

MEMORANDUM – FEDERAL BOULEVARD BUSINESS IMPROVEMENT DISTRICT

TO:	City Council
FROM:	Office of Boards & Commissions
DATE:	8/10/2025
PURPOSE:	Reappointments for the Federal Boulevard Business Improvement District
PROCESS:	City Council Confirmation

Purpose of Business Improvement District:

The quasi-government District was created to provide additional services to the commercial corridor through day-to-day maintenance and season streetscaping. The District Board also sets the direction for the BID's operational and maintenance budget and provides services within the BID boundaries. The main purpose of the BID is to improve the economic vitality and overall commercial appeal of Federal Boulevard and the surrounding District.

Appointment Process:

The Mayor appoints up to 7 members and City Council confirms appointments for a term of 4 years.

Staff Liaison: Dan Shah

Reappointment Candidates

Term ending 12/31/2028 or until a successor is duly appointed.

Nikki Mohaupt (she/her) (Female, Caucasian)

Co-Owner, Federal Bar & Grill



Nikki Mohaupt is the owner and operator of Federal Bar & Grill, 2544 Federal Blvd, Denver. Nikki and her husband started this business over 13 years ago, and she has been an active board member of the Federal Boulevard Business Improvement District for many of those years. The growth and change to Jefferson Park are astounding. As a bar owner, she is in a unique position to connect with the residents of the neighborhood and hear, from their perspective, what the area needs. Being a business owner also allows her to connect with other small businesses in the district with empathy and understanding. Nikki is extremely proud of the work the BID has done to improve the walkability of the neighborhood, the community events they have organized (past, present, and future), the grants they were able to award some businesses to improve their property, and the JeffPark@Federal branding they have done. These things take time, patience and collaboration with her fellow board members. They are all invested in the success of this BID and the Jefferson Park Neighborhood.

David Berton

Owner, Realarchitecture & Unrealconstruction

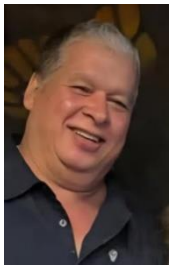


David was born on Long Island, New York. He grew up in Miami, Florida. He was educated at the University of Florida where he received his Bachelor's and Master's degrees in Architecture. David became a licensed architect and AIA member in 1992. He moved to Denver in 1992 and worked as an architect and construction manager for a local developer. In 1995, he founded the design firm, RealArchitecture Ltd. and the construction firm, UnrealConstruction LLC. He has designed and built and developed residential and commercial projects throughout the region. In 2003, Colorado Construction Magazine listed RealArchitecture/UnrealConstruction as both a top 10 design/build company and residential firm. In 2003, David was honored by the Denver Business Journal, designated as a "40 under forty" business leader. Past community involvement includes: Director of the West Washington Park Neighborhood Plan steering committee 1994, Member of the AIA Denver Design/Build committee 1996, Chairman of the Jefferson Park Neighborhood Plan steering committee 2000.

In 2011 Realarchitecture won the Denver Mayor's Design Award, "Home is where the Art is" David was appointed to the City of Denver 2015 building code adoption committee; the City of Denver's 2016 Housing Nexus committee and the Denver Zoning code task force 2017. David has taught at the University of Colorado Masters of Architecture program. He currently sits on the Executive Board of directors of the Federal Business Improvement District, a quasi-governmental Business Improvement District.

Luis "Gilbert" Vasquez

Owner, Quality Plumbing



Gilbert Vasquez would like to express his interest in renewing his position on the Federal Blvd Business Improvement District Board of Directors. With his long-term history of living in the neighborhood, conducting his plumbing business, investing in the neighborhood, and purchasing commercial properties in the BID boundaries, Gilbert will continue to be a valuable board member.

In 2008, Gilbert began attending the Federal Boulevard Partnership meeting and was instrumental in creating the Federal Boulevard Business Improvement District (BID). He has lived on the north side since 1976 and opened a refrigeration and appliance repair shop with his father on the corner of 23rd and Federal Blvd. Later, Gilbert worked at a TV Repair shop on the same corner. He currently owns two commercial properties on the corner and continue to advocate for all businesses in the BID, particularly for business owners west of Federal, where new construction and infrastructure have yet to keep up with 25th and Elliot.

Since he has a long history of living and working in the neighborhood, Gilbert has strong relationships with building owners and neighbors who have also lived and worked there since the late 70s. He is committed to maintaining and engaging in the neighborhood's diversity during this change. Gilbert's experience, skills, and relationship-building would allow him to continue contributing to the board's efforts to create meaningful change and drive growth and success for the neighborhood.

Marne Wills-Cuellar

Owner, Mystery Dinner Theatre | Director, Adams Mystery Playhouse



Marne Wills-Cuellar has been a Colorado businesswoman for forty-two years. As an entrepreneur, Marne has owned and operated many companies, including Dog Day Apparel; Munch Mobile Catering; Marne International Wholesale Gifts; Marne Interactive Productions Events and Talent Booking and Adams Mystery Playhouse.

Marne graduated from CU Boulder in 1975, with a bachelor's in Spanish literature. She is functionally fluent in Spanish and attended the Universidad de Guadalajara, Mexico in 1972. She has traveled extensively in Europe and Central America, working as a governess and living in Spain for a year in 1974.

Marshall Vanderburg

Owner & Manager, Marshall's Wine Encore & North Fork Valley Winery



Marshall has a 35-year history as a Denver community activist with extensive local government management, private sector and grassroots community development and organizational experience.

Before beginning his life encore, he managed operations for Joining Vision and Action, overseeing human resources, company finances including billing and receiving, building management, and IT. Previous to JVA, Marshall worked in municipal software development. He also worked in the Office of Planning and Community Development for the City and County of Denver.

Marshall's more recent community endeavors involved organizing and establishing the Federal Boulevard Business Improvement District. In 2022, he began his life encore with wine, planting vines and winemaking. He established Marshall's Wine Encore (wineencore.com), documenting his experiences, and providing a platform for Colorado wine growing and winemaking.

