



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

HELD:

Wednesday, July 26, 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
Carla Mestas, via phone
Tom Kiler

Members Absent: Adam Larkey, Jevon Taylor, Obe Ariss

Staff Present: Charity Von Guinness, Alye Sharp, Sarah Cawrse, Ed Rapp with RiNo Art District

Others Present: Tom Picarsic, EDENS, Tai Beldock, Erico Motorsports, John Beldock, Erico Motorsports, and Tom Kiler, former BID board member

CALL TO ORDER:

Director Merkel called the meeting to order, noting that they don't have a quorum.

APPROVAL OF MEETING MINUTES:

Due to there not being a quorum, the May 24th meeting minutes will be voted and approved via email.

DENVER WALLS UPDATE:

Ms. Grimm of Denver Walls came to give an update to the Board.

She presented the final artist lineup and noted that they're just finishing last minute details now; the event lineup including gallery shows, workshops, and Secret Walls; and tech and additional installs including a 'scavenger hunt', AR sculpture garden, and School of Motion collaboration for free online courses for four high schoolers.

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Ms. Grimm walked through the budget, noting that they've raised \$336K total so far. She stated that they currently need \$27K to meet their goal.

Mr. Kiler asked about things left to wrap up in the last eight weeks, to which Ms. Grimm said it's mostly permitting, ROW closures, insurance, and marketing/getting it out to the community. Director Merkel asked about communication to business owners, galleries, etc. so they're in the know, and to see if they want to participate or donate to gift bags, to which Ms. Grimm said that Brittany Ross from the RiNo team has been helping her.

INTRO OF NEW RINO STAFF:

Ms. Von Guinness introduced the new Director of Urban Strategy & Design, Sarah Cawrse and new CFO, Ed Rapp.

Ms. Cawrse noted that she has both a background in the private and public sector that will be applied well in RiNo Art District.

Ms. Von Guinness then introduced Ed Rapp, RiNo's new CFO. Mr. Rapp said that he is an artist as well and is passionate about the mission of RiNo Art District and wants to help empower creatives and teach them some accounting skills.

APPROVAL OF FINANCIALS:

No quorum to approve the BID minutes, June financials, or necessary bank account adjustments, so Ms. Von Guinness and Director Merkel will send these out via email to vote.

FINANCIAL UPDATE:

Ms. Von Guinness noted that the BID got its last big tax payment in June.

She highlighted the following:

Mobility line item is still at \$100,000

Urban Forest initiative is at \$45,000

These will need to be spent this year. Ms. Cawrse said that she thinks the consultant, Sasaki, should be able to spend down the Urban Forest funds by the end of the year.

Ms. Cawrse has applied for a grant that would be \$600K/year for three years, so these Mobility dollars will be used in 2023 if this grant happens. Ms. Cawrse is exploring electric shuttles that would help connect the District as part of this grant.

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LARIMER STREET CLOSURE SURVEY:

Ms. Cawrse said they've contracted a third party consultant to develop, distribute, and analyze a community survey. The survey would look for:

- How the community feels the street is functioning today
- Potential improvements that could be made
- The community's desire to move forward, or not, into the Pilot Street Closure permitting process

Director Merkel asked about the timeline, to which Director Cawrse said the hope is the survey will go out by the end of next month. Director Merkel asked about outreach, to which Ms. Cawrse said they're open to suggestions, but it would be via email, social media, RNOs, etc. Ms. Sharp added that the survey will cast a wider net, then be able to pare down data. Ms. Cawrse said there will also be a need to translate the survey to Spanish.

Director Merkel asked about next steps depending on the results. Ms. Cawrse said post-survey, if there is a desire to move forward, then a mobility study would come next.

Director Merkel asked about if there are other options such as closure only at night, etc. to which Ms. Cawrse said she'd have to talk to City staff, because there would be a whole other set of requirements and parameters for the next stage beyond the temporary permit closure.

2024 BUDGET KICK-OFF:

Ms. Von Guinness noted that this is a high level brainstorm for 2024 because the BID won't get the new preliminary assessed values until August.

She reviewed the following:

Management and Administration has gone up because some contractors have been brought in-house. The rest of general business expenses will stay the same, except for accounting, which fell a bit by bringing accounting in house, and legal which was raised going into the BID and GID renewal year.

- Other bigger changes: DEI and support fund contributions has gone up - social impact grants and stipends for DEI committee.
- Branding, marketing, and activation will stay mostly the same with website, social media, PR, and member activity supplies.
- Infrastructure - wayfinding will be completed this year, so mostly just maintenance going forward. Interstate building, 38th and Blake mobility hub, 38th Street underpass, and other projects have also been completed and won't be in the 2024 budget.
- Ms. Cawrse said it was noted that the BID might explore increasing the frequency of trash and recycling pick-up, and possibility of one-off clean ups. Ms. Cawrse added there

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was also a possibility of cleaning up the 35th Street ped bridge since the frequency that the City cleans it isn't sufficient.

- Urban Orchard (Urban Forest) - may need more money here. Ms. Cawrse thinks this is an important project to advance in the coming year given that DDP is doing an urban forest project this year as well.
- Anticipating keeping mural program funding the same.
- All the one off event and artist support will fall into one big 'Creative Support' bucket which will be raised from \$100K to \$150K.
- New Truss House programming line item - \$50K
- Art Festival line item - can be discussed w/ Denver Walls
- Artist in Residencies - expanding the NO VACANCY program
- Art Studios - raising this line item because they had a deficit this past year that was covered by an individual donor.

OTHER BUSINESS:

Director Merkel informed the Board that Rachel Rabun has termed out of her board position and Mockery Brewing (Director Rabun's business) will be closing. So, there is a position open, as well as others. RiNo will open the board seat and send out the application via social media, newsletter, and Board member networks.

Ms. Von Guinness reminded the Board that RiNo Talks is August 10, 4:30 PM at Public Label.

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