



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

HELD:

Wednesday, May 24, 2023, at 3:00 p.m., Collegiate Peaks Bank RiNo

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
Adam Larkey
Carla Mestas
Jevon Taylor
Tom Kiler
Obe Ariss

Members Absent: Rachel Rabun

Staff Present: Charity Von Guinness, Adrienne Villa, and Alye Sharp with RiNo Art District and Dori Suess.

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.

APPROVAL OF MEETING MINUTES:

The minutes from the March 22nd meeting were reviewed by the Board prior to the meeting and approved unanimously by vote.

APPROVAL OF FINANCIALS:

Ms. Suess gave a brief update on the financials for April 2023. There is currently an \$870,000 bank balance with a net income of \$587,000.

- YTD v Annual – 55% of annual tax payment received by April 30th, slightly ahead of 2022, which was 53%. We received \$2,500 more than last year. Currently, we do not know the projection for property tax due to the increase.
- General Business – spent 34%, right on track.

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- Advocacy – includes Rhino Week \$5,000 which was paid in late May.

APPROVAL OF BID BANK CHANGES:

Ms. Von Guinness stated that with the departure of Mr. John Deffenbaugh from the RiNo Art District staff, the BID Board would need to vote to remove Mr. Deffenbaugh from the BID bank account. She also noted that once his replacement is hired, the Board would need to vote to add another signer. Director Merkel motioned to approve that Mr. Deffenbaugh is removed as a signer from the BID bank account at Collegiate Peaks Bank RiNo. The motion was seconded, and the board unanimously approved.

Director Kiler inquired about the Urban Orchard budget line item 8357. Ms. Von Guinness explained the tree canopy and would share further info with him via email.

DENVER WALLS:

Ms. Ally Grimm has not spent any of the funds that were dispersed to Denver Walls. Denver Walls is scheduled from September 22 – September 30. We currently have sponsorships from EDENS, Urban Green HOA, and White Claw. There is also interest from Yardbird for a mural. If you have/know an organization or individual who would like to be a sponsor, please contact Ms. Von Guinness.

IMPORTANT UPCOMING DATES:

The next Rino Talks will be June 8th at OMF from 4:30-6:30 PM. It would be great to have all Board Members attend.

Starting June 2nd, RiNo First Fridays are back with a party at No Vacancy with a DJ and food.

The VIP Preview at Truss House will be on June 22nd. There will be an invitation sent to all board members for the ribbon cutting in the morning and the VIP opening in the evening with OddKnock Productions.

2900 LARIMER STREET BLOCK CLOSURE:

Ms. Von Guinness welcomed three presenters to the BID Board Meeting to discuss the 2900 Larimer Street block closure. The presenters came to discuss their opposition of this topic. Ms. Von Guinness gave a brief update on the closure and what has been done to date in the block. The permit was extended after COVID restrictions and renewed by the City until the end of 2023, this was after a comprehensive mobility study and survey was completed. Here are some of the key grievances brought to the BID Board:

- Permit validity is in question.
- Corner of 30th & Larimer has become an Uber drop-off.

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- Too much trash after each weekend
- Increase in traffic near Crema & Barcelona
- One of the main streets into the neighborhood, Larimer, is blocked.
- Increase of Lyme scooters
- The City is charging property tax on parking lot that is closed – no revenue for property owner.

Ms. Von Guinness wants to ensure that we are capturing community sentiments and not just property owners, therefore a survey sent out to all effected stakeholders would be ideal (property owners, tenants, small businesses, organizations, etc.). Director Merkel added that this is an important step as the demographics are changing at a rapid pace due to all the new tenants in the area. Director Mestas wants to ensure that the survey questions age, race, ethnicity, ownership, tenant status, etc. and that the survey is accessible to everyone, with or without Wi-Fi or access to a computer or mobile device.

Ms. Von Guinness noted that this is a community decision, not the RiNo BID. The BID does hold the closure permit; however, we must advocate for all residents and businesses. The BID Board approved moving forward with a community survey.

NO VACANCY FUND REQUEST:

Ms. Sharp gave a brief update on No Vacancy at the IMAC Building, located at 2550 Larimer. This is a partnership with EDENS. Ms. Sharp added that we have been given an opportunity to extend the residency through July. She would like to request \$15,000 from the BID Board for this extension. The cost would pay pro-rated artist stipends which would include artist pop-ups within the installed arts and a funeral at the end of the No Vacancy residency.

It was noted that we have \$250,000 allotted, of which \$175,000 was for Denver Walls. With that said, there is \$75,000 that has not been earmarked for any project. With this request, we would have \$60,000 in that budget line item remaining. Director Larkey motioned to approve an additional \$15,000 for No Vacancy. The board seconded the motion and unanimously approved. Director Kiler will help with inviting developers to tour the space so they can get a better understanding of the program for future vacant spots.

THE BURRELL SUPPORT:

Ms. Von Guinness is requesting funds for commissioned artwork at the Burrell Building, which is an affordable housing unit across from Flora. Orange Mitch was commissioned to do the artwork. She stated that there is no specific ask, and the total budget is \$173,093.

All the artwork that Orange Mitch is working on is based on the history of the neighborhood. Director Merkel noted that there should be limitations and a standard, similar to the Mural Program, when these types of requests are asked. After a brief discussion, Director Merkel

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motioned to expand the Mural Program to support this project and was awarded \$10,000. The motion was seconded, and the board unanimously approved.

OTHER BUSINESS:

There is no other business to discuss.

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 Board of Directors of the RiNo Business Improvement District.

Secretary to the Board