

RECORD OF PROCEEDINGS

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

HELD:

Wednesday, March 24, 2021, 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:

Bernard Hurley
Marissa O'Connor
Teresa Ortiz
James Roupp
Daniel Flaherty
Liam Girard
Karen Good
Kirsty Greer

Also in attendance were: Tracy Weil, John Deffenbaugh, Marian Pulford, Dori Suess, Adrienne Villa, and Aye Sharp, RiNo Art District staff

Director Edee Anesi & Director Chris Woldum were absent, absences excused.

CALL TO ORDER:

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

CONSENT AGENDA - MINUTES AND FINANCIALS:

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

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PROJECT APPROVALS:

Cycle Racks:

Mr. Deffenbaugh stated that the racks will be installed in Spring 2021 near Crema and All Things Matter.

Larimer Street Closure:

Mr. Deffenbaugh said that this will be a three part - survey, design study, drawings. Approval is sought from the BID to progress with these design activities.

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.

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. Mr. Deffenbaugh noted that the BID had approved their part of the request. Director Hurley presented a motion for \$2250 to be approved by the GID, which is 30% of the cost. ***The board voted unanimously to approve this amount.***

38th Street Underpass 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.

Director Good requested to know what the cleaning entail would. She will reach out to the City structures group to see how they can help and will include the images that Mr. Deffenbaugh presented, as animal feces is an environmental clean-up and there is some concern there.

Mr. Deffenbaugh announced that this project was presented to the BID Board however they did not approve their portion. ***We are asking the GID to fuel the entire fund of \$16,750.***

Director Hurley asked about the maintenance. Mr. Deffenbaugh stated that we would build in a maintenance cost into the budget going forward, if approved. It is estimated to be \$2,000/year plus electricity to be cleaned every quarter. Director Hurley would like to see maintenance being part of the package as he would like to see the installation rehabbed.

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Mr. Weil stated that we can add the additional costs to next year's budget for future costs.

Director Roupp asked Mr. Deffenbaugh to provide commentary from the BID board meeting. Mr. Deffenbaugh stated that the main conversation was about the history of the installation and it being overbudget, which overshadowed the BID decision. He also stated that prior project management was poor. Director Flaherty would like the GID to take this project on. Director Hurley wants to make sure the project is maintained after the repairs are complete. Mr. Weil explained the flood and the damage that occurred and confirmed that the repairs will be fixed to make sure that this type of damage does not happen again.

Director Roupp recalled that Blue Moon was part of the original funding. Mr. Weil confirmed that they paid for the paint on the underpass. As part of the mural program, we are going to repaint that side, which has already been paid for by the BID.

Mr. Deffenbaugh brought up that the City is discussing to widen this area, but this will not be changing anytime soon. Director Good stated that the city had conducted multiple studies of the underpass. The city has turned down the last two bonds that included the vision of what that area would look like. Director Hurley asked if the City would consider reevaluating the needs of the neighborhood, then (5 years ago) and now. Director Good will check with the City legal department. Marissa with Director Hurley's office will send over the last agreement for Director Good to review.

Mr. Weil reminded the board that the GID did provide some of the funds for the creation of this installation.

Director Flaherty asked for an explanation of deinstallation costs. Mr. Deffenbaugh explained that the following actions would need to occur for full deinstallation: remove artwork elements, complex exercise of removing hardware, electrical panel, etc. He presented the matrix (included in agenda) that breaks down the cost of \$16,750.

Director Roupp stated that since this is such a main connection of the area and if we have money available and the equity of the process. He is hesitant to say yes just because BID said no and asked if the GID Board could converse with the BID Board. Director Hurley would be in favor of GID saying yes to approve and maintenance after the fact. Director Greer agrees. Director Roupp questioned if GID can approve \$6750 if the BID puts in their portion and then maintenance could be added. Mr. Weil noted that \$25k was approved from both BID & GID for this project. If GID approved, then we can bring it back to the BID. Director Hurley brought up the fact that the railroad is the dividing line and should be split 50/50, and GID would pay \$1k/year for maintenance. Director Greer questioned if the maintenance amount is not high

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enough? Mr. Deffenbaugh stated that there was \$12k in the BID budget but they did not approve it. The rehab would be that the maintenance would ensure that there would not be electrical issues in the future which was caused by flood.

Director Flaherty questioned how much the BID is contributing for the mural. Mr. Weil stated that it would be between \$2-8k and sponsorship would be included. Director Flaherty asked if it makes sense to split \$1k or GID take on \$2k. Director Roupp stated that until we know what BID is doing and it should be split 50/50. Mr. Weil noted that BID currently pays for electricity at \$2k/yr. Director Roupp stated to split the cost of repair, GID to take the cost of annual maintenance and BID pays for electricity.

A contingent vote if BID will work with GID. ***Director Flaherty motioned to conditionally approve 50% funding and the full ongoing maintenance for 3 years, upon BID approving update cost. Director Roupp seconded this motion. Board approved this motion.***

UPDATE ON APPROVED PROJECTS:

Streetscape Masterplan:

Mr. Deffenbaugh stated that he will send a more detailed packet that illustrates the continuous design of tree canopy with the future festival street on Chestnut. There are specific trees and planters on 36th that will be used. The design for Wynkoop will be submitted for the 2nd time. Director Hurley asked if we are trying to keep the signage and wayfinding plan for this area. Mr. Weil suggested that this would be discussed offline with Director Hurley.

Delgany Street:

Mr. Deffenbaugh explained that the kickoff meeting was held on March 23rd. The output will be a suite of 30% design drawings agreed by stakeholders & supported by the City.

River Mapping:

Mr. Deffenbaugh noted that this is an ongoing project that involves an aerial view of the Platte River from Elitch's to RiNo Art District.

Larimer Street Closure:

Mr. Deffenbaugh asked how the GID board would react if the street closure became permanent. Director Roupp brought up bus traffic and stated that from an "experience" view, it is great however for traffic patterns it may not work and that we need to think about other stakeholders. A positive note is that the circulatory route jogs around the closure.

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UCD PROJECT UPDATE:

Ms. Pulford gave a brief update on the University of Colorado-Denver Project Update. It had been discussed and agreed upon with UCD that the sculpture should be closer to the center of Five Points based on the design and theme of the sculpture. She is currently working with UCD on a plan to move the discussion to the Five Points neighborhood and City of Denver. Board agrees this is the right outcome.

UPCOMING BOARD SEATS:

Ms. Sharp stated that board seats will become available, as the term limit for Director Woldum will end in June. We will need to open board applications to allow for more board members to join. ***After a brief discussion, board approved.***

OTHER BUSINESS:

Director Flaherty commented on the Safe Outdoor Space & Showers For All presentation during the BID Board Meeting on March 23rd, in which all board members were invited to attend. He was impressed with the project and asked if the tent locations had any relevance to the GID boundary. Mr. Deffenbaugh stated yes, the key take away is that they need land. The City has made ample funding available to this issue, however there is a land issue. For anyone that is interested in meeting with Colorado Village Collaborative, Mr. Deffenbaugh would be happy to make intros and schedule onsite tours. Mr. Deffenbaugh explained that the current sites will end in May 2021.

Ms. Pulford gave a brief update on the ArtPark funding. She noted that although fundraising has been slow in the last year, she has been receiving more positive feedback from developers and continues to do grant writing. She welcomes connections from all board members

Mr. Weil announced that a new board member, Brent Fedrizzi (AEG) will be joining the Keep RiNo Wild board.

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 Advisory Board of the RiNo General Improvement District Improvement District.

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Secretary to the Board