

## **RECORD OF PROCEEDINGS**

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

#### **HELD:**

Wednesday, August 24, 2022, at 10:30 a.m., at Collegiate Peaks Bank RiNo

#### **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, Chair  
Edee Anesi  
Teresa Ortiz  
Andrew Katz  
Liam Girard, Treasurer  
Jamie Roupp, Secretary

Karen Good and Candi CdeBaca were absent. All absences were excused.

Also, in attendance were Tracy Weil, Charity Von Guinness, John Deffenbaugh, Dori Suess and Adrienne Villa with RiNo Art District, and Molly McKinley with Denver Streets.

#### **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 27<sup>th</sup> meeting as well as the July 2022 financials were reviewed by the Board prior to the meeting and approved unanimously by vote.

Mr. Weil advised the Board that Ms. Suess will review the financials at each board meeting.

#### **INTRODUCING NEW EXECUTIVE DIRECTOR:**

Mr. Weil introduced [Charity Von Guinness](#) to the Board. Ms. Von Guinness will step into the role of Executive Director and work with Mr. Weil until the end of September to ensure a smooth transition. Mr. Weil shared that he would join the RiNo Art District and Keep RiNo Wild Boards.

**RECORD OF PROCEEDINGS**

RiNo Denver General Improvement District

August 24, 2022

Page 2

With this transition, Mr. Weil stated that the GID Board will need to vote to update the signees on the GID bank account. Director Roupp motioned to approve to remove all current signees and add the following: Ms. Charity Von Guinness, Director Liam Gerard, Director Kirsty Greer, and Mr. John Deffenbaugh, effective immediately. After a brief discussion, the Board unanimously approved this change.

**DENVER STREETS PARTNERSHIP PRESENTATION:**

Ms. Molly McKinley with Denver Street Partnership presented the [Denver Deserves Sidewalks](#) program. This program would fund the construction and repair of sidewalks citywide. Ms. McKinley 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. McKinley noted that snow removal is not included nor is landscaping such as green infrastructure.

Denver DOTI will manage the program. 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 releveled and fixed. This program would fund the staffing needs for DOTI to administer the work.

Ms. McKinley shared the timeline of this program and expressed how important it would be to have the endorsement of the RiNo GID Board. The program is looking for donations and campaign volunteers as well.

Mr. Weil asked if the if the ballot measure passes, when will the program start and will owners start paying right away. Ms. McKinley stated that the City will start collecting in 2023 and would be able to bond against it to start construction.

Ms. McKinley stated that this program did not explore any mill levy options.

Mr. Deffenbaugh noted that this presentation was informational only and a vote is not needed at this time. He shared that the BID was supportive of this measure and the next step would be to draft a letter on behalf of the BID & GID Boards to support this initiative.

**REVIEW OF 2023 GID BUDGET:**

Mr. Weil reviewed the 2023 GID Budget as Proposed. The budget was based on actuals and what we had budgeted for in 2022. There will be a board meeting scheduled in mid-September for the final budget review. Once this is completed, the budget summary is presented to City

## RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

August 24, 2022

Page 3

Council. The City Council holds a hearing in November, in which Ms. Von Guinness and Mr. Deffenbaugh will attend.

Here are the key items that Mr. Weil and Mr. Deffenbaugh discussed:

**General Business Expenses** - includes management, admin, legal, insurance, staffing, occupancy/office space, accounting

- BID is required to be audited every year
- Attorney fees increased due to the construction of the Interstate Building
- Collection Fee is what we pay the City every year
- Director Greer suggested to increase funds under Management and Admin in case of staffing changes. She also suggested that RiNo has a staffing plan for 2023.

**Advocacy** - this is a small portion of the budget which includes the Annual Report and Annual Meeting

**Infrastructure** - Mr. Deffenbaugh shared that we are under budget to-date.

- 38<sup>th</sup> Street Underpass: the GID approved maintenance in 2022, which included funds for repairs
- Trash Cans: to remove graffiti from RiNo trash cans, we will increase the number of collection days in 2023
- River Mapping: this project is finished, and we are waiting for the final deliverable to send to the Board
- General Projects: the plan is to direct unused funds towards the Interstate Building for the mezzanine & stairs

Mr. Weil added that from a cash fall perspective, we should move funds over in 2023 as City Council will request information on the surplus. He also noted that we will be spending these funds in the Q1 2023, however we should have that dialogue with them prior.

- ArtPark Building A – RiNo will move forward with a 3 year pay off, with a 4.5% fixed rate
- Park Buildings Interstate is for design costs and Interstate Building Construction is for construction costs only

Director Greer suggests that we make it clear what the GID and BID have invested so far and plan to show how each organization will continue to invest at the park. Mr. Weil added that Ms. Sharpe compiles information for the GID Work Plan for the City and this document would be a great addition to the packet.

- Bus Shelter Design Competition: \$2,000 stipend to encourage artists to participate and submit design options for bus shelters.

## RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

August 24, 2022

Page 4

- Brighton Boulevard Landscape & Irrigation: maintenance buffer for tree replacement
- Graffiti Removal – Denver day works removes graffiti from benches, trash cans
- Brighton Boulevard Lighting Operations & Maintenance: this is to maintain all lighting on Brighton Boulevard. The contracts end this year and Director Greer would like to revisit the contracts and discuss if the current sub is doing a good job and if there is room for improvement.
- Brighton Boulevard General Maintenance: approved \$100,000 in 2022 to complete the maintenance clean-up project with Sturgeon Electric. We are budgeting for \$50,000 in 2023.
- Streetscape Master Plan Update – plan public realm designs that are passed to developers for future projects
- Public Art – this is for permanent public art. In 2022, \$50,000 was reallocated as we did not purchase a projector for SideStories.

Mr. Weil reminded the GID Board that the Mill Levy will need to be discussed. Ms. Suess will run a report that shows the revenues from 2016-2022 and share it with the Board. Director Greer would like to see a projection of revenues to the GID over the next several years. It was also suggested that we could obtain a projection from an outside source as well.

There are no votes at this time, we will review the final budget in September.

### BOARD MEMBER CHECK-IN:

Director Greer Kirsty wants to make sure all Board Members are engaged & committed to their role on the GID Board. Mr. Deffenbaugh added that because of the technical issues we ran into while trying to host hybrid meetings we would like to hold in-person board meetings going forward. Director Girard offered the use of the conference room at Collegiate Peaks Bank as it is equipped with Cisco Webex and is easily accessible to all. Ms. Villa will collaborate with Director Girard on meeting organization.

Mr. Deffenbaugh also shared that we would start each GID Board Meeting with an Ice Breaker.

Director Greer would like to plan an All Board Get Together, possible around the holidays. She will work with Mr. Deffenbaugh and Ms. Villa on the planning.

### OTHER BUSINESS:

Director Girard shared that Collegiate Peaks Bank has had multiple security scares in the past few months. Director Greer would like to see the district as a safe space, but we need to ensure that it is not a hostile feeling with security and suggested that we start with a mental health advocacy organization. Mr. Deffenbaugh stated he would reach out to [STAR](#) to see if a representative would be willing to present at the next board meeting.

**RECORD OF PROCEEDINGS**

RiNo Denver General Improvement District

August 24, 2022

Page 5

**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