

RECORD OF PROCEEDINGS
MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF
RiNo BUSINESS IMPROVEMENT DISTRICT

HELD:

Tuesday, March 23, 2021 at 3:00 p.m. via Zoom

ATTENDANCE:

The meeting of the Board of Directors of the RiNo 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:

Diana Merkel
Jevon Taylor
Andrew Feinstein
Sonia Danielsen
Tom Kiler
Carla Mestas
Kendra Anderson
Rachel Rabun

Also in attendance were: Tracy Weil, John Deffenbaugh, Marian Pulford, Alye Sharp, Adrienne Villa and Dori Suess, RiNo Art District staff; Chris Conner, CCD; Councilwoman Candi CdeBaca, District 9 office; Anne Hayes RiNo KRW; Gerald Horner; Michael Mosley, Placer AI; Cuica Montoya & Cole Chandler, Colorado Village Collaboration; Jennifer Kloeppe, Showers for All

CALL TO ORDER:

Director Merkel noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

Before the meeting began, Director Mestas recited a land acknowledgment.

CONSENT AGENDA – MINUTES & FINANCIALS:

Both the financials and minutes, presented via email prior to the board meeting, were approved unanimously by the board via consent agenda.

Ms. Suess will send out a revised 2020 Audit to approve via email vote.

NEW BOARD MEMBER:

Director Merkel & Mr. Weil welcomed new board member, Jevon Taylor, CEO of False Ego.

NEW RINO STAFF MEMBER:

Mr. Weil introduced the new Operations Manager, Adrienne Villa to the board. Ms. Villa will be responsible for all board communication.

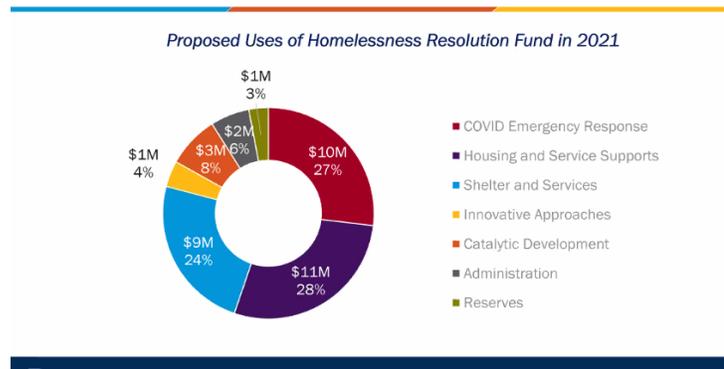
CITY PERSPECTIVE ON HOMELESSNESS – CHRIS CONNER CCD

Mr. Chris Conner with The City & County of Denver HOST department gave a presentation on why this new department was created and what their focus is. Mr. Conner explained that the department started in 2019 and focuses to develop affordable housing by investing resources, partnering with communities, and creating policies that supports this vision. Outreach programs such as shelters, transitional housing, permanent housing, to affordable housing to home ownership opportunity. Identify ways to help people stay in their homes prior to eviction.

Homelessness has been affected by covid. Shelter system transformation, rapid rehousing, rental assistance are the shelter and rehousing options.

Temporary Managed Campsites temporary solution only authorized during covid emergency
16th & Pearl location, 2nd location is TBD

Ballot Measure 2B Overview – projected to collect \$37M in 2021 and average of \$40M annually in future years. These funds must be used to support people experiencing or exiting homelessness and the funds can support capital, operations, maintenance, and services such as housing development, rental assistance, support services within housing and expanding shelter beds and 24/7 support.



SAFE OUTDOOR SPACE: COLE CHANDLER, CUICA MONTOYA,

Mr. Chandler gave a presentation on the Safe Outdoor Spaces program that emerged in response to the COVID-19 crisis. The program provides for outdoor individual sheltering models for unhoused individuals, with 24-hour staffing management. The operation plan ends

on 5/31/2021 and currently looking for land to purchase. Due to overwhelming response, the sites were filled within 3 hours of opening.



SHOWERS FOR ALL: JENNIFER & KELLEN KLOEPPEL

Ms. Kloepfel presented the Showers For All organization. This program consists of mobile trailers that are built to feel like home and provide personal grooming and laundry services for the homeless community.



Our mission is to empower the journey away from homelessness and poverty by restoring dignity and hope.



The Showers For All mobile trailer provides showers and laundry to those living on the streets of Denver. Two full service bathrooms and multiple washers & dryers deliver a critical, and often forgotten, service to those struggling with homelessness and poverty.

Mr. Chandler explained how we can support these efforts. A donation to Colorado Village Collaboration is wonderful however what they need is land to purchase for future sights – they would need 2 zoned lots, side by side.

Mr. Deffenbaugh will schedule site tours as needed.

PLACER INVITE PRESENTATION AND APPROVAL – MICHAEL MOSLEY

Mr. Weil welcomed Mr. Michael Mosley, with Placer AI. Mr. Mosley presented on who Placer AI is and how their company harnesses mobile data from millions of devices to generate reports of who is visiting the area.

Mr. Weil stated that the data could help justify the projects that we are working on and would give us further data on who frequented the neighborhood.

Mr. Weil will work with Director Merkel & Director Taylor on this. Mr. Weil stated that we have budgeted money for this type of software.

PROJECT APPROVALS:

Cycle Racks:

Mr. Deffenbaugh explained that we would need to install cycle racks on Larimer Street for a trial basis. We are proposing to install 3 racks for \$3,300. ***After discussion, the board unanimously approved.***

Larimer Street Closure:

Mr. Deffenbaugh requested approval from the BID to move forward on the design activities – survey, design study and drawings – to further move along the permanent closure of Larimer Street. The cost of this survey would be \$20,000 and it is proposed to be split 50/50 between the RiNo BID and local F&B businesses.

Director Danielsen stated that she loves that Larimer is closed but believes we need to do a transportation study before we do any type of infrastructure study. Mr. Deffenbaugh shared mostly positive feedback from the community poll that was sent to over 1,000 participants.

Director Kiler stated that activated outdoor areas are more appealing to people and to investigate medians. Director Feinstein added that the street closure should continue through 2021 to allow businesses to build their business backup and to ensure that we have a good traffic pattern for vehicles.

Director Anderson is not advocating for a future for more cars, making a decision around permanent decision

Director Mestas noted that while the study is costly, having more knowledge so we can make more informed decisions would be ideal. We could be a district that is looking at

environmental justice as being as inclusive & equity. There is an opportunity for us to learn in the next year to make this change. Director Merkel added that there is a potential of using the area to showcase artist's work. **At this time, the board motioned to not approve.**

RiNo Design Standards:

Mr. Deffenbaugh announced that the point scoring had been removed from the document. He noted that it had been proven to be unnecessary and that all changes had been made to the document. Approval is sought from the BID to progress with these design activities. The cost would be \$600. **After a brief discussion, board unanimously approved.**

Circulator Study:

Mr. Deffenbaugh stated that we will need an additional \$7,500 to complete the study. This would be a 70/30 percent split between the BID & GID to complete. **The board voted unanimously to approve \$5,250 to be paid by the BID.**

38th Street Underpass Artwork Rehab:

Mr. Deffenbaugh reviewed the current condition of the lighting installation & mural. When the project was installed, it received a lot of good press, however the project is now in need of a complete rehabilitation, which would include the removal of animal feces and electrical repairs due to flood damage that occurred in early 2020. The cost of this would be \$16,750. Mr. Deffenbaugh stated that the cost of deinstalling the entire project would be \$25,000. Mr. Deffenbaugh stated that we have \$12,000 in the budget. **After discussion via email, the board approved.**

The meeting ran over time at 5:20pm and the board was unable to discuss the UCD Project Update, Board Members Update and Other Business.

ADJOURNMENT

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 Board of Directors of the RiNo Business Improvement District.

Secretary to the Board