



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

HELD:

Wednesday, August 17, 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
Jevon Taylor
Adam Larkey
Obe Ariss
Carla Mestas

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

Other Attendees: Tai Beldock and John Beldock with Erico Motorsports

CALL TO ORDER:

Director Merkel called the meeting to order.

APPROVAL OF FINANCIALS & BOARD MEETING MINUTES:

The July 26th board meeting minutes as well as the July 2023 financials were reviewed by the Board prior to the meeting and approved unanimously by vote.

PROJECT AND PROGRAM UPDATES:

Truss House – Ms. Von Guinness shared that RiNo should receive the certificate of occupancy in the next two weeks. She also shared that RiNo will be hiring a Facilities and Events Manager who will be managing the day to day operations at the ArtPark and facilitating Truss House Events. Ms. Von Guinness announced that RiNo is a finalist for the Urban Land Institute Impact Awards 2023, in which she purchased a table to attend. It was also noted that we continue to receive requests from wedding planners to use the Truss House for upcoming nuptials.

2900 Block Larimer Street Closure – Ms. Cawrse gave a brief background story of the closure

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and what is next for the block. The street closure is operating through a temporary permit through the end of 2023. Ms. Cawrse shared that RiNo will begin the pilot street closure permitting process to identify if a permit may be obtained in 2024. This process will confirm support from stakeholders and the community to continue to keep the street closed and confirm feasibility of keeping the street closed. Ms. Cawrse reviewed the timeline for August-December 2023 and discussed the standards/requirements that the Pilot Street Closure Permit process will need such as balance between public & private spaces, streetscape furnishings, patios & shade structures, planters, and barricades. Ms. Cawrse noted that the planters would need to be movable and would like to see a variety of planters throughout the closure.

Ms. Cawrse added that until approval, the closure will remain if we submit the request by the end of year as there is a grace period.

Ms. Beldock noted that the Empire Building is currently zoned for IMX3 and could be turned into a residential bldg. She also shared that the corner of 29th & Blake is up for sale, 29th & Walnut will be sold to a developer, and the three city blocks combined will bring in an additional 1200 apartments.

2024 BUDGET DISCUSSION:

With the 2024 BID budget meetings scheduled for September, Ms. Cawrse asked the Board to reference to the Strategic Plan, as this will be the basis of what RiNo will be working on.



What is one project or initiative the BID has funded that you feel has been successful? Why?

- Social Impact Grants
- No Vacancy

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- Branded trash cans
- Walnut St/Blake St conversion
- ArtPark
- Mural Projects

Ms. Cawrse presented the following questions to the Board and asked them to respond via Menti.com. Let's think about the BID's goals for 2024.

The following questions are intended to generate ideas that may influence the 2024 budget or could be considered for future projects and initiatives. These ideas can be centered around things that are working well, should receive more funding, or new ideas to achieve goals. Think about short term quick wins, or efforts that may take coordination, collaboration, and consensus in 2024.

What do you feel are ways to better achieve Strategy #1?

Strategy #1: Foster a healthy, welcoming, and inclusive art district.

- Trying to connect all three sections of the neighborhood more
- As population grows, making sure there are plans in place to grow trash, cleanup, and safety initiatives.
- Bilingual communications
- Making more walkable areas – Director Taylor
- Increase funding for the social impact grants – Director Mestas
- Increased green spaces – Director Larkey
- Provide accessible studio space for artists, lease, or purchase grant – Director Ariss
- Inclusive survey strategies – Director Taylor
- Continue to add trash receptables
- Continue to organize district meetings
- Creating strategies that increase the number of spaces for minority owned business beyond short term leases – Director Taylor
- Communication from community garden in Globeville is bilingual – Director Ariss
- We need to add accessibility to our website

What do you feel are ways to better achieve Strategy #2?

Strategy #2: Cultivate creative programming for all.

- expanding No Vacancy
- Include Globeville in creative programming – Director Taylor
- Renting Truss House
- Bringing support to the people and not requiring them to come to us
- Seek more opportunities like No Vacancy & Art Park to bring creatives and their work together with community members
- Programming towards kids & youths
- Funding orgs or spaces that are building spaces for inclusive programming – Director Taylor

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- Increasing & welcoming diverse artists – Director Mestas

What do you feel are ways to better achieve Strategy #3?

Strategy #3: Increase affordable creative and small business space.

- Solidarity economy and financial literacy for artists to become stakeholders in the district – learning co ownership models
- Prioritize the availability of smaller spaces for purchase by artists and small businesses. Subsidize affordable studio leases through grant programs
- Expansion of subsidized studio
- Educating developers on participation in opportunities. And perhaps grant funding.
- District will need to partner with private stakeholders to temp activate vacant units.
- Act as a lobbying force with the City to help get property tax relief for commercial spaces that offer affordable space for artists
- Tapping into the capacities that exist within the community to provide education, resources, and other support like financial literacy/equity and community wealth bldg.

What do you feel are ways to better achieve Strategy #4?

Strategy #4: Nurture RiNo's public realm with art, infrastructure, mobility, and green initiatives.

- Improved sidewalks and tree plans
- Outreach to property owners to do their part
- More trash cans
- Make the larger businesses and developers have more skin in the game and not all on RiNo BID.
- Shutting down streets for cars on First Fridays
- Platte River clean up
- Accessible sidewalks
- Greenspaces
- Innovative opportunities to display art & bring people together
- Circulator and continuing to expand on bike lanes
- Consistent programming through the year
- Funding test projects for mobility studies ?

What do you feel are ways to better achieve Strategy #5?

Strategy #5: Strengthen relationships and communication with RiNo's stakeholders.

- As many community meetings as possible, community events at Art Park, direct outreach
- Research orgs such as Denver Urban Gardens, Platteforum, Circle, etc.
- Board should have a list of stakeholders and a plan for personal outreach

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Out of everything that was discussed, what rose to the top as something that you would be excited to provide funding/additional funding for?

- Affordability & responsible growth
- Social Impact Grants
- Denver Walls

OTHER BUSINESS:

Director Taylor shared that the Reopening of GreenSpaces will be September 23rd.

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