



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

**HELD:**

Wednesday, September 13, 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, Brittany Ross, Ed Rapp with RiNo Art District

Other Attendees: Anna Cawrse and Brian Wethington with Sasaki

**CALL TO ORDER:**

Director Merkel called the meeting to order.

**APPROVAL OF FINANCIALS & BOARD MEETING MINUTES:**

The minutes from the August 17th meeting were reviewed by the Board prior to the meeting and approved unanimously by vote.

Financials were not sent out prior to the meeting. Director Merkel has not received the financials since June 2023 and would like to receive prior to the next meeting. The August financials were not approved.

**PROJECT UPDATE:**

Two representatives from Sasaki joined the conversation to discuss the projects that they have been consultants on.

*35<sup>th</sup> Street* – Platte River to Wazee had a plan but there has been confusion on how the plan could be implemented prior to ArtPark being constructed. Great Divide will be under

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construction but is unknown at this time.

*2900 Block Larimer* – there is a Pilot Permit Program for this project. The current permit ends at the end of 2023, and the City requires a variety of community involvement along with concepts & design submittal for the pilot permit program. The City has advised Ms. Cawrse that as long as we have this plan rolling they will continue the street closure. Ms. Cawrse believes we can resubmit by EOY which will trail into 2024. Director Larkey wants to ensure that expectations are clearly shared with ALL stakeholders.

*35<sup>th</sup> Street Design* – request is for \$105,000 which would fund 100% design of ROW adjacent to ArtPark. The BID received \$127,000, which was returned from the City as the project could not be completed.

*Maintenance* – this request is for two full time or part time maintenance people on RiNo staff. RiNo currently works with Denver Dayworks on the trash cans only. Director Taylor added that this could be added as a perk of business membership.

Ms. Von Guinness reminded the Board that BID needs to spend down the budget for the rest of 2023. Supports the addition of maintenance vehicle and lighting for safety purposes.

Director Merkel shared that she is uncomfortable with the fact that Truss House is overbudget. Ms. Von Guinness added that she received invoices this week from Mark Young Construction for the change orders. Director Larkey requested that a representative from Mark Young Construction should attend the next BID meeting to discuss budget. We have not paid the last 2 invoices from Mark Young Construction as Ms. Von Guinness needs to discuss with Executive Committee. There are key items that need to be added to Truss House – ADA and key cards. We are currently \$2,000 over contingency and are dealing with issues after 3 months of building being “completed”.

The representatives from Sasaki presented the Urban Forest Phase 4 timeline and shared that every tree in RiNo has been inventoried at this time. Sasaki shared that they have been looking at other cities, such as San Francisco, where they are planning and planting a nursery in the middle of the city to be self-sustaining. Every tree requires some type of water irrigation – water trucks, planter beds, irrigation system, etc.

*Streetscape Master Plan Updates* – this funding request includes the overlay for permits, operations, and maintenance.

**REMAINING FUNDS FOR 2023:**

Ms. Cawrse discussed how we could spend remaining funds for 2023. She is requesting to use the funds that was sent back from the City on the following items:

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	Line Item	BID
Electric LSV	Mobility	\$28,000
35 <sup>th</sup> Street	35 <sup>th</sup> Street Design	\$38,000
Larimer Street	Mobility	\$45,000
Mobility Study	Mobility	\$20,000

The BID received \$60,000 and the request would be \$38,000 which is an estimated amount from Sasaki. She noted that Sasaki has already been contracted for Larimer Street & 35<sup>th</sup> Street projects.

*Mobility* is unknown consultants and Electric LSV is unknown at this time but could be purchased immediately.

Ms. Cawrse added that she will reach out to Denver Dayworks and Denver Downtown Partnership to research salary for a maintenance staff. Director Mestas suggested that the Department of Labor is doing a huge initiative to develop workforce for facility & trades, this would be a good opportunity to work with that department. She added that this could potentially lead to a bigger team with 1-2 vehicles. She wants to ensure that we think about the capacity of the current RiNo staff and if they could manage this team.

*35<sup>th</sup> St Design* – there is currently \$66,000 left for the Truss House. The AV is not setup and HVAC is not working properly – it is so loud that you cannot hold a meeting in there. Ms. Von Guinness added that GID is paying operating budget of Truss House in 2024. We don't own any of these buildings, but we are on the hook for all maintenance costs.

Director Merkel motioned to approve electric LSV for \$28,000. The board seconded and approved unanimously.

Director Merkel motioned to approve Larimer Street Mobility and Mobility Study for \$65,000. The board seconded and approved unanimously.

The board did not approve the 35<sup>th</sup> Street until further information is shared with BID.

**2024 BUDGET:**

Ms. Von Guinness and Ms. Cawrse gave a presentation on the 2024 BID Budget.

Ms. Von Guinness reminded the Board that the RiNo BID is up for renewal in 2024. The funds will be going up by \$430,000 in 2024.

*Social Impact Grant* - \$125,000 which would include stipends for equity council and community navigators. Social Impact Grants are given out at the end of the year.

*RiNo Talks* - will be held monthly, that is the reason for the fund increase.

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*Creative Entrepreneurial* – individual artists want to do something in RiNo i.e., Denver Fringe, Black Love, etc. and Social Impact is for anyone.

Due to time, the Director Merkel requested that RiNo staff schedule a 2<sup>nd</sup> meeting via Zoom to finish the 2024 BID Budget Discussion.

**OTHER BUSINESS:**

There is no other business to discuss.

**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.

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Secretary to the Board