RECORD OF PROCEEDINGS

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

HELD:
Wednesday, April 24, 2024, at 10:30 a.m., Collegiate Peaks Bank

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:

  Kirsty Greer, Board Chair
  Karen Good
  Edee Anesi
  Jamey Bridges
  Malcolm Craig
  Andrew Katz
  Jonathan Alpert

Absent Board Members: Jamie Roupp, Liam Girard, Teresa Ortiz

Staff Present: Alye Sharp, Sarah Cawrse, Adrienne Villa, and Rob Gray with RiNo Art District

Others Present: Karen Zuppa, Kate Kalstein

CALL TO ORDER:
Director Greer noted for the record that a quorum was confirmed and called the board meeting to order.

VOTING MATTERS:

Approval of GID Board Meeting Minutes - Director Greer motioned to approve the March 27th meeting minutes. The board seconded the motion and unanimously approved.

Presentation and Approval of GID Financial Statements – Ms. Cawrse introduced Ms. Zuppa with Complete Business Accounting. Ms. Zuppa will be working with Ms. Timsha Coleman (CBA) and Ms. Villa on all accounting processes.
Ms. Zuppa asked the GID Board what they would like to receive in the monthly financial statements.

- Director Greer wants the financials provided in a strategic manner
- The org-to-org transfers will be reflected in all org financials
- Chart of account and naming will match across the orgs

The March 2024 financial statements were reviewed.

- Property tax will always tie to liabilities
- Property tax is a figure that we receive from the City & County of Denver, at year end there may be write offs
- Accounts Payable is anything dated and has not been received
- Brighton Blvd is with GID, the auditor removed and added to equity
- Ms. Zuppa will meet with Director Girard to discuss the presentation of the long term debt

INFORMATIONAL MATTERS:

**Board Retreat Recap** – Ms. Kalstein with Kate Kalstein Consulting gave a brief recap of the All Boards Retreat that was held on April 18th at Two Moons Music Hall.

**Clean Team Ambassadors** – Ms. Cawrse gave a brief update on the RFP process. The selection committee of Director Bridges, Director Ortiz and BID Director Fronk met on April 5th to review the 4 proposals that were submitted. The committee filled out an evaluation form which was weighted based on selection criteria in the RFP. Two of the vendors were interviewed on April 11th and April 12th. The selected vendor, Consolidated Services Group (CSG) was notified last week. Ms. Cawrse stated that the contract is being finalized, which includes 8 months in 2024 and the option to renew for an additional three years at the rate below. Costs for 2024 will be prorated for a start date of May 1st.

<table>
<thead>
<tr>
<th>COST PROPOSAL</th>
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<tr>
<td>2024 – 8 months</td>
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<tr>
<td>$262,760</td>
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Ms. Cawrse notified Bayaud Enterprises/Denver Day Works that their services would end on May 3rd. CSG will be wearing orange vests until the new uniforms are delivered. The team will be working with a software system, which board members will get access to until it is ready to spread more broadly for other community members to use. There will be a roll out of communications about the ambassadors in May & June via social media.

**ArtPark Update** – Mr. Gray gave a brief update on the ArtPark.
The quarterly reports, 2023 annual report and Truss House fee schedule have been submitted to the City.

The annual inspection will be held April 30th.

Tenant Update:
- Comal: Comal is reporting they are 10k below projected sales due to construction in front of restaurant. Mr. Gray & Ms. Cawrse will reach out to the tenant regarding their operating hours.
- DPL: An increase in foot traffic by 10x during the LoUD concert series.
- Alto: Monthly art exhibits / programming has provided a constant flow in traffic.
- Redline: Studios are at full capacity with artists working on collaborations between tenants of the ArtPark. Ms. Villa shared that the tenant has not paid rent since October 2023. She has communicated this with the tenant and was told that payment will be made. No update as of today.

Mr. Gray shared the DRAFT fee schedule, which is pending approval by the City.

DRAFT Fee Schedule (Pending Approval)
$600 Damage deposit and Event Insurance required

Weekend Rates
- Private Use - $7,000 (single) / $6,000 (Multi) / $1,200 (Lawn)
- Subsidized Use - $5,000 (single) / $250 (Multi) / $400 (Lawn)
- Supported Use - $1,000 (single) / $500 (Multi) / $500 (Lawn)

Weekday Rates
- Private Use - $5,000 (single) / $3,000 (Multi) / $500 (Lawn)
- Subsidized Use - $3,000 (single) / $1,500 (Multi) / $300 (Lawn)
- Supported Use - $1,000 (single) / $500 (Multi) / $150 (Lawn)

Monthly
- Private Use - $50,000 (Month)
- Subsidized Use - $15,000 (Month)
- Supported Use - $10,000 (Month)

The lawn is not permitted for a month to maintain the greenery.

DRAFT Fee Schedule (Pending Approval)
$600 Damage deposit and Event Insurance required

Non-Peak Season (November - March)

Weekend Rates
- Private Use - $3,500 (single) / $1,750 (Multi) / $500 (Lawn)
- Subsidized Use - $1,250 (single) / $625 (Multi) / $250 (Lawn)
- Supported Use - $400 (single) / $200 (Multi) / $10,000 (Month) / $250 (Lawn)

Weekly Rates
- Private Use - $1,750 (single) / $1,000 (Multi) / $500 (Lawn)
- Subsidized Use - $1,250 (single) / $625 (Multi) / $250 (Lawn)
- Supported Use - $400 (single) / $200 (Multi) / $250 (Lawn)

Monthly
- Private Use - $16,250 (Month)
- Subsidized Use - $13,125 (Month)
- Supported Use - $5,000 (Month)

The lawn is not permitted for a month to maintain the greenery.
Mark Young Construction provided the costs for the replacement of the HVAC systems.

**Truss House Update:**

<table>
<thead>
<tr>
<th>Condensing Unit Replacements</th>
<th>Total Estimated Costs</th>
<th>$157,129</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inclusions:</td>
<td></td>
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<tr>
<td>1. Provide two new Condensing units.</td>
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<td>2. Receive, unload and storage of 2 new Condensing units.</td>
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<tr>
<td>3. Loading and delivery of 2 new Condensing units to site.</td>
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<td>4. Remove existing units to trash.</td>
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<td>5. Set new Condensing units.</td>
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<td>6. Refrigeration piping of new units to existing piping on exterior of building.</td>
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<td>7. Crane service.</td>
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<td>8. Reconnect electrical from new units to existing.</td>
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<tr>
<td>9. Start up new units.</td>
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**EXCLUSIONS**
This Cost Proposal specifically excludes the following items:
1. Permits reimbursed at cost.
2. Performance or Pay Request.
5. Gate Enclosures and locks.

<table>
<thead>
<tr>
<th>Condensing Unit Enclosure</th>
<th>Total Estimated Costs</th>
<th>$35,975</th>
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</thead>
<tbody>
<tr>
<td>Inclusions:</td>
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<tr>
<td>1. Fabricate and install HSS4X4 Main Supports.</td>
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<td>2. Fabricate and install HSS2X2 Intermediate Supports.</td>
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<td>3. Fabricate and install perforated steel panels (to match existing).</td>
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<td>4. Shop Drawings for approval.</td>
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<tr>
<td>5. All Steel prime painted unless noted otherwise.</td>
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</table>

**EXCLUSIONS**
This Cost Proposal specifically excludes the following items:
1. Finish Paint.
2. Light gauge steel, flashing and wood.
3. Permits reimbursed at cost.
4. Performance or Pay Request.
5. Gate Locks.

**Discussion** – An update on the 35th St Design, Mobility, and Planning will be shared via email due to time.

**Other Updates & Upcoming Meetings** –
- Tuesday, May 14 – RiNo Annual Meeting @ ReelWorks 4:30-6:30PM
- Next GID Board Meeting – May 22nd

**OTHER BUSINESS:**
There is no other business to discuss.
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.

________________________________________
Secretary to the Board