seconded by Renee C. King. Vote: Unanimous in favor, motion carried.

CHAIRMAN'S REPORT – PAUL BOOKS

Paul Books would like to host a community meeting after April 2nd to get input and feedback from community concerning the RFP for Maintenance for the BID. From the meeting he had with Rino BID member, Paul learned they do not have a maintenance contract for their BID. He also mentioned that Rino's BID hosts a community clean-up once a year.

A decision was made to have the meeting on April 4th which is our next scheduled FPBID Board meeting from 6:00 – 7:30 pm to accommodate businesses that cannot attend meetings during the day. Food and drink will be served using approximately \$100 out of the budget.

A discussion was held how to set up meeting to get the best results. Paul mentioned using the same format as Drew O'Connor where sheets were taped on the wall listing all services and using dots to have everyone mark services according to their priority.

Tracy Winchester asked if the board would like to invite Bayard Services to the next board meeting. Paul Books suggested maybe having them come to the May board meeting.

Paul Books mentioned the meeting he and Maedella had with Rino BID on their structural transition of administration and he wants to go over the report with the entire board. After that meeting, he would like to have a joint special meeting with both FPBD and FPBID boards sometime in April 2018.

Paul asked the board about the presentation from Katherine Correll, Downtown Colorado, Inc. and if they wanted to use them to assist in organizing the FPBID. Tracy shared that the FPBD was well connected with DURA and City of Denver and didn't utilize DCI very much for organizational purposes. After discussion, the board felt that the biggest benefit to us would be the Vista program and maybe we could investigate it down the road.

NEW BUSINESS

Daryl Oliver spoke to the board about prioritizing the meeting agenda to accommodate the people who may have to leave early so they are part of new business discussions.

Daryl suggested putting benches along the Welton Street Corridor so people may be able to enjoy a stroll and sit down along the way keeping people on the street which adds more foot traffic in the area. The board liked that idea and will be adding benches to the potential capital and ongoing budget items list.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Renee King, seconded by Maedella Stiger and unanimously carried, the meeting was adjourned at 4:45 pm.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary
FPBID Board of Directors



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES (SPECIAL TIME)
April 4, 2018

Meeting Held: Wednesday, April 4, 2018 at 6:00 pm (Special Meeting) at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
Dr. Renee C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation
Ryan Cobbins, Chairman-Advisory Council, FPBD Board Member,
Coffee at The Point
Daryl Oliver, RE/MAX Urban Properties
Catherine Wallace, 5Points Beauty & Barber Supply
Matt B. Smith, Kuni Sushi (new business)
Travis Smith, Impact Locally/Humanity (new business)
Jesse R'Taenzer, Pair O Dimes Festival Fashion Boutique (new business)

Guests: Raymond Rountree, FPBID Advisory Board Member

CALL TO ORDER

Meeting was called to order by Paul Books at 6:10 pm. Introductions were done around the boardroom. Paul Books explained the reason for this special board meeting to everyone. The BID board wanted perspective from the BID members about their priorities for the neighborhood. He spoke to the BID members about defining priorities on potential capital expenditures and ongoing budget options for 2017 and 2018.

Tracy Winchester informed all that the food and beverage served tonight was prepared by two of our Five Points businesses – pastries by TeaLee’s Tea House & Bookstore – 611 22nd Street (new business recently opened) and wings and potato salad by Randall’s at Climax Lounge – 2217 Welton Street.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

A motion was made by Nathan Beal to approve the meeting minutes of March 7, 2018. Seconded by Renee C. King. Vote: Unanimous in favor, motion carried.

TREASURER’S REPORT – NATHAN BEAL

Nathan Beal gave the financial report for month end March 2018. The ending balance for March 2018 was \$212,206.89. Total expenses -2,577.67 – Front Range Services, Inc. \$2465. Excel Energy \$112.67.

Tracy Winchester stated that the OED 2018 Contract to Five Points Historic District, Inc. was approved. The contract was approved for January – June 2018. We will be able to refund the BID for the loan amount. She also received notification of the extension of the contract from July – December 2018. Tracy did inform everyone that December 31, 2018 was the hard stop of funding from OED. Plans are to have the extended contract done by end of May.

A motion was made by Renee C. King to accept the Treasurer’s Report for March 2018. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

CHAIRMAN’S REPORT – PAUL BOOKS

Paul Books announced that we would start our breakout session and explained how we would rate our services from the 2017 and 2018 BID Potential Capital and Ongoing Budget Options list. Paul briefed went over all categories and everyone received colored dots to mark services according to their priorities.

EXECUTIVE SESSION

At 8:10 pm, the board went into executive session per section 24-6-402(4) C.R.S. to develop and negotiate position on the RFP for maintenance. A motion to move into executive session was made by Renee C. King and seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

EXECUTIVE SESSION ENDED

A motion was made by Nathan Beal to end the executive session at 8:27 pm. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

Tracy Winchester gave report on proposals received for RFP BID maintenance services. Four proposals were received – 1) Sid King Maintenance Services 2) Front Range Services 3) CSG Services 4) Metropolitan Services.

A motion was made by John Pirkopf to accept the final application due to extenuating circumstances. Seconded by Renee C. King. Vote: Unanimous in favor, motion carried.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Renee King, seconded by Nathan Beal and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary
FPBID Board of Directors



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
May 2, 2018

Meeting Held: Wednesday, May 2, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
Dr. Renee C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation
Ryan Cobbins, Chairman-Advisory Council, FPBD Board Member and Business Owner, Coffee at The Point
Catherine Wallace, 5Points Beauty & Barber Supply
Jay Barry, son of Odell Barry

Guests: Raymond Rountree, FPBID Advisory Board Member
Norman Harris, III, JMF Corporation, FPBD Board Member

CALL TO ORDER

Meeting was called to order by Paul Books at 2:30 pm. Introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

PUBLIC COMMENTS (Two minutes per person)

There were no public comments.

APPROVAL OF MEETING MINUTES

A motion was made by Dr. Renee C. King to approve the meeting minutes of April 4, 2018. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

OLD BUSINESS

Nathan Beal asked about FPBID Insurance. Tracy Winchester stated that she would update everyone during her Operations Report later in the meeting.

ADVISORY COUNCIL REPORT – RYAN COBBINS

The last meeting held by the Advisory Committee was Monday, April 23, 2018. Ryan stated that the meetings are now being held the week prior to the FPBID board meetings. Ryan emailed a proposal to everyone from LaSheita Sayer who sponsored “August Nights” a swing dancing jazz event that was previously held in Five Points in front of the former Zona’s parking lot, now owned by the 715 Club. Last year the event was held at Union Station and she would like to bring the entertainment back to Five Points this year, in front of her new office, formerly Crossroads Theater. LaSheita is looking for financial support from the BID if possible. Paul Books asked if we could make this proposal an agenda item at the June 2018 board meeting.

Ryan Cobbins stated that the committee would like to see a preview of the graphics for the banners that will hang on the pedestrian light poles and would like to be a part of the decision-making process. Ryan was concerned about the message the banners would be displaying about the neighborhood and wants to make sure the Five Points story is being told. A discussion was held about the banners and billboards on Welton Street.

PRESENTATION BY NORMAN HARRIS III - FOOD TRUCK EVENT ON WELTON ST - JUNE 2, 2018

Norman started his presentation with a little history about himself and the Harris family in Five Points through the generations of living and working on Welton Street. He also gave a timeline of his accomplishments working with the annual Juneteenth Music Festival, Five Points Jazz Festival, Beer and Bar-B-Que Festival, and in 2017 the first Food Truck Rally held on Welton St. Norman is here today to do a presentation on the second annual Food Truck Rally being held Saturday, June 2, 2018.

Norman Harris discussed the importance of preserving the cultural inheritance of the neighborhood and how he continues to strive for improvement each year to be a better steward for the neighborhood. He spoke about the positive effects of festivals in the neighborhood such as marketing for the area, increased revenue for the businesses, and familiarity with other neighborhood organizations.

A discussion was held about the negative effects of festivals in the area such as fencing off business entrances due to risk of alcohol violations. Brooke Dilling, Five Points Jazz Festival Coordinator, spoke about the risks to the non-profit liquor license holder and the liquor store business owner license holder not being able to cross over licenses during the festival which is

the reason for the fencing. A suggestion was made to check into the pros and cons of lowering the fence in front of the business entrances. Brooke Dillon agreed to investigate the matter.

OPERATIONS REPORT

Tracy Winchester gave a report on the interviews of the three (3) applicants for the RFP Maintenance contract. The applicants were Front Range Services, Sid King Maintenance Services, and Consolidated Services Group. Welton Street business owners, Charles Wessels (Dunbar's Kitchen and Tap House) and Duncan Goodman (Cervantes) were involved in the interview process.

Tracy informed us that Bayard Enterprises (City of Denver contracted maintenance services) had their trial run cleaning the Welton Corridor. They will work as a supplemental service two (2) days a week with the selected contractor for the Welton St RFP Maintenance contract. The workers are paid by the City of Denver. A decision should be made by next month on who will be awarded the maintenance contract.

Insurance

Tracy Winchester stated that there are not many companies to insure Special Districts so joined Colorado Special Districts Property and Liability Pool. The membership fee is \$298.96/year. The coverage starting January 1, 2018 – January 1, 2019 would cost approximately \$2500.00 with our present budget to include the pedestrian lights. Without insuring the pedestrian lights, the prorated cost would be \$1,846.70 starting April 11, 2018 – January 1, 2019. Tracy discussed and passed out proposal summary for review. The FPBID will sign a resolution and intergovernmental agreement to join and also designate a member representative and alternate member representative to represent the district's interest in the Colorado Special Districts Property and Liability Pool matters on behalf of the FPBID.

A motion was made by Dr. Renee C. King to approve joining the Colorado Special Districts Property and Liability Pool and sign the resolution and intergovernmental agreement and designate a member representative and alternate member representative to represent the Five Points BID interest in CSD matters. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried. Tracy Winchester was designated the member representative and Nathan Beal was designated the alternate member representative.

Voting Tabulation from the April 4th FPBID Special Board Meeting

Tracy Winchester presented and gave report on the tabulation of the dots used to categorize one-time additional costs and possible ongoing costs for maintenance budget options for the Welton Corridor. After discussion, Paul Books decided by next month's meeting we would put some framework around maintenance items.

TREASURER'S REPORT – NATHAN BEAL

Nathan Beal gave the financial report for month end April 2018. The ending balance for April 2018 was \$229,276.42. The mill levy income to the FPBID - \$19,180.17. Total expenses for the month of April 2018 - \$2,110.64.

Tracy Winchester stated that we should be getting the two-party checks by next month for dual signatures of checks written over \$5,000.00.

A discussion was held about the FPHD, Inc. loan from FPBID and when it will be paid since the contract was approved for the first six months and working on the extension contract for the next six months. Also, the invoice for the pedestrian lights, the first payment of \$16,000 should be coming in June 2018.

A motion was made by Maedella Stiger to accept the Treasurer's Report for April 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

CHAIRMAN'S REPORT – PAUL BOOKS

Paul Books gave a brief overview of the potential restructure of the Five Points Historic District, Inc. (FPHD) and possibly hiring a consultant for assistance in the transition phase of the FPHD, Inc. and the FPBID to provide support and management services.

Paul explained benefits of BID/GID partnering with a non-profit, as the FPHD was, who will be dissolving by year's end. There is a possibility to combine the administrative services of the FPHD and FPBID or hire a 3rd party group to fulfill the administrative services and assist in BID transition. There was a discussion about the advantages of the BID partnering with a non-profit and the benefits of the BID and a non-profit working in tandem.

Paul stated he would like to explore partnership with Centro, Inc. to assist in facilitating this process. The cost would be \$7,000 and the expense could be split between the FPHD and FPBID.

There were questions and comments from other board members and BID members about the \$7,000 price and what would Centro be doing for the price. Paul stated that he had a proposal from Centro explaining the process and he had emailed the proposal to the board members.

Suggestions were made to seek proposals from other companies like Centro for comparison of services before we move forward with paying \$7,000, for example, Downtown Denver Partnership. Tracy Winchester will inquire with DDP since she is on the board. The board members were interested in being educated on this process of BID/non-profit working together.

A motion was made by Dr. Renee C. King for the board to agree to explore a partnership with Centro for support services to unify the Five Points organizations and to set a clear path for how the BID will evolve during this time of transition. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Paul Books, seconded by Nathan Beal and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary
FPBID Board of Directors



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
June 6, 2018

Meeting Held: Wednesday, June 6, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Absent: Dr. Renee C. King, 1st Vice President
Ryan C. Cobbins, Chairman, Advisory Committee

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Darrell Nulan, Staff, Thomas Bean Foundation
Deva Montalbano, Principal, STUDIOTROPE
Catherine Wallace, 5Points Beauty & Barber Supply
Daryl Oliver, Real Estate Broker, Re/Max Urban Properties
Matt Speth, Four Winds Interactive
Myron Melnick, 3001 Welton LLC

Guests: Raymond Rountree, FPBID Advisory Board Member
Norman Harris, Jr., for JMF Corporation
Seku
Brandon Kelly, Midas Touch Movement

Presentations: Timothy M. O'Brien, CPA, Denver City Auditor
Tayler Overschmidt, Director of Communications

LaSheita Sayer, ZoZo Group LLC

CALL TO ORDER

Meeting was called to order by Paul Books at 2:35 pm. Introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

A motion was made by Maedella Stiger to approve the meeting minutes of May 2, 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

OLD BUSINESS

Nathan Beal asked about FPBID Insurance. Tracy Winchester stated that she would update everyone during her Operations Report later in the meeting.

PRESENTATION BY TIMOTHY M. O'BRIEN, CPA, DENVER AUDITOR

Denver Auditor, Timothy M. O'Brien, CPA, gave a PowerPoint presentation on the Office of the Auditor, 'who they are' and 'what they do.' Timothy M. O'Brien was elected to a four-year term in May 2015. The Auditor is elected by the people and is independent from all other elected officials and city operational management. The Auditor works outside of the Mayor and City Council's offices to maintain objectivity and offer frank, truthful reports for the betterment of Denver. Auditor Timothy M. O'Brien, CPA was accompanied by Tayler Overschmidt, Director of Communications from his office. After his presentation, Auditor Timothy M. O'Brien opened the floor for questions and comments.

PUBLIC COMMENTS (two minutes per person)

Catherine Wallace inquired about the Parking Area Management Plan for Welton Street and wanted to know if there had been any decisions made on the parking plan. Paul Books stated that no decision had been made to date and residents and businesses still had time to get their comments in before approval. Tracy Winchester said there was an AMP meeting tomorrow and she would be attending.

Myron Melnick, Welton Street property owner, voiced concerns of business owners complaining about fences blocking their business during festivals within the historic district. Paul Books explained why the fences were used due to overlapping liquor licenses being a violation of Denver Department of Excise & Licensing. He also informed Mr. Melnick that the festival organizer was trying to get approval to use a lower fence which was possible for the Truck Stop Festival which was held on June 2nd. The business owners were happier with the lower fence.

Seku voiced his opinion about the fencing during festivals on Welton Street as well as a concern for alcohol versus marijuana being utilized at festivals and the city laws concerning marijuana usage.

Matt Speth, Four Winds Interactive, 2501 Welton Street, stated that his business was facing a couple of security issues with the homeless in the area. There was an incident where guns and

police were involved. Matt stated that a fence will be installed around the loading dock due to homeless people sleeping in the doorway, up to 25 or more sleeping in the area. Seku suggested Matt call Jesse Pares, Denver Homeless Out Load, 22nd & California for help with homeless people.

OLD BUSINESS

No old business to discuss.

ADVISORY COUNCIL REPORT – RYAN COBBINS

Ryan Cobbins was absent today due to personal reasons but sent an email to let the board know that the Advisory Council did not have much to report from their meeting two weeks ago. They were waiting on an update on the pedestrian lights being installed and now it looks like installation has begun. He reported that the next Advisory Council meeting will be on June 25th from 4 pm - 5 pm at Coffee at The Point. He stated that he would check out the minutes from today on any action the council needs to take.

PRESENTATION BY ZOZO GROUP, LLC – LaSheita Sayer

LaSheita Sayer is having an event called “Swinging August Nights” in front of her present business location, 2590 Washington Street, on August 11th, 18th, 25th, 2018. This event is a free 1940’s themed outdoor music and dance event in the historic community of Five Points. ZoZo Outdoor has teamed up with the Colorado Swing Dance Club, a non-profit organization, to present outdoor swing dance events for the public. In August 2015, the event was held here in Five Points in front of the 715 Club (formerly Zona’s/ZoZo Outdoor) and since then moved to Union Station. LaSheita would like to bring the event back to Welton Street to bring more people to the corridor for the good of the BID businesses along Welton St. LaSheita is asking the BID board to financially support her event. The cost to run the event is approximately \$8500 and there are sponsorship opportunities to aid in expenses.

OPERATIONS REPORT

Tracy Winchester informed everyone that Colorado Lighting began the new pedestrian lights installation last Friday, June 1st. The process of getting the banners made for the light poles has started and would like to have some sort of celebration event once all is completed.

Tracy informed every that she attached a detailed matrix fee from Centro to support their proposal for facilitation/consulting fees as well as Jaime Lieko’s observations on the pros and cons of the transition process. She also discussed her research in pursuing additional proposals such as The Fax Partnership (Colfax), PUMA, Office of Economic Development, and The Downtown Denver Partnership. Tracy found there was not much assistance to be offered from those organizations due to one reason or another.

A motion was made to approve and select Centro’s proposal for the transition of the Five Points Historic District, Inc. and the Five Points BID organizational and funding strategy and both organizations will split the cost of the consulting fees. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

CHAIRMAN’S REPORT – PAUL BOOKS

Paul Books wants to schedule a special board meeting to talk about the 2018 capital and ongoing budget options and a budget for special events and standards for selecting events to be supported. The capital items include trash receptacles, bike racks, benches, etc. and the ongoing items such as maintenance, public relations, and holiday lights. The meeting is needed so that the board can go over the voting tabulation from the April 4th board meeting and prioritize accordingly. Paul would like to meet before the next FPBID board meeting, which is July 11th. Suggested dates for the special board meeting (1) Tuesday, June 12th for 2 hours – between 1-4:30 pm or 6-8 pm and (2) June 29th for 2 hours - anytime up to 2 pm.

TREASURER’S REPORT – NATHAN BEAL

Nathan Beal gave the financial report for month end May 2018. The ending balance for May 31, 2018 - \$257,998.85. The mill levy income to the FPBID - \$33, 513.50. Total expenses for the month of May 2018 - \$4,791.07. Total assets - \$283,998.85.

Tracy Winchester gave an update on OED FPHD contract for the last six months of 2018 and payment arrangement of \$26,000 loan to FPBID.

A motion was made by Maedella Stiger to accept the Treasurer’s Report for May 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by John Pirkopf seconded by Nathan Beal and unanimously carried, the meeting was adjourned at 4:40 pm.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary
FPBID Board of Directors



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
SPECIAL BOARD MEETING MINUTES
June 29, 2018

Meeting Held: Special Meeting held, June 29, 2018 at 11:30 am at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
Dr. Renee C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

The FPBID Board opened the Executive Session meeting at 11:37 am. An electronic telephone recording of the meeting is on file. Dr. Renee C. King moved to close the Executive Session and to open the Special Meeting of the Five Points BID. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

Staff: Tracy J. Winchester, Five Points Business District and Secretary, Five Points BID

Nell Washington, Five Points Business District

BID Members: Ryan C. Cobbins, Business Owner, Coffee at The Point and Chairman, Advisory Council

Guests: Raymond Rountree, FPBID Advisory Board Member

CALL TO ORDER

The Special meeting of the Five Points BID was called to order by Paul Books at 12:00 pm.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

Tracy Winchester talked about the three (3) maintenance proposals received during the bidding process of the maintenance contract for the Five Points BID. The three companies were Consolidated Services Group (CSG), Sid King Maintenance, and Front Range Services. The special committee (Dr. Renee King, Tracy Winchester, Charles Wessels, Dunbar, and Duncan Goodman, Cervantes) formed to assist in reviewing the proposals were impressed with CSG's snow plan and their numbers.

A motion was made by Dr. Renee C. King to select Consolidated Services Group, LLC (CSG) as the Maintenance company for the Five Points BID. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Dr. Renee C. King volunteered to go over CSG contract and Tracy Winchester will work with her as she was a member of the selection committee. A motion was made by Paul Books to make Dr. King our designated board member to oversee the clarification of the contract and other details needed to put the system in place. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

SELECTION OF 2018 CAPITAL & ONGOING BUDGET OPTIONS

Paul Books went over list of 2017 and 2018 BID potential capital and ongoing budget options. Below are conversations between the board members on various items.

Irrigation system and Trees:

A lengthy discussion was held on the irrigation system and replacement of trees outside of the former maintenance district and the irrigation system within the 2-block area. Suggestions were made to replace the irrigation system before purchasing new trees. Also, if we purchase new trees and the irrigation system is not repaired, who waters the trees? There was concern on how to handle talking to the businesses outside the former maintenance district about repairing the irrigation system in front of their place of business. Paul Books decided we need to find out if the irrigation systems are working in the other 8 blocks of the BID and if the property/business owner is willing to repair them or not. We also need to price the cost of watering trees for the summer. A motion was made by Nathan Beal to investigate repair of irrigation system for approximately \$4,000 with CSG and/or Citiscapes. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Medallions:

Nathan Beal also will look at quotes for maintenance on Medallions. Check into City of Denver right of way possibly maintaining Medallions. Also inquire about grout cleaning as well. Paul Books stated stones are in good shape. Budget \$40,000.

Bike Racks & Trash cans & Benches:

A discussion was held about bike racks and trash cans up and down the corridor and where we would like to see them. Paul Books suggested contacting James Wadle, Bike Denver. Suggestions made to look into custom bike racks with Five Points character added such as musical symbols for our jazz and music history. Trash cans and benches with the Five Points "star" engraved on them for a more custom look. Discussion on benches possibly 2 per block. Budget of \$34,000 for benches and trash cans. Dr. Renee King suggested painting all the light

poles black. Painting the he Xcel light poles may need prior approval before any changes. A motion was made by John Pirkopf to approve budget of \$24,000 for trash cans and \$10,000 for bike racks. Nathan Beal will be the point person. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Website:

Website budget of \$3,000 approved. A discussion was held to move on getting website setup and needed layout for organizational piece. It was suggested that we wait until the transition of the non-profit and the BID. Tracy Winchester suggested we revamp the website we have in place. We have the logo, content, and pictures. Ryan Cobbins will work on website. Dr. King suggested using reserve funds for the website. Dr. Renee C. King made a motion to hold off on the website until transitional structure is in place. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

Paul Books continued discussion on the ongoing costs (projected) and the possible ongoing costs to discuss from the spreadsheet. He discussed budget for Centro and the part-time person \$30,000 - \$40,000 and funds for billboards, marketing, public relations, and social media.

A discussion was held about the BID sponsoring events in the community. We need to set guidelines such as making sure the event we are sponsoring coincides with our mission and early notification of the event. Possibly fund events from the reserves budget \$15,000. Tracy Winchester suggested special events be paid no more than 10% of their budget submitted in the proposal and be submitted two months prior to the event with a maximum amount (cap) for all events. Tracy stated she would draft up an events criteria plan.

Dr. Renee C. King suggested we have a separate meeting to discuss programs, festivals, and events that affect Welton Street Corridor businesses.

New Business:

Dockless Mobility Pilot Project – A discussion was held about the project and the BID was in favor of the plan but would allow them to put a proposal together for review. A motion was made by Maedella Stiger in favor of the Dockless Mobility Pilot Project and the BID will review each individual proposal. Seconded by John Pirkopf. Four (4) board members in favor, one (1) board member opposed, motion carried.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Dr. Renee C. King seconded by Nathan Beal and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary
FPBID Board of Directors



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
July 11, 2018

Meeting Held: Wednesday, July 11, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
Dr. Renee C. King, 1st Vice President
John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Staff: Tracy J. Winchester, Five Points Business District
Nell Washington, Five Points Business District

BID Members: Ryan Cobbins, Coffee at The Point
Blair Dunn, WS Property Owner

Guests: Daryl Oliver, Weichert Realtor Professionals

Presentation: Jamie Giellis and staff, CENTRO

CALL TO ORDER

Meeting was called to order by Paul Books at 2:30 pm. Introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

A motion was made by John Pirkopf to approve the meeting minutes of June 6, 2018. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried. Dr. Renee C. King made a motion to postpone approval of the Special Board Meeting minutes from the June 29, 2018 meeting until

the next board meeting due to not being read prior to the meeting. Seconded by Nathan Beal. Vote: Unanimous in favor, motion carried.

The next board meeting is scheduled for Wednesday, August 1, 2018 unless notified thereof.

TREASURER'S REPORT – NATHAN BEAL

Nathan Beal gave the financial report for month end June 2018. The mill levy income to the FPBID was \$9,014.66. Total expenses for the month - \$2,044.09. Balance at end of period - \$264,969.42 Loan to FPHD - \$26,000 still outstanding.

John Pirkopf asked if any payments had been made to Colorado Lighting for the pedestrian lights being installed. Tracy Winchester stated that no payments had been made to date.

A motion was made by Dr. Renee C. King to accept the Treasurer's report for June 2018. Seconded by John Pirkopf. Vote: Unanimous in favor, motion carried.

ADVISORY COUNCIL – RYAN COBBINS

Ryan Cobbins had nothing to report from the committee. He would like an update on pedestrian lights, and capital expenditures. Paul Books gave him a brief update and added that the special board meeting covered a lot of the capital and ongoing budget options. Ryan asked if minutes could be sent out to the BID members. Tracy Winchester felt that sending out unapproved minutes may not be a good idea. She let him know that we post minutes on the website after approval.

A discussion was held about sending out announcements of all the new projects and updates on various projects to the BID members so everyone who does not attend meetings will know what their assessment dollars are doing on the Welton corridor. A suggestion was to send out information quarterly to the BID members. Paul Books will put together a template to be used for the mailing. The idea is to spread the word and get BID members excited about what's happening on the corridor.

OPERATIONS REPORT – TRACY WINCHESTER

Tracy Winchester explained the report on the cash flow analysis for the Five Points Historic District for month ending June 2018. She also went over the figures for the outstanding liabilities as of 7/1/2018 and cash in the bank as of 6/30/2018 and outstanding loans/bills to include the \$26,000 loan from the BID. Tracy stated that the FPHD contract funds with the Office of Economic Development (OED) is reduced by 10% because the BID should be responsible for paying 10% of the non-profits' expenses since the staff is performing administrative services.

Tracy Winchester informed the board that the FPHD is moving forward with plans for our annual fundraiser which will be Wednesday, September 26, 2018 at the Sie Film Center. We can raise additional funds from our fundraiser approximately \$12,000, reduce our rent expense by \$4,500 (3 months x 1500).

(to be continued after CENTRO presentation)

PRESENTATION-CENTRO FACILITATION OF FPBID/FPBD BOARDS PARTNERSHIP (3:00-4:00 PM)

Jamie Giellis introduced herself and staff to the BID Board and members. The topic of the presentation was the future of the BID and the FPHD and the strategy involved with their organizational transition. The topics discussed were 1) overview of the project 2) what the board would like to accomplish 3) issues, opportunities, and challenges 4) considerations of who we need to engage beyond the boards for this work. A joint open discussion followed the presentation.

OPERATIONS REPORT (CONTINUED) – TRACY WINCHESTER

Tracy Winchester went over her list of recommended criteria for supporting a Five Points Welton St. Corridor event. The group discussed her criteria and added a few more points. Here is the list of recommendations: 1) does it meet or exceed the goals of our mission statement 2) annual budget will have a dedicated line item for event contributions 3) allocated amount will be no more than 5% of the annual tax collection 4) the amount requested can be no more than 10% of the event budget 5) maximum amount requested can be no more than 10% of the total annual allocation 6) BID recognition 7) board discretion on event 8) submit proposal two (2) months prior to event 9) design an application form.

Maedella Stiger added that organizations should get approval from the BID before they get permitted by the City of Denver. The question was does the BID have that kind of power. Dr. Renee C. King would like for the board to discuss big events and their effect on the community for 2019.

A motion was made by Dr. Renee C. King to adopt recommended criteria for supporting a Five Points Welton St. Corridor event as tentative with guidelines for the 2019 budget. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Irrigation & Installation of Trees – Tracy stated she will be meeting with CSG on Friday at 10 am.

Light Poles and Banner Install – Tracy spoke with Scot Kelly, Colorado Lighting, today. He stated that 4 or 5 poles needed stints, banner arms not up yet but need to decide which way to hang them (toward street or sidewalk). Banners – we have all 19 artistic renditions done by Thomas Lockhart III. She will share with committee first and then send out to the board members for your review. Thomas has been paid one-half of the \$2500 fee out of the non-profit funds.

Dockless Mobility Pilot Program – Tracy went over the letter of acknowledgment from the Dockless Mobility Pilot Program sent from Parking and Mobility Services/Denver Public Works Department that may launch dockless mobility vehicles within our BID boundaries. Dr. Renee C. King commented that she was concerned about the safety of the program and opposed the letter.

A motion was made by Nathan Beal to approve the letter of acknowledgment that Denver Public Works has contacted our organization with a request to launch dockless mobility vehicles within our Five Points BID boundaries. Seconded by Maedella Stiger. Four (4) board members in favor, one (1) opposed, motion carried.

OLD BUSINESS

Maintenance Contract Status

Dr. Renee C. King and Tracy Winchester will be meeting with CSG on Friday at 10:00 am about the maintenance contract.

Repair of Medallions

Nathan Beal has a verbal quote on repair and power washing of the medallions. The quote was from Gen3 Construction \$200-\$350/square. Paul asked that he also get a quote on reseal and repair of all the medallions on Welton Street.

Bike Rack/Trash Cans Proposal

Nothing to report at the moment.

Irrigation update of 2501 Welton St

Paul Books spoke with Matt Speth, Four Winds Interactive, about the irrigation system in front of his business. There is no water and Matt will explore with his board about repairing the irrigation system and will let us know the result.

PUBLIC COMMENT

No public comments.

NEW BUSINESS

No new business.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Dr. Renee C. King. Seconded by Maedella Stiger and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary
FPBID Board of Directors



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT
BOARD MEETING MINUTES
August 1, 2018

Meeting Held: Wednesday, August 1, 2018 at 2:30 pm at the office of the Five Points Business District, 2444 Washington Street, Denver, Colorado

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

Paul Books, President
Dr. Renee C. King, 1st Vice President
Tracy Winchester, Secretary (non-voting)
Maedella Stiger

Board Members Absent: John Pirkopf, 2nd Vice President
Nathan Beal, Treasurer

Staff: Tracy J. Winchester, Executive Director, Five Points Business District
Nell Washington, Project Manager, Five Points Business District

BID Members: Ryan Cobbins, Business Owner, Coffee at The Point, Chairman, Advisory Council

Guests: Daryl Oliver, Weichert Realtor Professionals
Darrell Nulan, Thomas Bean Foundation Staff
Paul Suter and wife, Five Points neighbors
Raymond Rountree, Five Points Business Owner
Kyle Brost, CEO, Spark Policy Institute, Business Owner
Elizabeth Schwisow, Palisade Partners

CALL TO ORDER

Meeting was called to order by Paul Books at 2:34 pm. Introductions were done around the boardroom.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest concerning items on the agenda.

APPROVAL OF MEETING MINUTES

Correction to the minutes: Dr. Renee C. King opposed the Dockless Mobility Pilot Program vote in the July 11th Board meeting. Correction will be made to the minutes.

Motion made by Dr. Renee C. King to approve the meeting minutes of June 29, 2018. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Motion made by Dr. Renee C. King to approve the minutes of July 11, 2018 with correction of opposition to vote on Dockless Mobility Pilot Program by Dr. King in the July 11th, 2018 board meeting. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

TREASURER'S REPORT – TRACY WINCHESTER for NATHAN BEAL (Absent)

Tracy Winchester gave the financial report for month end July 2018 for Nathan Beal, Treasurer, in his absence. No official financial statements were presented at the meeting today. Tracy will send the July financials out to the board members upon receipt later today.

The report was given from the US Bank July 2018 statement. Ending balance on July 31, 2018 - \$302,563.57. FPBID July financials were tabled for approval until September 2018 board meeting. Tracy Winchester proceeded with giving report from the July bank statement of deposits and withdrawals for the month.

OPERATIONS REPORT – TRACY WINCHESTER

Tracy Winchester gave an update on the pedestrian light banners. She informed everyone that we will be having a special inaugural ceremony for the installation of our new banners. There were only 19 poles instead of 20 and Thomas Lockhart III did an artistic version of 19 business owners on the front of the banners and the back of the banners will list our businesses in their individual categories. Tracy stated that we will have an unveiling of all 19 portraits at the FPBD annual fundraiser event, Food, Wine, Film and Jazz, Wednesday, September 26, 2018, at the Sie Film Center.

Our new maintenance contractor, Consolidated Services Group (CSG), has begun working on the 10 block Welton Corridor area. If you see a lot of people in blue shirts working in the area, know that is your new maintenance contractor, CSG, at work for you. Next month, CSG will start a new system where we will be receiving electronic reports of pictures of the area before and after services have been provided.

CSG Contract Status

Dr. Renee C. King stated that once the procedural rules of the CSG contract are in order, we will sign and approve the contract before the board. Dr. King will send out the CSG contract to the board members for final review before board approval.

Irrigation and installation of trees status

Tracy Winchester gave update on new tree installations and was advised to wait until fall to plant the 6 trees approved by the board due to hot weather. She spoke to Dan Davis, CSG Manager, about The Park People trees and was told that we could qualify for street trees and to get on the list for 2019 awardees. Paul Books stated that we really need 13 new trees for the corridor and

would like to include on list for The Park People trees. A discussion was held about letting CSG repair the irrigation system and remove dead trees.

A motion was made by Dr. Renee C. King to pursue offer for 13 trees from The Park People and have CSG analyze the irrigation system in attempt to plant trees and have water to irrigate by spring. Seconded by Maedella Stiger. Vote: Unanimous in favor, motion carried.

Medallions

In Nathan Beal's absence, Paul Books reported that we received a quote on the cleaning and repair of the medallions but felt quote was a little high so looking at a 2nd quote and will update next board meeting. Also, we will get an update on custom bike racks and trash cans at our next board meeting.

Template for BID Newsletter

Paul Books asked if anyone had anything to add or remove from the BID newsletter that was sent out recently. Suggestions were made to add dates of the monthly BID meetings to the template, also add financial reports and monthly meeting minutes (if not added, state where to obtain and view). Transparency is key to the BID members. Another change would be to increase font on header, FPBID, so everyone will know that that the newsletter is from the FPBID since there is a monthly newsletter from the FPHD.

CHAIRMAN'S REPORT – PAUL BOOKS

Paul Books went over his report of the 2017 and 2018 Potential Capital and Ongoing Budget Items with updates. The \$30,000 budget item for promoting the corridor should be decided among the board and BID members.

A discussion was held on the cost of promotions thus far and cost for potential ongoing projects such as brochures for Visit Denver and DIA, billboards, and holiday lights to name a few.

Paul Books would like to have two board members volunteer to work with Ryan and other members of the Advisory Council to determine priorities for marketing, history, and public relations on the corridor. He asked the board members to advise him of their thoughts.

The 2019 BID Operating Plan and Budget to the City of Denver is due by September 30, 2018 for review and approval as required by State of Colorado Statutes for BIDs.

BID Authority

Elizabeth Schwisow from Paul Book's office called the City of Denver to inquire if BID's can charge fees for festivals and was told that the streets belong to the City of Denver Right of Ways not the BID. We will check with the City of Denver's legal office to ask about fees for festivals within a BID. Maedella Stiger stated she has information from a reliable source verifying we can charge fees for street festivals and will bring information to the next board meeting.

Advisory Council

Ryan Cobbins reported that it had been extremely quiet this summer as far as undesired incidents on the Welton Corridor hot spots. A discussion was held about why Kuni Sushi and the Tiki Bar next door had not opened and possible challenges they could be experiencing.

The next Advisory Council meeting is Monday, August 27, 2018 and possible agenda items would be gathering ideas about marketing, history, and public relations, creating a budget, and getting more BID members involved.

NEW BUSINESS

Dr. Renee C. King discussed property tax increases and getting involved with other BID's (Santa Fe, Colfax, etc.) collectively to petition the city about the value of being in a historic district. She suggested maybe getting the Mayor and Councilman Brooks involved with our discussions about BIDs. Darrell Nulan inquired about getting DURA involved since we were declared an urban renewal area. Paul Books mentioned displacement of small businesses within the BIDs. Tracy Winchester mentioned Attorney Rick Kron and Yvette Freeman of PUMA, meeting with local BIDs to form a coalition and will ask for an update of their meeting.

Tracy Winchester stated that Colorado Special District Association is having a 3-day conference in Keystone in September 2018 and suggested we send a representative from the BID board.

Tracy Winchester informed everyone that she was on a committee with the Mayor and 9 other cities working together on gentrification issues and putting policies in place so the Denver City Council can vote.

Dr. Renee C. King suggested talking to the Board of Accessors or the Board of Equalization about lowering taxes and recognizing small businesses.

Paul Books summarized some practical steps 1) talk to other BID's about property taxes 2) find out who holds the key to influence 3) talk to BID broker in Bow Mar for fair representation and 4) hold a few sessions at CaTP once notified.

Tracy Winchester stated that we should contact Joann Greek, Business Development Representative at Denver's Office of Economic Development about retail grants for small businesses and their formula for financing.

PUBLIC COMMENT

No public comments.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made by Dr. Renee C. King. Seconded by Maedella Stiger and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Five Points Business Improvement District.

Tracy Winchester, Secretary

Management Report

Five Points Business Improvement District
For the period ended August 31, 2018

Prepared by

Net Prophet

Prepared on

September 5, 2018

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Profit and Loss

August 2018

	Total
INCOME	
Mill Levy Income-FPBID	9,341.01
Total Income	9,341.01
GROSS PROFIT	
	9,341.01
EXPENSES	
Advertising & Marketing	475.00
Bank Charges & Fees	20.00
Bookkeeping	212.00
Office Supplies & Software	14.48
Repairs & Maintenance	1,100.00
Utilities	82.05
Total Expenses	1,903.53
NET OPERATING INCOME	7,437.48
NET INCOME	\$7,437.48

Balance Sheet

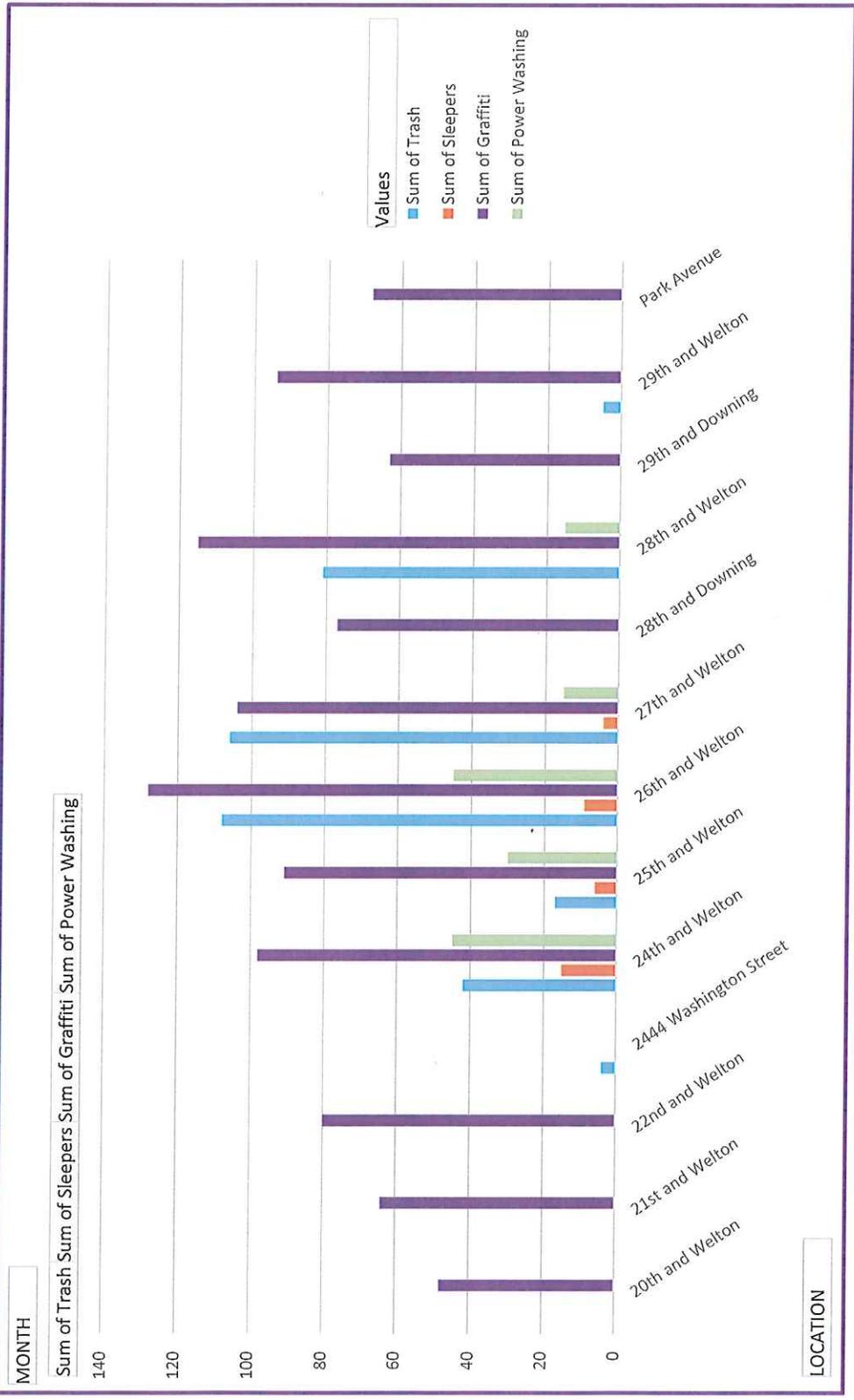
As of August 31, 2018

	Total
ASSETS	
Current Assets	
Bank Accounts	
USbank Checking	310,001.05
Total Bank Accounts	310,001.05
Other Current Assets	
Loan to FPBD	26,000.00
Total Other Current Assets	26,000.00
Total Current Assets	336,001.05
TOTAL ASSETS	\$336,001.05
LIABILITIES AND EQUITY	
Total Liabilities	
Equity	
Retained Earnings	194,478.57
Net Income	141,522.48
Total Equity	336,001.05
TOTAL LIABILITIES AND EQUITY	\$336,001.05

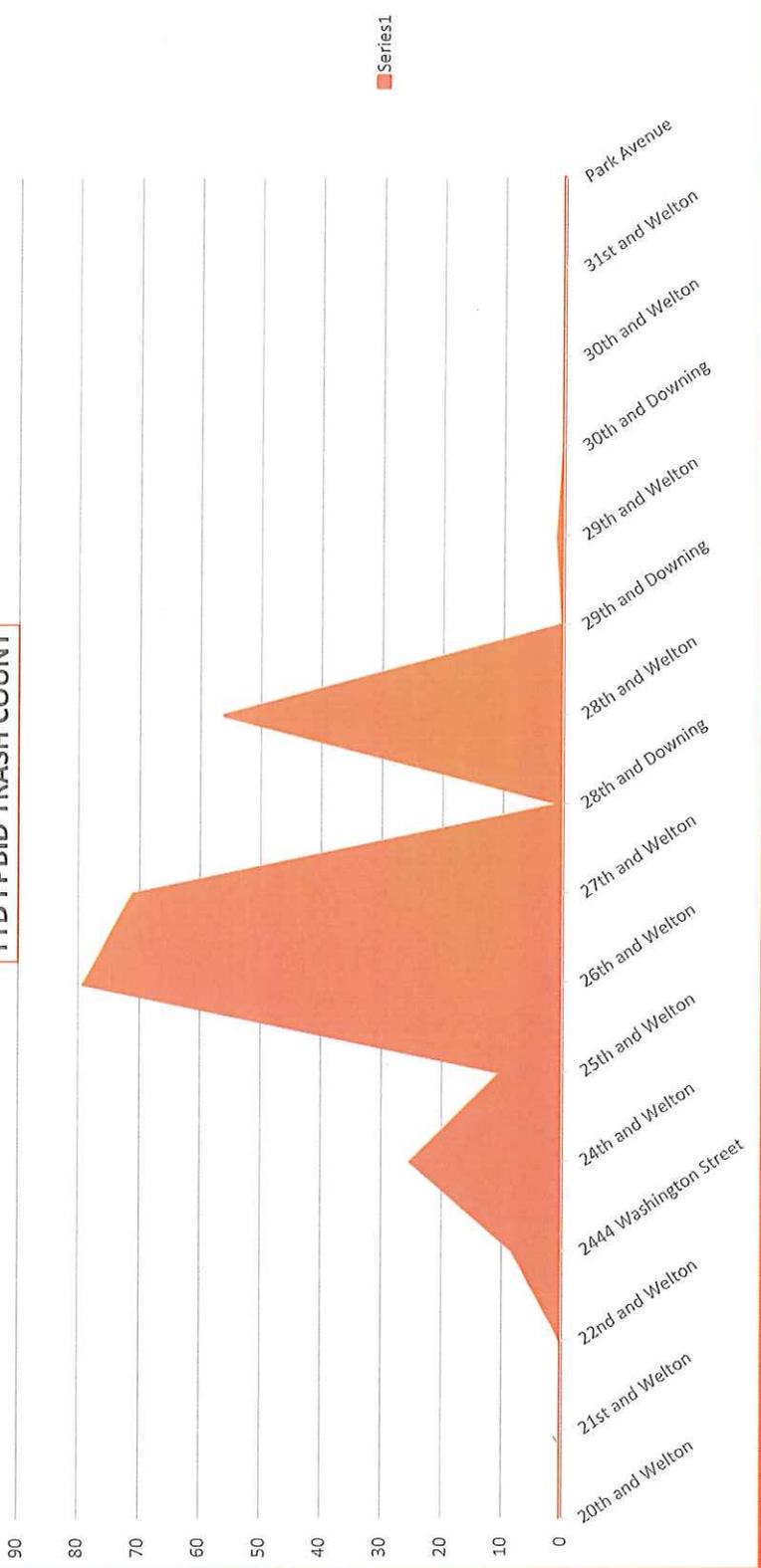
Statement of Cash Flows

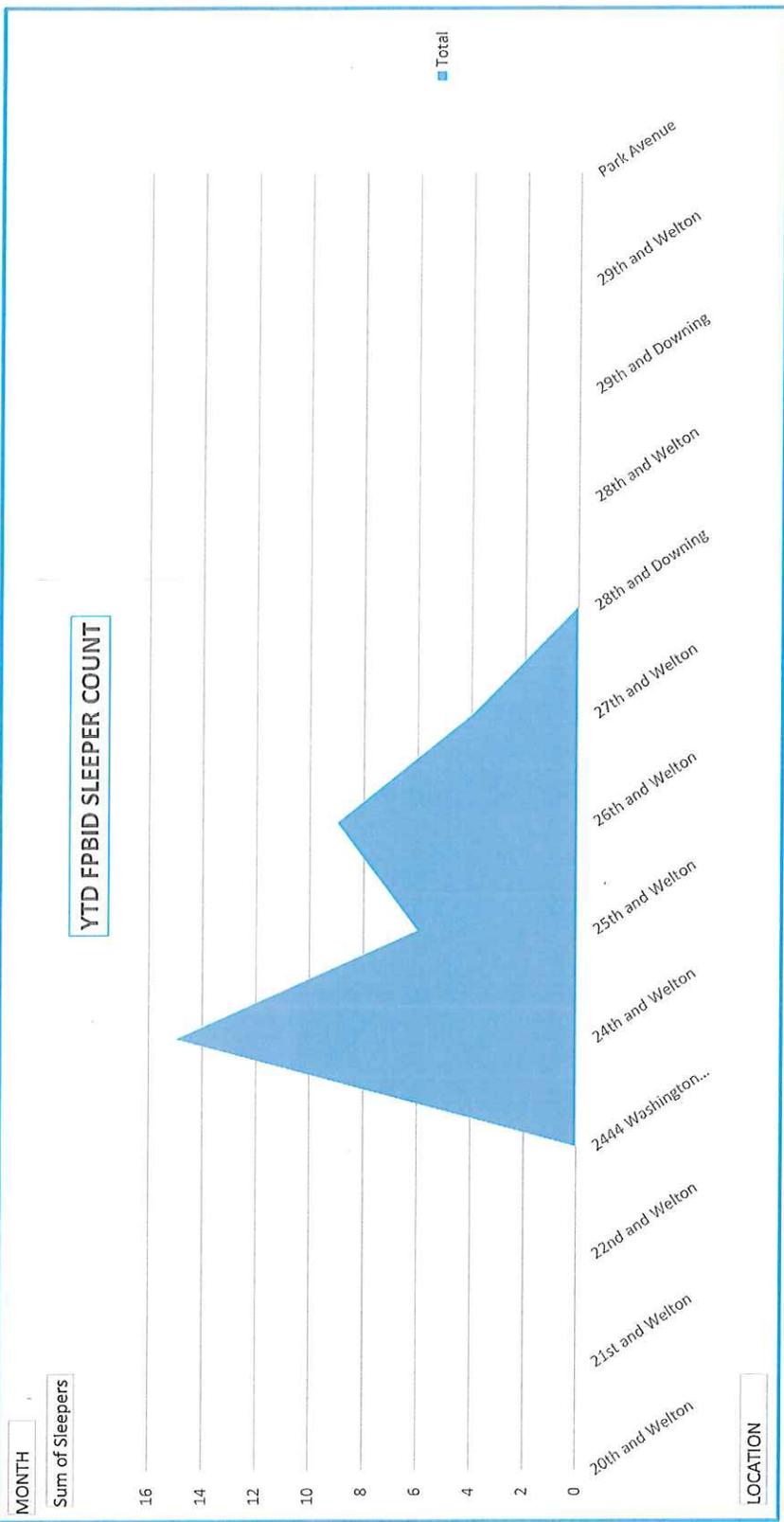
August 2018

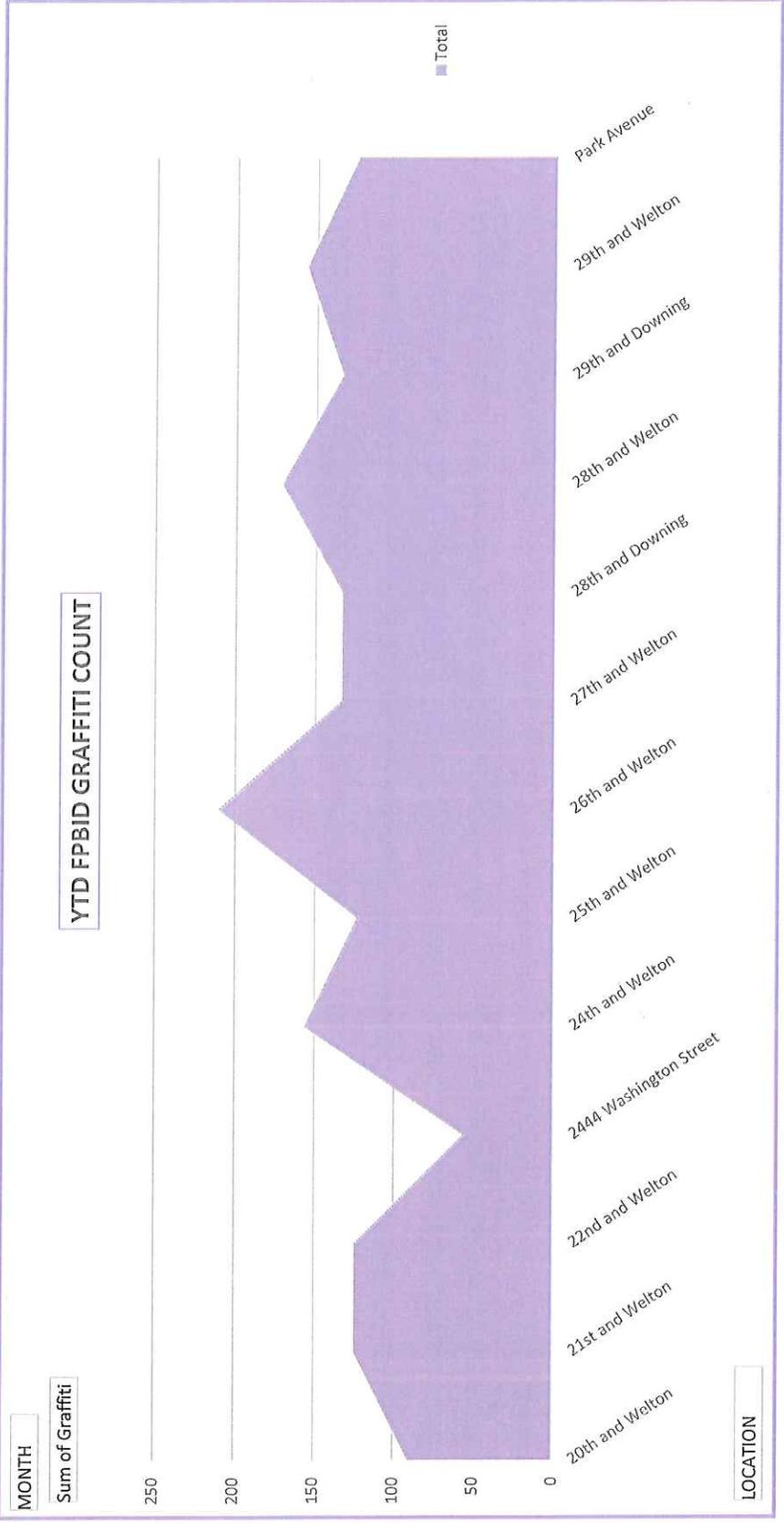
	Total
<hr/>	
OPERATING ACTIVITIES	
Net Income	7,437.48
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Net cash provided by operating activities	7,437.48
NET CASH INCREASE FOR PERIOD	7,437.48
Cash at beginning of period	302,563.57
CASH AT END OF PERIOD	\$310,001.05
<hr/> <hr/>	



YTD FPBID TRASH COUNT



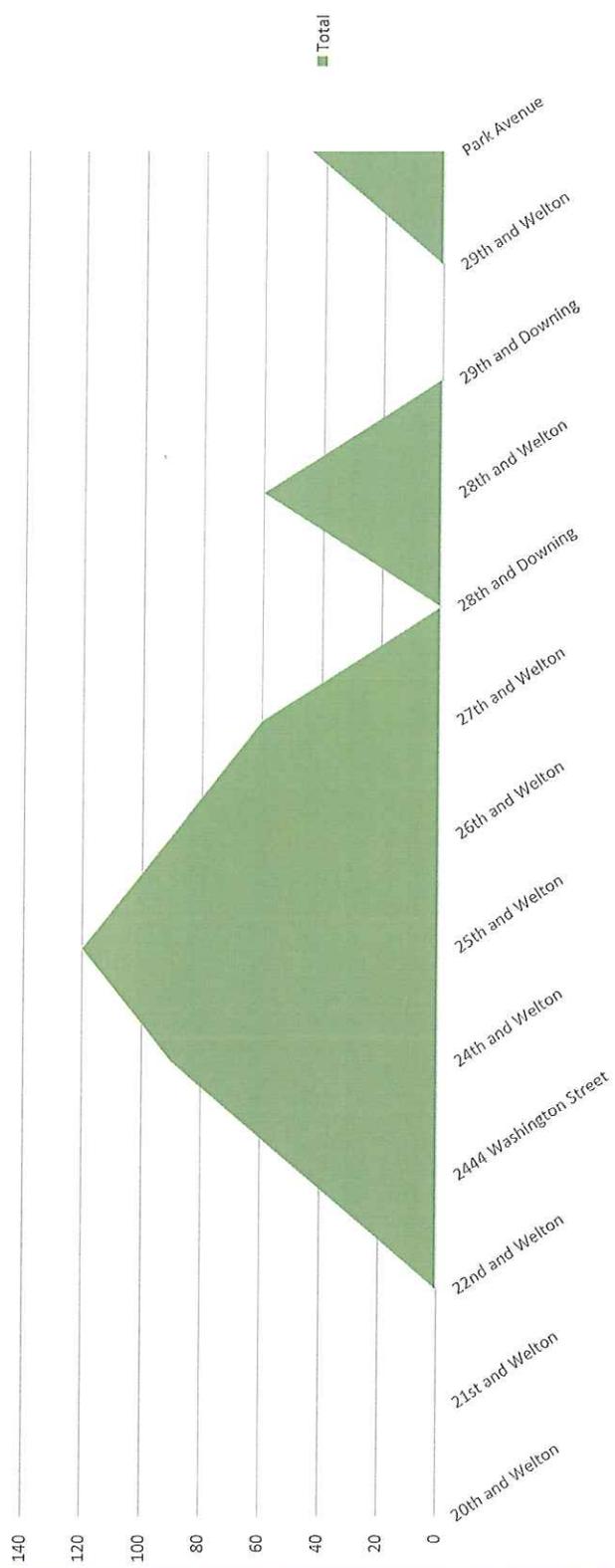




MONTH

Sum of Power Washing

YTD FPBID PRESSURE WASHING MINUTES



LOCATION

FIVE POINTS REPORTED OFFENSES USING NIBRS DEFINITIONS

TYPE OF OFFENSE		JAN-MAY 2017		JAN-MAY 2018		CHANGE	
		#	%	#	%	#	%
CRIMES AGAINST PERSONS	Murder	2	0.1%	5	0.3%	3	150.0%
	Aggravated Assault	106	5.8%	76	4.9%	-30	-28.3%
	Forcible Sex Offenses	24	1.3%	17	1.1%	-7	-29.2%
	Non-Forcible Sex Offenses	0	0.0%	0	0.0%	0	NA
	Kidnapping/Abduction	5	0.3%	4	0.3%	-1	-20.0%
	Simple Assault	163	9.0%	129	8.2%	-34	-20.9%
	Intimidation	36	2.0%	34	2.2%	-2	-5.6%
SUBTOTAL		336	18.5%	265	16.9%	-71	-21.1%
CRIMES AGAINST PROPERTY	Arson	1	0.1%	2	0.1%	1	100.0%
	Bribery	0	0.0%	0	0.0%	0	NA
	Burglary	69	3.8%	55	3.5%	-14	-20.3%
	Counterfeiting/Forgery	3	0.2%	4	0.3%	1	33.3%
	Criminal Mischief/Damaged Property	151	8.3%	117	7.5%	-34	-22.5%
	Embezzlement	0	0.0%	0	0.0%	0	NA
	Extortion	0	0.0%	0	0.0%	0	NA
	Fraud	15	0.8%	19	1.2%	4	26.7%
	Larceny	195	10.7%	228	14.6%	33	16.9%
	Theft from Motor Vehicle	250	13.8%	137	8.8%	-113	-45.2%
	Motor Vehicle Theft	82	4.5%	62	4.0%	-20	-24.4%
	Robbery	37	2.0%	26	1.7%	-11	-29.7%
Stolen Property	0	0.0%	1	0.1%	1	NA	
SUBTOTAL		803	44.3%	651	41.6%	-152	-18.9%
CRIMES AGAINST SOCIETY	Drug/Narcotics Violations	212	11.7%	158	10.1%	-54	-25.5%
	Gambling	0	0.0%	0	0.0%	0	NA
	Child Pornography	0	0.0%	0	0.0%	0	NA
	Prostitution	0	0.0%	0	0.0%	0	NA
	Weapon Law Violations	40	2.2%	45	2.9%	5	12.5%
SUBTOTAL		252	13.9%	203	13.0%	-49	-19.4%
ALL OTHER OFFENSES	Fraud - NSF - Closed Account	0	0.0%	0	0.0%	0	NA
	Curfew	1	0.1%	0	0.0%	-1	-100.0%
	Disorderly Conduct / Disturbing the Peace	48	2.6%	53	3.4%	5	10.4%
	Family Offenses / Nonviolent	9	0.5%	6	0.4%	-3	-33.3%
	Liquor Law/Drunkenness	95	5.2%	138	8.8%	43	45.3%
	Other Sex Offenses	18	1.0%	3	0.2%	-15	-83.3%
	Violation of a Restraining/Court Order	20	1.1%	29	1.9%	9	45.0%
	Harassment	12	0.7%	3	0.2%	-9	-75.0%
	Criminal Trespassing	93	5.1%	92	5.9%	-1	-1.1%
All Other Offenses	127	7.0%	122	7.8%	-5	-3.9%	
SUBTOTAL		423	23.3%	446	28.5%	23	5.4%
GRAND TOTAL		1,814	100.0%	1,565	100.0%	-249	-13.7%

All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent reports.

PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

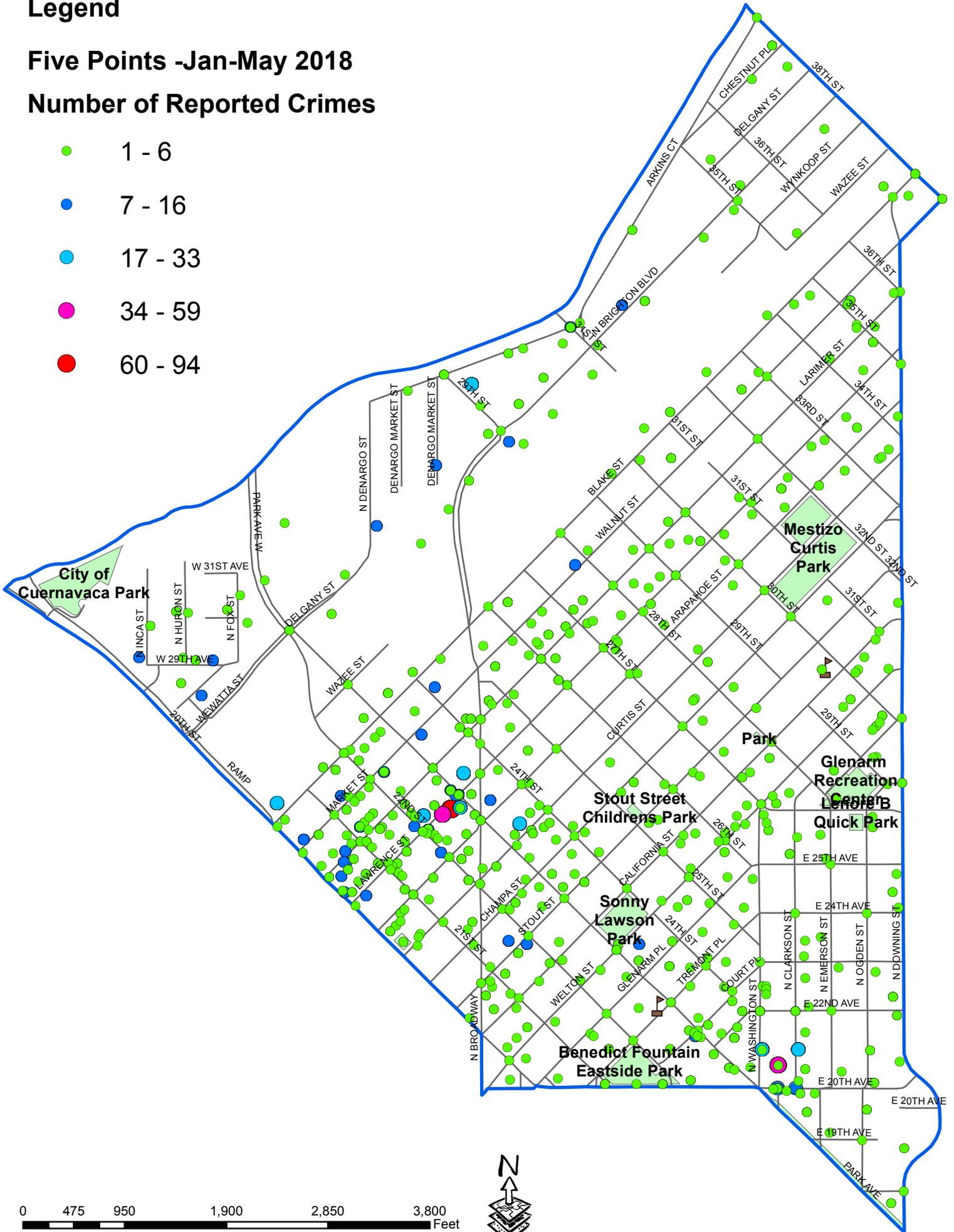
Excludes runaways, traffic offenses, unfounded reports and non-criminal activity.

Legend

Five Points -Jan-May 2018

Number of Reported Crimes

- 1 - 6
- 7 - 16
- 17 - 33
- 34 - 59
- 60 - 94



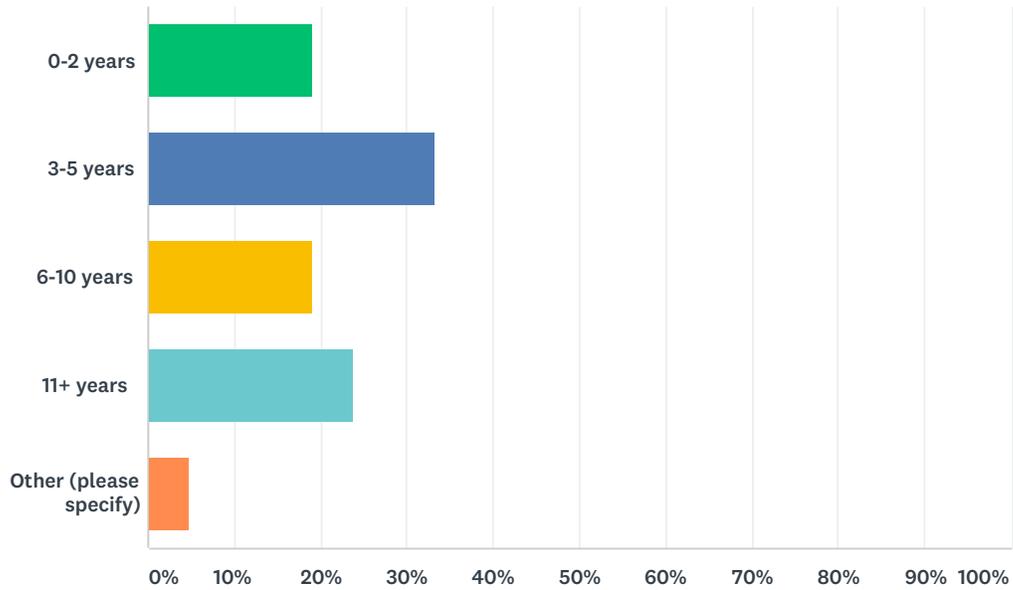
Q1 What is your name and your business's name?

Answered: 21 Skipped: 0

#	RESPONSES	DATE
1	Chocolate Spokes	3/2/2018 10:51 AM
2	Jack Curtin Front Range Services	3/2/2018 10:30 AM
3	Darren Boyd, Spangalang Brewery	3/2/2018 10:05 AM
4	Joshua Pollack from Rosenberg's Bagels and Delicatessen	3/1/2018 1:09 PM
5	Sudhir 715 club	3/1/2018 12:37 PM
6	Charles Wessels Dunbar Kitchen & Tap House	3/1/2018 12:02 PM
7	TeaLee's, LLC	2/28/2018 4:46 PM
8	JACKY LOGAN, NEAT STUFF @TH BLACKMARKET	2/28/2018 12:36 PM
9	Mark Smesrud; Purple Door Coffee	2/28/2018 10:45 AM
10	Dr. Renée C. King; King Properties	2/28/2018 10:24 AM
11	studiotrope Design Collective	2/28/2018 10:13 AM
12	Strong Survive Presents	2/28/2018 10:10 AM
13	Chris Gillies LMC	2/27/2018 1:49 PM
14	Barry & Associates, Inc. Real Estate	2/27/2018 12:22 PM
15	Megan Kilpatrick, Alloy Magnetic	2/26/2018 4:43 PM
16	Merrill Stillwell	2/26/2018 3:09 PM
17	Jon Flacke, One Floor Up	2/26/2018 7:09 AM
18	Ryan Cobbins, Coffee at The Point	2/25/2018 7:32 PM
19	Mary Cipollone, Heart & Hand Center	2/25/2018 12:06 PM
20	Duncan Goodman - Cervantes'	2/24/2018 4:27 PM
21	lasheita sayer, Street Blossoms	2/23/2018 7:28 PM

Q2 How long has your business been in Five Points?

Answered: 21 Skipped: 0

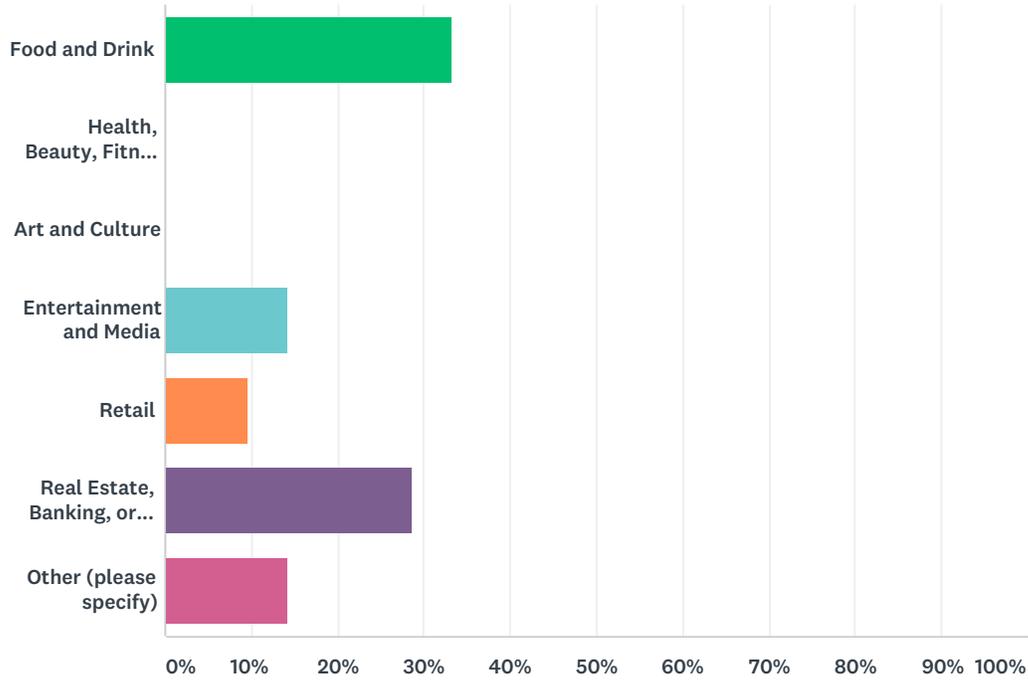


ANSWER CHOICES	RESPONSES	
0-2 years	19.05%	4
3-5 years	33.33%	7
6-10 years	19.05%	4
11+ years	23.81%	5
Other (please specify)	4.76%	1
TOTAL		21

#	OTHER (PLEASE SPECIFY)	DATE
1	90 years	2/28/2018 10:24 AM

Q3 What category does your business fall into?

Answered: 21 Skipped: 0

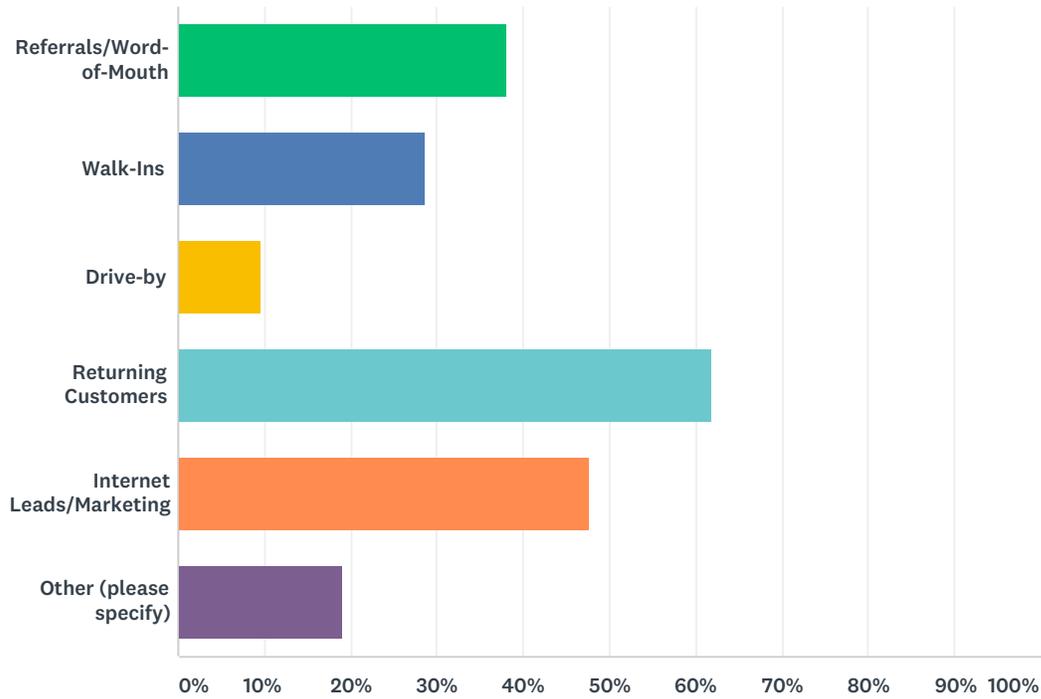


ANSWER CHOICES	RESPONSES
Food and Drink	33.33% 7
Health, Beauty, Fitness or Wellness	0.00% 0
Art and Culture	0.00% 0
Entertainment and Media	14.29% 3
Retail	9.52% 2
Real Estate, Banking, or Business-to-Business	28.57% 6
Other (please specify)	14.29% 3
TOTAL	21

#	OTHER (PLEASE SPECIFY)	DATE
1	Public right Of way maintenance	3/2/2018 10:30 AM
2	Architecture, Interior and Graphic Design	2/28/2018 10:13 AM
3	Nonprofit	2/25/2018 12:06 PM

Q4 What is the source of your primary customer? Select all that apply.

Answered: 21 Skipped: 0

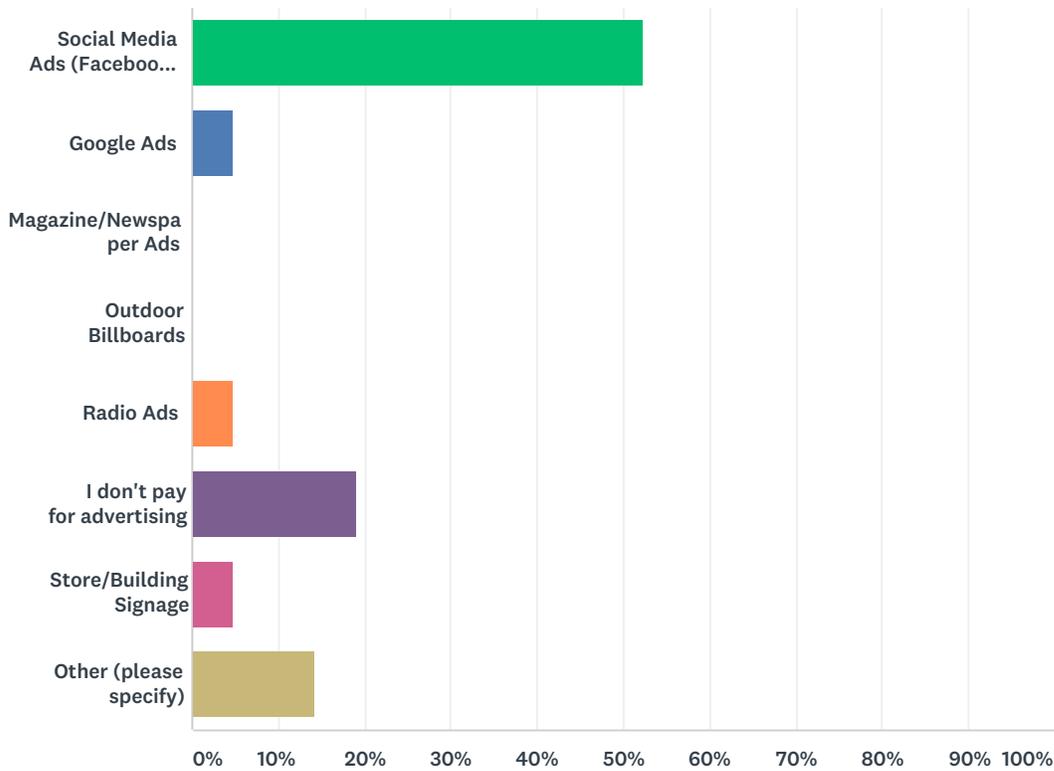


ANSWER CHOICES	RESPONSES
Referrals/Word-of-Mouth	38.10% 8
Walk-Ins	28.57% 6
Drive-by	9.52% 2
Returning Customers	61.90% 13
Internet Leads/Marketing	47.62% 10
Other (please specify)	19.05% 4
Total Respondents: 21	

#	OTHER (PLEASE SPECIFY)	DATE
1	Denver Maintenance Districts and Business Improvement Districts	3/2/2018 10:30 AM
2	NA	2/28/2018 10:24 AM
3	responding to RFPs and RFQs	2/28/2018 10:13 AM
4	In-House marketing through various platforms that target outside of 5 points through out the whole Denver Metro Area.	2/28/2018 10:10 AM

Q5 Which of these is the primary marketing tool in your marketing budget?

Answered: 21 Skipped: 0

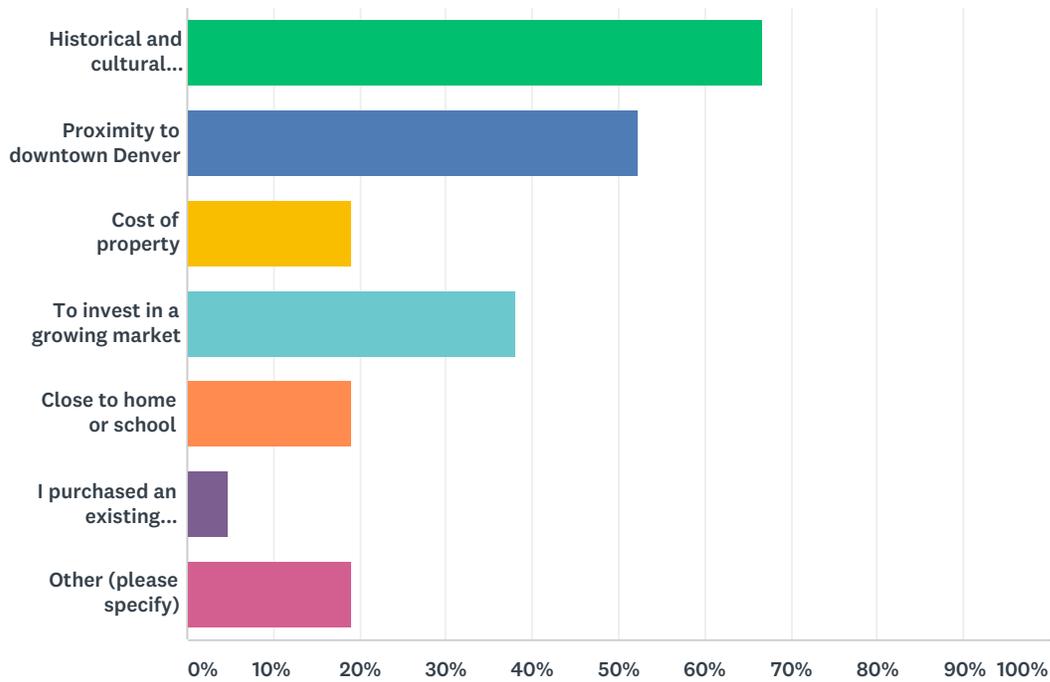


ANSWER CHOICES	RESPONSES	
Social Media Ads (Facebook, Instagram, Twitter, Yelp, etc.)	52.38%	11
Google Ads	4.76%	1
Magazine/Newspaper Ads	0.00%	0
Outdoor Billboards	0.00%	0
Radio Ads	4.76%	1
I don't pay for advertising	19.05%	4
Store/Building Signage	4.76%	1
Other (please specify)	14.29%	3
TOTAL		21

#	OTHER (PLEASE SPECIFY)	DATE
1	NA	2/28/2018 10:24 AM
2	Website	2/27/2018 1:49 PM
3	Content placement	2/26/2018 7:09 AM

Q6 Why did you choose to locate your business in Five Points? Select all that apply.

Answered: 21 Skipped: 0

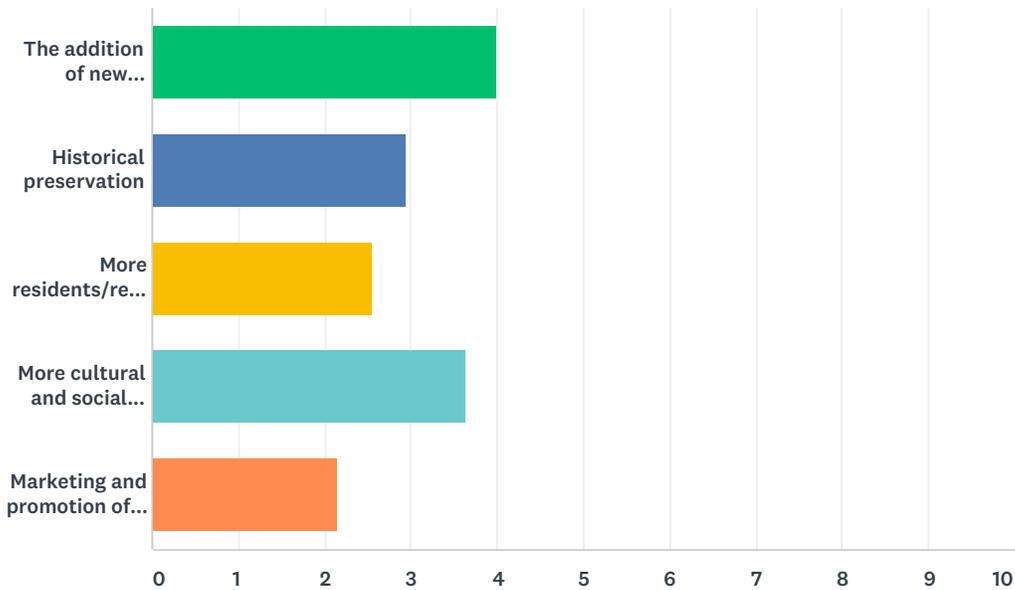


ANSWER CHOICES	RESPONSES
Historical and cultural significance	66.67% 14
Proximity to downtown Denver	52.38% 11
Cost of property	19.05% 4
To invest in a growing market	38.10% 8
Close to home or school	19.05% 4
I purchased an existing business in Five Points	4.76% 1
Other (please specify)	19.05% 4
Total Respondents: 21	

#	OTHER (PLEASE SPECIFY)	DATE
1	Access to public transit	2/28/2018 10:45 AM
2	NA	2/28/2018 10:24 AM
3	availability of office in property I owned	2/27/2018 12:22 PM
4	Neighborhood that needed after school services for children	2/25/2018 12:06 PM

Q7 Within the Welton Commercial Corridor - what would you like to see more of? Please rank your response with #1 being your top priority.

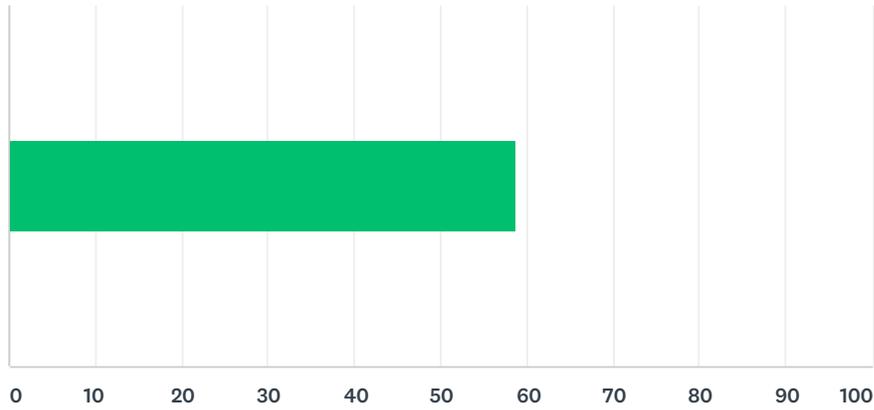
Answered: 21 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
The addition of new businesses coming to the corridor	47.37% 9	15.79% 3	26.32% 5	10.53% 2	0.00% 0	19	4.00
Historical preservation	15.00% 3	15.00% 3	35.00% 7	20.00% 4	15.00% 3	20	2.95
More residents/residential properties	11.11% 2	16.67% 3	16.67% 3	27.78% 5	27.78% 5	18	2.56
More cultural and social events i.e. music festivals, art shows, dance events	25.00% 5	40.00% 8	15.00% 3	15.00% 3	5.00% 1	20	3.65
Marketing and promotion of tourism activities in the historic district i.e. walking tours	5.26% 1	21.05% 4	5.26% 1	21.05% 4	47.37% 9	19	2.16

**Q8 If you had to prioritize the marketing goals for the business improvement district over the next year, which would it fall closer to?
Place the slider where you feel it fits best.**

Answered: 20 Skipped: 1

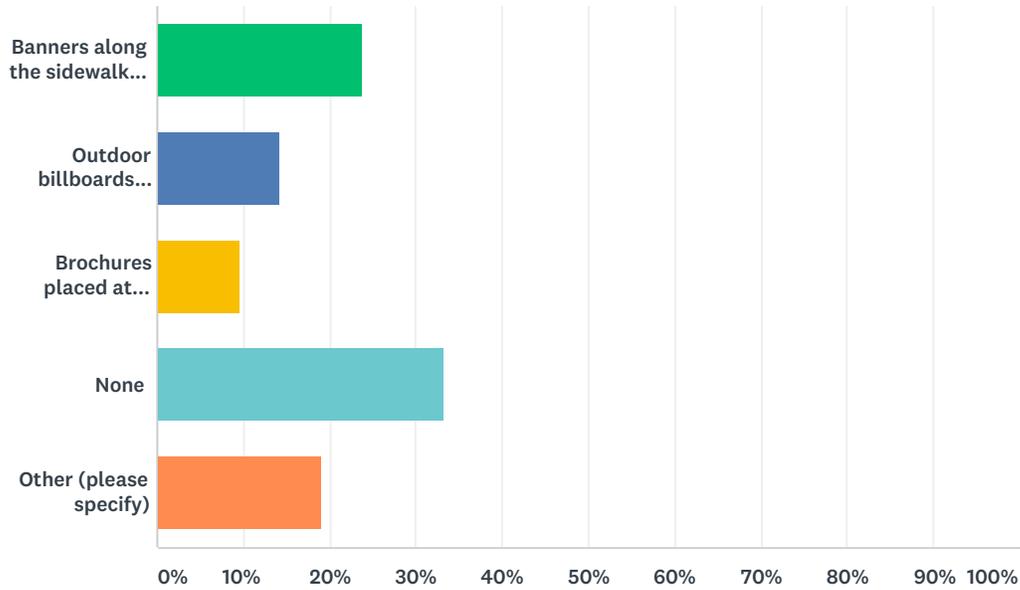


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	59	1,177	20
Total Respondents: 20			

#		DATE
1	50	3/2/2018 10:51 AM
2	100	3/2/2018 10:30 AM
3	15	3/2/2018 10:05 AM
4	82	3/1/2018 1:09 PM
5	78	3/1/2018 12:37 PM
6	50	3/1/2018 12:02 PM
7	50	2/28/2018 4:46 PM
8	10	2/28/2018 12:36 PM
9	30	2/28/2018 10:45 AM
10	49	2/28/2018 10:24 AM
11	80	2/28/2018 10:13 AM
12	100	2/27/2018 1:49 PM
13	0	2/27/2018 12:22 PM
14	100	2/26/2018 4:43 PM
15	80	2/26/2018 3:09 PM
16	74	2/26/2018 7:09 AM
17	8	2/25/2018 7:32 PM
18	71	2/25/2018 12:06 PM
19	50	2/24/2018 4:27 PM
20	100	2/23/2018 7:28 PM

Q9 Which of these mediums would best reach your business's target audience?

Answered: 21 Skipped: 0

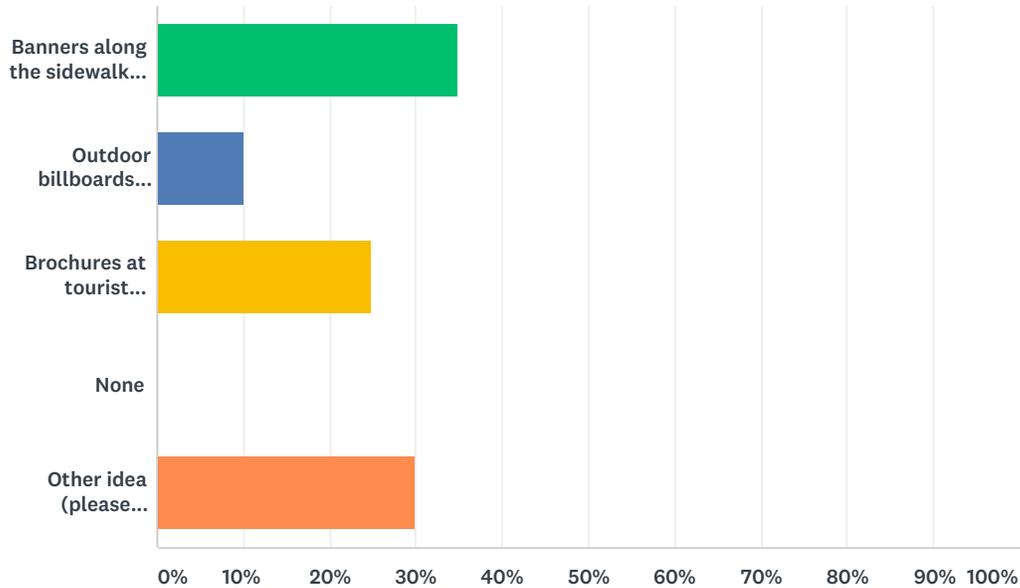


ANSWER CHOICES	RESPONSES
Banners along the sidewalks of the Welton Street corridor	23.81% 5
Outdoor billboards along the Welton Street corridor	14.29% 3
Brochures placed at tourist stations i.e. Airport, Colorado tourist offices etc.	9.52% 2
None	33.33% 7
Other (please specify)	19.05% 4
TOTAL	21

#	OTHER (PLEASE SPECIFY)	DATE
1	Online Marketing social media, art walk, rotating art murals on walls and billboards	3/1/2018 1:09 PM
2	A whole marketing push for Welton St businesses to create a come park and walk atmosphere	3/1/2018 12:02 PM
3	Online Marketing Online advertising, newspaper/newsletter advertising	2/26/2018 3:09 PM
4	Online Marketing Online video ads	2/26/2018 7:09 AM

Q10 Which of the following methods is the best way to promote events and activities within the Welton Commercial Corridor?

Answered: 20 Skipped: 1

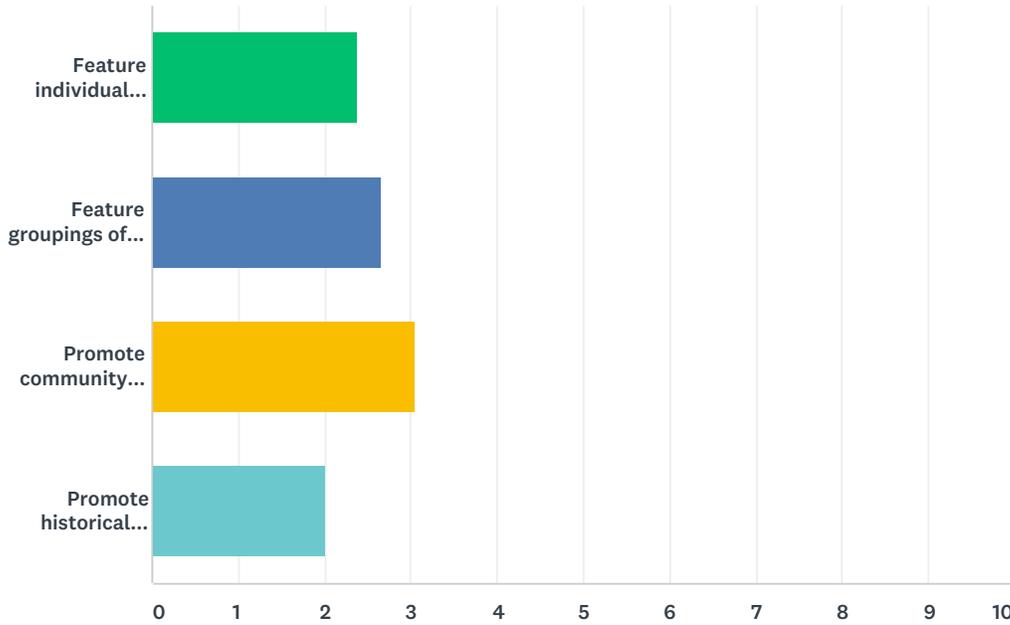


ANSWER CHOICES	RESPONSES
Banners along the sidewalks of the Welton Street corridor	35.00% 7
Outdoor billboards along the Welton Street corridor	10.00% 2
Brochures at tourist stations (i.e. Airport, Colorado Tourist Stations etc.)	25.00% 5
None	0.00% 0
Other idea (please specify)	30.00% 6
TOTAL	20

#	OTHER IDEA (PLEASE SPECIFY)	DATE
1	Digital Marketing Social Media	3/2/2018 10:05 AM
2	Digital Marketing social media, PR and news outlets	3/1/2018 1:09 PM
3	Digital Marketing Internet presence	2/27/2018 1:49 PM
4	Digital Marketing digital marketing	2/26/2018 4:43 PM
5	Digital Marketing Online advertising, newspaper/newsletter advertising	2/26/2018 3:09 PM
6	Digital Marketing Digital video promotion	2/26/2018 7:09 AM

Q11 Five Points Business Improvement District is here to elevate businesses in our network. Keeping that in mind, which of these advertising options best serves you and our district? Please rank with #1 being your top choice.

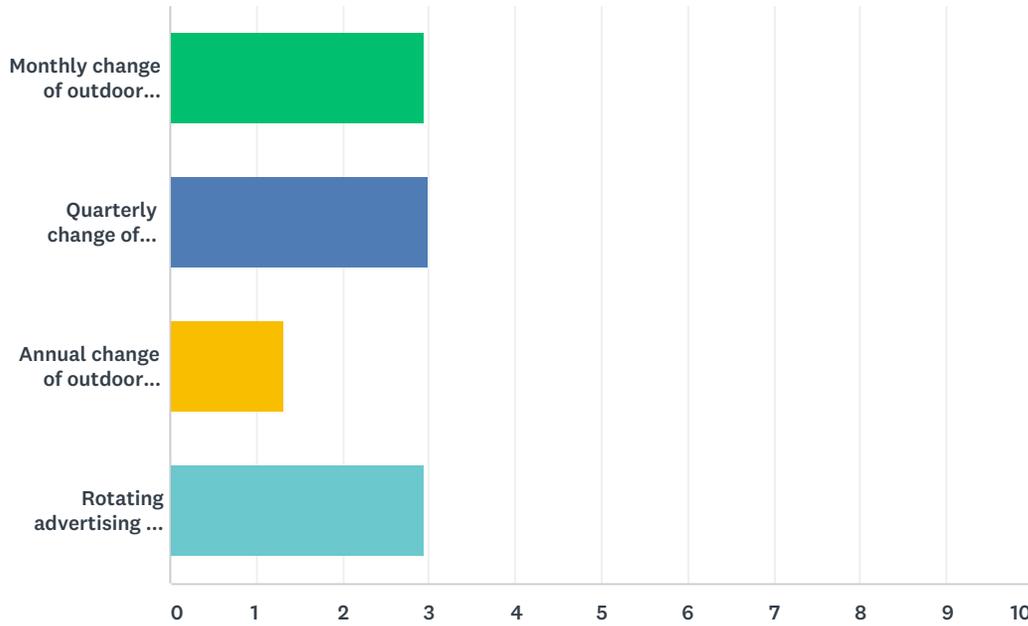
Answered: 21 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Feature individual businesses along the corridor	23.81% 5	14.29% 3	38.10% 8	23.81% 5	21	2.38
Feature groupings of similar businesses categories (i.e. restaurants, retail, coffee/bars) along the corridor	30.00% 6	25.00% 5	25.00% 5	20.00% 4	20	2.65
Promote community events to get more people to visit the area (i.e. jazz festival, juneteenth)	40.00% 8	30.00% 6	25.00% 5	5.00% 1	20	3.05
Promote historical figures and facts about Five Points	10.00% 2	30.00% 6	10.00% 2	50.00% 10	20	2.00

Q12 What advertising frequency do you find the most valuable for you and the corridor? Please rank with #1 being your top choice.

Answered: 20 Skipped: 1



	1	2	3	4	TOTAL	SCORE
Monthly change of outdoor advertising (i.e. individual business exposure, but for less time of the year)	41.18% 7	23.53% 4	23.53% 4	11.76% 2	17	2.94
Quarterly change of outdoor advertising (i.e. less individual business exposure, but for a longer time of the year)	26.32% 5	47.37% 9	26.32% 5	0.00% 0	19	3.00
Annual change of outdoor advertising	6.25% 1	0.00% 0	12.50% 2	81.25% 13	16	1.31
Rotating advertising of BID/Corridor events, business, and historical figures	35.29% 6	29.41% 5	29.41% 5	5.88% 1	17	2.94

Q13 Do you have any other suggestions for the Welton Commercial Corridor marketing budget?

Answered: 10 Skipped: 11

#	RESPONSES	DATE
1	Promote the music history of the Corridor.	3/2/2018 10:30 AM
2	I think we should use the billboards to allow local artists to paint murals that rotate monthly or quarterly. Brining art and culture back to the neighborhood attracts the younger demographic that spends money in certain areas like RINO.	3/1/2018 1:09 PM
3	I feel some marketing will work to get folks down here but I also believe we need to create an atmosphere for more businesses like retail, offices, services etc. A place where people can come and spend several hours doing multiple things will help the area grow and THIS is where marketing our area really comes into play	3/1/2018 12:02 PM
4	KUVO and Radio!	2/28/2018 4:46 PM
5	Change the billboard at Park Ave. and Welton to something BRIGHT ,light, depictive(maybe a few loges or...) A street sandwich stand that list the business on the FIVE POINTS(corridor. What would it cost us to advertise on the the light rail?	2/28/2018 12:36 PM
6	In Grand Junction the real-estate offices and the College would use the Mesa Theater in all of their sales practices. This created a higher value for the could be customer and it brought awareness to our theater. It was more for the "things to do" section of their brochures but I believe it drove sales for both businesses. On Welton St. there are a number of amazing entertainment venues that all need equal advertising from the community programs and businesses. There isn't enough involvement from the community businesses because they seem to be cliquish and the industry if very cut throat. I feel like we all deserve to be a part of Juneteenth and the Jazz Festivals. There should be a way for every business in the district to get equal involvement and marketing from our great community. Spending money with no ROI is not the answer here. There are plenty of great ideas that we can come up with to help bring awareness and growth to our amazing little community in 5 points	2/28/2018 10:10 AM
7	Logo development, branding concept.	2/27/2018 1:49 PM
8	Market to businesses that are located in more expensive areas of town. This is a great spot to be, most people don't realize. The whole area will be boosted when there are fewer vacant buildings. Pressure owners to sell vacant buildings.	2/26/2018 4:43 PM
9	Would love to see Five Points featured in newsletters like Confluence, 5280 or on online searches	2/26/2018 3:09 PM
10	Thank you for providing the opportunity for input. Can the BID also do some online marketing with its budget?	2/23/2018 7:28 PM

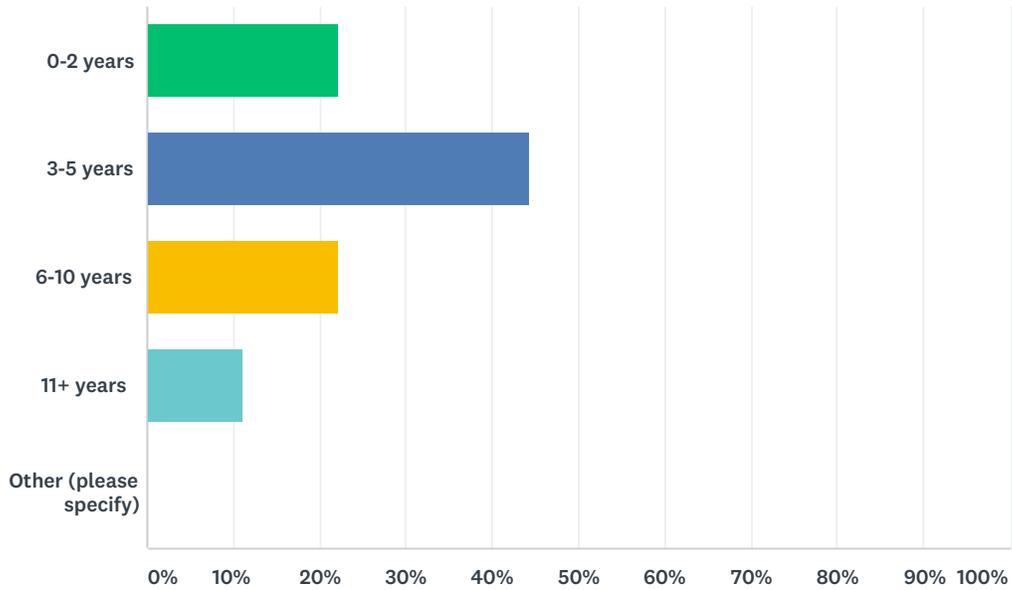
Q1 What is your name and your business's name?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	Chocolate Spokes	3/2/2018 10:51 AM
2	Darren Boyd, Spangalang Brewery	3/2/2018 10:05 AM
3	Joshua Pollack from Rosenberg's Bagels and Delicatessen	3/1/2018 1:09 PM
4	Sudhir 715 club	3/1/2018 12:37 PM
5	Charles Wessels Dunbar Kitchen & Tap House	3/1/2018 12:02 PM
6	TeaLee's, LLC	2/28/2018 4:46 PM
7	JACKY LOGAN, NEAT STUFF @TH BLACKMARKET	2/28/2018 12:36 PM
8	Mark Smesrud; Purple Door Coffee	2/28/2018 10:45 AM
9	Ryan Cobbins, Coffee at The Point	2/25/2018 7:32 PM

Q2 How long has your business been in Five Points?

Answered: 9 Skipped: 0

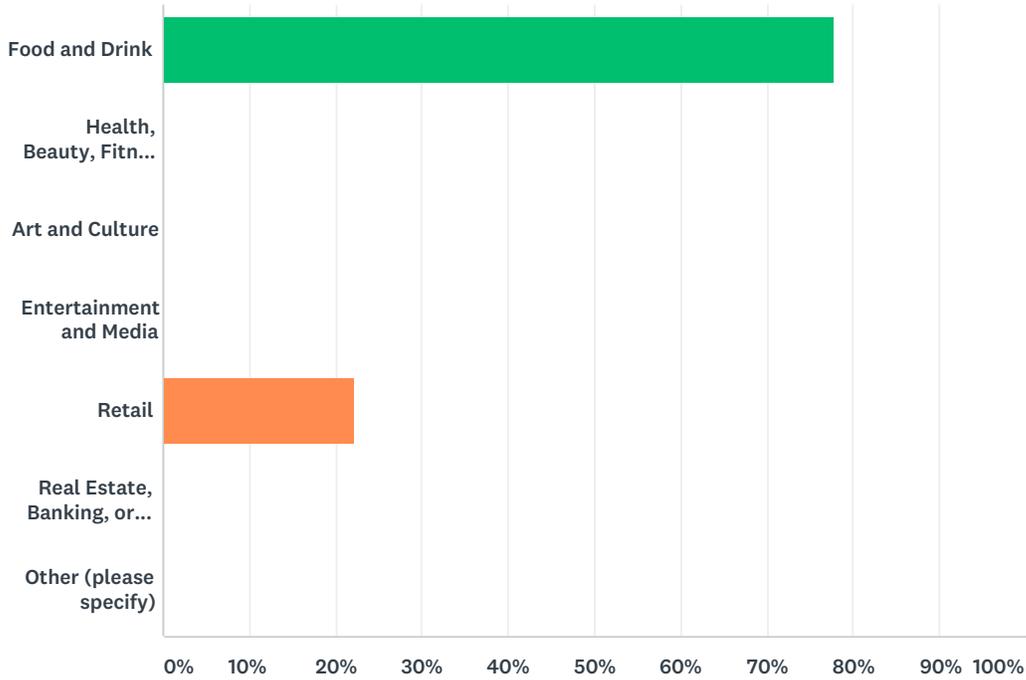


ANSWER CHOICES	RESPONSES
0-2 years	22.22% 2
3-5 years	44.44% 4
6-10 years	22.22% 2
11+ years	11.11% 1
Other (please specify)	0.00% 0
TOTAL	9

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 What category does your business fall into?

Answered: 9 Skipped: 0

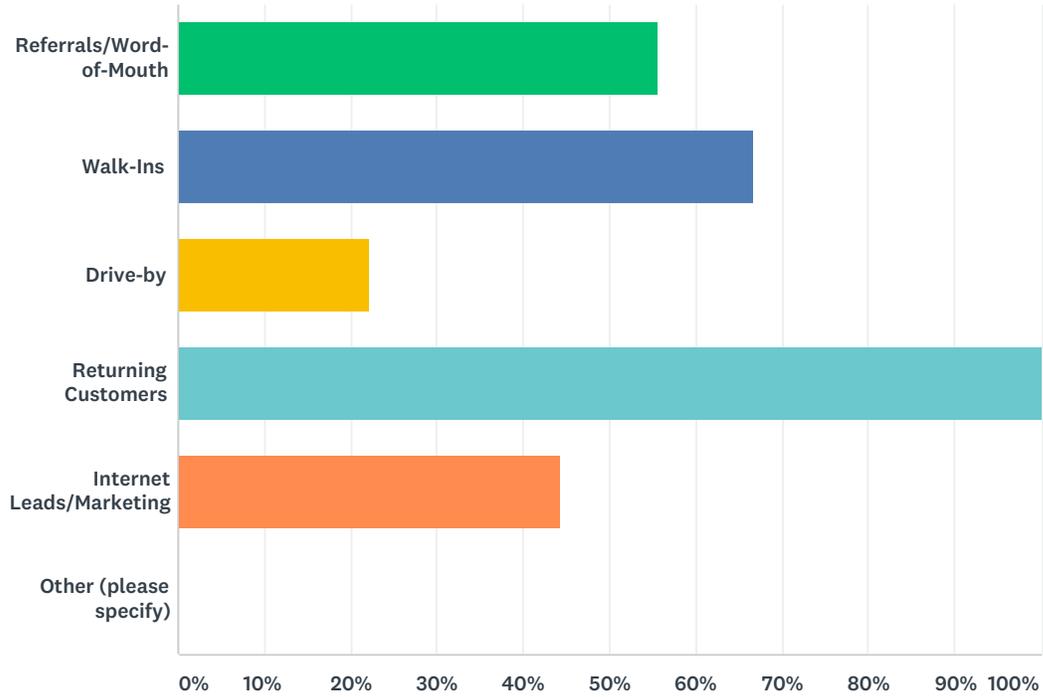


ANSWER CHOICES	RESPONSES
Food and Drink	77.78% 7
Health, Beauty, Fitness or Wellness	0.00% 0
Art and Culture	0.00% 0
Entertainment and Media	0.00% 0
Retail	22.22% 2
Real Estate, Banking, or Business-to-Business	0.00% 0
Other (please specify)	0.00% 0
TOTAL	9

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 What is the source of your primary customer? Select all that apply.

Answered: 9 Skipped: 0

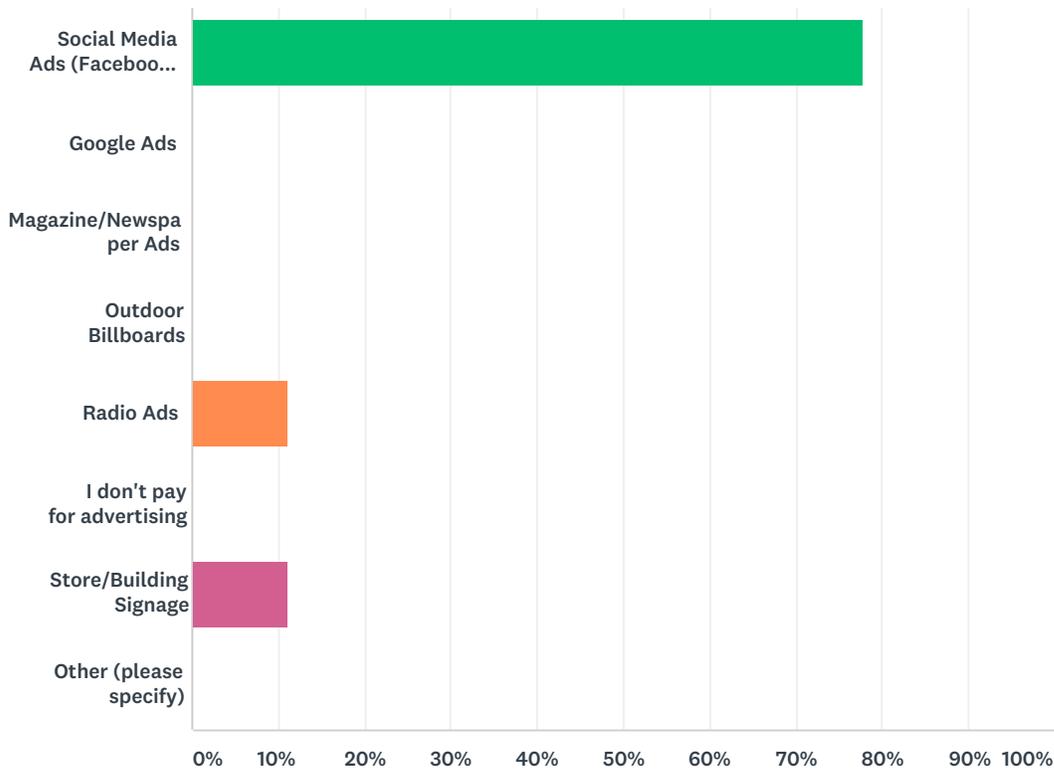


ANSWER CHOICES	RESPONSES	
Referrals/Word-of-Mouth	55.56%	5
Walk-Ins	66.67%	6
Drive-by	22.22%	2
Returning Customers	100.00%	9
Internet Leads/Marketing	44.44%	4
Other (please specify)	0.00%	0
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q5 Which of these is the primary marketing tool in your marketing budget?

Answered: 9 Skipped: 0

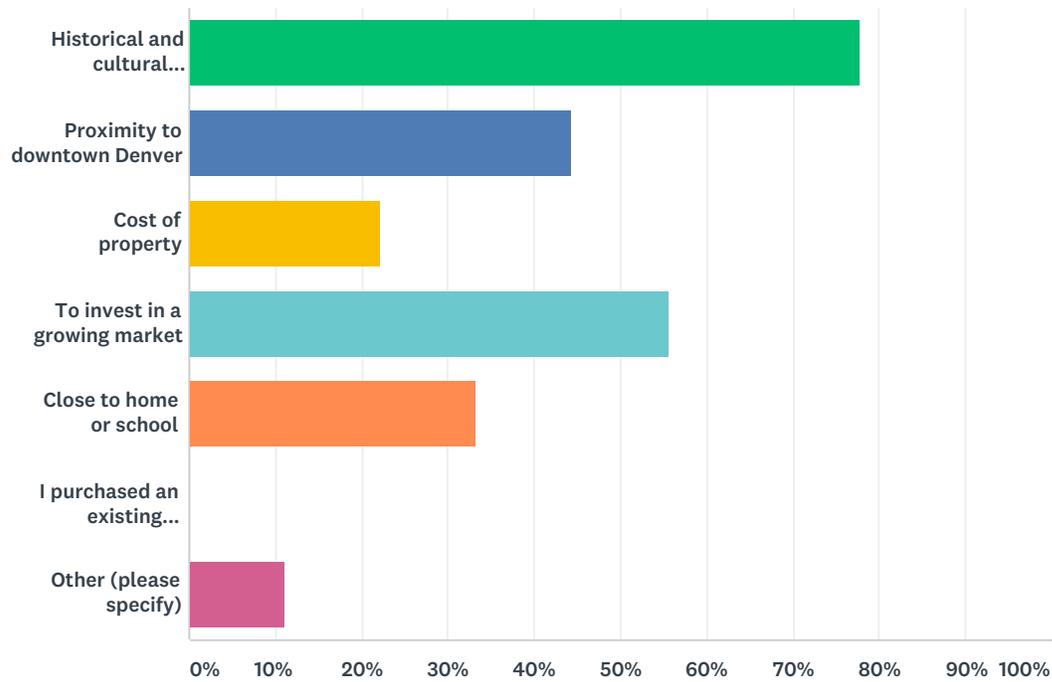


ANSWER CHOICES	RESPONSES
Social Media Ads (Facebook, Instagram, Twitter, Yelp, etc.)	77.78% 7
Google Ads	0.00% 0
Magazine/Newspaper Ads	0.00% 0
Outdoor Billboards	0.00% 0
Radio Ads	11.11% 1
I don't pay for advertising	0.00% 0
Store/Building Signage	11.11% 1
Other (please specify)	0.00% 0
TOTAL	9

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 Why did you choose to locate your business in Five Points? Select all that apply.

Answered: 9 Skipped: 0

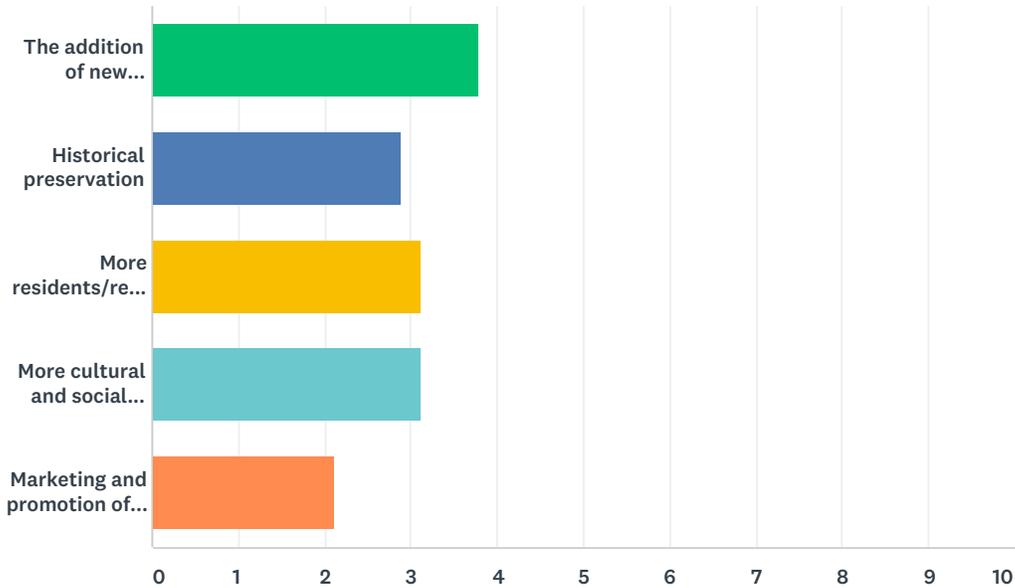


ANSWER CHOICES	RESPONSES
Historical and cultural significance	77.78% 7
Proximity to downtown Denver	44.44% 4
Cost of property	22.22% 2
To invest in a growing market	55.56% 5
Close to home or school	33.33% 3
I purchased an existing business in Five Points	0.00% 0
Other (please specify)	11.11% 1
Total Respondents: 9	

#	OTHER (PLEASE SPECIFY)	DATE
1	Access to public transit	2/28/2018 10:45 AM

Q7 Within the Welton Commercial Corridor - what would you like to see more of? Please rank your response with #1 being your top priority.

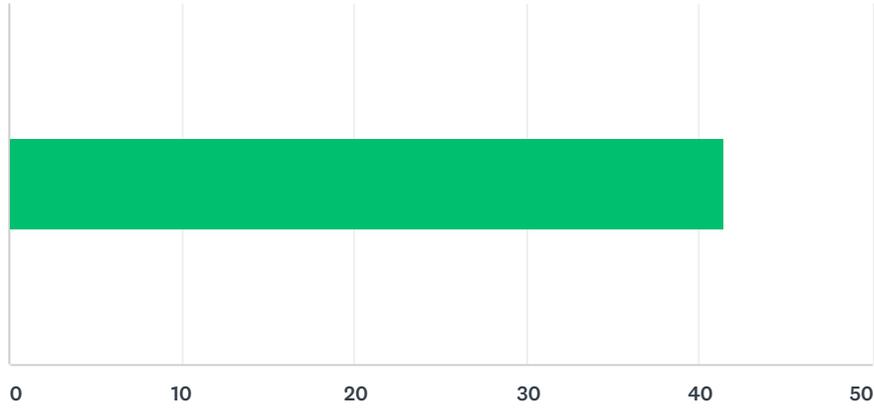
Answered: 9 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
The addition of new businesses coming to the corridor	33.33% 3	33.33% 3	11.11% 1	22.22% 2	0.00% 0	9	3.78
Historical preservation	11.11% 1	22.22% 2	33.33% 3	11.11% 1	22.22% 2	9	2.89
More residents/residential properties	22.22% 2	22.22% 2	22.22% 2	11.11% 1	22.22% 2	9	3.11
More cultural and social events i.e. music festivals, art shows, dance events	22.22% 2	11.11% 1	33.33% 3	22.22% 2	11.11% 1	9	3.11
Marketing and promotion of tourism activities in the historic district i.e. walking tours	11.11% 1	11.11% 1	0.00% 0	33.33% 3	44.44% 4	9	2.11

**Q8 If you had to prioritize the marketing goals for the business improvement district over the next year, which would it fall closer to?
Place the slider where you feel it fits best.**

Answered: 9 Skipped: 0

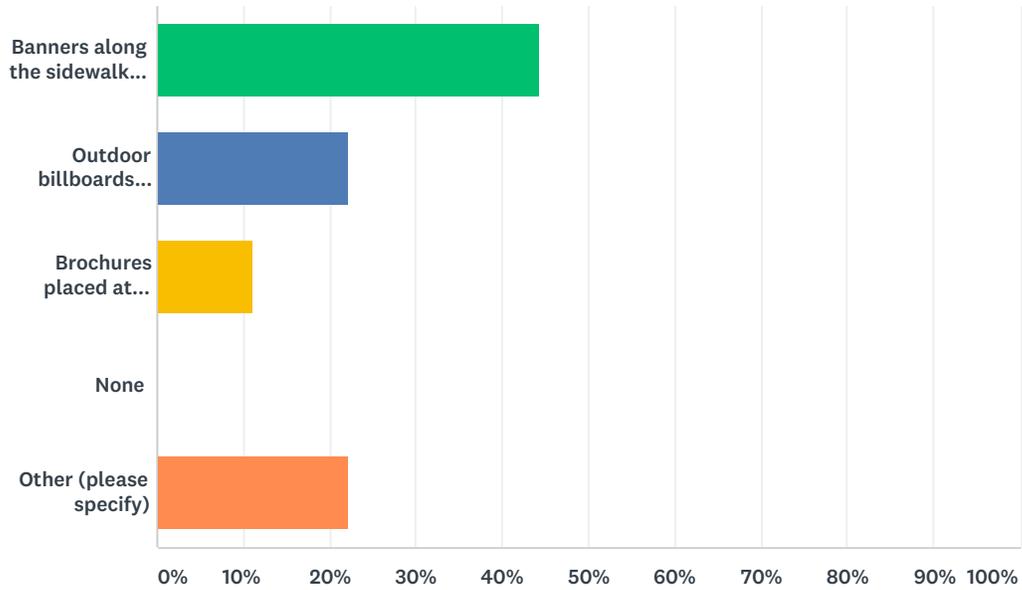


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	41	373	9
Total Respondents: 9			

#		DATE
1	50	3/2/2018 10:51 AM
2	15	3/2/2018 10:05 AM
3	82	3/1/2018 1:09 PM
4	78	3/1/2018 12:37 PM
5	50	3/1/2018 12:02 PM
6	50	2/28/2018 4:46 PM
7	10	2/28/2018 12:36 PM
8	30	2/28/2018 10:45 AM
9	8	2/25/2018 7:32 PM

Q9 Which of these mediums would best reach your business's target audience?

Answered: 9 Skipped: 0

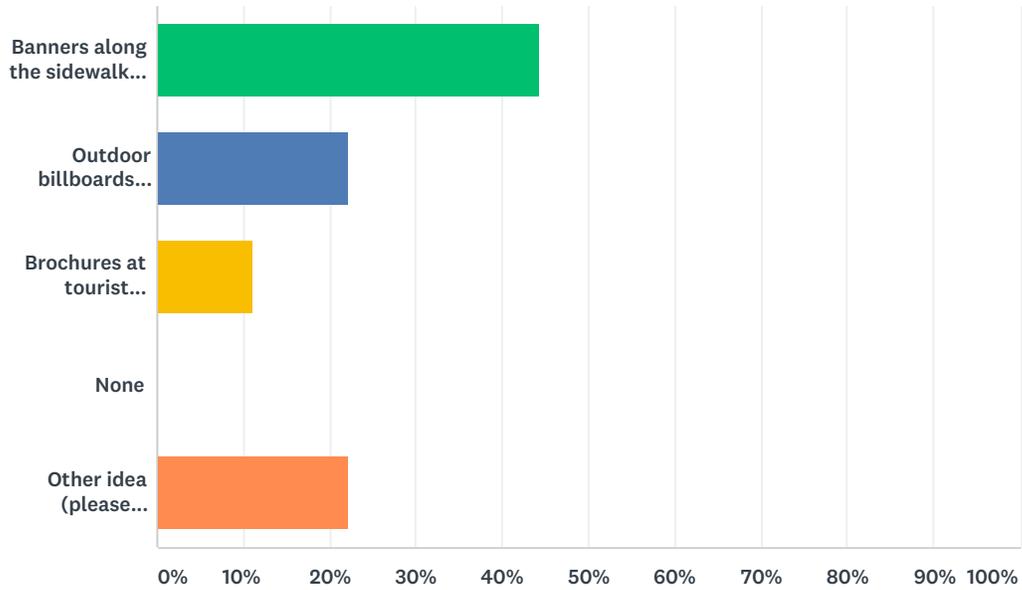


ANSWER CHOICES	RESPONSES
Banners along the sidewalks of the Welton Street corridor	44.44% 4
Outdoor billboards along the Welton Street corridor	22.22% 2
Brochures placed at tourist stations i.e. Airport, Colorado tourist offices etc.	11.11% 1
None	0.00% 0
Other (please specify)	22.22% 2
TOTAL	9

#	OTHER (PLEASE SPECIFY)	DATE
1	Online Marketing social media, art walk, rotating art murals on walls and billboards	3/1/2018 1:09 PM
2	A whole marketing push for Welton St businesses to create a come park and walk atmosphere	3/1/2018 12:02 PM

Q10 Which of the following methods is the best way to promote events and activities within the Welton Commercial Corridor?

Answered: 9 Skipped: 0

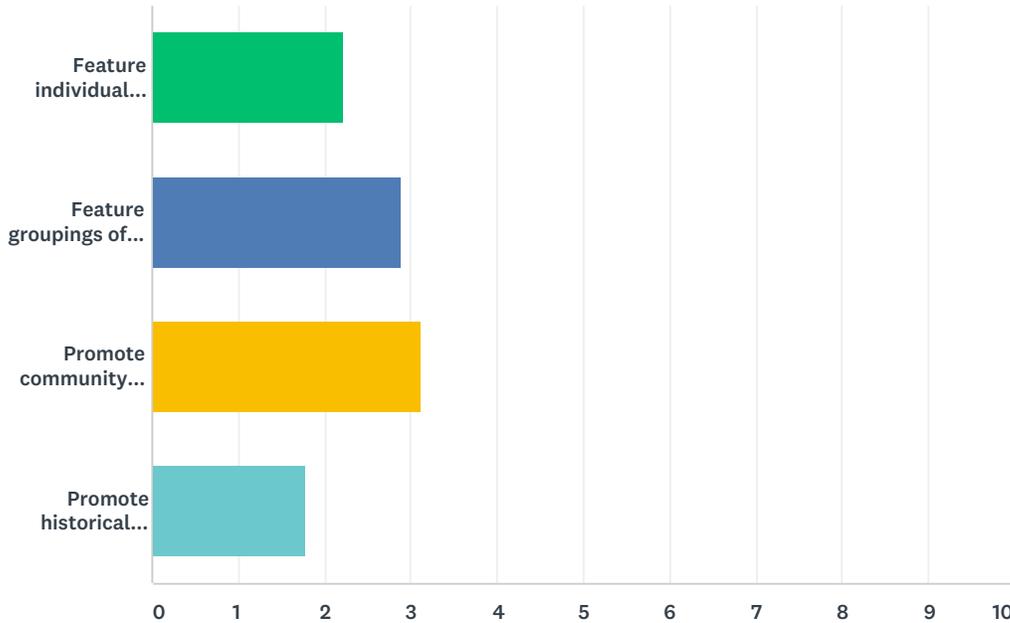


ANSWER CHOICES	RESPONSES
Banners along the sidewalks of the Welton Street corridor	44.44% 4
Outdoor billboards along the Welton Street corridor	22.22% 2
Brochures at tourist stations (i.e. Airport, Colorado Tourist Stations etc.)	11.11% 1
None	0.00% 0
Other idea (please specify)	22.22% 2
TOTAL	9

#	OTHER IDEA (PLEASE SPECIFY)	DATE
1	Digital Marketing Social Media	3/2/2018 10:05 AM
2	Digital Marketing social media, PR and news outlets	3/1/2018 1:09 PM

Q11 Five Points Business Improvement District is here to elevate businesses in our network. Keeping that in mind, which of these advertising options best serves you and our district? Please rank with #1 being your top choice.

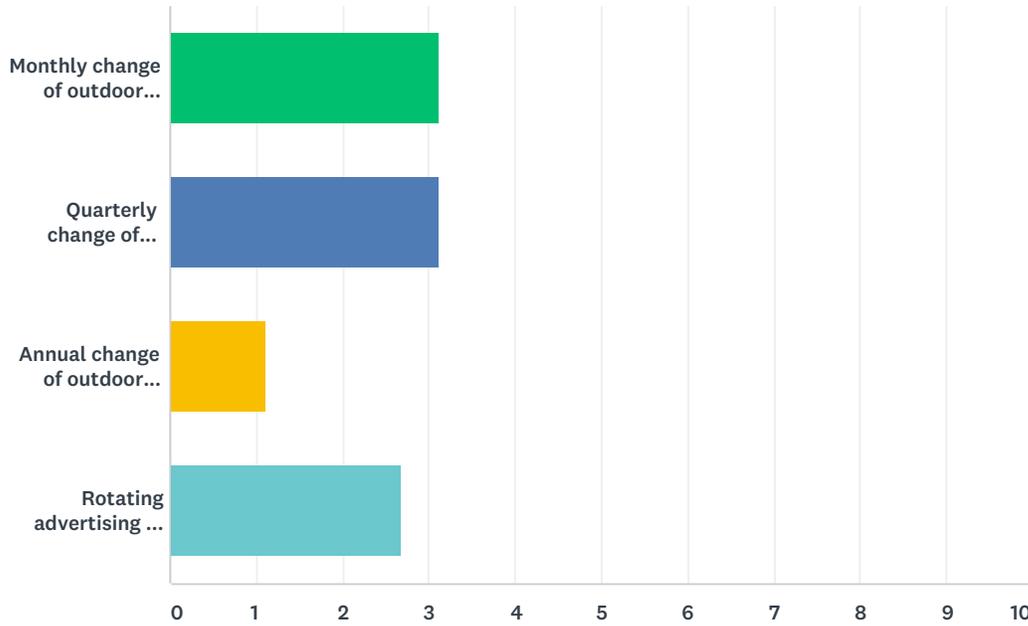
Answered: 9 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Feature individual businesses along the corridor	22.22% 2	11.11% 1	33.33% 3	33.33% 3	9	2.22
Feature groupings of similar businesses categories (i.e. restaurants, retail, coffee/bars) along the corridor	33.33% 3	33.33% 3	22.22% 2	11.11% 1	9	2.89
Promote community events to get more people to visit the area (i.e. jazz festival, juneteenth)	44.44% 4	22.22% 2	33.33% 3	0.00% 0	9	3.11
Promote historical figures and facts about Five Points	0.00% 0	33.33% 3	11.11% 1	55.56% 5	9	1.78

Q12 What advertising frequency do you find the most valuable for you and the corridor? Please rank with #1 being your top choice.

Answered: 9 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Monthly change of outdoor advertising (i.e. individual business exposure, but for less time of the year)	44.44% 4	22.22% 2	33.33% 3	0.00% 0	9	3.11
Quarterly change of outdoor advertising (i.e. less individual business exposure, but for a longer time of the year)	33.33% 3	44.44% 4	22.22% 2	0.00% 0	9	3.11
Annual change of outdoor advertising	0.00% 0	0.00% 0	11.11% 1	88.89% 8	9	1.11
Rotating advertising of BID/Corridor events, business, and historical figures	22.22% 2	33.33% 3	33.33% 3	11.11% 1	9	2.67

Q13 Do you have any other suggestions for the Welton Commercial Corridor marketing budget?

Answered: 4 Skipped: 5

#	RESPONSES	DATE
1	I think we should use the billboards to allow local artists to paint murals that rotate monthly or quarterly. Brining art and culture back to the neighborhood attracts the younger demographic that spends money in certain areas like RINO.	3/1/2018 1:09 PM
2	I feel some marketing will work to get folks down here but I also believe we need to create an atmosphere for more businesses like retail, offices, services etc. A place where people can come and spend several hours doing multiple things will help the area grow and THIS is where marketing our area really comes into play	3/1/2018 12:02 PM
3	KUVO and Radio!	2/28/2018 4:46 PM
4	Change the billboard at Park Ave. and Welton to something BRIGHT ,light, depictive(maybe a few loges or...) A street sandwich stand that list the business on the FIVE POINTS(corridor. What would it cost us to advertise on the the light rail?	2/28/2018 12:36 PM



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

MARKETING BUDGET SURVEY RESULTS



OVERVIEW

- What is the purpose of this survey?
 - We need to find out how the businesses of Five Points want to **utilize the marketing budget** with outdoor (billboards, banners, pamphlets) marketing tools.
 - Our goal is to distinguish what the businesses value in Five points and how they want that reflected. Do they want to highlight themselves and the neighborhood by focusing on: cultural importance and history, individual business, business categories, community events, wayfinding, or combination.
- Result Overview
 - Of 112 emails sent, we had a response rate of 18% with 21 businesses responding.
 - Businesses were given 6 days to complete the survey.
 - Survey issues include:
 - Our distribution list had non-profits, businesses not directly on Welton, and multiple responses from one business entity.

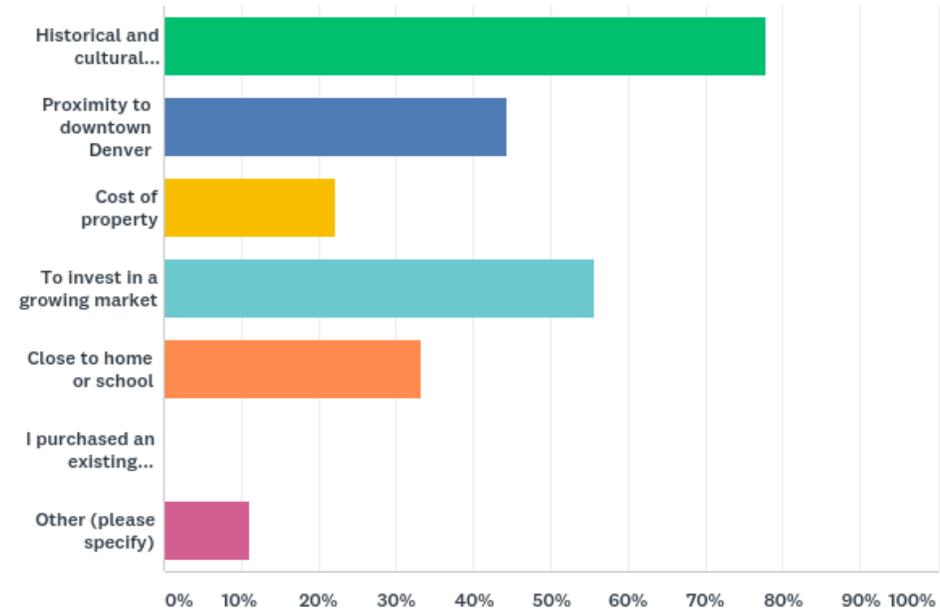
For more targeted answers, we filtered all responses shown in this presentation to only include the food & drink and retail businesses on the Welton St. Corridor.

RETAIL, FOOD & DRINK RESPONSES: BACKGROUND

■ Background takeaways

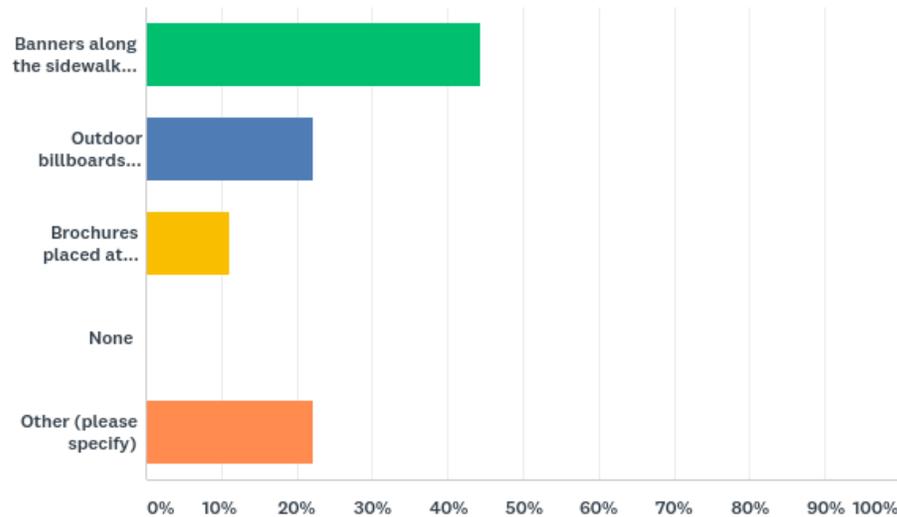
- Average business has been here 3-5 years.
- Majority of their customer's are returning customers or walk-ins.
- Majority selected historical and cultural significance as the first reason for placing their business in Five Points.
 - Second reason was to invest in a growing market

Q6 Why did you choose to locate your business in Five Points? Select all that apply.



RETAIL FOOD & DRINK: HOW THEY WOULD LIKE TO BE PROMOTED

Q9 Which of these mediums would best reach your business's target audience?

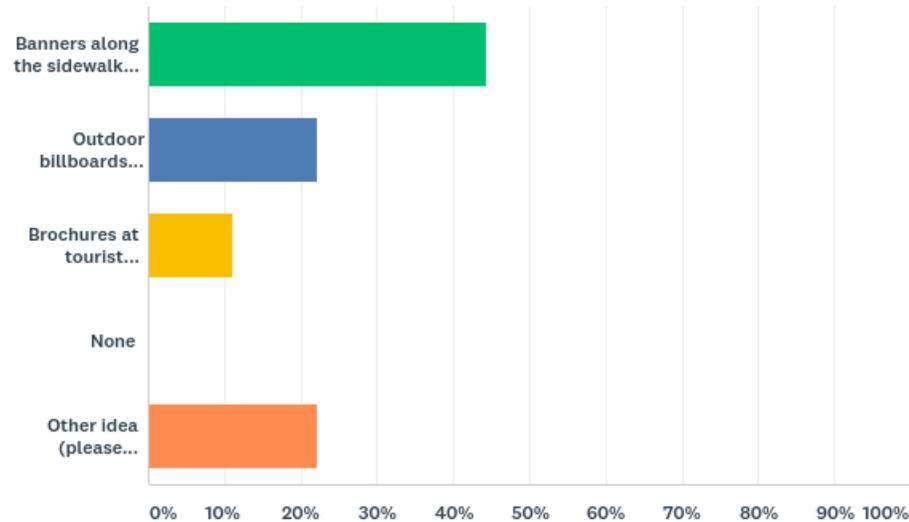


- “Other” Responses
 1. Online Marketing
 2. Utilize all of these for a marketing push for people to come park and walk atmosphere

- Findings:
 - Retail food and drink businesses feel **banners** on light poles on the sidewalk would best reach their audience

RETAIL FOOD & DRINK: HOW THEY WANT TO PROMOTE THE WELTON CORRIDOR

Q10 Which of the following methods is the best way to promote events and activities within the Welton Commercial Corridor?



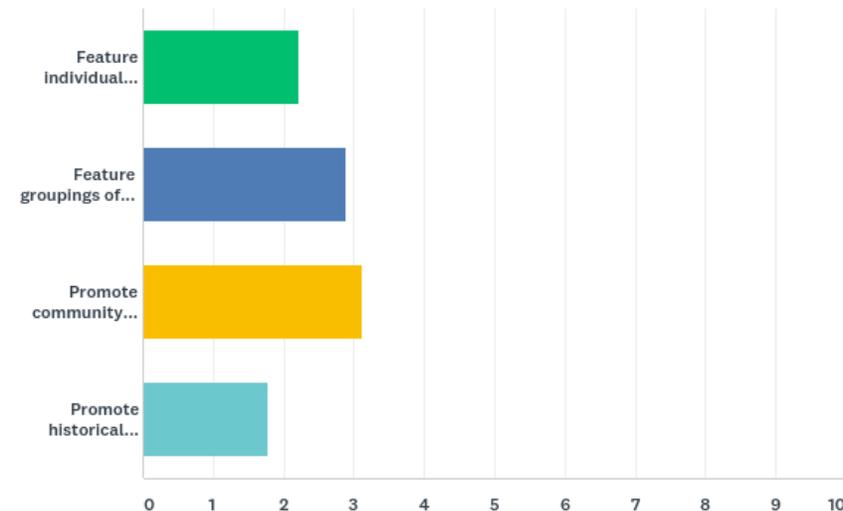
- Findings:
 - Retail, food and drink businesses feel **banners** on light poles on the sidewalk would best promote the corridor as a whole.

- “Other” Responses included Digital Marketing - Social Media

RETAIL FOOD & DRINK: WHAT ADVERTISING OPTION BEST SERVES THEM AND THEIR COMMUNITY

Q11 Five Points Business Improvement District is here to elevate businesses in our network. Keeping that in mind, which of these advertising options best serves you and our district? Please rank with #1 being your top choice.

- Findings
 - Businesses would rather promote **community events** to get more people to visit the area (i.e. jazz festival, Juneteenth)
 - Second choice would be to **feature groupings of similar business** categories along the corridor



DO YOU HAVE ANY OTHER SUGGESTIONS FOR THE WELTON COMMERCIAL CORRIDOR MARKETING BUDGET?

- *A street stand that list the business on the Five Points corridor*
- *Can the BID also do some online marketing with it's budget?*
- Change the billboard at Park Ave. and Welton to something BRIGHT, light, depictive
- Marketing to businesses/residents that are located in the most expensive areas of town.
- *What would it cost us to advertise on the light rail?*
- *Promote the music history of the corridor*

SUGGESTIONS CONTINUED

- Get Five Points on KUVU and radio!
 - *Let local artists paint murals on the billboards and rotate them quarterly. Bring art and culture back to our neighborhood! Attracts the younger demographic who spend money in artistic areas.*
- Would love to see Five Points featured in newsletters like Confluence, 5280 or on online searches
- There are a number of amazing entertainment venues that need equal advertising from the community programs and businesses.
 - *Marketing is important, but we also need to create a more walkable atmosphere. Create a place where people can come and spend several hours doing multiple things.*

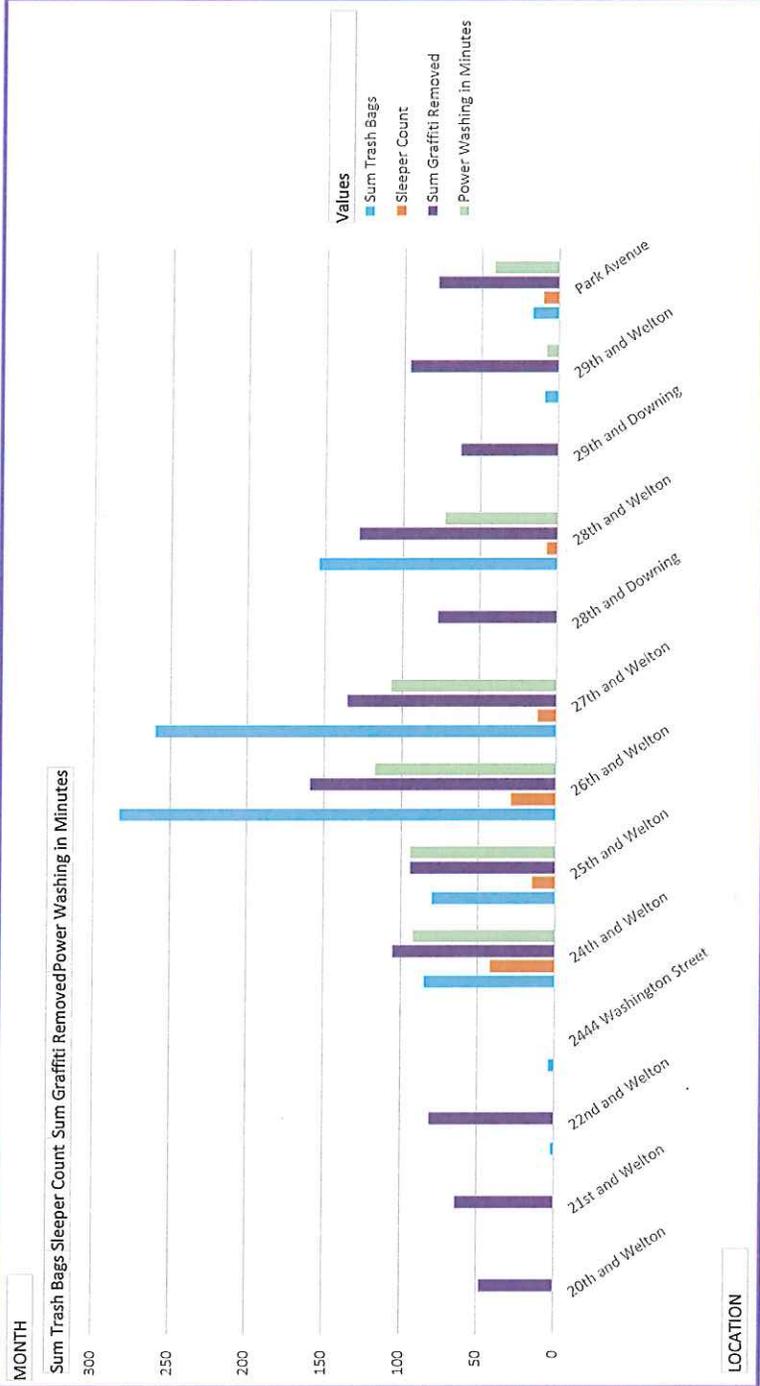
SUMMARY

- Food & drink and retail businesses along the Welton corridor chose **banners** along the sidewalk as their preferred method to advertise both **themselves** and **the corridor** as a whole.
 - Since majority of businesses stated their customers were either returning customers or walk-ins, we believe that's why they chose banners close to the sidewalk instead of limited amount of billboards.

- For survey questions and results email lasheita@zozogroup.com

MONTH (Multiple Items)

Row Labels	Sum Trash Bags	Sleeper Count	Sum Graffiti Removed	Power Washing in Minutes
20th and Welton	0	0	48	0
21st and Welton	0	0	64	0
22nd and Welton	2	0	81	0
2444 Washington Street	4	0	0	0
24th and Welton	85	42	105	92
25th and Welton	80	15	94	94
26th and Welton	283	29	159	117
27th and Welton	260	12	135	107
28th and Downing	0	0	77	0
28th and Welton	154	7	128	73
29th and Downing	0	0	63	0
29th and Welton	9	0	96	8
Park Avenue	17	10	78	42
Grand Total	894	115	1128	533

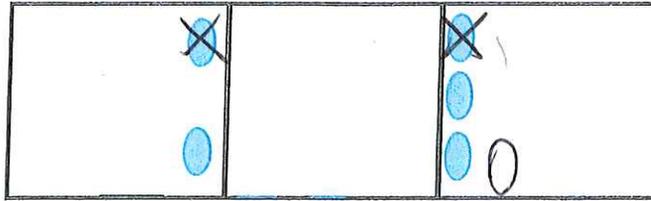


FPBID LIGHTING AUDIT 2018

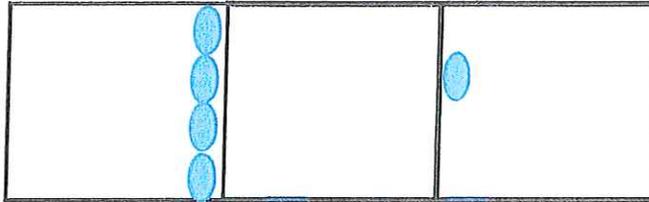
NAME: Dan

DATE: 9-19-18

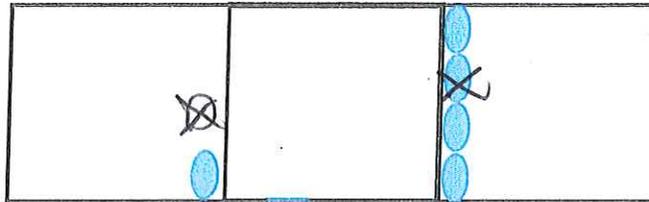
20TH



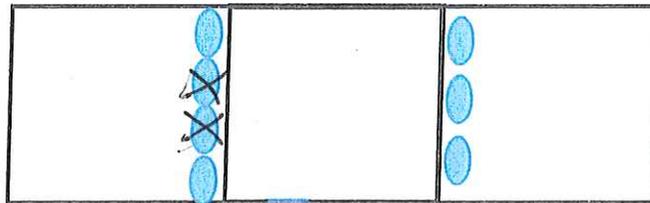
21ST



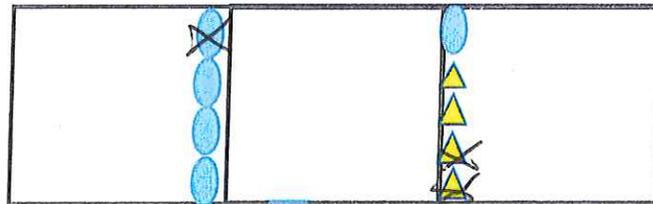
22ND



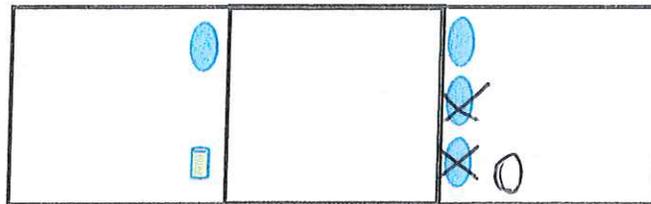
PARK



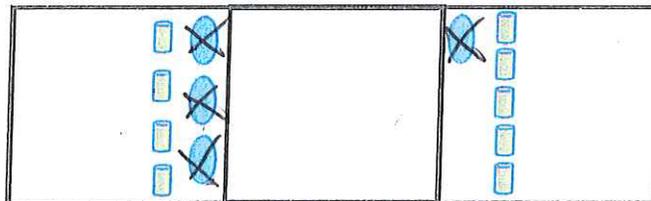
24TH



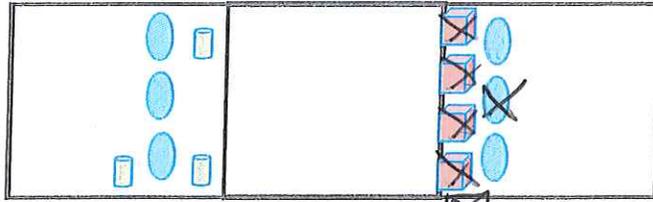
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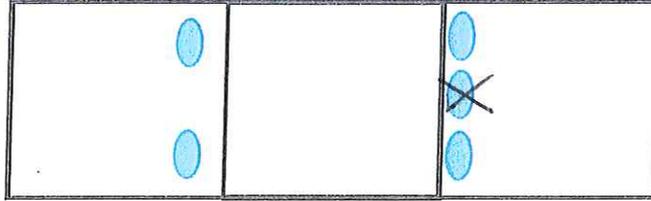
26TH



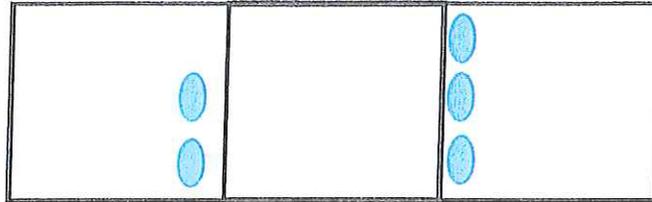
27TH



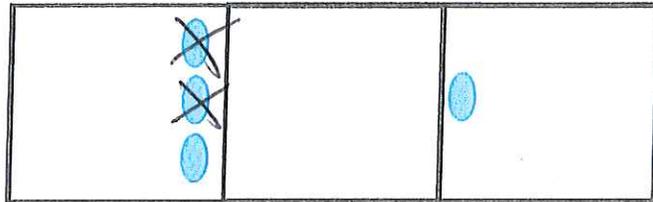
28TH



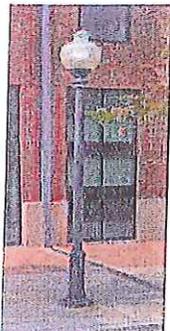
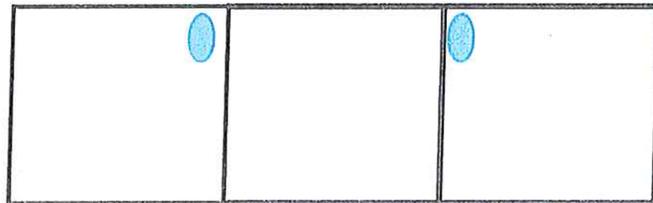
29TH



30TH

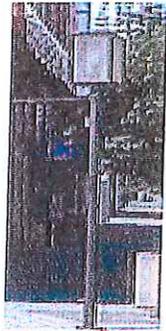


DOWNING



Acorn

AL



Globe
Lights

GL



Puck
Lights

PL



Cap
Lights

CL

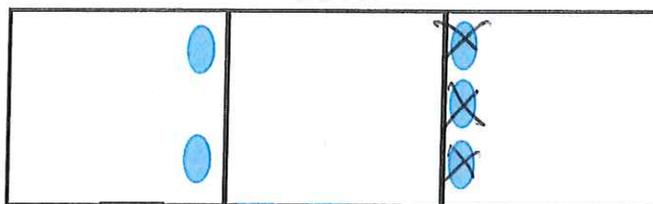


FPBID LIGHTING AUDIT 2018

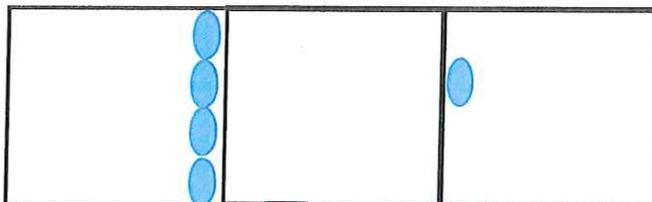
NAME: Don

DATE: 8/22/18

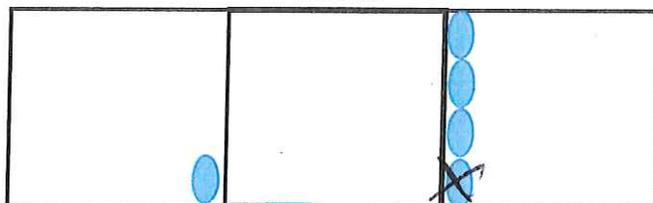
20TH



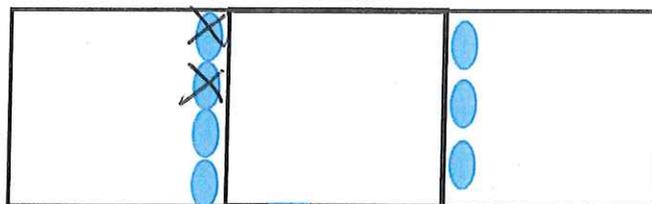
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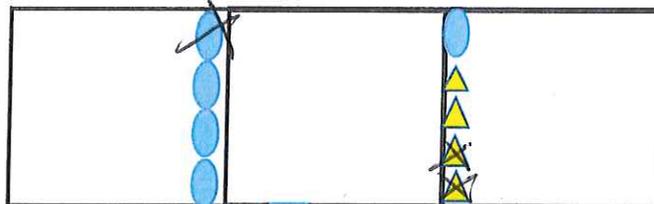
22ND



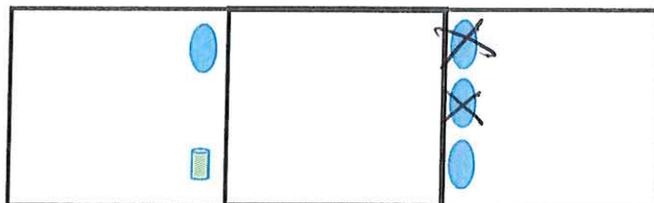
PARK



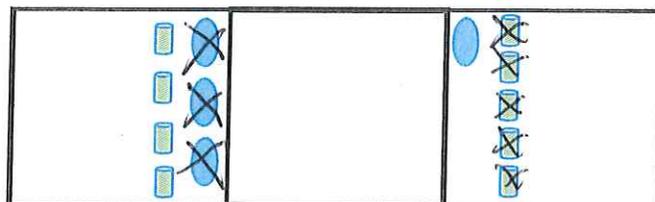
24TH



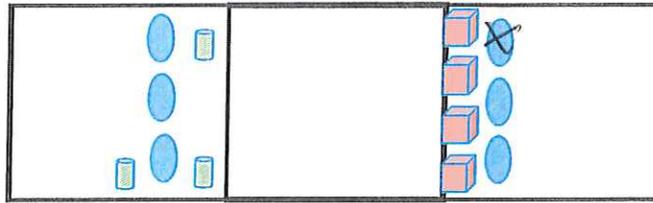
25TH



26TH



27TH



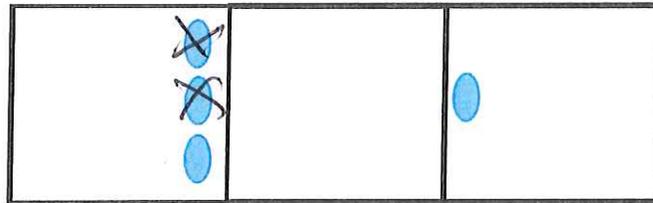
28TH



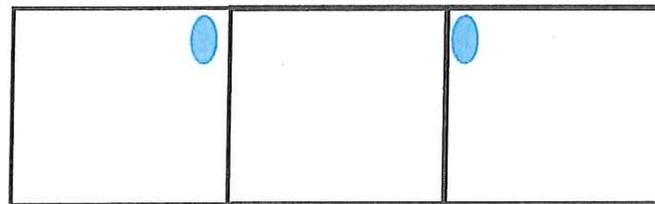
29TH



30TH



DOWNING



Acorn

AL



Globe
Lights

GL



Puck
Lights

PL



Cap
Lights

CL



FPBID 2019 Annual Budget

<u>Description</u>	<u>Actual Prior Year</u> <u>2017</u>	<u>Estimated</u> <u>Current Year</u> <u>2018</u>	<u>Proposed Budget</u> <u>Year 2019</u>
Estimated Resources			
Beginning Fund Balance, January 1st	\$0	\$194,478	\$238,606
Mill Levy Income	\$159,733	\$164,278	\$147,206
Welton Maintenance District	\$60,667	\$0	\$0
FPBD Loan	\$0	\$0	\$26,000
Total Available Resources	\$220,400	\$358,756	\$411,812
Estimated Expenditures			
Maintenance	\$17,545	\$100,150	\$79,928
Marketing/Branding	\$3,250	\$15,000	\$54,505
Administrative	\$5,127	\$5,000	\$33,300
Contingency			\$5,000
Total Ongoing Expenditures	\$25,922	\$120,150	\$172,733
Total Capital Expenditures			\$61,200
Total Expenditures	\$25,922	\$120,150	\$233,933
Ending Fund Balance	\$194,478	\$238,606	\$177,879

Difference from annual income \$4,673

*The Lydian alone i
tax income to the l
\$20,000 between 2
one of many proje
higher income to t*

*is expected to increase
FPBID by approximately
2019 and 2020. This is
cts expected to have
he FPBID in 2019-2020.*

FPBID 2019 Annual Budget
Expenditures

Capital Expenditures

Trash Receptacles (20)	\$24,000
Bond for Xcel Banners	\$1,600
Trees (6) (Purchase & Installation) (CSG)	\$7,200
Trees (7) (Purchase & Installation) (CSG)	\$8,400
Fix Irrigation	\$4,000
Bike Racks	\$10,000
Website	\$3,000
Maintenance on Medallions	\$3,000
Total Capital Expenditures	\$61,200

Maintenance

CSG Contract (CSG)	\$68,473
SURFACE CLEANING, INCLUDES LITTER, GRAFFITI REMOVAL, WEED REMOVAL, WIPE DOWN, GRATE CLEANING, TRASH REMOVAL POWER WASHING CORRIDOR POWER WASHING MEDALLIONS PAINTING TRASH RECEPTACLE/ELECTRICAL BOX/LIGHT POLES/BIKE RACKS TREE TRIMMING (YEARLY) WATERING TREES - ONCE MONTHLY CLEANING GLOBE DOMES	
Irrigation Startup, Winterization, Repairs (CSG)	\$675
Tree Fertilization (CSG)	\$2,730
2 New Trees (CSG)	\$1,860
Backflow Preventer Inspections (CSG)	\$270
Snow Removal (CSG) (20 times)	\$2,920
Utilities	\$3,000
Total Maintenance	\$79,928

Marketing/Branding

Banners for Decorative Lights & Xcel (Design) (ZoZo)	\$2,000
Banners for Decorative Lights & Xcel (Printing) (ZoZo)	\$1,925
Banners for Decorative Lights & Xcel (Install) (CSG)	\$3,780
Installation/Removal Holiday Lights (CSG)	\$1,440
Purchase Holiday Light Replacement	\$3,000
Marketing, History, Public Relations, and Safety	\$35,000
Events	\$7,360
Total Marketing/Branding	\$54,505

Administrative

Insurance	\$3,000
Bookkeeping	\$1,300
Administrative Functions	\$25,000
Legal	\$4,000

Total Administrative	\$33,300
<u>Contingency</u>	\$5,000
Total Ongoing Expenditures	\$172,733
Total Capital Expenditures	\$61,200
Total Budget	<u><u>\$233,933</u></u>