

RECORD OF PROCEEDINGS
MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF
RiNo ART DISTRICT (RAD)

HELD:

Tuesday, April 19, 2022, at 9:00 am via zoom

ATTENDANCE:

The meeting of the Board of Directors of the RiNo Art District was called and held as shown above with the following directors present and acting:

Anne Hayes
Sonia Danielsen
Diana Merkel
Bernard Hurley

Also, in attendance: Tracy Weil, Adrienne Villa, Molly Paillet, John Deffenbaugh, and Dori Suess of the RiNo Art District

Gerald Horner and Jonathan Power were absent.

CALL TO ORDER:

Director Danielsen called the meeting to order.

Mr. Weil introduced our new Membership Coordinator, Brittany Ross to the Board. Ms. Ross will act as liaison between the RiNo Art District and its members, including recruiting & outreach to new members, regular communication with existing members and backend membership duties.

CONSENT AGENDA:

Minutes & Financials

The consent agenda, including minutes and January and February 2022 financials, were reviewed prior to the meeting, and approved unanimously by the board. The Board motioned and approved the 3% variance between actual and variance in December 2021. Ms. Suess noted that we are right on track with spending.

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RINO STAFF OFFICE MOVE PROPOSALS:

Mr. Weil shared that we allocated \$4500/month for rent. Mr. Deffenbaugh and Ms. Villa toured a few office spaces with Director Tom Kiler (BID), unfortunately none of the spaces would work for what we are looking for. Mr. Weil, Mr. Deffenbaugh, and Ms. Villa then spoke with Mr. David Leuthold who showed us the space in the new building on Blake & 35th however this space would need a complete buildout with an estimated cost of \$100,000. Due to the construction cost, we have decided to not move forward with this space. Mr. Weil then met with Mr. Ryan Diggins with Ramble Hotel regarding office space located across the street from Ramble and above Work & Class. Mr. Diggins expressed that he would love to have us in the space. Mr. Weil shared photos of the space to the Board. The space would be fully furnished with office furniture, conference table, 500 sq. ft. deck/patio with 1200 sq. ft. of office space. Here is the proposal for the space:

Lease Term:

60 months beginning on the Commencement Date and ending on the Expiration Date.

Commencement Date:

Lease and all of its corresponding rights shall commence on June 1, 2022

Expiration Date:

Five year anniversary of the date immediately preceding the Commencement Date.

Base Rent Schedule:

Annual Base Rent during the initial Five (5) year term shall start at \$30.00 (thirty) per square foot with 3% (three percent) annual increases, plus an estimated \$19.00 per square foot in additional rent expenses.

Option Period:

One (1) Three (3) year Term at the then current market rent. Market rent definitions to be further defined in Lease.

Parking:

There are 12 on-site parking spaces, which are available on a first come, first served basis. Daytime parking space rental options are also available at The Ramble Hotel (across the street).

Telephone and Internet:

Tenant responsible for the contracting all telephone and internet under Tenant's name. Tenant responsible for payment.

Mr. Weil shared that we have been saving money in 2022 and he will follow-up with Mr. Diggins regarding the following: CAMS taxes, dedicated parking spot and with the expectation of rent increasing to ask for \$25 per sq. ft with 2 ½% increase instead of 3%. This was suggested by Director Danielsen. It was also suggested that we ask for a free month of rent. Mr. Weil will draft a response to Mr. Diggins and cc: Director Danielsen.

THE RINO STORY:

Mr. Weil will share the SideStories information to the Board.

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SISTER CITY EXCHANGE:

Mr. Weil shared that the Sister Cities Exchange mural with Anna Charney & Mike Graves, along with the French artists will have a panel next Thursday. This project has had great PR coverage with an article in Westword, multiple interviews on local news channels (channel 9 & 2), as well as social media posts by SideStories. The panel will be hosted at EDENS rooftop with Sasha from Sister Cities as the moderator.

<https://www.9news.com/video/news/local/colorado-news/art-community-in-rino-fosters-cultural-collaboration/73-72a0ddb-d-ee86-4fd4-9634-ba733a2f8425>

ARTRINO UPDATE:

Mr. Weil shared that the ArtRiNo event was announced to the public and so far, the feedback has been amazing, and we have received a ton of press on it. He noted that we are still looking for sponsors and will share the fundraising deck with the Board. Mr. Weil also stated that we need more walls for ArtRiNo as well as the Mural Program.

GREENSPACES PRESENTATION: CYCLORAMA WALL FUNDING REQUEST:

Mr. Jevon Taylor, CEO of GreenSpaces presented the Board with a proposal of a cyclorama wall at GreenSpaces and is requesting \$10,000 to build. This wall would be available to other businesses in the RiNo Art District. GreenSpaces will drive traffic with the use of social media and marketing. This funding request is for the lighting and electrical as well.

Director Hurley and Director Danielsen suggested that we sponsor the wall but do not approve of fully funding this project. Director Merkel noted that we could help GreenSpaces with marketing support instead. After a brief discussion, the Board approved \$1,000 with contingent that Mr. Taylor raises the rest of the funds need for this project.

COMBINE BOARD MEETINGS:

Mr. Weil requested that we combine the Keep RiNo Wild and RiNo Art District Board Meetings to improve efficiency across all Boards.

The proposed time is that RAD would meet from 9:00-9:30 AM, KRW Board Members would join from 9:30-10:00 AM, with RAD departing at 10:00 AM. The RAD Board approves of this change. Once we confirm that this change would work for all KRW Board Members, Ms. Villa will update the meeting invites.

OTHER BUSINESS:

Mr. Weil shared that the Executive Director job has been posted. The posting will close on May 31, 2022.

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Ms. Paillet gave a brief update on the ArtPark Programming.

Ms. Paillet also announced that CoCua may be working on a July opening. Stay tuned.

Mr. Deffenbaugh stated that Mr. Darrell Watson, District 9 City Council Candidate would like to meet with the 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-reference meeting and was approved by the Board of Directors of the RiNo Art District.

Secretary to the Board