



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

**HELD:**

Wednesday, September 27, 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, Sarah Cawrse, and Ed Rapp with RiNo Art District

Other Attendees:

**CALL TO ORDER:**

Director Merkel called the meeting to order.

**APPROVAL OF BOARD MEETING MINUTES:**

Director Ariss made a motion to approve the minutes, seconded by Director Larkey; minutes approved unanimously by the Board.

**BID + GID CAPITAL CONTRIBUTIONS:**

Ms. Von Guinness updated the Board on Truss House construction, noting that the GID asked for a detailed breakdown once the project was closed out, which will be provided. She also informed the Board that Truss House received its TCO (temporary occupancy certificate) this week. Finally, she noted that RiNo will have to increase the amount paid to Tres Birds since they are getting 13% of project fee, which has, to this date, been based on the early estimates of \$1.6-\$1.8M.

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Ms. Von Guinness added that the project was \$7K over the construction contingency budget, which was approved by the BID. She noted that otherwise everything is in really good shape.

**OTHER BUSINESS:**

Ms. Von Guinness mentioned that Denver Walls is in full-swing and there are events all week.

Director Larkey requested if we can have a recap presentation of Denver Walls at a future BID board meeting, to which Ms. Von Guinness noted that Ms. Ally Grimm plans to come in November to present.

Director Merkel said she is hosting an art opening at her studio this Thursday, Friday, and Saturday night and invited everyone to stop by.

Director Mestas told the Board that CIRCLE is hosting their student leadership conference at CSU Spur - over 300 students - on 10/6. They are still looking for sponsors for t-shirts and lunches for the students.

Director Ariss added that it would be good to start setting up a partnership with Garden Place Academy.

**ADJOURN:**

The BID Board Meeting was adjourned.

**PUBLIC HEARING AND BID 2024 BUDGET, WORK PLAN AND MILL LEVY PRESENTATION:**

Director Merkel opened the public hearing, but no members of the public were present. Mr. Rapp reviewed the 2024 budget, noting that all the comments from the BID board were incorporated, and walked through the line items that were changed.

Director Merkel closed the public hearing and reopened the BID Board Meeting.

**BID 2024 BUDGET, WORK PLAN AND MILL LEVY APPROVAL:**

Director Larkey made a motion to approve the 2024 operating plan, budget, and continue the mill levy at 4 mills, which was seconded by Director Taylor and approved unanimously by the Board.

**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