

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE ADVISORY BOARD OF THE RiNo DENVER GENERAL IMPROVEMENT DISTRICT

HELD:

Wednesday, January 26, 2022, at 10:30 a.m. via Zoom.

ATTENDANCE:

The meeting of the Advisory Board of the RiNo Denver General 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:

Edee Anesi
Daniel Flaherty
Liam Girard
Teresa Ortiz
Bernard Hurley
Kirsty Greer
James Roupp
Karen Good
Ashlee Wedgeworth

Also, in attendance were Tracy Weil, John Deffenbaugh, Dori Suess, Alye Sharp, Molly Paillet, Adrienne Villa, and Marian Paillet, RiNo Art District staff

CALL TO ORDER:

Mr. Weil noted for the record that a quorum was present, and Director Hurley called the meeting to order.

CONSENT AGENDA - MINUTES AND FINANCIALS:

The minutes from the December meeting and draft financials were reviewed by the Board prior to the meeting and approved unanimously by vote.

FUNDING REQUEST – STREETScape MASTERPLANS:

The GID has funded four streetscape masterplans to provide a consistent and high-quality public realm across multiple blocks and development sites. The masterplans have progressed to 30% design enabling designers to submit a pre-prepared streetscape design to the City. Each

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

January 26, 2022

Page 2

masterplan is put through a City approval process, involving multiple departments including DOTI & Forestry. The City's Forestry department has recently changed their design standards – increasing the soil volume they require per tree – and the department will no longer approve a design with less than 600 cubic feet of soil per tree. This has an impact in two of our previously reviewed layouts on Chestnut Place and Wynkoop Street. To continue to make these masterplans relevant and useful to developers, we propose to update the documents with the appointed landscape architect, Sasaki. These masterplans are supposed to be a blueprint for future projects. On behalf of RiNo Art District, Mr. Deffenbaugh is requesting \$15,000 from the GID to support this modification.

Directory Hurley raised the question about the other streets and how this will affect them. Mr. Deffenbaugh noted that the design was able to incorporate that without additional funding. 36th Street already coordinates with the new Forestry standard, however he stated that the planters and tree spacing would need to be changed.

Director Anesi asked how this will impact current projects that are already approved. Mr. Deffenbaugh stated current projects will continue as designed, however, projects not under construction will need to change.

Director Greer would like to know the status of 35th Street. Mr. Deffenbaugh stated that this project is moving slowly. The City will be a stakeholder in the process and the funding of \$27,000 is split between the GID & BID however there is no architect at this time.

Director Hurley motioned to approve \$15,000. The board voted on and unanimously approved this funding request.

FUNDING REQUEST – BRIGHTON BOULEVARD MAINTENANCE:

The multiple maintenance issues on Brighton Boulevard, such as broken light covers, sidewalk lights have been damaged during snow clearing and overdue maintenance is the reason for this request. We have engaged our electrical services provider, Sturgeon Electric to correct the ongoing issues and submitted a fee proposal of \$97,000. With that said, on behalf of RiNo Art District, Mr. Deffenbaugh is requesting the GID Board to approve \$100,000 to fund the repair of the Brighton Boulevard electrical infrastructure.

Director Flaherty raised the question of how often we anticipate spending this amount of money for maintenance. Mr. Deffenbaugh shared that this maintenance has not been a priority in the last 2 ½ years and instead of simply repairing, Sturgeon Electric will replace, repair and install everything that needs to be done to bring it up to standard. Director Hurley stated that we can expect this type of expense as we are in a quasi-construction zone right now.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

January 26, 2022

Page 3

Mr. Deffenbaugh shared the proposal, which was sent in May 2021. He stated that he will request a new proposal and will share with the GID when received.

Job Number: 841758 Equal Opportunity Employer
 WO#:
 Date: 05/25/21
 Customer:
 Billing Address:
 City: Denver
 ATTN: John Deffenbaugh
 Work Location: Brighton Blvd.

Description of work:
 Additional Repair Work

DOT Standard rates: Section 109.04b - Materials at cost plus 15%

Qty	Units	Description	Cost/Unit	EXT	P&O	Extension
52	EA	Replace (damaged) GFCI Housings	\$ 115.00	\$ 5,980.00	\$ 897.00	\$ 6,877.00
20	EA	Replace (Missing) GFCI Receptacles / Covers	\$ 35.00	\$ 700.00	\$ 105.00	\$ 805.00
4	EA	Damaged SSP Lights	\$ 1,850.00	\$ 7,400.00	\$ 1,110.00	\$ 8,510.00
6	EA	Ballard Lights	\$ 2,328.00	\$ 13,968.00	\$ 2,095.20	\$ 16,063.20
2	EA	Power Supplies	\$ 500.00	\$ 1,000.00	\$ 150.00	\$ 1,150.00
4	EA	Photo Cells	\$ 35.00	\$ 140.00	\$ 21.00	\$ 161.00
44	EA	Install Pull Box (Plastic) at GFCI Locations	\$ 60.00	\$ 2,640.00	\$ 396.00	\$ 3,036.00
1	LS	Taxes @ 8.81%	\$ 2,804.05	\$ 2,804.05		\$ 2,804.05
MATERIAL TOTAL:						\$ 39,406.25

Some materials were not specifically purchased for work, but are taken from contractor's stock. Sturgeon Electric certifies that that the quantity claimed was actually used.

DOT Standard rates: Section 109.04a- Labor

Employee #	Name/Class/Title	Hours Worked	Work Type	Rate	Extension
1	Foreman / Electrician	157	Standard Time	\$ 145.00	\$ 22,765.00
2	Journeyman	157	Standard Time	\$ 130.00	\$ 20,410.00
3	Apprentice	157	Standard Time	\$ 92.00	\$ 14,444.00
LABOR TOTAL:					\$ 57,619.00

TOTAL: \$ 97,025.25

Director Flaherty motioned to approve the \$100,000. The board voted on and unanimously approved this funding request.

GID BOARD INTERVIEW – ANDREW KATZ

Mr. Weil introduced Andrew Katz to the Board. We are interviewing Mr. Katz for a potential board seat that we discussed late 2021. Mr. Katz is a real estate developer who is currently working on a project at 35th & Wynkoop. Not only is he involved in real estate, but he is also an artist. He believes that connectivity is the biggest challenge in the district, some streets are pedestrian safe with sidewalks, lights, signage and then the next block has nothing.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

January 26, 2022

Page 4

Mr. Weil gave Mr. Katz a brief overview of what to expect. Upon completion of the interview, Director Hurley motioned to approve adding Mr. Katz as a board member. After a brief discussion, the board unanimously approved. Mr. Weil will reach out to Mr. Katz to appoint him, and Ms. Villa will schedule a board orientation

RIVER MAPPING UPDATE:

Mr. Deffenbaugh advised the board that this document is still being worked on by Sasaki and will send out once it is completed.

ARTPARK UPDATE:

Mr. Deffenbaugh reviewed the most recent construction updates at the ArtPark.

Building A (Police Building):

- We continue to work with partners to resolve minor building and infrastructure issues
- We await on opening date from DPL and CoCua and are pushing them to clarify this. Both partners continue to pay rent and operating expenses.
- RedLine Studios and Alto Gallery are operating successfully and have hosted two First-Friday events so far.
- 2021 reconciliation of forecast v. actual operating expenses underway and will be presented once they are complete.

Building B (Interstate Building):

- \$100,000 gift provided by McWhinney
- Schematic design completed
- Design being costed by Mark Young Construction, expected by 2/28.
- Mr. Deffenbaugh will present design status and review progress with City legal documents to Parks & Rec on 2/28.

Ms. Paillet provided an update on the ArtPark programming that she is working on for 2022.

- ArtPark River Series, March – June 2022
- Kids Arts Programming, Summer 2022
- Halloween ArtPark Fun
- Traveling ArtPark programs to schools

OTHER BUSINESS:

Director Anesi wanted to remind the Board that the promenade opening is scheduled for late Spring 2022, and along with the construction at 35th & Chestnut, the main entrance to the

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

January 26, 2022

Page 5

ArtPark will be closed for another year or so. 36th Street will be shut down, as well as 35th Street.

Mr. Weil stated that he has been talking to the City about their grand opening piece of the park and will work through the closures. Mr. Weil does not have an exact date currently. We are also working on Art RiNo that will include the promenade but that is not until September 2022. Director Anesi wanted to bring this to our attention as parking will be an issue. Director Hurley shared that he would receive another projected staging for parking in that area this week and could share with the board.

ADJOURN:

There being no further business to come before the Board and upon motion duly made, seconded, 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 Advisory Board of the RiNo General Improvement District Improvement District.

Secretary to the Board