



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

HELD:

Wednesday, September 19, 2023, at 1:30 p.m., via Zoom

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, and Ed Rapp with RiNo Art District

CALL TO ORDER:

Director Merkel called the meeting to order.

2024 BID BUDGET APPROVAL:

Director Merkel suggested that we review the budget line by line. Mr. Rapp stated that he would review the budget summary and review the Actual YTD & Remaining 2023 Budget and focus on the Proposed 2024 Budget.

Management & Admin – Mr. Rapp stated that the change in these funds is due to the replacement of the accounting consultant and bringing on other resources. Ms. Von Guinness noted that accounting was moved internally, would like to hire internally for marketing.

Director Mestas asked how the contractors are different than line item 8210 which is \$150,000. Ms. Von Guinness stated that the line item 8210 could potentially be lowered if Management and Admin was approved as is. She also stated that we need clarity among roles, and she wants to lessen the confusion. The clarification between the two lines items 8210 & 7311 is that line item 8210 would decrease if we would continue paying contractors. This is a projection.

Advocacy –

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Director Merkel noted that PR is listed twice - 8113 & 8250. Ms. Von Guinness shared that a portion of this is for SideCar PR when they work on press releases for social impact grants or any other advocacy release.

Ms. Von Guinness reminded the Board that RiNo will be applying for SCDF funding in 2024 and we want to ensure that our programs are useful to the community. We must budget for Data Collection. Director Larkey suggests [Placer AI](#).

Director Taylor gave brief explanation of community navigators.

Ms. Von Guinness requested that Website, Internet & Social Media 8210 be lowered to \$75,000 and we hire someone internally for this role. Director Merkel asked if raises have been factored into this and Director Larkey asked if staff has medical, dental & 401k. The answer is yes.

Infrastructure: Ms. Von Guinness shared that BID needs to end the year showing that we have spent this down by the end of 2023. Ms. Cawrse suggested cleaning services and Larimer Street could be paid in 2023. Ms. Von Guinness also added that we need an AV system at Truss House.

Showers for All – Director Ariss shared that this item is important to help support the unhoused effort that Mayor Johnston is working on.

Creative Entrepreneurial - a lot of these are zeroed out for 2024. OddKnock & Denver Fringe were added to line item 8424. Ms. Sharp and the Programs team are working on an application process to ensure money is being spent wisely.

Art Festival – Denver Walls will need to expand the festival and we hope to increase it year by year and we should be prepared to sponsor this event.

Art Studios – lease increased, with the maintenance issues we had to create a buffer. This is being covered in 2023.

Artist in Residencies – this is an extension of No Vacancy+

Small &/or Minority Owned Business – reactivate retail spaces, pilot program, fair, set aside funds to support businesses.

Mr. Rapp will change line item 8210 from \$150,000 to \$75,000 on the final budget for formal approval at next board meeting.

Ms. Sharp shared that the public notice for the public hearing was completed by Spencer Fane and was published last week in the daily journal across the city.

OTHER BUSINESS:

There is no other business to discuss.

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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