

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

HELD:

Tuesday, July 26, 2022, at 3:00 p.m., Zeppelin Station Mezzanine

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
Rachel Rabun (phone)
Adam Larkey
Jevon Taylor
Carla Mestas
Obe Ariss

Also, in attendance were Tracy Weil, John Deffenbaugh, and Adrienne Villa with RiNo Art District; and Jill Locantore with Denver Streets Partnerships.

Director Tom Kiler was absent. This absence was excused.

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.

DENVER STREET PARTNERSHIP PRESENTATION:

Ms. Jill Locantore with Denver Street Partnership presented the [Denver Deserves Sidewalks](#) program. This program would fund the construction and repair of sidewalks citywide. Ms. Locantore noted that 40% of streets in Denver do not have a sidewalk.

The program revenue uses would include sidewalk construction, repairs, and upgrades to meet ADA standards and Denver's Complete Streets design guidelines and standards. Ms. Locantore noted that snow removal is not included nor is landscaping such as green infrastructure.

The program will be managed by Denver DOTI. The plan would start on high energy streets, major transit corridors, and city parks. It was noted that the existing flagstone that is intact will be relevelled and fixed. Mr. Weil requested more information about Brighton Boulevard as the business & landowners are already paying for the infrastructure. The GID Board maintains this,

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and Mr. Deffenbaugh shared that he would invite Ms. Locantore to the next GID Board Meeting in August. He also noted that sidewalks are delivered by the developers and at time there are no sidewalks at all. This program would be a way to address our goal to have new sidewalks throughout the district.

Director Merkel asked what the goal of phase I. Ms. Locantore shared that within 9 years the program would generate \$40M/year and the city could then bond against it for capital construction costs.

Ms. Locantore shared the timeline of this program and expressed how important it would be to have the endorsement of the RiNo BID Board. The program is looking for donations and campaign volunteers as well. Mr. Deffenbaugh noted that this presentation was informational only and a vote is not needed at this time.

CONSENT AGENDA:

The minutes from the July 26th board meeting as well as the May & June 2022 financials were reviewed by the Board prior to the meeting and approved unanimously by vote.

ARTPARK PHASE II – INTERSTATE BUILDING PROJECT: FINANCIAL APPROVAL:

Mr. Deffenbaugh reviewed the design images from Tres Birds, as well as a cost update & requested additional funding for the Interstate Building Project. The slide deck had been shared with all BID Board Members via email.

He shared the concept images and reminded the Board that the building will be an open, flexible space that could be used for city and community events, immersive performances such as OddKnock and could potentially be available to rent to the community for events with low-cost rates. Mr. Deffenbaugh noted that the windows will change color as you walk by.

Mr. Deffenbaugh then shared the Cost Update from Mark Young Construction. As a result of amendments during the permitting process and price fluctuations arising from global supply chain disruption the total project cost has increased by \$123,161.44. He shared that Ms. Pulford and Mr. Weil are currently working on fundraising and waiting for confirmations on multiple grant applications that have been submitted.

Mr. Deffenbaugh is working on a business plan to ensure that any funds that are generated would go back to the building. He reminded the BID Board that there is no plan for an elevator due to costs. We will be able to build steps with future funds and grants with a possibility of requesting further funding from the BID budget in 2023. Director Mestas suggested that we contact an accessibility group to help with this. Director Taylor requested more information on the parking situation. Mr. Deffenbaugh noted that there was parking at Catalyst, as well as the future parking lots at the Menalto Development project along with the A-Line light rail station.

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Mr. Deffenbaugh shared that if the building were to be rented for an event, the renter would need to bring their own chairs, tables, etc. He also noted that there will be no kitchen in this space.

Mr. Deffenbaugh requested a funding increase of \$49,896.26 from the BID Board. Director Merkel motioned to approve the increase and after a brief discussion, the board approved.

ARTPARK PHASE I FINANCING:

Mr. Deffenbaugh shared that the RiNo BID & GID are bound to the RAD co-op agreement, and we are currently in conversation with the bank to obtain a fixed rate. He stated that there will be a meeting with the bank to discuss the current interest rate. This will be discussed further at the BID Budget Meeting.

BOXYARD PARK LIGHTING DECOMMISSIONING – FINANCIAL APPROVAL:

Mr. Deffenbaugh noted that the BID Board approved the removal of street furniture at Boxyard Park and for RiNo to exit Boxyard Park, except for the bistro lighting poles. Mr. Weil shared that the plans were for RiNo Art District to maintain the space and activate it, however this was not successful due to all concrete area and park location. We worked on creating a long-term vision and wanted to work with Denver Parks & Rec and received approval from the BID in 2022 for \$20,000 to do so, However the City of Denver could not do anything for 5-7 years, so the funds were redirected, and the BID approved to remove the items. Due to permitting issues, we are now requesting to remove the lights as they are damaged and require significant maintenance and exit the park entirely. Director Ariss suggested a community garden however Mr. Deffenbaugh mentioned that there are constraints with the City so this would not be ideal. Director Taylor asked if a private entity could take over the park, in which the City would need to work directly with the entity and not go through RiNo.

Mr. Deffenbaugh obtained a cost from LMI landscaping contractors to remove and dispose of the bistro lighting poles at a cost of \$5,126.10. This would be drawn from BID budget line "Other Infrastructure Projects" and requested the BID Board to approve \$5,126.10 to support the removal of the Boxyard Park bistro lighting poles. Director Merkel motioned to approve the funding request and after a brief discussion, the BID Board unanimously approved.

UNHOUSE ACTION COALITION (UAC) COMMUNICATIONS:

Mr. Deffenbaugh would like to park this topic until later this year. There is a little bit of organization that needs to be done within UAC before we discuss further.

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LARIMER STREET BLOCK CLOSURE UPDATE:

Mr. Deffenbaugh shared that the long-term goal for the Larimer Street Block Closure is to make the closure permanent. The short-term goal is to add horse trough planters. He is currently work on a cost proposal to share with Larimer Street business owners. The proposal will include the planters.

There is currently a lot of parking issues with motorcycles and burn outs within the closure, which doesn't go together with our goal of pedestrian safety. The planters will be large enough to help this issue but also be convenient for business owners to work with.

WALNUT AND DOWNING STREET SAFETY:

Director Merkel shared her concerns about safety at the intersection of Walnut Street and Downing Street. She stated that the intersection is very dangerous and just last week a truck took out a parked car and almost hit pedestrians. She also mentioned that there was a parked SUV there that looked to be side swiped by another vehicle. The traffic lane becomes very narrow due to the parking spots outside of Black Shirt Brewery. She would like to know if we can work with the City to fix the current parking or traffic lane. Mr. Deffenbaugh suggested that a meeting with Black Shirt Brewery is necessary as well as discussing the situation with Ms. Jill Locantore with Denver Streets Partnership.

OTHER BUSINESS:

Mr. Deffenbaugh announced that [OddKnock Productions](#) "From On High" tickets are still available for their run at IMAC. The team at OddKnock invite all board members to attend.

Mr. Deffenbaugh shared that No Vacancy would have a residency this year but there will be different perimeters since the building will not be demolished like it was last summer. With this said, there will probably be fewer artists but will have a longer amount of time in the space.

Director Mestas shared information on the futuristic bus ride through Denver immersive program by [Control Group Productions](#).

Mr. Deffenbaugh requested to move future BID Board Meetings to Wednesdays. The Board approved this change.

Mr. Weil announced that RiNo Art District has hired a new Executive Director, Charity Von Guinness. Mr. Weil will slowly transition out of this role by the end of September however Ms. Von Guinness will join the team in mid-August.

Director Larkey announced that [Audacious Theater](#) is looking for space to do a show in October. If anyone knows of a location, please contact Shawna Urbanski.

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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