

RECORD OF PROCEEDINGS

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

HELD:

Wednesday, July 27, 2022, at 10:30 a.m., Zeppelin Station

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
Edee Anesi
Teresa Ortiz (via phone)
Andrew Katz
Karen Good

Director Liam Girard and Director James Roupp were absent and there was no District 9 representation. All absences were excused.

Also, in attendance were Mr. Tracy Weil, Mr. John Deffenbaugh, and Ms. Adrienne Villa with RiNo Art District.

CALL TO ORDER:

Director Greer noted for the record that a quorum was present and called the meeting to order.

CONSENT AGENDA - MINUTES AND FINANCIALS:

The minutes from the July 27th meeting as well as the May and 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 GID Board Members via email.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

July 27, 2022

Page 2

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, which the GID Board loved, and he also confirmed that there will be double fire doors.

Director Good reminded the GID Board that we need to start thinking about the 1% for art installation. Director Anesi and Director Katz expressed interest in serving on the artist selection committee.

Mr. Deffenbaugh stated he will share the full construction deck with the Board.

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. Mr. Deffenbaugh will schedule a meeting with Director Greer, Mr. Weil, and Ms. Pulford to discuss further funding strategies. With that said, Mr. Deffenbaugh asked the GID to approve the following, subject to 2023 annual appropriation: an increase of \$33,264.18. Director Katz wants to ensure that we are not giving another project or line item up for this increase. Mr. Deffenbaugh shared that the GID is currently spending under budget so there will be extra funds. Director Greer motioned to approve the increase now. After a brief discussion, the board approved, subjected to full approval of the GID 2023 Budget in August.

Director Katz requested information on the 35th Street construction. Mr. Deffenbaugh requested to hold this conversation for a future board meeting. Director Good shared that due to staffing challenges within the city this should report should be completed by end of the year.

ARTPARK PHASE I FUNDING:

Mr. Deffenbaugh stated that there will be a meeting with the bank, Mr. Weil, Director Greer, and Ms. Suess to discuss the current interest rate. This will be discussed further at the GID Budget Meeting. The current rate is 3.5%.

RINO EXECUTIVE DIRECTOR UPDATE:

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.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

July 27, 2022

Page 3

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.

Mr. Deffenbaugh advised the Board Members that the GID Board Meetings will continue to be scheduled on the same day and time as before. We will be adding a meeting to discuss the budget in August. Ms. Villa will send the calendar invite for August 24th.

Director Anesi Edee shared that she has been invited join the board at Platform. This organization wants to get involved more with RiNo Art District. She expressed interest in inviting them to a future GID Board Meeting.

Director Greer mentioned a youth advocacy group that she met with and would like to get them move involved as well. <https://think360arts.org/>

Mr. Deffenbaugh will schedule a meeting with the Board Chairs and Ms. Villa to discuss board recruitment.

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