

## **RECORD OF PROCEEDINGS**

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

#### **HELD:**

Wednesday, September 28<sup>th</sup>, 2022, at 10:30 a.m., via Zoom

#### **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  
Karen Good  
Liam Girard, Treasurer  
Jamie Roupp, Secretary

Liam Girard was absent. All absences were excused.

Also, in attendance were Tracy Weil, Charity Von Guinness, Dori Suess and Marian Pulford with RiNo Art District, and Carleigh Sailon and Chris Richardson with STAR.

#### **CALL TO ORDER:**

Director Greer noted for the record that a quorum was present and called the meeting to order.

#### **CONSENT AGENDA – MINUTES:**

The minutes from the August 24<sup>th</sup> meeting were reviewed by the Board prior to the meeting and approved unanimously by vote.

#### **2023 BUDGET PRESENTATION:**

Ms. Von Guinness presented the revised Year to Date and Annual budget for 2022. \$300,000 donation to the Interstate Building and increases in management and occupancy were discussed.

**RECORD OF PROCEEDINGS**

RiNo Denver General Improvement District

September 28, 2022

Page 2

Director Greer asked if RiNo had a staffing plan for 2023 that informed the increase in management and occupancy.

Director Roupp questioned the \$300,000 sent to ArtPark for Building A and the Interstate Building each year. Ms. Von Guinness corrected the amounts, \$50,000 to Interstate and \$300,000 to pay down the loan on Building A. Discussion concluded that budget will remain as is.

Ms. Seuss stated that property tax line item will change, and usually increases.

Director Greer asked if the line for Brighton Blvd. had increased to keep up with cost escalations and asked that more projects be conducted each year to help with maintenance and place building.

**SIGNERS TO THE GID BANK ACCOUNT:**

Director Roupp questioned who is currently a signatory on the account, Ms. Von Guinness stated that old board members and staff will be removed from the account, current directors and staff will be added.

**HISTORIC TAX REVENUE TREND ANALYSIS:**

Ms. Suess presented on increases in GID tax payments in the past and projected increases in the upcoming years.

Director Anesi asked if property taxes are ever disputed, Mr. Weil pointed out that we are the recipient not the payee.

Director Greer said that tax increases will inform the future mill rate that the GID receives. Will there be a 10-year projection of income?

- GID will be renewed in 2026, Mr. Weil stated that future increases or decreases will be determined at that time.
- Director Greer: do we need to hire a tax consultant to determine future income for the GID? We will also be pitching City Council for the renewal in 2026, need to have a compelling story to state why we should continue to receive taxes.

**PRESENTATION OF STAR PROGRAM:**

Ms. Sailon and Mr. Richardson gave an overview of the STAR program.

## RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

September 28, 2022

Page 3

Director Anesi says there has been a significant increase in homeless population along the South Platte since camps by the Salvation Army were disbanded, which has led to an increase in trespassing on their property, public health issues. What can be done to help people get to places where they have resources, what is an alternative to calling 911?

- Call non-emergency line and request STAR, people will come out and provide resources.
- For theft there should be a police report, call 311 to report a large camp or non-emergency.
- Are there plans for river cleanup? People have been using the river as a bathroom. STAR does not help with camp cleanup, there are other teams who work on that. Make a report on Pocket Gov to initiate a cleanup, will trigger outreach while they wait to clean up the camp.

Director Greer asked what we as an organization can do to help?

- Currently 6am-10pm, clinicians, EMTs, harm reduction resources. Tag STAR in when it is not a clear danger/ emergency, but a more humanist need. Trying to get away from the police and jail as the first responders.
- Ms. Sailon provided her email for feedback: [Carleigh.sailon@denvergov.org](mailto:Carleigh.sailon@denvergov.org)

STAR needs to figure out how to provide resources to be embedded in communities outside of the downtown area. Need to meet people where they are so that the expectation isn't just that everyone goes downtown by default.

Funding is from City General fund; some is from Caring for Denver foundation which is from tax dollars.

RiNo can help with messaging, promotion. Director Greer says we will have an internal conversation about how to promote STAR.

## OVERVIEW OF BID AND GID CAPITAL CONTRIBUTIONS:

Ms. Seuss presented on contributions to the Capital Campaign from gifts, BID and GID.

Director Greer asked for clarification around the \$1,250,000 CCI grant.

- Draw down on the grant will begin this month.

Director Greer requests a proforma on future investments in ArtPark for programming and debt service on building A.

Ms. Von Guinness is pleased with the amount of community investment in the ArtPark.

## AUGUST 2022 FINANCIALS:

**RECORD OF PROCEEDINGS**

RiNo Denver General Improvement District

September 28, 2022

Page 4

Overview of August financials attached. Ms. Suess says financials look “really good”.

Director Greer says we are 75% through the year and 65% through our finances.

\$400,000 remaining in the infrastructure budget for the year.

**OTHER BUSINESS:**

There is no other business to discuss.

**ADJOURN BOARD MEETING:**

Director Greer adjourned the board meeting at 11:33 am to open the public hearing.

**OPEN PUBLIC HEARING:**

Director Greer called the public meeting to order at 11:33 am. No members of the community were present; no action was taken.

**GID 2023 BUDGET, WORK PLAN AND MILL LEVY PRESENTATION**

Director Greer and Ms. Von Guinness presented the GID 2023 Budget, Work Plan and Mill Levy.

**ADJOURN PUBLIC HEARING:**

Director Greer adjourned Public Hearing at 11:40 am.

**OPEN BOARD MEETING:**

Director Greer opened Board Meeting, 11:40 AM

Director Anesi motioned to approve the budget and work plan; Director Katz seconded. Budget and work plan unanimously approved.

Mill Levy will not be increased, Director Anesi motioned, Director Katz seconded, unanimously approved.

**ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded, and unanimously carried, the meeting was adjourned.

**RECORD OF PROCEEDINGS**

RiNo Denver General Improvement District

September 28, 2022

Page 5

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.

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Secretary to the Board